

ORDINANCE NO. 20061116-057

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 SEVEN 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plan (NP) combining district to each base zoning district within the property, Save and Except the properties withdrawn for future consideration as shown in the attached Exhibit "A" (*the Withdrawn Parcels*), and to change the base zoning districts on seven tracts of land within the property (the "Property") described in Zoning Case No. C14-05-0112, on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*),

SAVE AND EXCEPT the following tracts:

Tract 37	2109-2237 East Riverside Drive, 1700-1702 Willow Creek Drive;
Tract 39	1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Drive;
Tract 41	2017 East Riverside Drive;
Tract 43	2003-2023 East Riverside Drive, 1407 1/2 Royal Crest Drive;
Tract 43A	2001 East Riverside Drive;
Tract 44	2003 East Riverside Drive;
Tract 45	1801-1919 East Riverside Drive;
Tract 45A	1805-1909 East Riverside Drive;
Tract 45B	1905 East Riverside Drive;
Tract 46	1605 East Riverside Drive;
Tract 47	1005, 1007 Summit Street;
Tract 49	1301 South IH-35 Service Road Northbound (Lot 3-A and Lot 12, Bellvue Park);

Tract 50 1301 South IH-35 Service Road Northbound (0.2 acres out of Lot 3-A and Lot 12, Bellvue Park);

Tract 9 1708, 1712, and 1720 South Lakeshore Boulevard; and
1818 South Lakeshore Boulevard,

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 "E" 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 seven tracts of land are changed from 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 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, and commercial-liquor sales-neighborhood plan (CS-1-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- 2515 ½ E. Riverside Drive	GR, CS-1	GR-NP

TRACT NUMBER	ADDRESS	FROM	TO
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
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 "E")	CS-1	CS-1-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, 38, and 42.

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, 38 and 42.

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

A multifamily residential use is prohibited on Tracts 25 and 58.

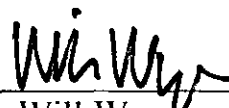
PART 8. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 9. This ordinance takes effect on November 27, 2006.

PASSED AND APPROVED


_____, November 16, 2006

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§
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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

East Riverside/Oltorf Neighborhood Plan

November 16, 2006

EXHIBIT # A (Riverside NPCD)

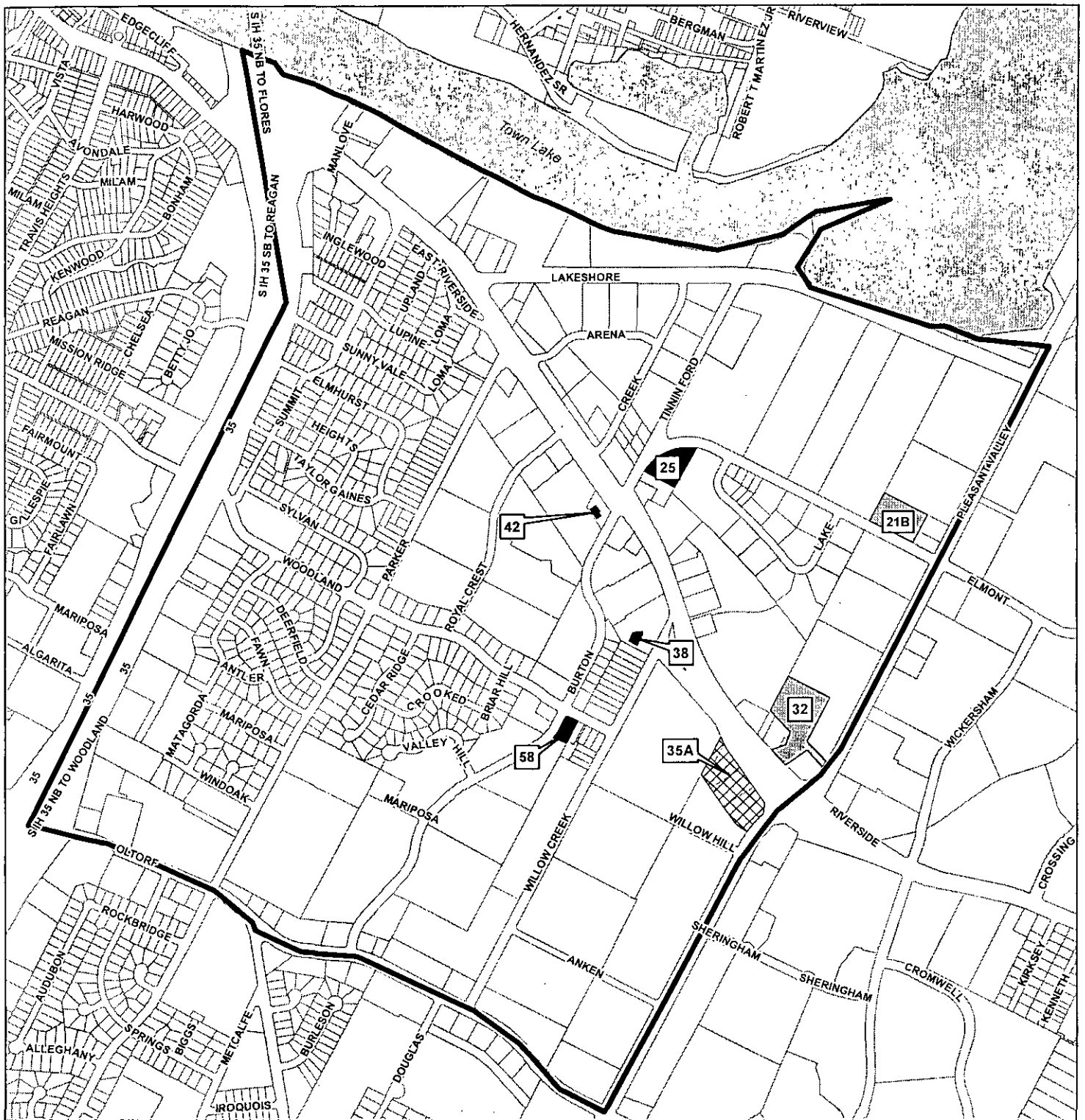
Parcels withdrawn for future consideration

