

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

Thursday, November 16, 2006

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**ITEM No *691*

Subject C14-05-0112 - Riverside Neighborhood Plan - Tract 9 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1708, 1712 and 1720 Lakeshore Drive (Town Lake Watershed) from multi-family residence-medium density (MF-3) district zoning to community commercial (GR) district zoning Staff Recommendation To grant community commercial (GR) district zoning Planning Commission recommendation Forward to City Council without a recommendation Applicant and Agent Neighborhood Planning and Zoning Department City Staff Robert Heil, 974-2330

Additional Backup Material

(click to open)

- ☐ Staff_Report
- ☐ Staff_Report

For More Information Robert Heil, 974-2330

**SUMMARY SHEET FOR TRACT 9
EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN
11-16-06 CITY COUNCIL**

Neighborhood Plan Case NP-05-0021 (Portion)
Related Zoning Case C14-05-0112 (Portion)

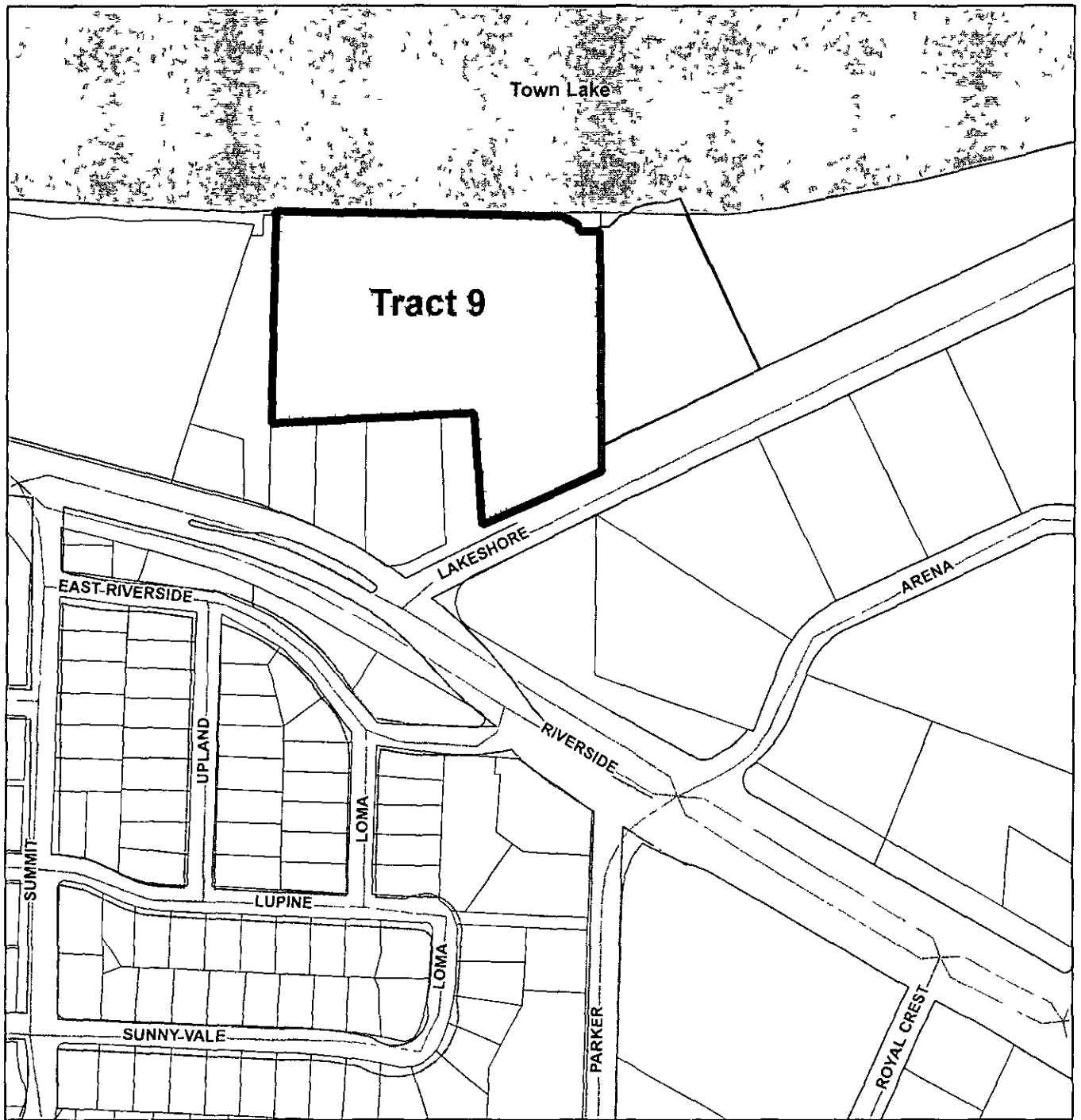
Background. On June 13, 2006 Planning Commission recommended to postpone a portion of the East Riverside Combined Neighborhood Plan (Tract 9) to allow for additional time for the prospective developer and representatives of the neighborhood to continue discussions

