

ORDINANCE NO

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW
COMPREHENSIVE PLAN BY ADOPTING THE EAST RIVERSIDE/OLTORF
COMBINED NEIGHBORHOOD PLAN.**

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

PART 1. FINDINGS.

- (A) In 1979, the City Council adopted the "Austin Tomorrow Comprehensive Plan"
- (B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans
- (C) In October, 2003, an initial survey was distributed to residents in the neighborhood planning area, and subsequent meetings were held with the City of Austin Neighborhood planning staff and homeowners, renters, business owners, non-profit organizations and non-resident property owners to prepare a neighborhood plan. The East Riverside/Oltorf Combined Neighborhood Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. The City Council endorsed this approach for neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. The City Council directed the Planning Commission to consider the plan in a 2003 resolution. During the planning process, the East Riverside/Oltorf Combined Neighborhood Plan planning team gathered information and solicited public input through the following means
- (1) neighborhood planning team meetings,
 - (2) collection of existing data,
 - (3) neighborhood inventory,
 - (4) neighborhood survey,
 - (5) neighborhood workshops, and

1 (6) community-wide meetings

2 (D) The East Riverside/Oltoif Combined Neighborhood Plan recommends action
3 by the neighborhood planning team, the City, and by other agencies to
4 preserve and improve the neighborhood. The East Riverside/Oltoif
5 Combined Neighborhood Plan has thirteen major goals

6 (1) Preserve and enhance the character of existing residential
7 neighborhoods

8 (2) Increase home ownership opportunities that are compatible with
9 surrounding properties

10 (3) Improve the appearance, vitality and safety of existing commercial
11 corridors and community amenities and encourage quality urban
12 design and form that ensures adequate transition between commercial
13 properties and adjacent residential neighborhoods

14 (4) Encourage a balanced mix of residential, civic, commercial, office and
15 other land uses without adversely affecting adjacent residential
16 neighborhoods

17 (5) Enhance the transportation network to allow residents and visitors to
18 get around safely and efficiently by foot, bicycle, automobile, and
19 public transit

20 (6) Protect and enhance the Town Lake Waterfront as well as creek areas
21 and other natural amenities

22 (7) Preserve and enhance existing parks, the 18-hole Riverside Golf
23 Course and other open spaces and create opportunities for additional
24 public open space

25 (8) Provide affordable housing opportunities through redevelopment of
26 existing multifamily developments

27 (9) Create interesting, lively, inviting, attractive, safe and comfortable
28 non-residential environments that will encourage walking, biking and
29 transit use and be appealing to passing motorists

30 (10) Create convenient and accessible parking areas that do not dominate
31 the environment and provide safe interaction between vehicles and
32 pedestrians

- 1 (11) Encourage urban design strategies for single-family neighborhoods
2 that preserve, complement and enhance existing character
- 3 (12) Promote multifamily structures that relate well to the surrounding
4 environment, utilize a variety of building forms, have a thoughtful
5 parking scheme, provide public open space and include a variety of
6 appropriate landscape options
- 7 (13) Minimize the visual impact of industrial properties from other districts
8 and public spaces in the neighborhood planning area
- 9 (E) The East Riverside/Oltorf Combined Neighborhood Plan goals are further
10 described in the Land Use, Urban Design, Transportation, and Parks, Trails,
11 Open Space and the Natural Environment sections of the Plan
- 12 (F) On June 13, 2006, the Planning Commission held a public hearing on the
13 East Riverside/Oltorf Combined Neighborhood Plan, and recommended
14 adoption of the plan by the City Council
- 15 (G) The East Riverside/Oltorf Combined Neighborhood Plan is appropriate for
16 adoption as an element of the Austin Tomorrow Comprehensive Plan. The
17 East Riverside/Oltorf Combined Neighborhood Plan furthers the City
18 Council's goal of achieving appropriate, compatible development within the
19 area. The East Riverside/Oltorf Combined Neighborhood Plan is necessary
20 and desirable to establish and implement policies for growth, development,
21 and beautification in the area

