

**ZONING CHANGE, NEIGHBORHOOD PLAN AMENDMENT, AND ORDINANCE
AMENDMENT REVIEW SHEET**

P.C. DATE: October 23, 2012

CASE NUMBERS: East Riverside Corridor Regulating Plan

Code Amendment Case Number: C20-2011-003

Zoning Case Numbers: C14-2012-0111 & C14-2012-0112

Plan Amendment Case Numbers: NPA-2012-021.02 & NPA-2012-005.04

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Description:

Conduct a public hearing and consider:

- An ordinance amending Title 25 of the City Code to:
 1. Create the East Riverside Corridor (ERC) base zoning district and establish associated use and site development regulations as specified in the East Riverside Corridor Regulating Plan;
 2. Amend LDC Section 25-2 Subchapter E: Design Standards and Mixed Use to exempt development built pursuant to the East Riverside Corridor ERC zoning district regulations; and
 3. Approve a collector street plan for the East Riverside Corridor Area.
- Amending the Neighborhood Plans for properties in the East Riverside Oltorf Combined (EROC) and Montopolis Neighborhood Plans that are included in the East Riverside Corridor Zoning District (as identified in Exhibits A and C), and
- Rezoning identified properties within the boundaries of the East Riverside Corridor Zoning District, (as identified in Exhibits B and C) to East Riverside Corridor (ERC) base district zoning.

Departmental Comments:

The draft ERC Regulating Plan was circulated for Inter-Departmental Review on June 14, 2012. Revisions were made to the Regulating Plan in response to departmental comments.

Staff Recommendation:

Staff recommends the proposed zoning changes, plan amendments, and code amendment.

AREA: 35 tracts on approx. 900 acres

APPLICANT: City of Austin, Planning and Development Review Department (PDRD)

AGENT: City of Austin, Planning and Development Review Department (PDRD), Erica Leak

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition

Austin Neighborhoods Council

PODER

Vargas Neighborhood Association

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Montopolis Neighborhood Association 2008
 South Central Coalition
 Homeless Neighborhood Assn.
 Holly Neighborhood Coalition
 East River City Area (ERCA)
 Sentral Plus East Austin Koalition (SPEAK)
 Eastville-Central
 Home Builders Association of Greater Austin
 The Real Estate Council of Austin, Inc.
 Save Town Lake.Org
 South River City Citizens Assn.
 Austin Monorail Project
 Tejano Town
 El Concilio Coalition of Mexican American Neigh. Assn.
 Austin Heritage Tree Foundation
 Pleasant Valley
 Super Duper Neighborhood Objectors and Appealers Organization
 East Riverside/Oltorf Neigh Plan Contact Team
 Cristo Rey Neighborhood Association
 Montopolis Neighborhood Plan Contact Team (MNPCT)
 Riverside Meadows Homeowner's Association
 Montopolis Area Neighborhood Alliance
 City of Austin Downtown Commission
 Southeast Corner Alliance of Neigh (SCAN)
 Govalle/Johnston Terrace Plan TM of Neigh.
 River Bluff Neighborhood Assoc.
 Southeast Austin Neighborhood Alliance
 Greater South River City Combined Neighborhood Planning Team
 Zoning Committee of South River City Citizens Assn.
 Carson Ridge Neighborhood Association
 Southeast Neighborhood Plan - COA Liaison
 East Cesar Chavez Neigh Plan - COA Liaison
 Govalle/Johnston Terrace Neigh Plan COA
 Greater South River City Neigh Plan - COA Liaison
 Montopolis Neigh Plan - COA Liaison
 East Riverside/Oltorf Neigh Plan -COA Liaison
 Bonnett Neighborhood Association
 Montopolis-Ponca Neighborhood Association
 Onion Creek Homeowners Assoc.
 Chambord-Austin Owner's Association
 Greater East Austin Neighborhood Association
 East Cesar Chavez Neighborhood Association
 United East Austin Coalition
 Guadalupe Neighborhood Development Corporation
 Austin Independent School District
 Waterfront Planning Advisory Board
 Southeast Combined Neighborhood Plan Contact Team
 Crossing Gardenhome Owners Assn. (The)

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Waterfront Condominium HOA
East River City Citizens
East Cesar Chavez Neighborhood Planning Team
League of Bicycling Voters
Sierra Club, Austin Regional Group
SELTexas
Riverside Farms Road Neighborhood Assn.
Del Valle Independent School District
Montopolis Tributary Trail Association
Sunridge Homeowners Assn.