This property is located within the East Riverside Waterfront Overlay Subdistrict and is proposed to be part of a larger unified development that is currently zoned GR

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation (9-26-06 Hearing)	Staff Recommendation	Prospective Developer Recommendation
9 1708, 1712, 1720 S Lakeshore Drive	<i>Multifamily</i> MF-3 (multifamily residential)	1 ST Motion Approve GR-CO Zoning with conditions of a maximum of 375 apartment units, prohibit gated driveways (4-3) MOTION FAILED 2 ND Motion Move forward to City Council with no recommendation from Planning Commission (7-0)	<i>Mixed Use</i> GR	<i>Mixed Use</i> GR

Exhibits A) Future Land Use Map
 B) Current Land Use & Zoning Map
 C) Aerial Map
 D) Tract Map
 E) Waterfront Overlay Map

Staff Contacts Zoning Case Manager Robert Heil, 974-2330
 Neighborhood Planner Melissa Laursen, 974-7226

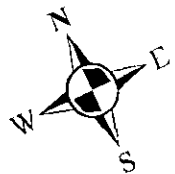


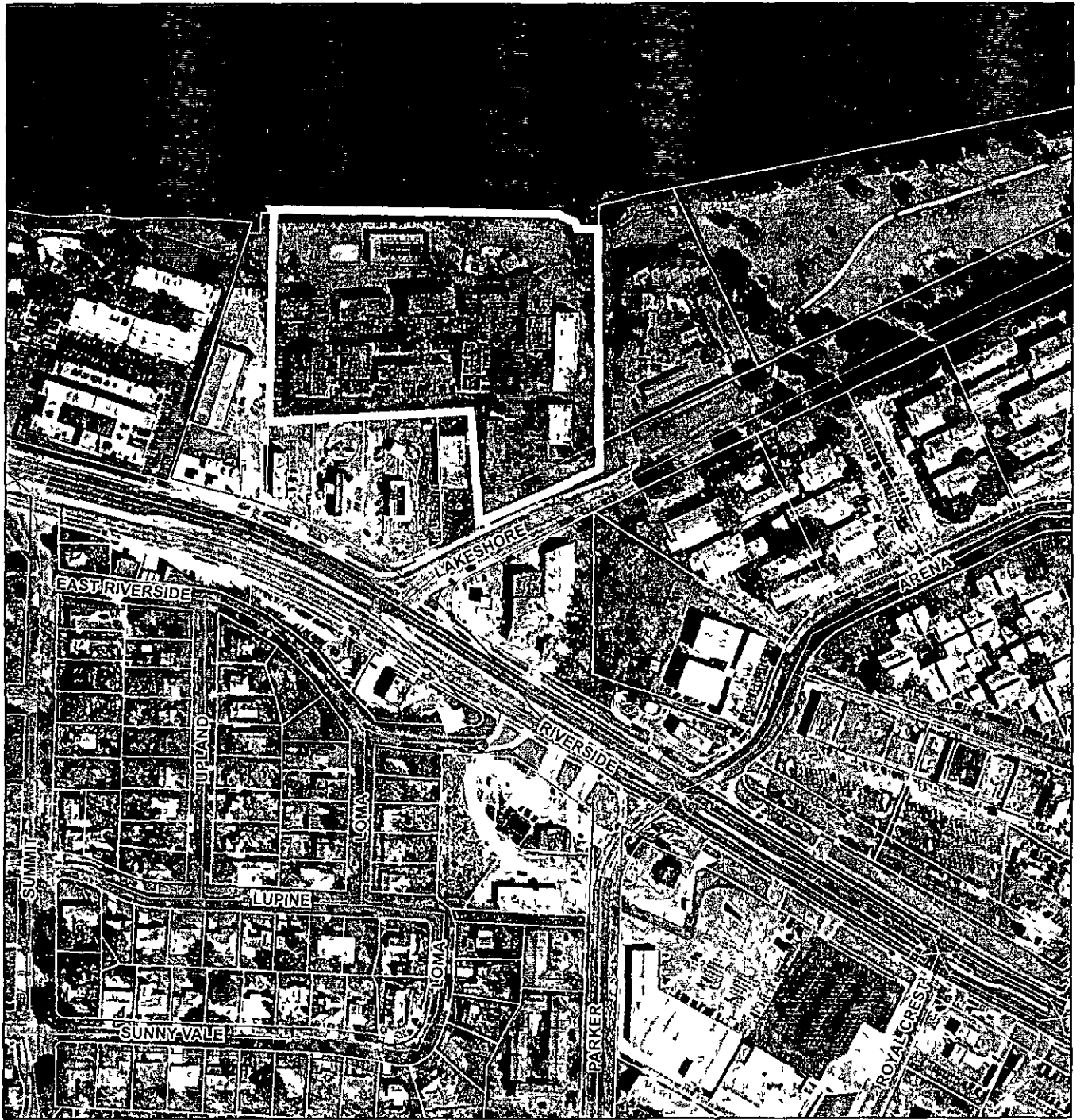
A Portion of the Riverside
Neighborhood Plan Combining District
Tract 9
Zoning Case #C-14-05-0112



