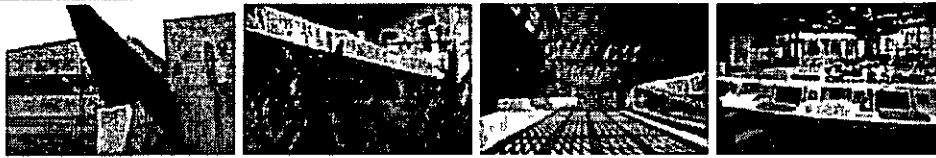


A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, November 16, 2006

+ Back Print

Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED) RECOMMENDATION FOR COUNCIL ACTION

ITEM No 57

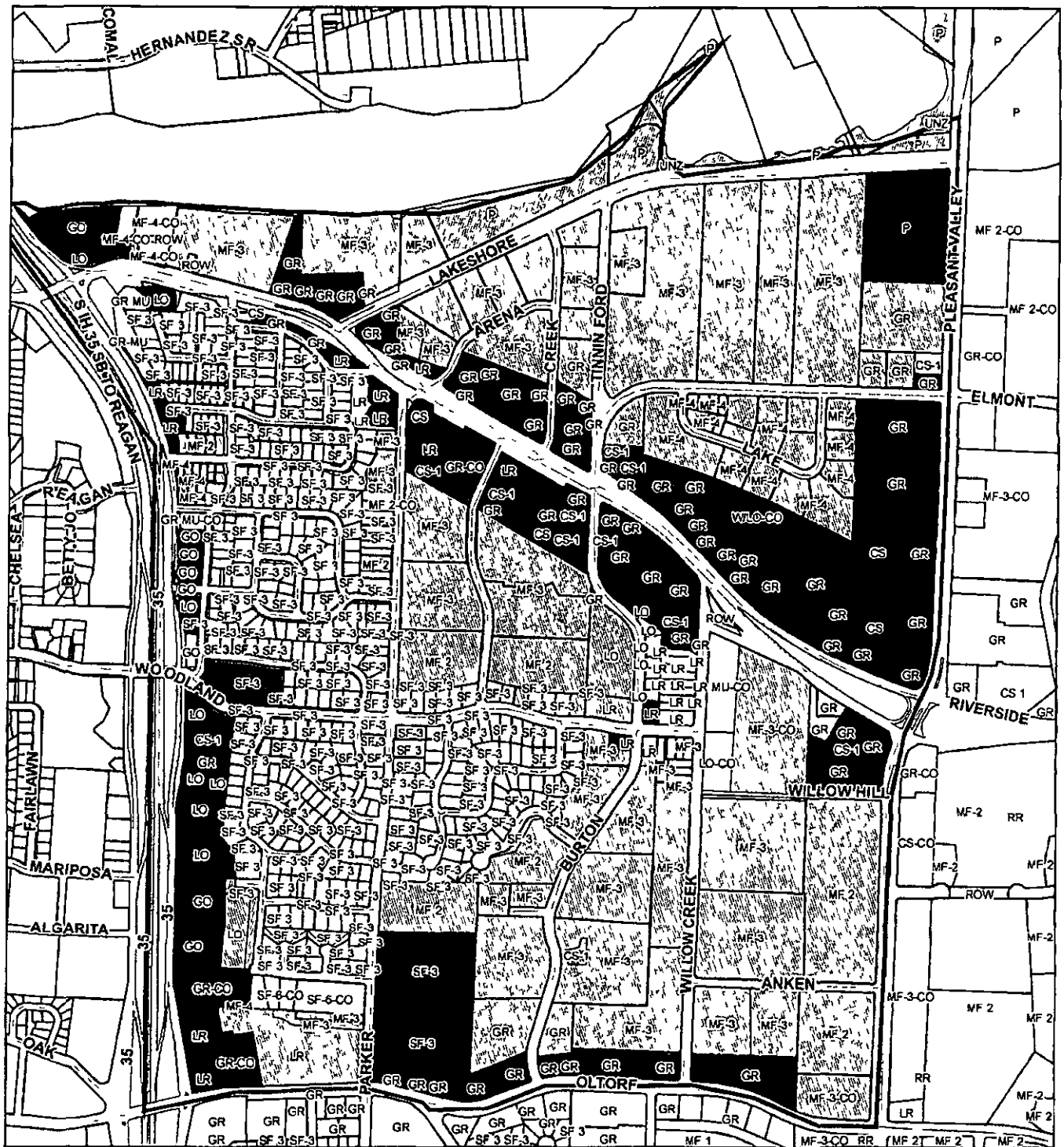
Subject C15-05-0112 - Riverside Neighborhood Plan Combining District - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded on the north by Town Lake, on the east by Pleasant Valley Road, on the south by Oltorf Street, and on the west by IH-35 (Colorado River, Country Club, Harpers Branch, Town Lake Watersheds) with the exception of certain tracts removed from the Plan by City Council on first reading. The proposed zoning change will create the Riverside Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan for a total of 20 tracts (within the planning area of 729.96 acres). Under the proposed Riverside NPCD, "Small Lot Amnesty", "Garage Placement", "Impervious Cover and Parking Placement Restrictions" and "Prohibited Parking in the Front Yard" are proposed for the entire area. The Neighborhood Mixed Use Building special use is proposed for Tracts 21B, 35A, 37, 38, 42, 43A, 45, 45A, 45B, and 47. The Neighborhood Urban Center special use is proposed for Tracts 21B, 35A, 37, 38, 42, 43A, 45, 45A and 45B. 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. First reading approved on October 19, 2006. Vote 7-0. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil 974-2330 and Melissa Laursen 974-7226.