AREA OF PROPOSED ZONING CHANGES: The East Riverside Corridor Zoning District is generally bounded by Lady Bird Lake on the north, State Highway 71 on the east and south, and I-35 on the west. See the attached maps for the East Riverside Corridor Zoning District boundaries.

WATERSHEDS: Country Club Creek, Carson Creek, Colorado River, Harper's Branch, Town Lake, Country Club Creek West, Country Club Creek East

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Baty Elementary (a DVISD school) is within the East Riverside Corridor Zoning District.

STAFF COMMENTS:

The proposed rezonings to ERC base district zoning will implement the land use and urban design recommendations of the East Riverside Corridor Master Plan, adopted by City Council on February 25, 2010. The draft East Riverside Corridor Regulating Plan, which contains specific design-based site development and design standards for the proposed ERC zoning district, is included as Exhibit F.

LIST OF ATTACHMENTS:

Exhibit A: Zoning Map

Exhibit B: ERC Zoning Tract Map

Exhibit C: List showing properties to be rezoned to "ERC" by Tract #, TCAD Property ID and City of Austin Address and properties to have the Future Land Use designation changed to "SRD" by Tract #, TCAD Property ID and City of Austin Address

Exhibit D: Affordability Impact Statement

Exhibit E: Public Comments

Exhibit F: Draft East Riverside Corridor Regulating Plan

PLANNING COMMISSION DATE & ACTION:

Planning Commission Subcommittee on Codes and Ordinances – Voted to recommend this item to full Planning Commission on October 16, 2012. Vote: 4-0.

Planning Commission – A public hearing at Planning Commission has been set for October 23, 2012.

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4**CITY COUNCIL DATE & ACTION:**

City Council – Staff will brief City Council on the proposed amendment, zoning cases, and neighborhood plan amendments on November 1, 2012.

City Council – A public hearing at City Council has been set for November 8, 2012.

