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ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0091

Z.A.P./ P.C. DATE: August 25, 2015

ADDRESS: 1900 Burton Drive and 1901 Mariposa

DISTRICT AREA: 3

OWNER/APPLICANT: Richard J. Bruggeman

AGENT: Michele R. Lynch - Metcalfe, Wolff, Stuart & Williams

ZONING FROM: MF-2 & MF-3 **TO:** MF-4-CO **AREA:** 5.76 acres

SUMMARY STAFF RECOMMENDATION:

The applicant is requesting MF-4-CO. The CO would limit the tract to 2000 trips.

Staff recommends MF-4-CO. The Conditional Overlay to include limitation of 256 units and no vehicle access to Hill Valley Circle for the one acre tract currently undeveloped.

COMMISSION RECOMMENDATION:

Planning Commission: August 25

DEPARTMENT COMMENTS:

The property is located within the East Riverside Neighborhood along Burton Drive between Woodland Avenue and East Oltorf Street. The surrounding area is dominated by low (MF-2) and medium (MF-3) density multi-family zoned properties. There is a single family (SF-3) subdivision immediately to the north with duplexes across Valley Hill Circle and single family homes behind them to the north.

The property currently has a 134 unit multi-family development called Easton Hills and was constructed in 1972. The original apartments were remodeled from 2013-2014 after being cited for numerous violations by Austin Code. It was known as the Wood Ridge Apartments at the time. It was sold to the current owner and brought up to current code.

The tract also contains an undeveloped area of just over one acre. The applicant is proposing to develop this one acre. The current units take vehicle access from Valley Hill Circle and Mariposa. The new units will take access solely from Mariposa. The property will be subject to compatibility and combined with the slope of the one acre tract (downward away from the SF-3 property) will result in a reasonable height perspective. Burton Drive is considered a collector and is served by three Capital Metro bus routes.

During the East Riverside Combined Neighborhood Plan adoption this tract was removed from the future land use map (FLUM). City of Austin Planners involved at the time explained that the majority of properties removed from the FLUM were older multi-family properties constructed prior to 1979 which may have contained asbestos. It was the intention to revisit those properties at a later date which has not happened.

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ISSUES:

None are known at this time.

ABUTTING STREETS:.

NAME	ROW Width	PAVEMENT Width	CLASSIFICATION	Bicycle Route	Bus Service w/in 1/4 mile	Sidewalks
Burton	72'	45'	Collector	No	Yes	Yes
Mariposa	60'	40'	Local	No	Yes	No
Valley Hill Circle	60'	40'	Local	No	Yes	No

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-2 & MF-3	Multi-Family
North	SF-3	Duplex
South	MF-3	Multi-Family
East	MF-3	Multi-Family
West	MF-2 & SF-3	Multi-Family and Duplex

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined, Riverside

TIA or NTA: NO, NTA waived because applicant is prohibiting new development to access Valley Hill Circle.

WATERSHED: Suburban, Lady Bird Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

East Riverside/Oltorf Contact Team
 Southeast Austin Neighborhood Alliance
 Austin Neighborhoods Council
 Real Estate Council of Austin
 South Central Coalition
 Preservation Austin
 Friends of the Emma Barrientos MACC
 Friends of Austin Neighborhoods
 Bike Austin
 Sierra Club

SCHOOLS: Travis HS, Fulmore MS, Sanchez Elementary

CASE HISTORIES FOR THIS TRACT:

C14/B

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-00-2194 1901 Mariposa	I-SF-3 to MF-3	MF-3	MF-3
C14-05-0112 1900 Burton & 1901 Mariposa	Neighborhood Plan adoption	Withdrawn for later consideration	Withdrawn for later consideration
C14-84-161 1900 Burton	I-A to B	B	B

RELATED CASES IN THE AREA

C14-05- 0112.06 1840 Burton	LR to MF-3	MF-3	MF-3
C14-05-0112 1840 Burton	Neighborhood Plan adoption	Withdrawn for later consideration	Withdrawn for later consideration
C14-71-1228- D 1919 Burton	I-A to BB	BB	BB
C14-05-0112 1919 Burton	Neighborhood Plan adoption	Withdrawn for later consideration	Withdrawn for later consideration
C14-72-0413- L 2101 Burton Dr.	B to C2	C2	C2
C14-69-288 2101 ½ Burton	I-A to B	B	B

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore

PHONE: 512-974-7604

EMAIL: andrew.moore@austintexas.gov

STAFF RECOMMENDATION

Recommend MF-4-CO

Conditional Overlay will limit units to 256 and restrict access to Valley Hill Circle for new development on one acre tract.