Additional Backup Material

(click to open)

Staff Report

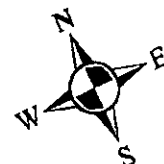
For More Information

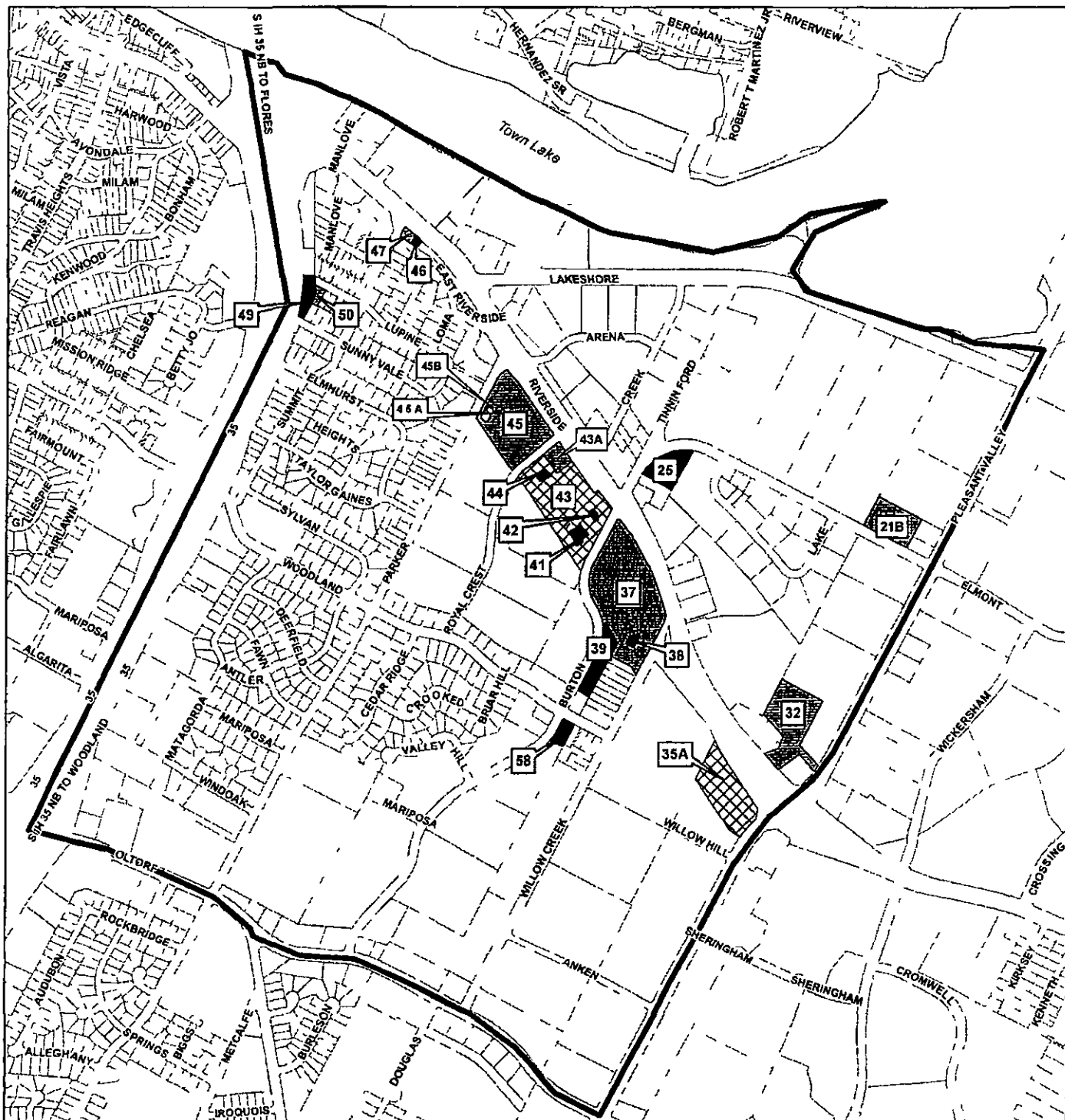


Riverside Neighborhood Plan Combining District Current Land Use and Zoning Zoning Case #C14-05-0112



City of Austin
Neighborhood Planning and Zoning Department
Updated October 2, 2006





**Riverside Neighborhood Plan Combining District
Tract Map for Rezoning
Zoning Case #C-14-05-0112
Exhibit _____**



City of Austin
Neighborhood Planning and Zoning Department
Updated October 27, 2006

Tracts for Rezoning



0 250 500 1000 1500 2000 Feet

East Riverside/Oltoft Combined Neighborhood Plan (Agenda Items # _____)
November 16, 2006

Infill Options, Design Tools and Front Yard Parking

Infill Options				
Type	Area Proposed	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Small Lot Amnesty	Parker Lane, Riverside and Pleasant Valley Neighborhoods, except for tracts proposed to be withdrawn listed in appropriate Attachment	Yes	Yes	Yes

Design Tools				
Type	Area Proposed	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Impervious Cover & Parking Placement Restrictions	Parker Lane, Riverside and Pleasant Valley Neighborhoods, except for tracts proposed to be withdrawn listed in the appropriate Attachment	Yes	Yes	Yes
Garage Placement Restrictions	Parker Lane, Riverside and Pleasant Valley Neighborhoods, except for tracts proposed to be withdrawn listed in the appropriate Attachment	Yes	Yes	Yes

Front Yard Parking				
Motion	Description	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Approval of Front Yard Parking Restrictions	The Front yard parking restrictions limit parking to a driveway or paved parking space depicted on an approved site plan with the exception of the Burleson Heights and Terrance Subdistricts and tracts proposed to be withdrawn listed in the appropriate Attachment	Yes	Yes	Yes