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:**CASE MANAGER:**

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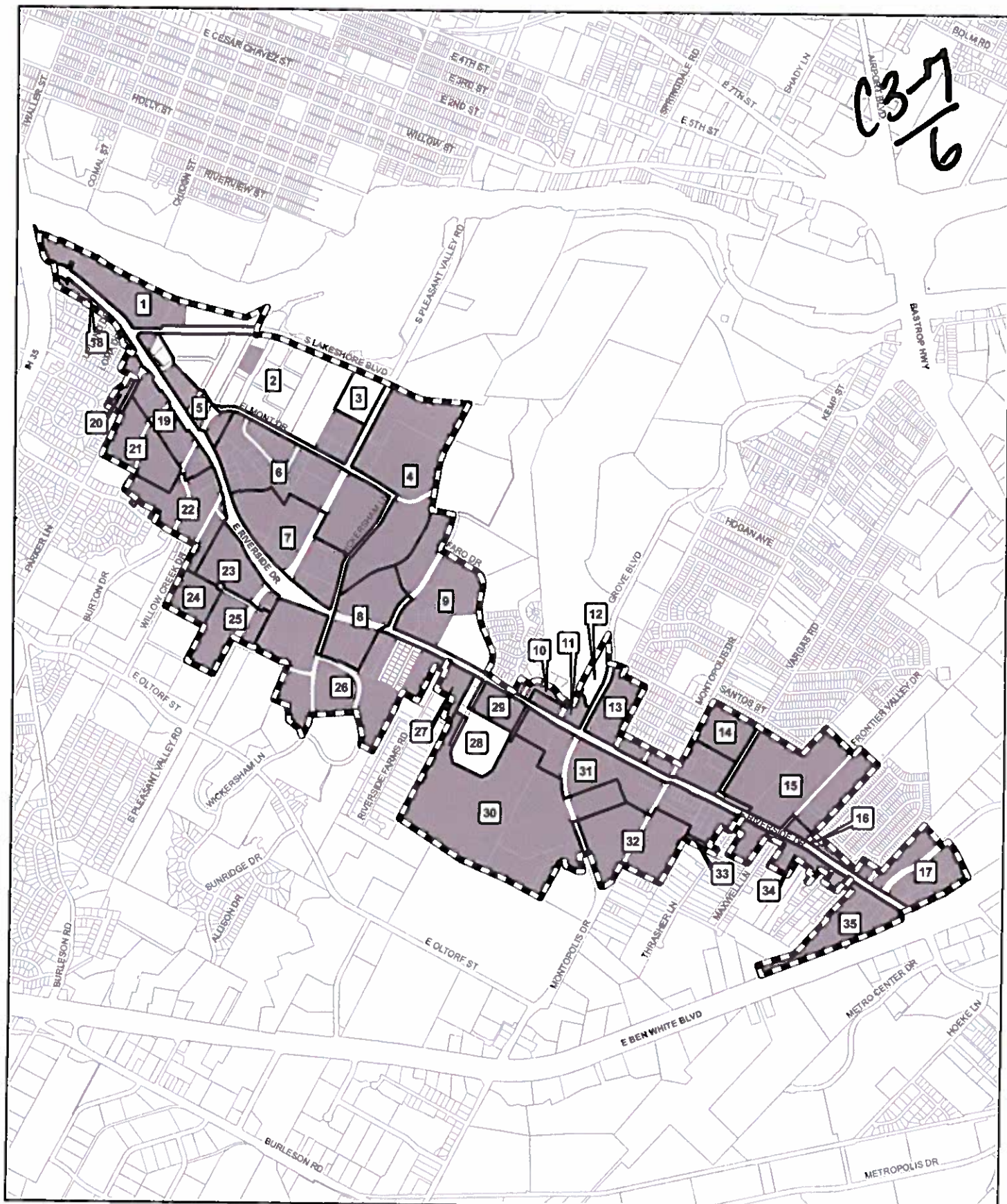
BACKGROUND

On February 25, 2010 the Austin City Council adopted the East Riverside Corridor (ERC) Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan to guide future development and redevelopment in the East Riverside Corridor area. The purpose of the ERC Master Plan is to guide future redevelopment and city infrastructure improvements so that they are in line with the community's vision for the area. The Corridor Plan was called for in the East Riverside/Oltorf Combined Neighborhood Plan and was spurred-on by active discussions of introducing urban rail service to Austin's core neighborhoods and centers of activity, including along East Riverside Drive.

When the ERC Master Plan was adopted, the City Council directed City staff to develop a comprehensive set of zoning and site development regulations to implement the land use and urban design recommendations of the plan. The Master Plan recommends the creation of a design-based zoning code to:

- Promote residential and mixed-use development in the planning area;
- Require better standards for urban design, building placement, and street connectivity;
- Require pedestrian accommodation in site design; and
- Create a development bonus system allowing increased building height and square footage to incentivize the provision of public benefits (such as affordable housing).

In response to City Council action on February 25, 2010, the Planning and Development Review Department is proposing that properties in the planning area be rezoned and given East Riverside Corridor (ERC) base district zoning. The draft East Riverside Corridor Regulating Plan (Exhibit F) contains specific design-based site development and design standards for the proposed ERC zoning district.



East Riverside Corridor Zoning Tracts Exhibit B



PLANNING AND
DEVELOPMENT REVIEW
DEPARTMENT

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. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

- East Riverside Corridor Boundary
- ERC Tract Boundary
- Parcel Boundary
- Parcels/areas to be rezoned

0 0.125 0.25 0.5 Miles

ERC_Tract Zones_ltr_20120829 9/4/2012

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Exhibit C
East Riverside Corridor Regulating Plan
Zoning Case Numbers C14-2012-0111 & C14-2012-0112
Neighborhood Plan Amendments: Montopolis NPA # 2012-0005.04 & EROC NPA # 2012-0021.02