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BASIS FOR RECOMMENDATION

The property is located along East Riverside Neighborhood along Burton Drive between East Riverside Drive and East Oltorf Street. The surrounding area is dominated by low (MF-2) and medium (MF-3) density multi-family zoned properties. There is a single family (SF-3) subdivision immediately to the north with duplexes across Valley Hill Circle.

The requested zoning represents a modest increase in the density currently allowed in MF-3. MF-4 allows 36-54 units and MF-3 up to 36. The proposed restriction of 256 units results in 44.4 units/acre. Staff is supportive of the MF-4 zoning with restrictions because of the proximity to adjacent multi-family properties, significant transit service along Burton and available services in the area along E. Oltorf and E. Riverside.

EXISTING SITE CHARACTERISTICS AND REVIEW COMMENTS

Site Characteristics

This zoning case is located along Burton Drive, Mariposa Drive and Valley Hill Circle in the East Riverside/Oltorf Combined Neighborhood Planning Area, Riverside Planning Area. It consists of 5.76 acres with 134 existing multi-family apartment units and a 1 acre which is undeveloped. The site is sloped from west to east down to Burton Drive, though not to an extent requiring variances to develop. There are no other known environmental characteristics that would unduly constrain redevelopment of the site; there are a number of trees on the undeveloped one acre portion, but it is unknown to what extent, if any, these are considered protected or would be impacted by future development. The site is not located over the Edward's Aquifer

Impervious Cover

The MF zoning district allows a maximum building coverage of 60% and a total impervious cover of 70%. This property is located in the Lady Bird Lake watershed which is considered an urban watershed. The most restrictive impervious cover limit applies. In urban watersheds the zoning district impervious cover limits apply.

Comprehensive Planning Review

East Riverside/Oltorf Combined Neighborhood Plan (EROCNP)

The EROCNF Future Land Use Map (FLUM) has assigned a number of parcels that have multi-family apartment complexes on them (including this site) as 'Withdrawn from Future Consideration,' and have not assigned these properties a FLUM classification.

Imagine Austin

The Imagine Austin Growth Concept Map identifies the subject property as located just outside the boundaries of a Town Center. Town Centers are defined in the IACP as mid-sized activity centers that is less urban than a regional center, but more dense than a neighborhood center. These centers are intended to support a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes,

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townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings.


The following Imagine Austin policies are taken from Chapter 4 of the IACP, and specifically discuss the promotion of a variety of housing types:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on IACP policies referenced above that: (1) supports a variety of housing types; (2) the abundance of multi-family apartment complexes in this area; and (3) the adjoining Town Center as identified on the Imagine Austin Growth Concept Map, staff believes that the proposed residential use is consistent with the Imagine Austin Comprehensive Plan.

Environmental Review

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
 7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

DSD Transportation Review

- TR1. If the requested zoning is recommended for this site, 50 feet of right-of-way should be extended from the terminal centerline of Mariposa to the western property edge in accordance with the city's Complete Streets Policy Ordinance (No 20140612-119).
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR3. A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Traffic counts will be required from the applicant. Results will be provided in a separate memo. LDC, Sec. 25-6-114. An analysis may be waived if the applicant agrees to prohibit vehicular access to Valley Hill Circle.
- TR4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Burton Drive or Mariposa Drive.
- TR5. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Storm Water Detention