East Riverside/Oltorf Neighborhood Plan Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
Riverside NPA						
22 1500, 1600, 1700 S Pleasant Valley Rd	Commercial GR, CS (retail, fast food, business park and convenience storage)	Mixed Use GR-NP with MUB and NUC	Mixed Use GR-NP with MUB and NUC	Mixed Use GR-MU-CO NP w/ MUB and NUC (prohibit multifamily residential uses) Property Owner of 1600 S Pleasant Valley Rd (Business Park) requests upzoning from GR to CS Property Owner of 1700 S Pleasant Valley Rd (HEB) supports downzoning to GR contingent upon the issuance of a demolition permit for current convenience storage use	Commercial (with a notation on the FLUM referencing special use options) GR NP w/ MUB and NUC (The recommendation for GR NP at 1700 S Pleasant Valley Rd - the lot just north of HEB and currently used as convenience storage - is contingent upon the issuance of a demolition permit for the current use)	As of 8/8/06 demolition permit has not been issued
37 2109-2237 E Riverside Dr (Burton Terrace Sec 1-A Amended, lots 4 and 5, and Riverside Drive Plaza Joint Venture, lots 8-9 except for the 10, 012 SF tract of land out of Lot 9 as described in Tract 38), 1700-1702 Willow Creek Dr (Riverside Drive Plaza Joint Venture lots 10-11)	Commercial LO GR CS, CS-1 (restaurant pawn shop car wash and other various retail)	Mixed Use GR NP w/ MUB and NUC	Mixed Use GR NP w/ MUB and NUC	Mixed Use GR-MU-CO-NP w/ MUB and NUC (prohibit multifamily residential uses)	Office & Commercial (with a notation on the FLUM referencing special use options) LO-NP GR-NP CS NP CS-1 NP with MUB and NUC	

* Recommendations reflect majority support from participants

East Riverside/Oltorf Neighborhood Plan. Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
39 1701, 1703, 1705, 1707, 1709, 1711 1713 Burton Dr	Single Family LO (duplexes)	Mixed Use/Office LO-MU-NP	Mixed Use/Office LO MU-NP	Mixed Use/Office LO-MU-NP	Office LO-MU-CO-NP (prohibit multifamily residential)	
40 1700 Burton Dr	Multifamily LO, GR (Canyon Oaks Apts)	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	Office & Commercial LO-MU-CO-NP & GR-MU-CO-NP (prohibit multifamily residential)	

* Recommendations reflect majority support from participants

East Riverside/Oltorf Neighborhood Plan Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
41 2017 E Riverside Dr (a 12,695 SF tract of land, being comprised of three tracts of land, one containing 4,305 SF, another containing 2,648 SF, and the last containing 5,742 SF out of Lot 11D of the Second Resubdivision of Colorado Hills Estates Section Five)	Commercial CS-1 (The Back Room night club)	<i>Mixed Use</i> CS 1-MU-CO-NP Conditions for the Combined Tracts 41, 43 44 1) maximum FAR of 18 1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) minimum of 25% of the development's gross floor area shall be used for residential uses, of which 30% shall be townhouses or condominiums 7) limit height of buildings along E Riverside Dr to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200 and the development should comply with the commercial design standards	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC	<i>Mixed Use</i> GR NP with MUB and NUC Prospective developer requests CS-1-MU-CO-NP Conditions for the combined Tracts 41, 43 44 1) maximum FAR of 18 1 2) limited to GR site development standards 3) limited to 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards	Commercial (with a notation on the FLUM referencing special use options) CS-1-NP w/ MUB & NUC	

* Recommendations reflect majority support from participants

East Riverside/Oltorf Neighborhood Plan Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
43 2003-2023 E Riverside Drive 1407 1/2 Royal Crest Drive (excluding portions identified in Tracts 41 42 44)	Commercial GR, CS (retail uses)	<i>Mixed Use</i> CS-MU-CO-NP Conditions for the Combined Tracts 41, 43, 44 1) maximum FAR of 181 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 7) limit height of buildings along E Riverside Dr to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200, and the development should comply with the commercial design standards	<i>Mixed Use</i> GR-NP CS-NP w/ MUB and NUC	<i>Mixed Use</i> GR-NP with MUB and NUC Prospective developer requests CS-MU-CO-NP Conditions for the combined Tracts 41, 43, 44 1) maximum FAR of 181 2) limited to GR site development standards 3) limited to 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards	Commercial (with a notation on the FLUM referencing special use options) GR-NP, CS-NP w/ MUB and NUC	

