57

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 729.96 ACRES OF LAND GENERALLY KNOWN AS THE RIVERSIDE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 20 TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property, Save and Except the properties withdrawn for future consideration as shown in the attached Exhibit "A" *(the Withdrawn Parcels)*, and to change the base zoning districts on 20 tracts of land within the property (the "Property") described in Zoning Case No C14-05-0112, on file at the Neighborhood Planning and Zoning Department, as follows

> Approximately 729 96 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "B" *(the Tract Map)*,

generally known as the Riverside neighborhood plan combining district, locally known as the area bounded by Town Lake on the north, Pleasant Valley Road on the east, Oltorf Street on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "C" *(the Zoning Map)*, Exhibits "A" through "H" incorporated into this ordinance

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect

PART 2. The base zoning districts for the 20 tracts of land are changed from family residence (SF-3) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district to limited office-conditional overlay use-neighborhood plan (LO-CO-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community

commercial-neighborhood plan (GR-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, and commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, as more particularly described and identified in the chart below

TRACT NUMBER	ADDRESS	FROM	TO
21B	2510, 2510 ½, 2520, 2520 ½ Elmont Drive	GR	GR-NP
25	2101 Elmont Drive	GR	GR-MU-CO-NP
32	2508 E Riverside Drive (A 3 823 acre tract of land, more or less, comprised of the portion of the tract that is contained within the Amended Plat of Lot A Riverside-Pleasant Valley Addition)	CS	GR-NP
35A	2429- 2515½ E Riverside Drive	GR, CS-1	GR-NP
37	2109-2237 E Riverside Drive (Burton Terrace Sec 1-A Amended, lots 4 and 5; and Riverside Drive Plaza Joint Venture, lots 8-9 except for 10,012 square foot tract of land out of Lot 9 as described in Tract 38), 1700-1702 Willow Creek Drive (Riverside Drive Plaza Joint Venture lots 10-11)	LO, GR, CS, CS-1	GR-NP
38	2237 E Riverside Drive (10,012 square foot tract of land out of Lot 9 Riverside Drive Plaza Joint Venture as described in Exhibit "D")	CS-1	CS-1-NP
39	1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Drive	LO	LO-MU-CO-NP
41	2017 E Riverside Drive (a 12,695 square foot tract of land, being comprised of three tracts of land, one containing 4,305 square feet, another containing 2,648 square feet, and the last containing 5,742 square feet, out of Lot 11D of the Second Resubdivision of Colorado Hills Estates Section Five as further described in Exhibit "E")	CS-1	CS-1-MU-CO-NP
42	2021, 2023 E Riverside Drive (approximately 4,200 square foot tract of land out of Lot 11E, Second Resub of Colorado Hills Estates, Sec 5 plus vac street as further described in Exhibit "F")	CS-1	CS-1-NP

TRACT NUMBER	ADDRESS	FROM	TO
43	2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023 E Riverside Drive, 1407 ½ Royal Crest Drive, (excluding portions identified in Tracts 41, 42 and 44)	GR, CS	CS-MU-CO-NP
43A	2001 E Riverside Drive	LR	CS-NP
44	2003 E Riverside Drive (5,983 square foot tract of land out of Santiago Del Valle Grant, same being also a part of Lot 11C of the First Resubdivision of Colorado Hills Estates, as further described in Exhibit "G)	CS-1	CS-1-MU-CO-NP
45	1801-1919 E Riverside Drive (Lot B River Hills Addition) except for the portion described in Tract 45A & 45B	LR, GR, GR-CO, CS, CS-1	GR-NP
45A	1805-1909 E Riverside Drive (a 6,490 square foot tract of land out of Lot 10 of Colorado Hills Estates, Section 5, as further described in Exhibit "H")	CS-1	CS-1-NP
45B	1905 E Riverside Drive (1,987 square foot tract of land out of Lot B River Hills Addition)	LR	CS-NP
46	1605 E Riverside Drive	CS	GR-NP
47	1005 (Lot 3 Less N24ft Av Thomas & Burch Subdivision), 1007 Summit St	SF-3	LO-MU-CO-NP
49	1301 S I-35 Svc Road NB (Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellvue Park save and except the portion described in Tract 50)	LR	LR-MU-CO-NP
50	1301 S I-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)	SF-3	LO-CO-NP
58	1845 Burton Drive (Lot 3A of the Resub of Lot 3 and Lot B Burton Terrace Section Two)	LR	LR-MU-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district