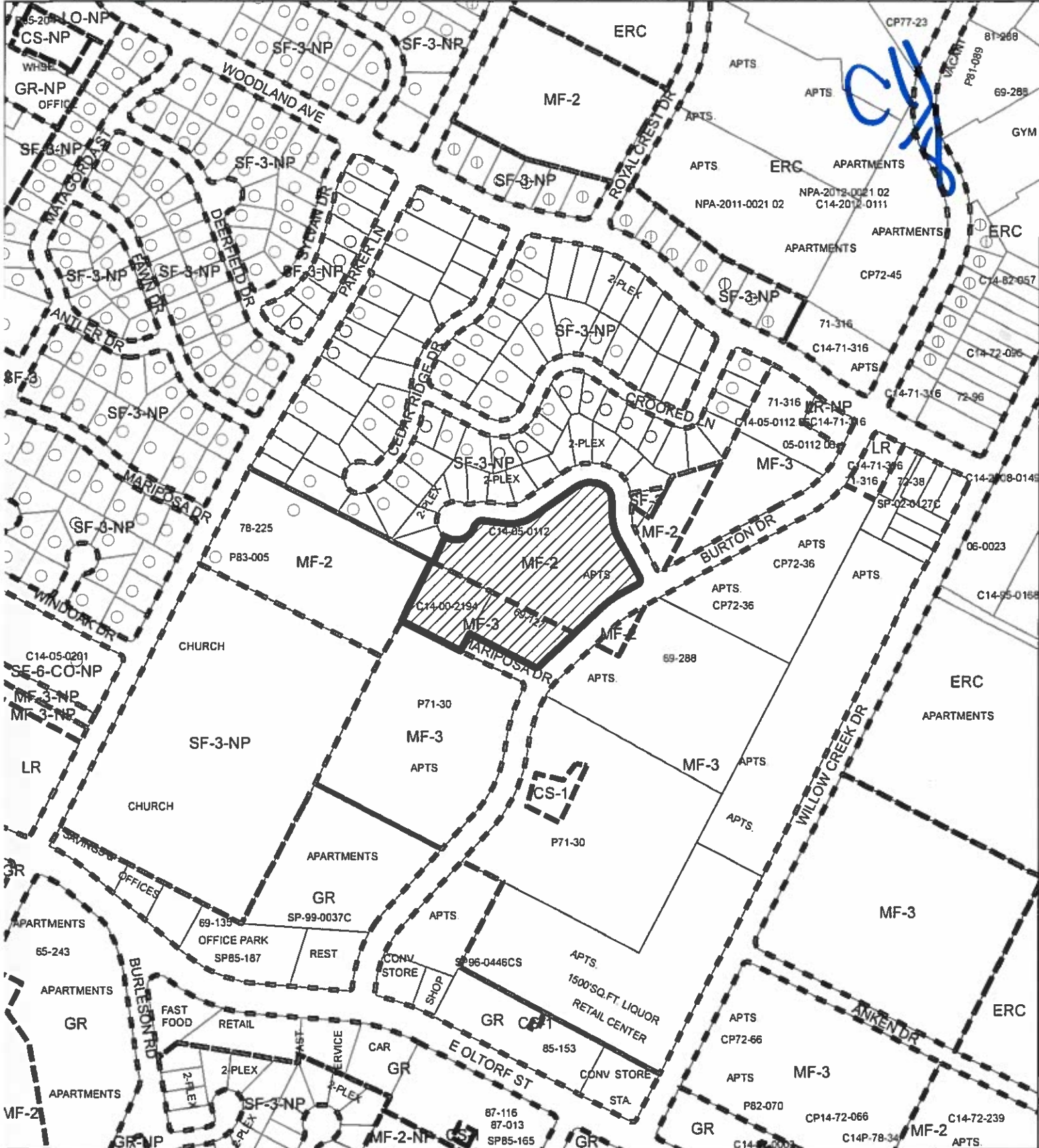
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.




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Site Plan and Compatibility Standards

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use (Urban Roadway). Additional comments will be made when the site plan is submitted.
- SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP4. The site is subject to compatibility standards. Along the west and north property lines, the following standards apply:
- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2015-0091



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

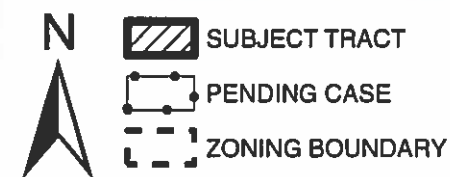
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1" = 400'



ZONING

ZONING CASE#: C14-2015-0091
 LOCATION: 505 BARTON SPRINGS RD
 SUBJECT AREA: 5.76 ACRES
 GRID: T19
 MANAGER: Andrew Moore



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by

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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;
Tact 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

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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.