* Recommendations reflect majority support from participants

East Riverside/Oltorf Neighborhood Plan* Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (3/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
43A 2001 E Riverside Drive	Commercial LR (gas station)	Mixed Use LR-NP w/ MUB and NUC	Mixed Use LR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC Property Owner requests CS-NP w/MUB and NUC	Commercial (with a notation on the FLUM referencing special use options) LR-NP w/ MUB & NUC	

* Recommendations reflect majority support from participants

East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (\$/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
44 2003 E Riverside Dr (5.983 SF tract of land out of Lot 11C of the First Resubdivision of Colorado Hills Estates)	Commercial CS-1 (Club Zocalo)	<i>Mixed Use</i> CS-1 MU-CO-NP Conditions for the Combined Tracts 41, 43, 44 1) maximum FAR of 1.8 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 7) limit height of buildings along E Riverside Dr to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200 and the development should comply with the commercial design standards	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC	<i>Mixed Use</i> GR-NP with MUB and NUC Prospective developer requests CS-1-MU-CO-NP Conditions for the combined Tracts 41, 43, 44 1) maximum FAR of 1.8 2) limited to GR site development standards 3) limited to 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial 5) minimum of 25% of the development's gross floor area shall be used for residential of which 30% shall be townhouses or condominiums 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards	Commercial (with a notation on the FLUM referencing special use options) CS-1-NP w/ MUB & NUC	

* Recommendations reflect majority support from participants

East Riverside/Oltorf Neighborhood Plan Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
45 1801-1919 E Riverside Dr (Lot B River Hills Addition) except for the portion described in Tract 45A & Tract 45B	Commercial LR, GR, GR-CO CS CS-1 (retail uses)	Mixed Use GR-NP w/MUB and NUC	Mixed Use GR-NP w/MUB and NUC	Mixed Use GR-NP w/ MUB and NUC Prospective developer of a portion of the site supports GR Property owner supports the rezoning with the rearrangement of CS-1	Commercial (with a notation on the FLUM referencing special use options) LR NP, GR-CO NP GR-NP, CS-NP CS-1-NP w/ MUB & NUC	The applicant would like to rearrange the existing CS- 1 zoning. There are two tracts currently zoned CS-1 that would be downzoned to GR (total of 2,250 SF per ordinances). Tract 45B will be rezoned from LR to CS- 1 (1,987 SF). The result will be CS-1 located adjacent to each other
45A 1805-1909 E Riverside (a 6 490 SF tract of land out of Lot 10 of Colorado Hills Estates, Section 5)	Commercial CS 1 (Club Lallino)	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use CS-1-NP w/ MUB and NUC (support expanding the CS-1 to coincide with the existing use of 7 699 SF)	Mixed Use GR-NP w/ MUB and NUC (Zoning recommendation is based on inaccurate information - staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting) Property Owner Opposed to downzoning, wants to maintain CS-1 zoning	Commercial (with a notation on the FLUM referencing special use options) CS-1-NP w/ MUB & NUC (do not support expanding the CS-1 beyond 6 490 SF)	The zoning ordinance states 6,490 SF was rezoned to CS-1, the survey shows the actual footprint of the CS-1 use as 7,699 SF. The applicant is requesting the difference in square footage (1,290 SF) to be rezoned to CS-1 to make the existing use/footprint conforming See notes on Tract 45 also