1 The minimum lot area is 2,500 square feet

2 The minimum lot width is 25 feet

3 For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP

1 Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code

2 Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code

3 Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code

PART 5. The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code

21B, 35A, 37, 38, 42, 43A, 45, 45A, 45B, and 47

PART 6. The following tracts may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1522 through 25-2-1557 of the Code

21B, 35A, 37, 38, 42, 43A, 45, 45A, and 45B

PART 7. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

1 A multifamily residential use is prohibited on Tracts 25, 39, 47, and 58

2 If redevelopment of a structure on Tract 49 occurs, new construction of a building or structure may not be closer to the eastern property line than the existing buildings are at the time of this ordinance

3 The following conditions apply to Tract 50

A The maximum height of a building or structure is 12 feet from ground level

B Vehicular access from the Property to Lupine Lane is prohibited All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property

4 Except as provided in this subsection, community commercial (GR) site development standards apply to the combined Tracts 41, 43, and 44

A The maximum floor to area ratio is 1 8 to 1 0

B A minimum of ten percent of open space is required

C A minimum of ten percent of gross floor area shall be for a commercial use

D A minimum of 25 percent of gross floor area shall be for a residential use A minimum of 30 percent of this 25 percent gross floor area shall be for a townhouse or condominium use

PART 8. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code

PART 9. This ordinance takes effect on _____, 2006

PASSED AND APPROVED

§
§
_____, 2006 § _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A Gentry
City Clerk

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East Riverside/Oltorf Neighborhood Plan

November 16, 2006

AGENDA ITEM #57 (Riverside NPCD)

Attachment A-3

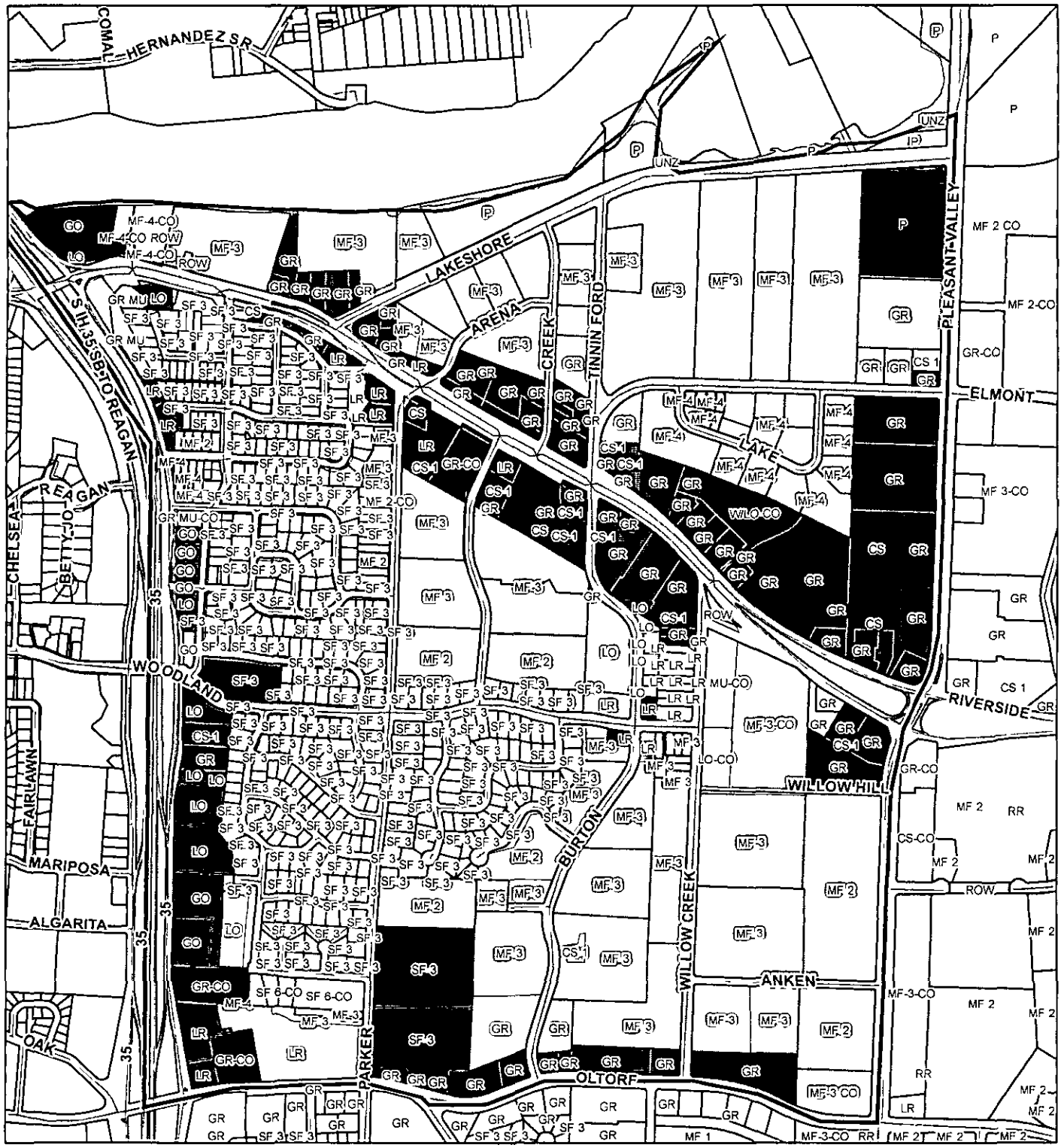
Parcels withdrawn for future consideration