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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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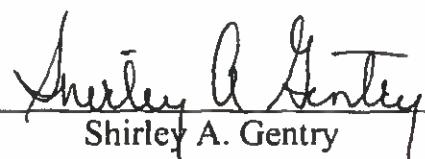
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

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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

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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

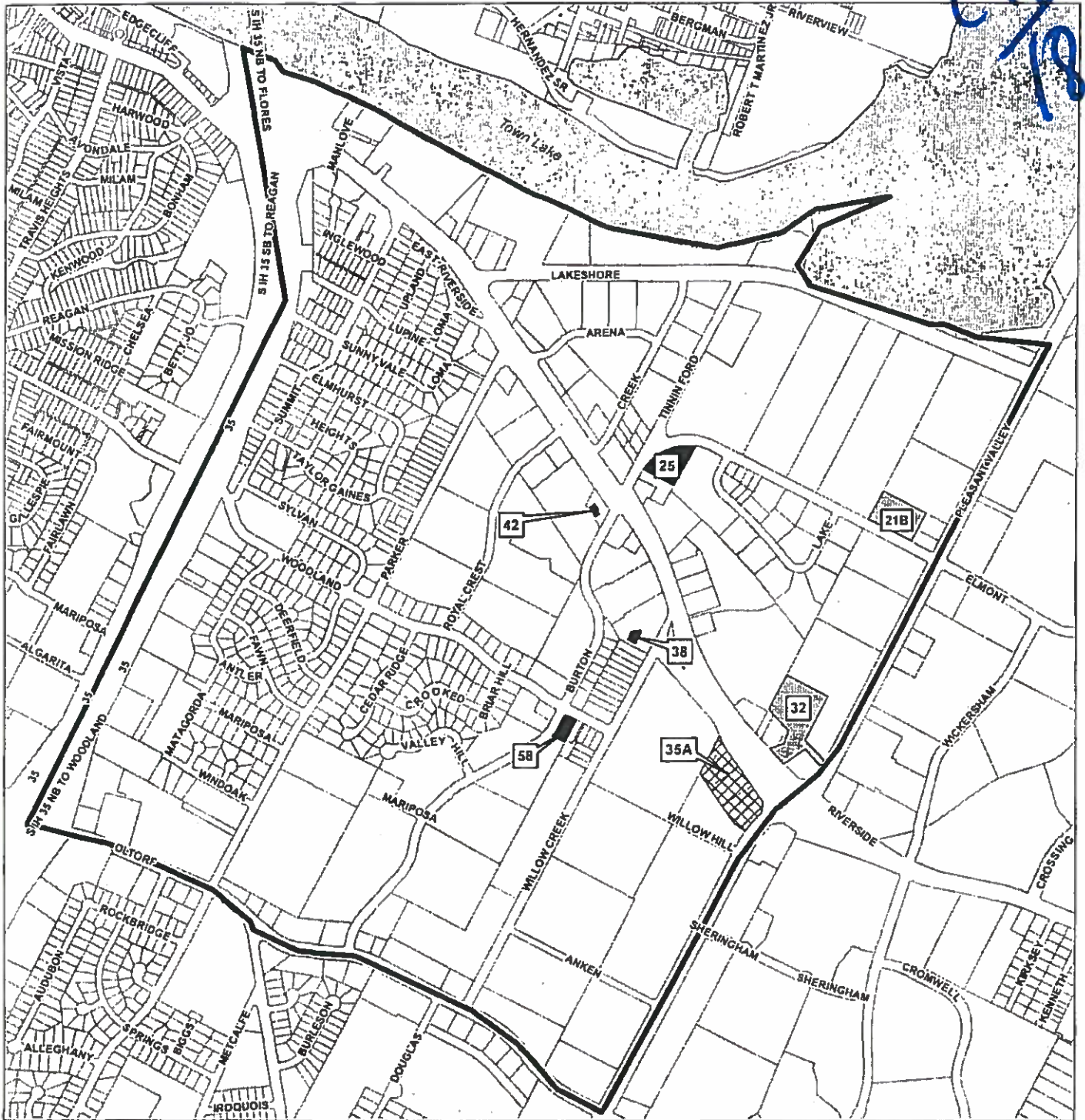
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Parcel (Tract Number or TCAD Property ID)	Addresses
286709	1901 WILLOW CREEK DR 1903 WILLOW CREEK DR 1911 WILLOW CREEK DR 1917 WILLOW CREEK DR 1905 WILLOW CREEK DR 1919 WILLOW CREEK DR 1909 WILLOW CREEK DR 1925 WILLOW CREEK DR 1907 WILLOW CREEK DR 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

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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)