Tract # (1)	PROP ID (2)	Property Address (3)	Current Zoning (4)	Proposed Zoning (5)	Neighbor-hood Planning Area (6)	Current Future Land Use (7)	Proposed Future Land Use (8)
1	283010	LOT A MILLER PHIL ADDN	MF-6-CO-NP; MF-4-CO-NP; LO-NP	ERC	EROC	Mixed Use	SRD
1	283707	1410 E RIVERSIDE DR	Unzoned	ERC	EROC	Transportation	SRD
1	283708	1404 E RIVERSIDE DR	MF-4-CO-NP; MF-6-CO-NP	ERC	EROC	Mixed Use	SRD
1	283709	ABS 24 DELVALLE S ACR .2472	MF-6-CO-NP; MF-4-CO-NP; LO-NP	ERC	EROC	None	SRD
1	283710	1500 E RIVERSIDE DR	MF-3-NP	ERC	EROC	Mixed Use	SRD
1	283712	1620 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
1	283713	1622 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
1	283714	1720 S LAKESHORE BLVD	GR-CO	ERC	EROC	None	SRD
1	283715	1712 S LAKESHORE BLVD	GR	ERC	EROC	Mixed Use	SRD
1	283716	1708 S LAKESHORE BLVD	GR	ERC	EROC	Mixed Use	SRD
1	283717	1644 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
1	283718	1636 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
1	283879	1820 S LAKESHORE BLVD	P-NP	Not rezoning	EROC	Recreation/Open Space	SRD
1	701880	1818 S LAKESHORE BLVD	MF-3-NP	ERC	EROC	Mixed Use	SRD
1	724248	W 20 OF LOT 1 & ALL OF LOTS 2-5 COLORADO RIVER PARK	MF-4-CO-NP; MF-6-CO-NP	ERC	EROC	Mixed Use	SRD
1	799616	1001 S INTERSTATE HY 35	GO-NP; GO-CO-NP; CS-1-NP; L-CO-NP; MF-6-CO-NP	ERC	EROC	Mixed Use	SRD
2	810150	LOT 2 BLK A SOUTHSORE SUBD SEC 3	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810149	LOT 3 BLK A SOUTHSORE SUBD SEC 3	PUD; PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	283882	1333 ARENA DR	MF-3	ERC	EROC	None	SRD
2	810141	LOT 1 BLK A SOUTHSORE SUBD SEC 1	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810151	LOT 1 BLK A SOUTHSORE SUBD SEC 3	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810140	LOT 1 BLK B SOUTHSORE SUBD SEC 1	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	285034	2401 S LAKESHORE BLVD	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	285036	2215 S LAKESHORE BLVD	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	285039	2520 ELMONT DR	GR-NP	ERC	EROC	Mixed Use	SRD
2	285041	2510 ELMONT DR	GR-NP	ERC	EROC	Mixed Use	SRD
2	285043	1300 S PLEASANT VALLEY RD	GR	ERC	EROC	None	SRD
2	285045	1410 S PLEASANT VALLEY RD	CS-1	ERC	EROC	None	SRD
2	285046	2538 ELMONT DR	GR	ERC	EROC	None	SRD
2	810187	1401 TINNIN FORD RD	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810188	LOT 3 LAKESHORE PHS I (PRIVATE DRIVE)	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810189	1301 TINNIN FORD RD	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810190	LOT 1 LAKESHORE PHS I	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810186	LOT 5 LAKESHORE PHS I (DRAINAGE)	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810185	LOT 6 LAKESHORE PHS I (WQ & OPEN SPACE)	PUD-NP	Not rezoning	EROC	Mixed Use	SRD