Parcel (Tract Number or TCAD Property ID)	Addresses
Tract 21A (285043, 285045, 285046)	1400 S PLEASANT VALLEY RD 1300 S PLEASANT VALLEY RD 1410 S PLEASANT VALLEY RD 2538 ELMONT DR
Tract 22 (285503, 285506, 285510)	1500 S PLEASANT VALLEY RD 1600 S PLEASANT VALLEY RD 1700 S PLEASANT VALLEY RD
Tract 35B 363721	2510 1/2 WILLOW HILL DR 2500 1/2 WILLOW HILL DR 2500 WILLOW HILL DR 2018 1/2 S PLEASANT VALLEY RD
Tract 40	1700 BURTON DR
Tract 40A	1708 BURTON DR
Tract 52 (719307)	2124 BURTON DR
Tract 53 (287615)	2121 BURTON DR
285951 (Includes Tract 51)	1710 E OLTORF ST 1730 E OLTORF ST
287617 (Includes Tract 54)	2101 BURTON DR
286043 (Includes Tract 55)	1900 BURTON DR
0	1633 ROYAL CREST DR
283798	1414 ARENA DR
283882	1333 ARENA DR
284904	1300 PARKER LN
284905	1302 1/2 PARKER LN 1302 PARKER LN
284935	1505 SUNNY VALE ST 1402 SUMMIT ST

Parcel (Tract Number or TCAD Property ID)	Addresses
285038	2519 S LAKESHORE BLVD 1108 1/2 S PLEASANT VALLEY RD 2525 S LAKESHORE BLVD
285454	1500 ROYAL CREST DR
285455	1600 ROYAL CREST DR
285470	2215 TOWN LAKE CIR
285474	2217 ELMONT DR
285476	2222 TOWN LAKE CIR
285478	1516 BURTON DR 1515 ROYAL CREST DR 1601 ROYAL CREST DR
285496	2221 ELMONT DR 2225 ELMONT DR 2400 TOWN LAKE CIR
285497	2323 TOWN LAKE CIR
285498	2409 TOWN LAKE CIR
285500	2423 TOWN LAKE CIR
285501	2439 TOWN LAKE CIR
285502	2425 ELMONT DR
285504	2315 TOWN LAKE CIR
285949	2241 S IH 35 SVRD NB
285950	1616 E OLTORF ST 1616 1/2 E OLTORF ST
285960	1616 ROYAL CREST DR
286044	1901 MARIPOSA DR
286183	1840 BURTON DR
286224	2001 PARKER LN
286252	1900 WILLOW CREEK DR 1902 WILLOW CREEK DR 1904 WILLOW CREEK DR 1906 WILLOW CREEK DR 1908 WILLOW CREEK DR 1910 WILLOW CREEK DR
286255	1919 BURTON DR
286257	1845 BURTON DR
286708	2400 1/2 WILLOW HILL DR 2425 E RIVERSIDE DR

