

AGENDA



Thursday, July 27, 2006

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Item(s) to Set Public Hearing(s) RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 98

Subject: Set a public hearing to approve an ordinance amending the Austin Tomorrow Comprehensive Plan by adopting the East Riverside/Oltorf Combined Neighborhood Plan. The combined planning area is bounded by IH-35 on the west, Town Lake and the Colorado River on the north, Grove Boulevard and Montopolis Drive on the east and State Highway 71 (Ben White Boulevard)(East) on the south. (Suggested date and time: August 9, 2006 at 3:00 p.m., City Hall Council Chambers, 301 West Second Street).

Additional Backup Material

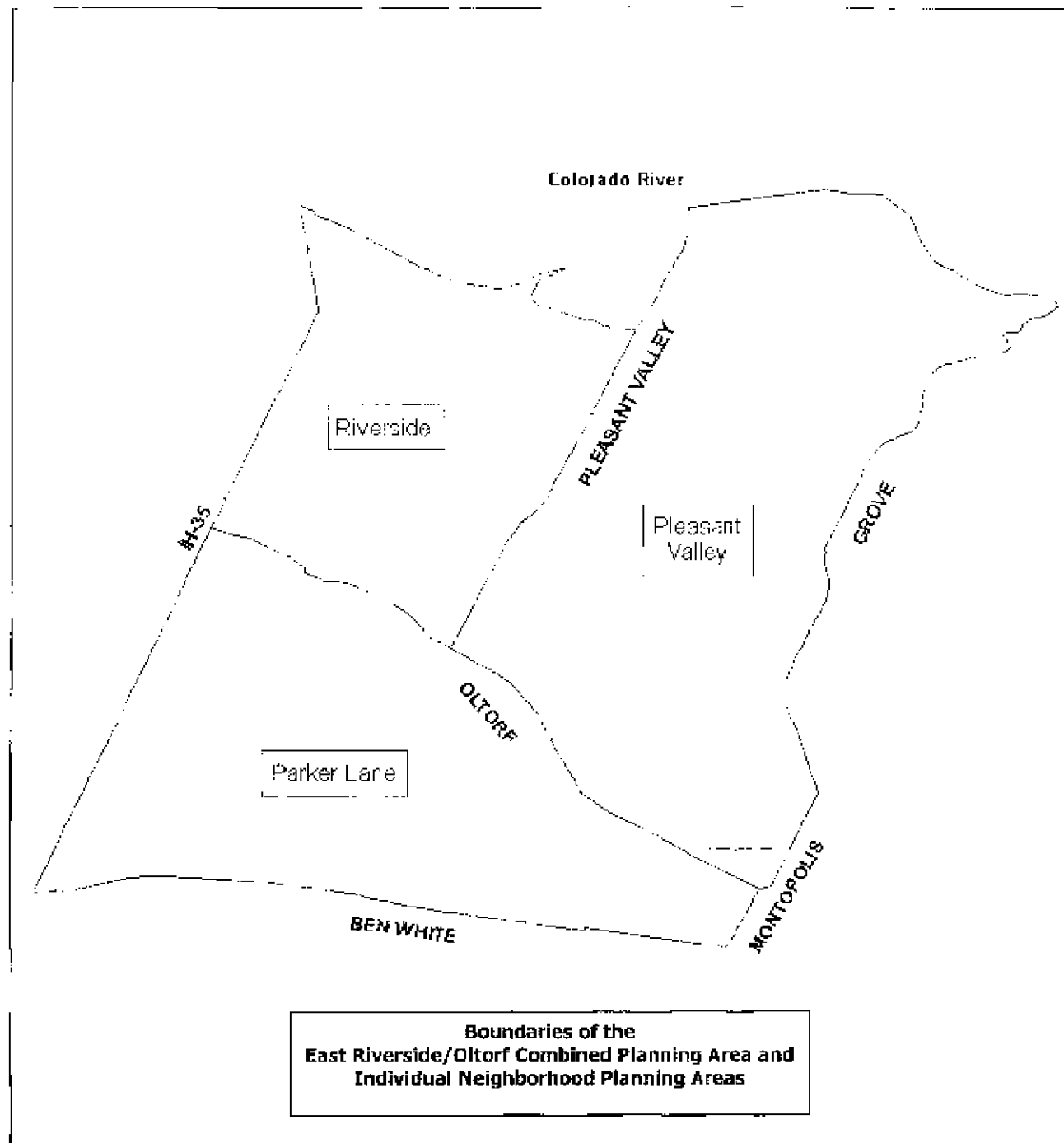
(click to open)

-  [Map](#)
-  [Staff Report](#)

For More Information: Melissa Schardt, 974-7226; Sylvia Arzola, 974-6448.

Prior Council Action: May 25, 2006, by Resolution No. 20060525-051

See attached.



EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLANNING AREA STAFF REPORT

This action will amend the Austin Tomorrow Comprehensive Plan by adopting the East Riverside/Oltorf Combined Neighborhood Planning Area. This combined planning area includes the Parker Lane, Riverside, and Pleasant Valley Neighborhood Planning Areas. Associated with this plan are the Parker Lane (C14-05-0111), Riverside (C14-05-0112), and Pleasant Valley (C14-05-0113) Neighborhood Plan Combining Districts.

Neighborhood Planning staff has been meeting with neighborhood stakeholders, including neighborhood associations, homeowners, renters, business owners, developers, and non-resident property owners and their representatives since October of 2003 to develop the neighborhood plan. The first workshop was held on December 2nd, 2003, followed by a series of specific topic meetings every two to four weeks. In addition, three surveys were conducted by mail and Internet to collect feedback from the stakeholders. The final workshop was held on June 14th, 2005.

On June 13, 2006, the Planning Commission recommended approval except where listed below:

1. Tract 9 postponed to August 8, 2006.
2. Tracts 41, 43 (excluding 2001 E. Riverside) and 44 postponed to July 11, 2006.
3. A. Affordable Housing goals should be added before this gets to City Council;
 - a. Recognizing the Community Redevelopment & Revitalization Plan of the City of Austin
 - b. Mimic the North Hyde Park provisions language;
 - c. With greater affordability could come greater entitlements.
4. Objective 1.2 Bicycle/pedestrian access should be encouraged if auto connections are not built.
5. Adjust FLUM to reflect mixed use on Riverside Tracts (Items 8-9, 5401 & 5701 E. Riverside Drive)
6. The green portions of the Advisory Committee FLUM should be included as a "neighborhood desired green space map?; possible as Map #11.

On July 11, the Planning Commission recommended the following for Tracts 41, 43 and 44:

1. Maximum Floor Area Ratio of 1.8:1
2. Maximum impervious cover of 85%
3. Limited to community commercial (GR) site development standards
4. Minimum of 10% open space
5. Minimum of 10% of the development's gross floor area shall be used for commercial uses
6. Limit height of buildings along East Riverside Drive to 3 stories or 40 feet within 100 feet of the roadway
7. Compliance with site development standards listed in the Commercial Design Standards

Attached is a boundary map of the neighborhood planning area.