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Tract # (1)	PROP ID (2)	Property Address (3)	Current Zoning (4)	Proposed Zoning (5)	Neighbor-hood Planning Area (6)	Current Future Land Use (7)	Proposed Future Land Use (8)
2	810184	LOT 7 LAKESHORE PHS I	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810182	2301 WATERLOO CITY LN	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810183	LOT 8 LAKESHORE PHS I (PRIVATE DRIVE)	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810181	LOT 10 LAKESHORE PHS I	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
2	810180	LOT 11 LAKESHORE PHS I	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
3	285038	LOT 3 SOUTH LAKE SHORE ADDN	P	Not rezoning	EROC	None	SRD
4	285047	1109 S PLEASANT VALLEY RD	MF-2-CO; RR	ERC	EROC	None	SRD
4	287925	1401 WICKERSHAM LN	MF-3-NP; RR-NP	ERC	EROC	Multifamily; Recreation/Open Space	SRD
4	287926	LOT 1 BLK C PARKE GREEN SUBD	Unzoned	ERC	EROC	None	SRD
4	483166	1225 S PLEASANT VALLEY RD	MF-2-CO; RR	ERC	EROC	None	SRD
4	507739	7014SQ FT LOT 1 PLEASANT VALLEY SPORTSPLEX	Unzoned	ERC	EROC	None	SRD
4	785944	4400 ELMONT DR	GR-CO	ERC	EROC	None	SRD
4	785945	1401 S PLEASANT VALLEY RD	GR-CO	ERC	EROC	None	SRD
5	283792	1712 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
5	283793	1700 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
5	283794	1717 S LAKESHORE BLVD	GR-NP	ERC	EROC	Mixed Use	SRD
5	283798	1414 ARENA DR	MF-3	ERC	EROC	None	SRD
5	810148	LOT 4 BLK A SOUTHSORE SUBD SEC 3	PUD-NP	Not rezoning	EROC	Mixed Use	SRD
5	283800	1806 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
5	283881	1900 E RIVERSIDE DR	CS-1-NP; GR-NP	ERC	EROC	Commercial	SRD
5	285457	1422 TOWN CREEK DR	GR-NP	ERC	EROC	Commercial	SRD
5	285458	1426 TOWN CREEK DR	GR-NP	ERC	EROC	Commercial	SRD
5	285459	1510 TOWN CREEK DR	GR-NP	ERC	EROC	Commercial	SRD
5	285460	1930 E RIVERSIDE DR	CS-1-NP; GR-NP	ERC	EROC	Commercial	SRD
5	285461	2000 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
5	285462	1516 TINNIN FORD RD	GR-NP	ERC	EROC	Commercial	SRD
5	285463	1505 TOWN CREEK DR	GR-NP	ERC	EROC	Commercial	SRD
5	285464	1501 TOWN CREEK DR	GR-NP	ERC	EROC	Commercial	SRD
5	285465	LOT B-1 * RESUB OF LOT B D Q ADDN	GR-NP	ERC	EROC	Commercial	SRD
5	285466	1514 TINNIN FORD RD	GR-NP	ERC	EROC	Commercial	SRD
5	285467	2120 E RIVERSIDE DR	CS-1-NP; GR-NP	ERC	EROC	Commercial	SRD
5	285468	2101 ELMONT DR	GR-MU-CO-NP	ERC	EROC	Mixed Use	SRD
5	285471	2100 E RIVERSIDE DR	CS-1-NP; GR-NP	ERC	EROC	Commercial	SRD
5	285472	1523 TINNIN FORD RD	GR-NP; CS-1-NP	ERC	EROC	Commercial	SRD
6	285470	2215 TOWN LAKE CIR	MF-4	ERC	EROC	None	SRD
6	285473	2200 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
6	285474	2217 ELMONT DR	MF-4	ERC	EROC	None	SRD
6	285476	2222 TOWN LAKE CIR	MF-4	ERC	EROC	None	SRD
6	285477	2225 ELMONT DR	MF-4	ERC	EROC	None	SRD
6	285496	2400 TOWN LAKE CIR	MF-4	ERC	EROC	None	SRD
6	285497	2323 TOWN LAKE CIR	MF-4	ERC	EROC	None	SRD
6	285498	2409 TOWN LAKE CIR	MF-4	ERC	EROC	None	SRD
6	285500	2423 TOWN LAKE CIR	MF-4	ERC	EROC	None	SRD
6	285501	2437 TOWN LAKE CIR	MF-4	ERC	EROC	None	SRD
6	285502	2425 ELMONT DR	MF-4	ERC	EROC	None	SRD