22 **PART 2. ADOPTION AND DIRECTION.**

- 23 (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add
24 the East Riverside/Oltorf Combined Neighborhood Plan as Section 5-21 of
25 the Comprehensive Plan, as set forth in Exhibit A to this ordinance, which is
26 incorporated as part of this ordinance
- 27 (B) The city manager shall prepare zoning cases consistent with the land use
28 recommendations in the Plan
- 29 (C) The city manager shall provide periodic updates to the City Council on the
30 status of the implementation of the East Riverside/Oltorf Combined
31 Neighborhood Plan
- 32 (D) The specific provisions of the East Riverside/Oltorf Combined
33 Neighborhood Plan take precedence over any conflicting general provision
34 in the Austin Tomorrow Comprehensive Plan

1 **PART 3. EFFECTIVE DATE**

2 This ordinance takes effect on _____, 2006

3
4 **PASSED AND APPROVED**

5
6
7
8
9 _____, 2006

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Will Wynn
Mayor

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14 **APPROVED.**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

East Riverside/Oltorf Neighborhood Plan

November 16, 2006

AGENDA ITEM #55 (Combined Planning Area)**Attachment A-1**

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
Tract 200 (285920)	2314 PARKER LN
Tract 204 (289005)	2507 BURLESON RD
Tract 205 (289135)	2500 BURLESON RD 2501 1/2 METCALF RD

Parcel (Tract Number or TCAD Property ID)	Addresses
287613 (Includes Tract 201 & Tract 201A)	1817 E OLTORF ST
290117 (Includes Tract 212)	3300 PARKER LN
291163 (Includes Tract 219)	2414 VENTURA DR
287933 (Includes Tract 310)	2207 WICKERSHAM LN 2301 WICKERSHAM LN
287635	2305 BURLESON RD
290115	3209 S IH-35
285899	1711 E OLTORF ST
285900	1723 E OLTORF ST
285901	1605 E OLTORF ST
285902	1601 E OLTORF ST
285918	1747 E OLTORF ST
285919	1745 E OLTORF ST
285921	1739 E OLTORF ST
287636	1945 E OLTORF ST
287637	2005 E OLTORF ST
287638	1931 E OLTORF ST
287639	1951 E OLTORF ST
287640	2121 E OLTORF ST 2021 E OLTORF ST
287643	2301 DOUGLAS ST 2317 DOUGLAS ST
289140	2431 E OLTORF ST 2503 E OLTORF ST
289145	2231 E OLTORF ST 2311 E OLTORF ST 2401 E OLTORF ST 2411 E OLTORF ST 2225 E OLTORF ST
289709	3105 S IH 35 SVRD NB
289739	3007 PARKER LN
289740	3005 PARKER LN
289741	3003 PARKER LN
289742	3001 PARKER LN
289743	2909 PARKER LN

Parcel (Tract Number or TCAD Property ID)	Addresses
289744	2907 PARKER LN
289745	2905 PARKER LN
289746	2903 PARKER LN
289747	2901 PARKER LN
289748	2813 PARKER LN
289749	2811 PARKER LN
289750	2809 PARKER LN
289751	2807 PARKER LN
289752	2805 PARKER LN
289753	2803 PARKER LN
289754	2801 PARKER LN
289755	2719 PARKER LN
289756	2717 PARKER LN
289941	3111 PARKER LN 3111 1/2 PARKER LN
290113	1710 WOODWARD ST 1712 WOODWARD ST 1714 WOODWARD ST 1716 WOODWARD ST 1718 WOODWARD ST 3426 1/2 PARKER LN 1720 WOODWARD ST 1722 WOODWARD ST 1724 WOODWARD ST
290409	2450 WICKERSHAM LN
291200	2212 MISSION HILL CIR
291201	2210 MISSION HILL CIR
291202	2208 MISSION HILL CIR
291203	2206 MISSION HILL CIR
291217	2409 VENTURA DR
291218	2406 MISSION HILL DR
291220	2402 MISSION HILL DR
291221	2400 MISSION HILL DR
291222	2304 MISSION HILL DR
291223	2302 MISSION HILL DR
291224	2300 MISSION HILL DR
291225	2222 MISSION HILL DR
291226	2220 MISSION HILL DR
291227	2218 MISSION HILL DR