* Recommendations reflect majority support from participants

East Riverside/Oltorf Neighborhood Plan Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
45B 1905 E Riverside Dr (1,987 square foot tract of land out of Lot B River Hills Addition)	Commercial LR (retail use)	Mixed Use CS-1-NP w/MUB and NUC	Mixed Use CS 1-NP w/MUB and NUC	Mixed Use Discussed as part of Tract 45 Property owner supports CS-1 NP w/MUB & NUC	Commercial (with a notation on the FLUM referencing special use options) LR-NP w/ MUB and NUC	See notes on Tract 45
46 1605 E Riverside Drive	Commercial CS (The Bazaar)	Mixed Use GR-MU-CO-NP (prohibit multifamily residential)	Commercial GR-NP	Commercial No clear majority LO-NP and GR-NP were discussed	Commercial GR-NP	Tract was uncontested at October '05 PC Hearing and was scheduled to move forward to CC, now tract is contested and has been added back into the Plan
47 1005 (Lot 3 Less N24ft AV Thomas & Burch Subdivision) 1007 Summit St	Single Family SF-3 (SF home)	Mixed Use/Office LO MU-CO-NP w/ MUB (prohibit multifamily residential)	Mixed Use/Office LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	Single Family SF-3-NP, neighbors are willing to work with owners to discuss different options Property Owner supports MU and MUB	Single Family SF-3 NP	
49 1301 S I-35 Svc Road NB (Lot 3-A Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellevue Park save and except the portion described in Tract 50)	Office LR (office building)	Mixed Use LR MU CO-NP (any redevelopment shall be no closer than the current building)	Office LO-NP	Office LO-NP Agent for property owner opposed to downzoning, requesting LR-MU-NP	Office LO-NP	Tract was uncontested at October '05 PC Hearing and was scheduled to move forward to CC, now tract is contested by property owner and has been added back into the Plan

* Recommendations reflect majority support from participants

East Riverside/Oltoth Neighborhood Plan Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
50 1301 S IH-35 Svc Road NB (a 0.2 acre tract more or less out of Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellvue Park, comprised of the E 50 feet west of and parallel to the western property line of Lot 11, Block 10, Bellvue Park Subdivision)	Office SF-3 (parking lot for office building)	Office LO CO-NP (limit height to 12 ft and prohibit access to Lupine)	Office LO CO-NP (limit height to 12 ft and prohibit access to Lupine)	Single Family SF-3-NP Property owner supports LO CO-NP	Single Family SF 3 NP	
52 2124 2124 1/2 Burton Dr	Multifamily GR (Tollgate Creek Apts)	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	Commercial GR MU-CO-NP (prohibit multifamily residential)	
53 2121 Burton Dr	Multifamily GR (English Ave Apts)	Multifamily MF 3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	Commercial GR-MU-CO NP (prohibit multifamily residential)	
55 1900 Burton Dr (approximately 31 acres out of Lot 6 Colorado Hills Estates Section 6)	Multifamily SF-3 (multifamily parking)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Single Family SF 3-NP	Current zoning is based on a district defined by a proposed subdivision roadway that was platted but when the road was constructed it was aligned slightly different, the proposed rezoning will be a "clean-up"

* Recommendations reflect majority support from participants

East Riverside/Oltorf Contested Neighborhood Planning Area.
Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)
Updated 10/18/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (3/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
Riverside/NPA						
21A 1300, 1400, 1410 S Pleasant Valley Rd 2538 2538 1/2 Elmont Dr	Multifamily Commercial and Undeveloped GR, CS-1 (multifamily and retail)	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Commercial (with a notation on the FLUM referencing special use options) GR-NP w/ MUB and NUC	Zoning was previously uncontested, difference in FLUM was only issue
21B 2510, 2510 1/2, 2512, 2520, 2520 1/2 Elmont Drive	Multifamily GR (multifamily)	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Commercial (with a notation on the FLUM referencing special use options) GR-NP w/ MUB and NUC	Zoning was previously uncontested, difference in FLUM was only issue
25 2101 Elmont Dr	Multifamily GR (Barcelona Apts)	Mixed Use GR-MU-CO-NP (prohibit multifamily residential uses)	Mixed Use GR-MU-CO-NP (prohibit multifamily residential uses)	Multifamily MF-4-NP	Commercial GR-MU-CO-NP (prohibit multifamily residential uses)	
32 2508 E Riverside Dr (a 3 823 acre tract of land more or less, out of the Amended Plat of Lot A Riverside-Pleasant Valley Addition)	Commercial CS (HEB)	Commercial GR-NP	Commercial GR-NP	Commercial GR-NP Property owner (HEB) supports downzoning to GR-NP due to site plan approval	Commercial GR-NP	2/15/06 Contacted agent for HEB --site plan has been approved