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Tract # (1)	PROP ID (2)	Property Address (3)	Current Zoning (4)	Proposed Zoning (5)	Neighbor-hood Planning Area (6)	Current Future Land Use (7)	Proposed Future Land Use (8)
6	285503	1500 S PLEASANT VALLEY RD	GR	ERC	EROC	None	SRD
6	285504	2305 TOWN LAKE CIR	MF-4	ERC	EROC	None	SRD
6	285506	1600 S PLEASANT VALLEY RD	GR	ERC	EROC	None	SRD
6	287990	1600 S PLEASANT VALLEY RD	MF-3-CO	ERC	EROC	None	SRD
6	463854	2308 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
6	507721	2224 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
6	507722	2220 E RIVERSIDE DR	GR-NP; W/LO-CO-NP	ERC	EROC	Commercial	SRD
6	507723	2232 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
7	285507	2320 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
7	285508	2410 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
7	285511	2426 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
7	286714	2512 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
7	287441	1810 WICKERSHAM LN	CS-1-NP; GR-NP	ERC	EROC	Commercial	SRD
7	287442	1919 S PLEASANT VALLEY RD	GR	ERC	EROC	None	SRD
7	287443	1819 S PLEASANT VALLEY RD	GR	ERC	EROC	None	SRD
7	287445	1912 WICKERSHAM LN	GR-NP	ERC	EROC	Commercial	SRD
7	287993	1717 S PLEASANT VALLEY RD	CS-1; GR	ERC	EROC	None	SRD
7	729528	1700 S PLEASANT VALLEY RD	GR-NP; GR; CS	ERC	EROC	Commercial; None	SRD
7	729529	2504 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
7	729530	2500 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
8	287922	4700 E RIVERSIDE DR	RR-NP; MF-3-NP	ERC	EROC	Multifamily; Recreation/Open Space	SRD
8	287932	4711 E RIVERSIDE DR	GO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
8	287934	LOT 1 BLK A CHEVY CHASE SOUTH PHS 4 SEC A	GR-MU-NP	ERC	EROC	Mixed Use	SRD
9	287920	1400 CROSSING PL	MF-3-NP	ERC	EROC	Multifamily	SRD
9	287939	1705 113 CROSSING PL	MF-2	ERC	EROC	None	SRD
9	380088	1500 FARO DR	MF-2-NP	ERC	EROC	Multifamily	SRD
9	551328	RIVER CROSSING CR	PUD-NP	Not rezoning	EROC	Single-Family; Recreation/Open Space	SRD
9	701585	1901 CROSSING PL	LR-MU-CO	ERC	EROC	Mixed Use	SRD
10	286722	5602 PENICK DR	SF-3-NP	ERC	EROC	Single-Family	SRD
10	759245	5600 E RIVERSIDE DR	SF-3-NP; SF-1-NP	ERC	EROC	Single-Family	SRD
10	759246	5617 PENICK DR	SF-1-NP	ERC	EROC	Single-Family	SRD
10	759247	5701 PENICK DR	SF-1-NP	ERC	EROC	Single-Family	SRD
10	759248	5709 PENICK DR	SF-1-NP	ERC	EROC	Single-Family	SRD
10	759249	5717 PENICK DR	SF-1-NP	ERC	EROC	Single-Family	SRD
11	287995	ABS 24 DELVALLE S ACR .581	LR-MU-CO-NP; LR-NP	ERC	EROC	Mixed Use; Commercial	SRD
11	483168	ABS 24 DELVALLE S ACR 2.413	LR-MU-CO-NP; SF-1-NP; LR-NP	ERC	EROC	Mixed Use; Commercial; Single-Family	SRD
11	759250	5700 E RIVERSIDE DR	LR-MU-CO-NP	ERC	EROC	Mixed Use	SRD
12	551297	ABS 24 DELVALLE S ACR 5.637	P-NP	Not rezoning	EROC	Civic	SRD
13	287996	6010 E RIVERSIDE DR	CS-MU-NP	ERC	EROC	Mixed Use	SRD
13	287997	1601 GROVE BLVD	MF-2-NP; MF-2-CO-NP; LR-NP	ERC	MONTOPOLIS	Multifamily	SRD
13	287998	1909 GROVE BLVD	CS-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
13	289298	1905 MONTOPOLIS DR	CS-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD

