

# A U S T I N C I T Y C O U N C I L

## A G E N D A

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**Wednesday, August 09, 2006**

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**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 17**

**Subject:** C14-05-0112 - Riverside Neighborhood Plan Combining District – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded on the north by Town Lake, on the east by Pleasant Valley Road, on the south by Oltorf Street, and on the west by IH-35. (Colorado River, Country Club, Harpers Branch, Town Lake Watersheds). The proposed zoning change will create the Riverside Neighborhood Plan Combining Districts (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan for a total of 63 tracts (246.42 acres). Under the proposed Riverside NPCD, "Small Lot Amnesty," "Garage Placement," "Impervious Cover and Parking Placement Restrictions," and "Front or Side Yard Parking Restrictions" are proposed for the entire area. The "Urban Home" special use is proposed for the Valley Hill Subdistrict. The Valley Hill Subdistrict includes the lots adjoining the north and west sides of Valley Hill Dr. within the Colorado Hills Estates Subdivision, Section Six. The Neighborhood Mixed Use Building special use is proposed for Tracts 21, 22, 35, 37, 38, 41, 42, 43, 44, 45, 45A, and 47. The Neighborhood Urban Center special use is proposed for Tracts 21, 22, 35, 37, 38, 41, 42, 43, 44, 45, and 45A. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence - Large Lot (SF-1); Single-Family Residence-Standard Lot (SF-2); Family Residence (SF-3); Single-Family - Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

**Additional Backup Material**

(click to open)

 **Postponement Request**

**For More Information:** Robert Heil, 974-2330



## MEMORANDUM

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TO: Mayor and Council Members

FROM: Greg Guernsey, Director  
Neighborhood Planning and Zoning Department

DATE: August 2, 2006

RE: **East Riverside / Oltorf Combined Neighborhood Plan**  
**Case C14-05-0111 Parker Lane Neighborhood Plan**  
**Case C14-05-0112 Riverside Neighborhood Plan**  
**Case C14-05-0113 Pleasant Valley Neighborhood Plan**

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**Staff recommends that these items be postponed until September 28, 2006.**

A notification error was made on these cases. Staff is requesting that a postponement be granted to allow for re-notification of the public.