City of Austin
Neighborhood Planning and Zoning Department
August 1 2006

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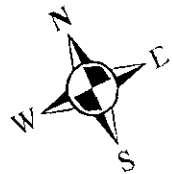


A Portion of the Riverside
Neighborhood Plan Combining District
Tract 9
Aerial View
Zoning Case #C-14-05-0112



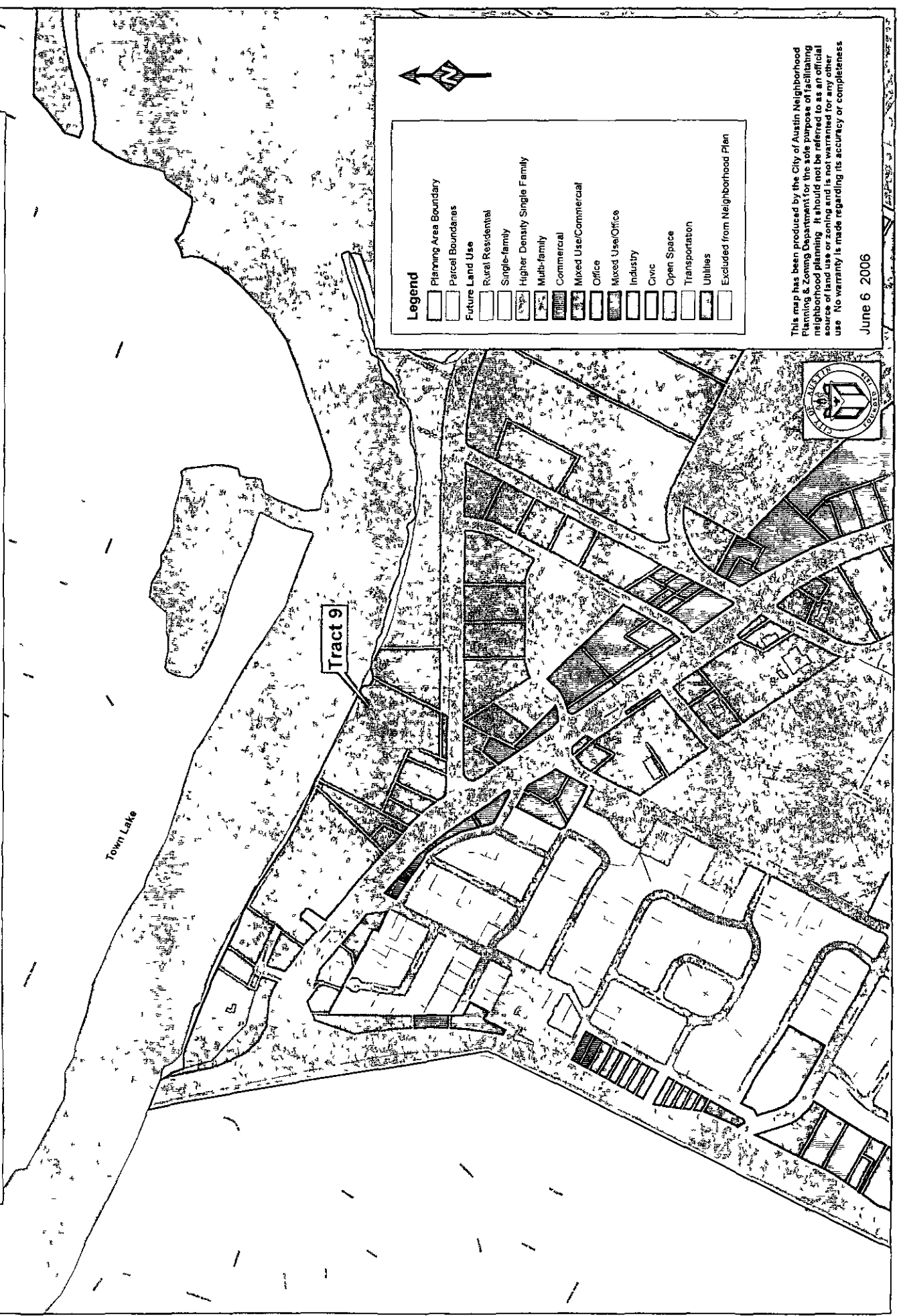
City of Austin
Neighborhood Planning and Zoning Department
August 1, 2006