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Tract # (1)	PROP ID (2)	Property Address (3)	Current Zoning (4)	Proposed Zoning (5)	Neighbor-hood Planning Area (6)	Current Future Land Use (7)	Proposed Future Land Use (8)
13	289357	6108 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	289358	6110 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	289361	6114 E RIVERSIDE DR	GR-MU-CO-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	289362	6201 KASPER ST	GR-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	289363	6203 KASPER ST	GR-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	289364	6204 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	289365	6210 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	289366	6200 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	289367	1902 MONTOPOLOIS DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	289368	6214 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	290065	6600 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	463939	1901 MONTOPOLOIS DR	GR-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	530237	6400 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	755336	LOT 2 CLUBVIEW TERRACE	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
13	794557	6100 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
14	530238	1601 MONTOPOLOIS DR	GR-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
15	290066	7010 E RIVERSIDE DR	CS-MU-NP; CS-NP; MF-3-NP	ERC	MONTOPOLOIS	Mixed Use; Commercial; Multifamily	SRD
15	290067	ABS 24 DELVALLE S ACR 17.090	CS-MU-NP; SF-3-NP	ERC	MONTOPOLOIS	Mixed Use; Single-Family	SRD
15	551782	1805 FRONTIER VALLEY DR	GR-MU-NP	ERC	MONTOPOLOIS	Commercial	SRD
15	551783	1749 FRONTIER VALLEY DR	CS-NP	ERC	MONTOPOLOIS	Commercial	SRD
15	551784	1705 FRONTIER VALLEY DR	MF-3-CO-NP	ERC	MONTOPOLOIS	Mixed Residential	SRD
16	551780	7002 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
16	551785	7106 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
16	703743	1732 ANISE DR	CS-MU-NP; SF-4A-NP	ERC	MONTOPOLOIS	Mixed Use; Mixed Residential	SRD
16	703744	1738 ANISE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
16	703919	1743 ANISE DR	Unzoned	ERC	MONTOPOLOIS	Mixed Use	SRD
16	703920	1737 ANISE DR	SF-4A-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
16	759300	6900 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
17	483298	1611 AIRPORT COMMERCE DR	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	483326	7706 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	483327	7700 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	483328	7600 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	483329	1901 AIRPORT COMMERCE DR	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	483330	1805 AIRPORT COMMERCE DR	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	483331	1707 AIRPORT COMMERCE DR	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	483337	7812 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	483338	7808 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	483339	7714 E BEN WHITE BLVD	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
17	712089	7310 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLOIS	Mixed Use	SRD
17	773412	1026 BASTROP HWY	CS-CO-NP	ERC	MONTOPOLOIS	Commercial	SRD
18	283721	1006 SUMMIT ST	GR-MU-CO	ERC	EROC	None	SRD
18	283786	1701 E RIVERSIDE DR	LR-NP	ERC	EROC	Commercial	SRD
18	283787	1607 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
18	283788	1605 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
18	283789	1007 SUMMIT ST	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
18	283790	1005 SUMMIT ST	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
18	283791	1637 E RIVERSIDE DR	GR-NP	ERC	EROC	Commercial	SRD
18	572637	1405 A E RIVERSIDE DR	GR-MU-CO	ERC	EROC	None	SRD