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	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
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)



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

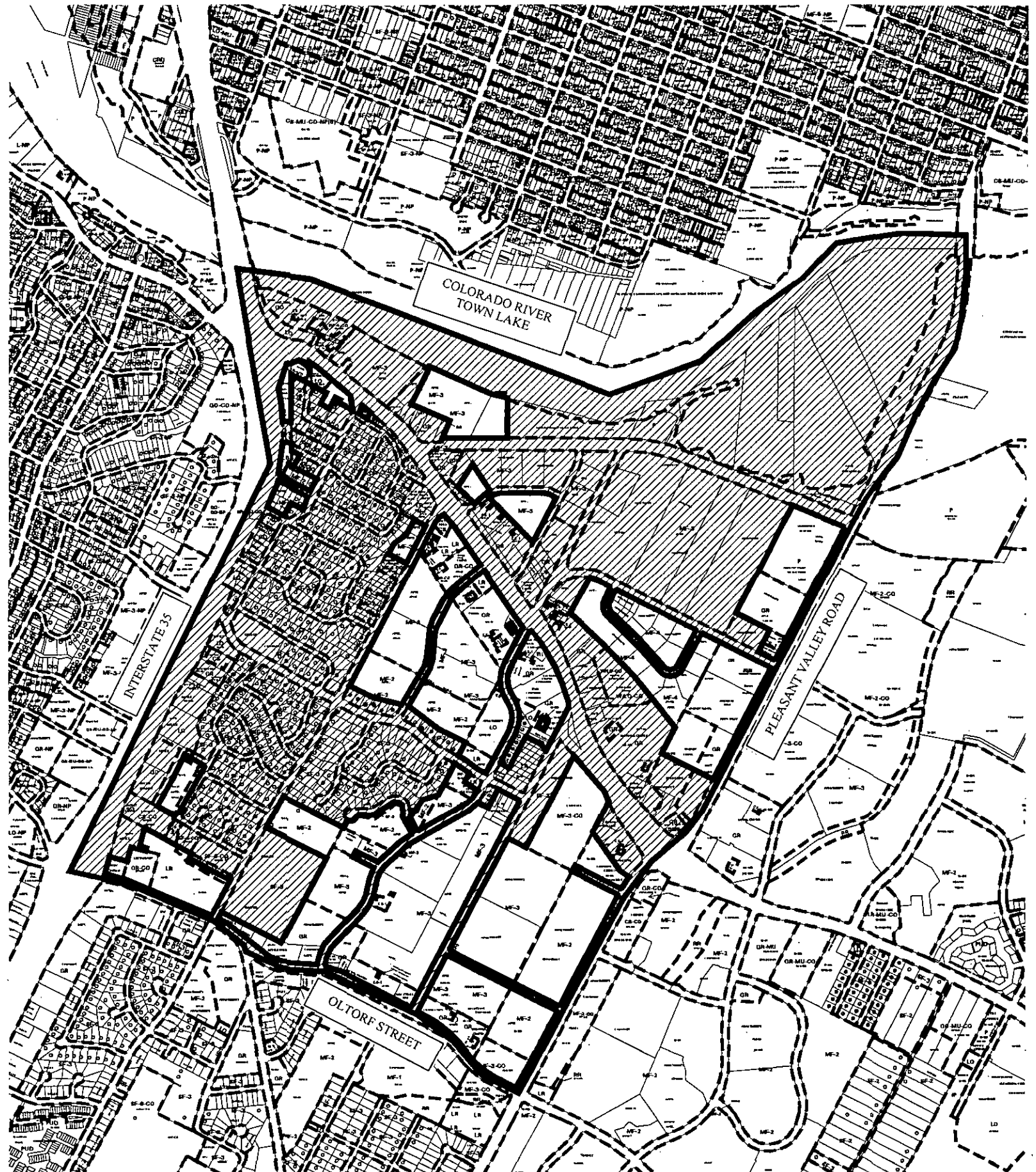





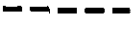
City of Austin
Neighborhood Planning and Zoning Department
Updated November 16, 2006