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EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN

Future Land Use Map: Staff Recommendation



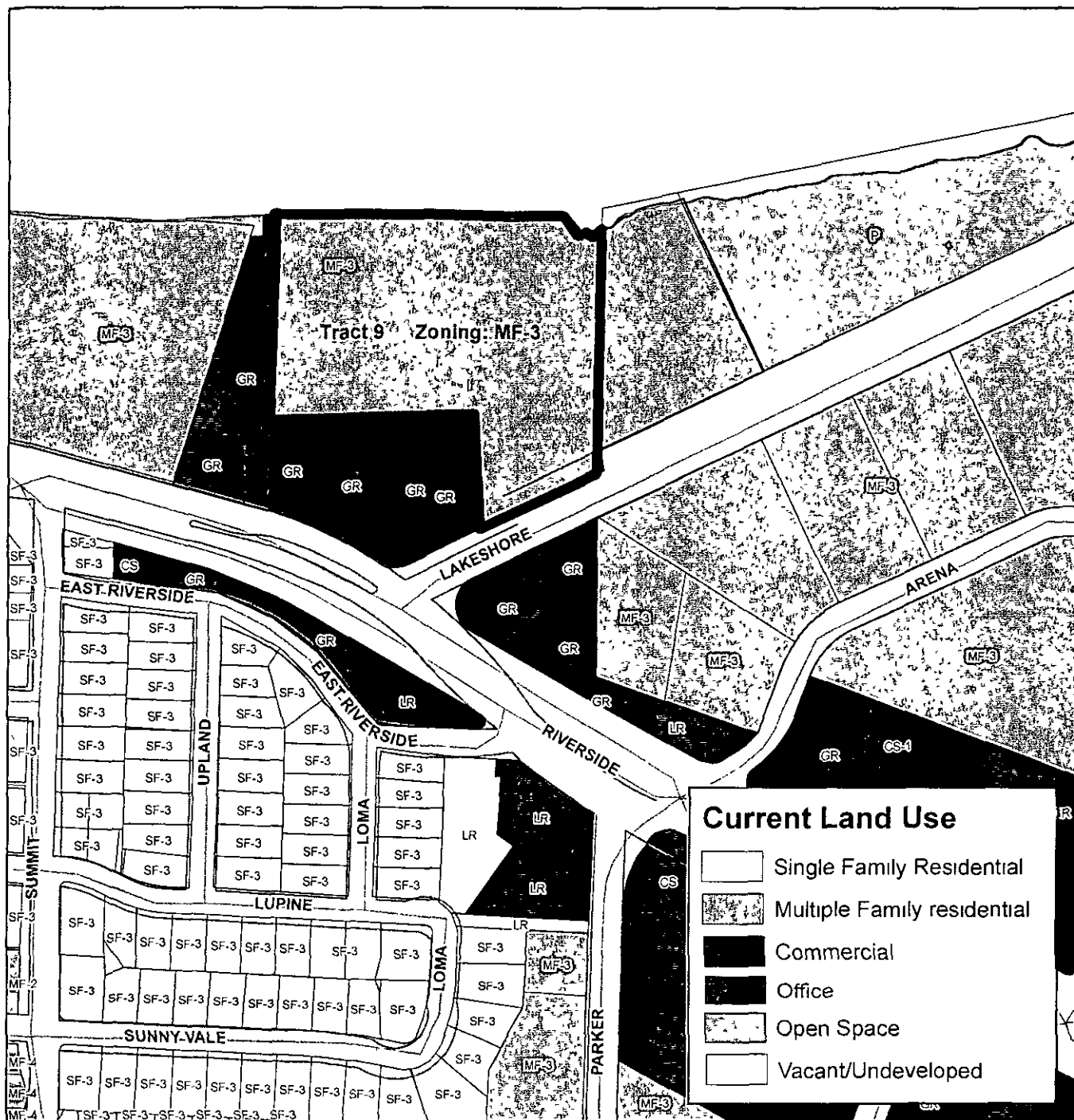
Legend

- Planning Area Boundary
- Parcel Boundaries
- Future Land Use**
- Rural Residential
- Single-family
- Higher Density Single Family
- Multi-family
- Commercial
- Mixed Use/Commercial
- Office
- Mixed Use/Office
- Industry
- Civic
- Open Space
- Transportation
- Utilities
- Excluded from Neighborhood Plan

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use information and should not be used for any other use. No warranty is made regarding its accuracy or completeness.

June 6 2006



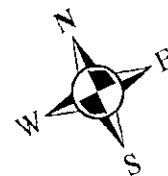


A Portion of the Riverside
Neighborhood Plan Combining District
Tract 9
Current Land Use and Zoning
Zoning Case #C-14-05-0112



City of Austin
Neighborhood Planning and Zoning Department
August 1, 2006

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Waterfront Overlay Districts, Setbacks, & Structures

Legend
 Edge of Town Lake
 Contour Elevation
 — 428
 — 430
 Paved Area in Primary Setback
 Buildings in Primary Setback
 Lakeshore Blvd Primary Setback (50')
 Primary Setback From Town Lake (100' & 65')
 Based on 428
 Based on 430
 TCAD Parcels

EAST RIVERSIDE

SOUTH LAKESHORE



East Riverside/Oltorf 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 Terraca 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 1.8 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 1.8 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

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East Riverside/Ol (Upd
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)	Mixed Use CS-MU-CO-NP Conditions for the Comb Tracts 41, 43, 44 8 1 cover 1) maximum FAR of 1. 2) maximum impervious of 85% 3) limited to GR site space development standards 4) limited to 10% open space 5) minimum of 10% of total development's gross floor area shall be used for commercial 6) minimum of 25% of total of development's gross floor area shall be used for residential which 30% shall be townhomes or condominiums or 7) limit height of buildings of E Riverside Dr. to 3 stories 40 feet within 100 feet of roadway **also recommended a plat restrictive covenant between the developer and the neighborhood to cap the number of rental units to 300 and the development shall comply with the commercial design standards.	