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

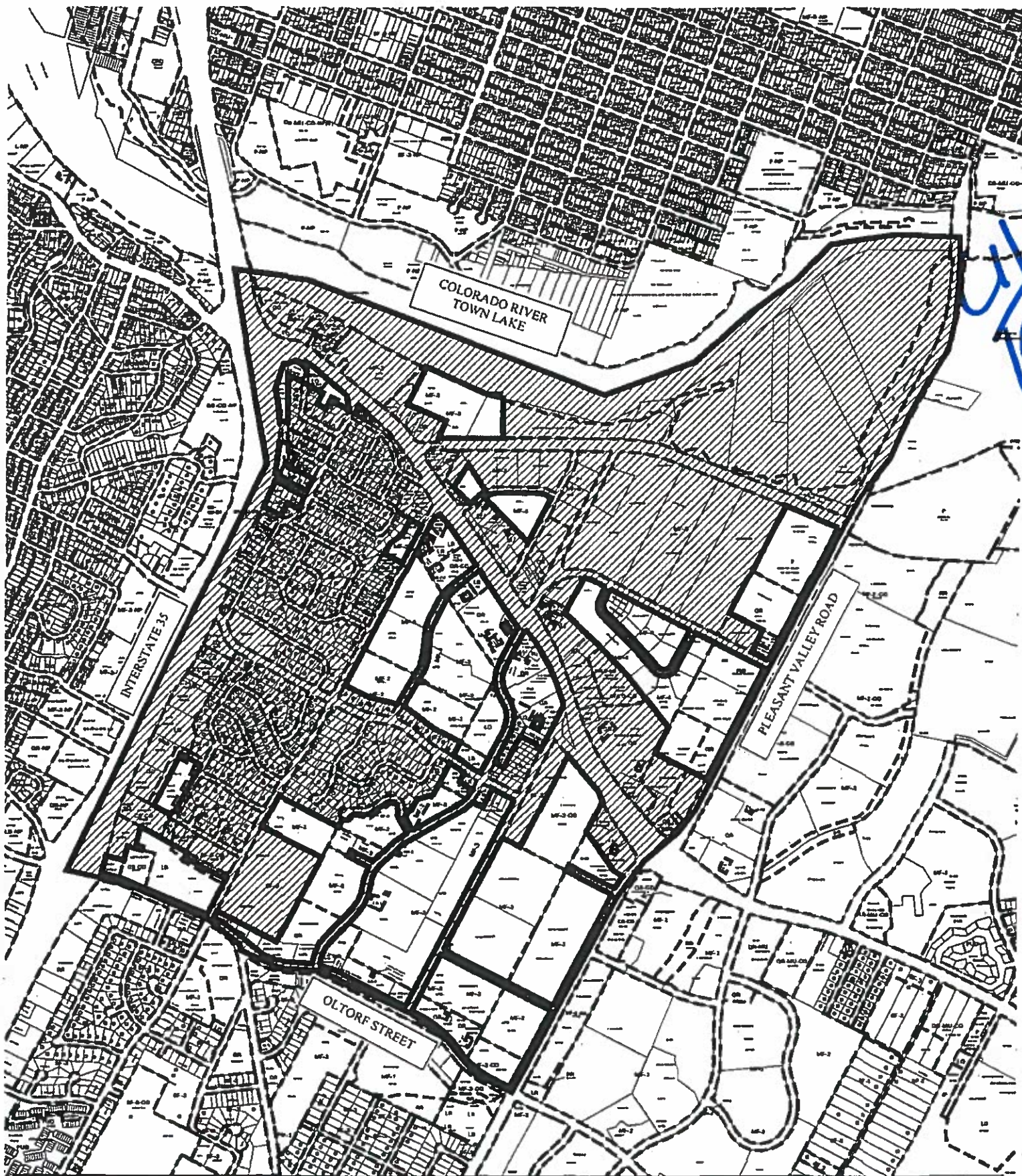


City of Austin
Neighborhood Planning and Zoning Department
Updated November 16, 2006

Tracts for Rezoning






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



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SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: R. HEIL

CASE #: C14-05-0112

ADDRESS: EAST RIVERSIDE

NEIGHBORHOOD PLAN COMBINING DISTRICT
 SUBJECT AREA (acres): N/A

ZONING EXHIBIT C

DATE: 08-12

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER

'J19-20 K19-2'

0