Tracts for Rezoning



0 250 500 1,000 1,500 2,000 Feet



 1" = 1200'	SUBJECT TRACT 	ZONING EXHIBIT C CASE #: C14-05-0112 ADDRESS: EAST RIVERSIDE NEIGHBORHOOD PLAN COMBINING DISTRICT SUBJECT AREA (acres): N/A	DATE: 06-12 INTLS: SM	CITY GRID REFERENCE NUMBER 'J19-20 K19-2' 0
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: R. HEIL			

TRACT 38

EXHIBIT D

All of that certain tract or parcel of land being a portion of Lot 9, Riverside Drive Plaza Joint Venture, a subdivision in the City of Austin, Travis County, Texas, as recorded in Plat Book 80, Page 357 of the Plat Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE, at a point in the west r.o.w. line of East Riverside Drive, same being the northeast corner of the said Lot 9;

THENCE, with the north line of said Lot 9, S 61° 29' W for a distance of 257.8 feet to an angle point;

THENCE, S 28° 31' E for a distance of 127.60 feet to a point for the northeast corner and PLACE OF BEGINNING hereof;

THENCE, along the east line of the herein described tract, for the following courses:

S 28° 31' E for a distance of 2.50 feet;
S 73° 31' E for a distance of 7.1 feet;
S 28° 31' E for a distance of 14.0 feet;
S 29° 51' W for a distance of 55.0 feet;
S 15° 09' E for a distance of 7.1 feet;
S 29° 51' W for a distance of 20.6 feet;
S 74° 51' W for a distance of 7.1 feet;
S 29° 51' W for a distance of 43.0 feet;
S 15° 09' E for a distance of 7.1 feet;
S 29° 51' W for a distance of 6.8 feet;
S 74° 51' W for a distance of 7.4 feet for the southeast corner hereof;

THENCE, N 60° 09' W for a distance of 76.0 feet for the southwest corner hereof;

THENCE, N 29° 51' E for a distance of 95.06 feet for the northwest corner hereof;

THENCE, N 77° 54' E for a distance of 59.49 feet and N 61° 29' E for a distance of 21.0 feet to the PLACE OF BEGINNING and containing 10,012 square feet, more or less

locally known as 2237 East Riverside Drive in the City of Austin, Travis County, Texas.

TRACT 42 - EXHIBIT E

A 4,200 square foot tract of land, more or less, out of the Second Resubdivision of Colorado Hills Estates, Section Five, a subdivision in the City of Austin, Travis County, Texas, said tract being a portion of Lot 11-E, of the Second Resubdivision of Colorado Hills Estates, Section Five, a subdivision in the City of Austin, Travis County, Texas; plat of which is on record in Book 56, at Page 72, of the Plat Records of Travis County, Texas; said tract also being a portion of a 0.609 acre tract of land conveyed to Matthews Enterprises, Inc. by deed of record in Volume 4010, at Page 1564, of the Deed Records of Travis County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING for reference at an iron pin found at the intersection of the south line of Riverside Drive (230' R.O.W.) with the west line of Burton Drive (70' R.O.W.); said point being the northeast corner of the said Lot 11-E of the Second Resubdivision of Colorado Hills Estates, Section Five;

THENCE with the common line between Burton Drive and Lot 11-E, S 29° 56' W 150.00 feet to an iron pin found;

THENCE with the south line of Lot 11-E, N 32° 13' W 87.00 feet to a point;

THENCE through the interior of Lot 11-E, the following seven (7) courses:

(1) N 57° 47' E 15.00 feet to the Point of Beginning of the herein described 4,200 square feet of land;

(2) N 32° 13' W 87.00 feet to a point for corner;

(3) N 57° 47' E 53.00 feet to a point for corner;

(4) S 32° 13' E 57.00 feet to a point for corner;

(5) S 57° 47' W 13.00 feet to a point for corner;

(6) S 32° 13' E 30.00 feet to a point for corner;

(7) S 57° 47' W 40.00 feet to the POINT OF BEGINNING, containing 4,200 square feet of land, more or less,

locally known as 2621-2623 East Riverside Drive at Burton Drive, in the City of Austin, Travis County, Texas;