Parcel (Tract Number or TCAD Property ID)	Addresses
291228	2216 MISSION HILL DR
291229	2215 MISSION HILL DR
291230	2217 MISSION HILL DR
291231	2219 MISSION HILL DR
291232	2221 MISSION HILL DR
291233	2301 MISSION HILL DR
291234	2303 MISSION HILL DR
291235	2305 MISSION HILL DR
291236	2401 MISSION HILL DR
291237	2405 MISSION HILL DR
291239	2407 MISSION HILL DR
291241	2409 MISSION HILL DR
291242	2411 MISSION HILL DR
291243	2413 MISSION HILL DR
291244	2501 MISSION HILL DR
291447	2204 MISSION HILL CIR
291448	2202 MISSION HILL CIR
291449	2200 MISSION HILL CIR
291450	2201 MISSION HILL CIR
291786	2203 MISSION HILL CIR
291788	2205 MISSION HILL CIR
291790	2207 MISSION HILL CIR
291791	2209 MISSION HILL CIR
291792	2211 MISSION HILL CIR
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
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

Parcel (Tract Number or TCAD Property ID)	Addresses
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	0 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
285047	1109 1/2 S PLEASANT VALLEY RD 1109 S PLEASANT VALLEY RD
286715	2201 S PLEASANT VALLEY RD 2111 S PLEASANT VALLEY RD
287438	2306 WICKERSHAM LN 2308 WICKERSHAM LN 2314 WICKERSHAM LN 4601 SHERINGHAM DR
287442	1909 1/2 S PLEASANT VALLEY RD 1919 S PLEASANT VALLEY RD
287443	1819 1/2 S PLEASANT VALLEY RD 1819 S PLEASANT VALLEY RD
287812	1401 S PLEASANT VALLEY RD

Parcel (Tract Number or TCAD Property ID)	Addresses
287814	1303 1/2 CROSSING PL 1301 1/2 CROSSING PL 1309 CROSSING PL 1351 1/2 CROSSING PL 1511 FARO DR
287939	1705 CROSSING PL
287990	1600 WICKERSHAM LN 1602 1/2 WICKERSHAM LN
287993	1717 S PLEASANT VALLEY RD
289155	2433 S PLEASANT VALLEY RD 2433 1/2 S PLEASANT VALLEY RD 2512 1/2 E OLTORF ST 2514 E OLTORF ST
289156	2301 S PLEASANT VALLEY RD 2317 S PLEASANT VALLEY RD
290410	2400 WICKERSHAM LN
290411	2440 WICKERSHAM LN
445742	4405 E RIVERSIDE DR
483166	1225 S PLEASANT VALLEY RD 4600 ELMONT DR
551574	5003 E RIVERSIDE DR 5021 E RIVERSIDE DR 5001 E RIVERSIDE DR
287926	0 ELMONT DR (LOT 1 BLK C PARKE GREEN SUBD)
551506	0 E RIVERSIDE (AUSTIN OAKS CONDOMINIUMS COMMON AREA)
283719	0 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)

EAST RIVERSIDE/OLTRF COMBINED NEIGHBORHOOD PLAN

Future Land Use Map

1st Reading of City Council

DRAFT

NOTE: Land uses designated on this map are not intended to displace the underlying zoning district.

Legend

- Creeks
- Withdrawn-Possible Future Core Transit Corridor
- Withdrawn for Future Consideration
- Agriculture
- Rural Residential
- Single family
- Higher Density Single Family
- Multi-family
- Commercial
- Mixed Use
- High Density Mixed Use
- Office
- Mixed Use/Office
- Industry
- Civic
- Open Space
- Transportation
- Utilities
- Excluded from Neighborhood Plan
- Mixed Use Building and/or Neighborhood Urban Center



This map has been produced by the City of Austin Neighborhood Planning Department for informational purposes only. It is not intended to be used as a source of land use or zoning and is not intended for any other use. No warranty is made regarding its accuracy or completeness.

September 14, 2006
Modified October 24, 2006