Parcel (Tract Number or TCAD Property ID)	Addresses
286709	1901 WILLOW CREEK DR 1903 WILLOW CREEK DR 1911 WILLOW CREEK DR 1917 WILLOW CREEK DR 1905 WILLOW CREEK DR 1919 WILLOW CREEK DR 1909 WILLOW CREEK DR 1925 WILLOW CREEK DR 1907 WILLOW CREEK DR 1915 WILLOW CREEK DR 1913 WILLOW CREEK DR 1923 WILLOW CREEK DR 1927 WILLOW CREEK DR 1921 WILLOW CREEK DR 1929 WILLOW CREEK DR
286710	2102 S PLEASANT VALLEY RD 2104 S PLEASANT VALLEY RD 2200 S PLEASANT VALLEY RD 2206 S PLEASANT VALLEY RD 2432 1/2 ANKEN DR 2500 1/2 ANKEN DR 2202 S PLEASANT VALLEY RD 2204 S PLEASANT VALLEY RD 2300 S PLEASANT VALLEY RD 2302 S PLEASANT VALLEY RD 2304 S PLEASANT VALLEY RD 2306 S PLEASANT VALLEY RD
287604	2000 BURTON DR
287609	1834 E OLTORF ST
287610	1800 E OLTORF ST 1824 E OLTORF ST
287611	1900 E OLTORF ST
287618	2200 E OLTORF ST
287619	2120 WILLOW CREEK DR
287621	2223 BURTON DR
287622	2010 E OLTORF ST
287623	2222 E OLTORF ST 2200 WILLOW CREEK DR

Parcel (Tract Number or TCAD Property ID)	Addresses
289146	2504 E OLTORF ST 2502 E OLTORF ST
289147	2400 E OLTORF ST
289148	2201 WILLOW CREEK DR
289150	2501 ANKEN DR
289152	2429 1/2 ANKEN DR
289154	2005 WILLOW CREEK DR 2502 1/2 ANKEN DR
551179	2209 WOODLAND AVE
551180	2213 WOODLAND AVE
551181	2217 WOODLAND AVE
551182	2221 WOODLAND AVE
551183	1800 WILLOW CREEK DR
551184	1812 WILLOW CREEK DR
551185	1816 WILLOW CREEK DR
551186	1820 WILLOW CREEK DR
287608	1936 E OLTORF
284860	1304 SUMMIT ST 216
285477	0 ELMONT DR (LOT 2-4 * RESUB OF LOT 18 LAKE SHORE COLONY)
284934	O SUMMIT ST (S 53 79FT AV OF LOT 5&6 * LESS SW PT PLUS ADJ PORTION OF VAC ST BLK 9 BELLVUE PARK)
286029	1924 VALLEY HILL CIRCLE
287612	0 E OLTORF (LOT 2B *RESUB OF LT 2A OF THE RESUB OF LTS 1&2 PARKER HEIGHTS SEC 2A)
285896	2012 1/2 MATAGORDA ST
283719	O E RIVERSIDE DRIVE (LOT 1 PARKINSON LELA SUBD)
572637	1317 E RIVERSIDE DRIVE
572638	1405 E RIVERSIDE DRIVE
283721	1507 E RIVERSIDE DRIVE 1511 E RIVERSIDE DRIVE
283728	0 INGLEWOOD STREET (LOT 15 *LESS S PT BLK 12 BELLEVUE PARK)
238729	0 INGLEWOOD STREET (LOT 16 *LESS S PT BLK 12 BELLEVUE PARK)



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

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