East Riverside/Oltorf Contested Neighborhood Planning Area
Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)
Updated 10/18/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
35A 2429-2515 1/2 E Riverside Dr	Commercial and Undeveloped GR, CS-1 (O'Reilly Auto Taco Cabana)	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Commercial (with a notation on the FLUM referencing special use options) GR NP w/ MUB & NUC	Zoning was previously uncontested, difference in FLUM was only issue
35B 2400 1/2, 2500, 2500 1/2 2510 1/2 Willow Hill Dr 2018 1/2 S Pleasant Valley Rd (Crossroads South Resub of Tracts 2 and 3, lots 2-4, Lot 1 Crossroads South)	Commercial GR (car wash)	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC	Commercial (with a notation on the FLUM referencing special use options) GR-NP w/ MUB & NUC	Zoning was previously uncontested, difference in FLUM was only issue
38 2237 E Riverside Dr (10 012 SF tract of land out of Lot 9 Riverside Drive Plaza Joint Venture)	Commercial CS-1 (Club Carnival)	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC (Zoning recommendation is based on inaccurate information staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting)	Commercial (with a notation on the FLUM referencing special use options) CS-1-NP with MUB and NUC	

East Riverside/Oltorf Contested Neighborhood Planning Area:
Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)
Updated 10/18/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
40A 1708 Burton Dr	Multifamily LR (Canyon Oaks Apts)	Mixed Use LR-MU CO NP (prohibit multifamily residential uses)	Mixed Use LR-MU-CO-NP (prohibit multifamily residential uses)	Multifamily MF-3-NP	Commercial LR-MU-CO-NP (prohibit multifamily residential)	
42 2021 2023 E Riverside Dr (approximately 4 200 SF tract of land out of Lot 11E, Second Resub of Colorado Hills Estates Section 5 PLUS vacated street)	Commercial CS-1 (Riverside Liquor)	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use GR-NP with MUB and NUC (Zoning recommendation is based on inaccurate information staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting)	Commercial (with a notation on the FLUM referencing special use options) CS-1-NP w/ MUB & NUC	
51 1710, 1730 E Oltorf St (7 3 acres out of Lot 2 Harpers Creek)	Multifamily LR (Harpers Creek Apts)	Mixed Use LR-NP w/ MUB	Mixed Use LR-NP w/ MUB	Multifamily MF-2-NP	Commercial (with a notation on the FLUM referencing special use option) LR-NP w/ MUB	
54 2101 Burton Drive (A 14 800 5 square foot tract of land out of Lot 2 Burton Terrace, Section 2)	CS-1 (multifamily)	Multifamily MF 3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	

East Riverside/Oltorf Commissioned Neighborhood Planning Area'
Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)
Updated 10/18/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
58 1845 Burton Dr (Lot 3A of the Resub of Lot 3 and Lot B Burton Terrace Section Two)	Multifamily LR (Lafayette Landing Apts)	Mixed Use LR-MU CO-NP (prohibit multifamily residential uses)	Mixed Use LR-MU-CO-NP (prohibit multifamily residential uses)	Mixed Use LR-MU-NP	Commercial LR-MU CO-NP (prohibit multifamily residential uses)	
200 2314 Parker Lane	Multifamily GR (Green Briar Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	
201 1817 E Oltorf Street (6.17 acres out of Lot A Woody Subd)	Multifamily GR (Worthing Ridge Apts)	Mixed Use GR-NP w/ MUB	Mixed Use GR-NP w/ MUB	Multifamily MF-2-NP	Commercial (with notation on FLUM to reference special use option) GR-NP w/ MUB	
201A 1817 E Oltorf Street (31 acres out of Lot A Woody Subd)	Multifamily LO (Worthing Ridge Apts)	Mixed Use/Office LO-NP w/ MUB	Mixed Use/Office LO-NP w/ MUB	Multifamily MF-2-NP	Office (with a notation on the FLUM to reference special use option) LO-NP w/ MUB	