



Thursday, January 11, 2007

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

ITEM No 65

Subject C14-05-0112 - Riverside Neighborhood Plan - Tract 9 - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1708, 1712 and 1720 South Lakeshore Drive (Town Lake Watershed) from multi-family residence-medium density (MF-3) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning with conditions First Reading approved on November 16, 2006 Vote 7-0 Second reading approved on December 14, 2006 Vote 7-0 Applicant and Agent Neighborhood Planning and Zoning Department City Staff Robert Heil, 974-2330

**Additional Backup
Material**

(click to open)

- ☐ **Summary Sheet**
- ☐ **Ordinance**
- ☐ **Map**
- ☐ **Restrictive Covenant**

For More Information

EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN

Future Land Use Map

January 11, 2007 City Council Hearing

Mixed Use Land Use Designation for Tracts 41, 43, 44

NOTE: Land not shown on this map may be included to update the underlying zoning district.

Legend

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- Withdrawn-Possible Future Core Transit Corridor
- Withdrawn for Future Consideration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

0 500 1,000 2,000 3,000 4,000 5,000 Feet

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 relied upon as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

September 14, 2006
Modified January 3, 2007



Properties with design uses are located within the Neighborhood Plan area. The map shows mixed use due to the allowance of both residential and pedestrian-oriented commercial uses.

Conduct a focused corridor study for East Riverside Drive. Refer to City Council recommendations.

Mixed U+ developments are desired along the south side of East Riverside Drive. Refer to Section Four of the Plan (Other) for desired development patterns.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses along the I-35 corridor.

Preserve commercial uses along both sides of Oltorf Street.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.

Maintain industrial campus style development.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intense uses.

Maintain affordable multifamily housing for seniors.

Riverside NPA
C14-05-0112 and
NPA-05-0021
Tracts 41, 43, 44
January 11, 2007

Tract # & Address	Current Zoning & Use	City Council 1st Reading (10-19-06) 2nd Reading (11-16-06)	Planning Commission Recommendation (6-13-06 Hearing)	Staff Recommendation	Property Owner/Prospective Developer Recommendation	Group 1 Recommendations from Neighborhood Planning Meetings (#04 thru 305)	Group 2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	VOTES REQUIRED
41 2017 E Riverside Dr (a 12 595 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 Sect	Commercial CS 1 (The Back Room night club)	Mixed Use CS 1 MU CO NP Conditions for the combined Tracts 41, 43 and 44 include 1) maximum FAR of 1.8 2) limited to GR site development standards 3) minimum of 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial uses 5) minimum of 25% of the development's gross floor area shall be used for residential uses of which 30% shall be townhouses or condominiums *also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 300 and the development should comply with the Commercial Design Standards which will take effect on 1/1/307	Mixed Use CS 1 MU CO NP Conditions for the combined Tracts 41, 43 and 44 include 1) maximum FAR of 1.8 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) minimum of 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial uses 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 Drive to 3 stories or 40 feet within 100 feet of the 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 which will take effect on 1/1/307	Mixed Use CS 1 NP w/ MUB and NUC	Prospective buyer/developer of majority of site American Realty (Jeff Musgrove) Mixed Use CS 1 MU CO NP Conditions for the combined Tracts 41, 43 and 44 include 1) maximum FAR of 1.8 2) limited to GR site development standards 3) minimum of 10% open space 4) minimum of 10% of the development's gross floor area shall be used for commercial uses 5) minimum of 25% of the development's gross floor area shall be used for residential uses of which 30% shall be townhouses or condominiums 6) compliance with the Commercial Design Standards	Mixed Use GR NP with MUB and NUC	Commercial (with a notation on the FLUM referencing special use options) CS 1 NP w/ MUB and NUC	3rd Reading = 4 votes

Riverside NPA
C14-05-0112 and
NPA-05-0021
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43 2003 2017 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 and 44 include 1) maximum FAR of 1.8 1 2) limited to GR site development standards 3) minimum of 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 uses of which 30% shall be townhouses or condominiums *also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 300 and the development should comply with the Commercial Design Standards which will take effect on 1/13/07	<i>Mixed Use</i> CS MU CO NP Conditions for the combined Tracts 41 43 and 44 include 1) maximum FAR of 1.8 1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) minimum of 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 Drive to 3 stories or 40 feet within 100 feet of the 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 which will take effect on 1/13/07	<i>Mixed Use</i> GR NP CS NP w/ MUB and NUC	Prospective buyer/developer American Realty (Jeff Musgrove) <i>Mixed Use</i> CS MU CO NP Conditions for the combined Tracts 41 43 and 44 include 1) maximum FAR of 1.8 1 2) limited to GR site development standards 3) minimum of 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) compliance with the Commercial Design Standards	<i>Mixed Use</i> GR NP w/ MUB and NUC	Commercial (with a notation on the FLUM referencing special use options) GR NP CS NP w/ MUB and NUC	3rd Reading = 4 votes

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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 and 44 include 1) maximum FAR of 1.8 1 2) limited to GR site development standards 3) minimum of 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 uses of which 30% shall be townhouses or condominiums *also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 300 and the development should comply with the Commercial Design Standards which will take effect on 1/13/07	<i>Mixed Use</i> CS 1 MU CO NP Conditions for the combined Tracts 41 43 and 44 include 1) maximum FAR of 1.8 1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) minimum of 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 Drive to 3 stories or 40 feet within 100 feet of the 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 which will take effect on 1/13/07	<i>Mixed Use</i> CS 1 NP w/ MUB and NUC	Prospective buyer/developer American Realty (Jeff Musgrove) <i>Mixed Use</i> CS 1 MU CO NP Conditions for the combined Tracts 41 43 and 44 include 1) maximum FAR of 1.8 1 2) limited to GR site development standards 3) minimum of 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) compliance with the Commercial Design Standards	<i>Mixed Use</i> GR NP w/ MUB and NUC	Commercial/ (with a notation on the FLUM referencing special use options) CS 1 NP w/ MUB & NUC	3rd Reading = 4 votes