Mixed GR-NP and w/ MUB , CS-NP and NUC	Mixed Use 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 1.8:1 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 townhomes 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/Olton 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
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 (8/04 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 1.8:1 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 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 1.8:1 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 FLUIM 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 Latino)	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)

8

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/Olton 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 Bellevue Park, comprised of the E 50 feet west of and parallel to the western property line of Lot 11, Block 10, Bellevue 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 Are 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 (8/04 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	<i>Multifamily, Commercial and Undeveloped</i> GR, CS-1 (multifamily and retail)	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Commercial</i> (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	<i>Multifamily</i> GR (multifamily)	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Commercial</i> (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	<i>Multifamily</i> GR (Barcelona Apts)	<i>Mixed Use</i> GR-MU-CO-NP (prohibit multifamily residential uses)	<i>Mixed Use</i> GR-MU-CO-NP (prohibit multifamily residential uses)	<i>Multifamily</i> MF-4-NP	<i>Commercial</i> 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)	<i>Commercial</i> CS (HEB)	<i>Commercial</i> GR-NP	<i>Commercial</i> GR-NP	<i>Commercial</i> GR-NP Property owner (HEB) supports downzoning to GR-NP due to site plan approval.	<i>Commercial</i> 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 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 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
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)	
Parker Lane Subdivision						
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	