C3-7/11

Tract # (1)	PROP ID (2)	Property Address (3)	Current Zoning (4)	Proposed Zoning (5)	Neighbor-hood Planning Area (6)	Current Future Land Use (7)	Proposed Future Land Use (8)
18	572638	1405 B E RIVERSIDE DR	GR-MU-CO	ERC	EROC	None	SRD
19	283778	1725 E RIVERSIDE DR	LR-NP	ERC	EROC	Commercial	SRD
19	283784	1210 PARKER LN	LR-NP	ERC	EROC	Commercial	SRD
19	283785	1713 E RIVERSIDE DR	LR-NP	ERC	EROC	Commercial	SRD
19	285451	1801 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
19	285452	1903 E RIVERSIDE DR	CS-1-NP; CS-1; GR-NP	ERC	EROC	Mixed Use	SRD
19	285453	1919 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
19	285481	2015 E RIVERSIDE DR	CS-MU-CO-NP; CS-1-MU-CO-NP	ERC	EROC	Mixed Use	SRD
19	285483	2003 E RIVERSIDE DR	CS-MU-CO-NP; CS-1-MU-CO-NP; CS-NP	ERC	EROC	Mixed Use	SRD
19	285484	2001 E RIVERSIDE DR	CS-NP	ERC	EROC	Mixed Use	SRD
19	285485	2021 E RIVERSIDE DR	CS-1-NP; GR-NP	ERC	EROC	Mixed Use	SRD
19	719303	2109 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
19	719304	2209 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
19	719305	2205 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
20	284904	1300 PARKER LN	MF-3	ERC	EROC	None	SRD
20	284905	1302 PARKER LN	MF-3	ERC	EROC	None	SRD
20	763701	1402 PARKER LN	MF-2-CO-NP	ERC	EROC	Higher-Density Single-Family	SRD
21	285454	1500 ROYAL CREST DR	MF-3	ERC	EROC	None	SRD
21	285455	1600 ROYAL CREST DR	MF-3	ERC	EROC	None	SRD
21, 22	285478	1601 ROYAL CREST DR	MF-3; GR; LO; MF-2; SF-3-NP; LR	ERC	EROC	None; Single-Family	SRD
22	285488	2229 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
22	285490	2237 E RIVERSIDE DR	CS-1; GR-NP	ERC	EROC	Mixed Use	SRD
22	285491	1703 BURTON DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
22	285492	1701 BURTON DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
22	285493	1700 WILLOW CREEK DR	GR-NP	ERC	EROC	Mixed Use	SRD
22	285495	2317 E RIVERSIDE DR	Unzoned	ERC	EROC	Transportation	SRD
22	286259	2204 WOODLAND AVE	LR-NP	ERC	EROC	Commercial	SRD
22	286260	1704 WILLOW CREEK DR	LR-NP	ERC	EROC	Commercial	SRD
22	286261	1706 WILLOW CREEK DR	LR-NP	ERC	EROC	Commercial	SRD
22	286262	1708 WILLOW CREEK DR	LR-NP	ERC	EROC	Commercial	SRD
22	286263	1710 WILLOW CREEK DR	LR-NP	ERC	EROC	Commercial	SRD
22	286264	1712 WILLOW CREEK DR	LR-NP	ERC	EROC	Commercial	SRD
22	286265	1714 WILLOW CREEK DR	LR-NP	ERC	EROC	Commercial	SRD
22	286266	1716 WILLOW CREEK DR	LR-NP	ERC	EROC	Commercial	SRD
22	286267	1718 WILLOW CREEK DR	LR-NP	ERC	EROC	Commercial	SRD
22	286268	1720 WILLOW CREEK DR	LR-NP	ERC	EROC	Commercial	SRD
22	286269	1713 BURTON DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
22	286270	1711 BURTON DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
22	286271	1709 BURTON DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
22	286272	1707 BURTON DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
22	286273	1705 BURTON DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
22	286707	2301 E RIVERSIDE DR	LR-V-CO-NP; LO-CO-NP	ERC	EROC	Mixed Use; Office	SRD

C3-7/12

Tract # (1)	PROP ID (2)	Property Address (3)	Current Zoning (4)	Proposed Zoning (5)	Neighbor-hood Planning Area (6)	Current Future Land Use (7)	Proposed Future Land Use (8)
23	286708	2425 E RIVERSIDE DR	MF-3-CO	ERC	EROC	None	SRD
23	286711	2435 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
23	363718	2429 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
23	363719	2501 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
23	363720	2507 E RIVERSIDE DR	GR-NP	ERC	EROC	Mixed Use	SRD
23	363721	2500 1/2 WILLOW HILL DR	GR	ERC	EROC	None	SRD
23	445742	4405 E RIVERSIDE DR	GR-CO	ERC	EROC	None	SRD
24	286709	1901 WILLOW CREEK DR	MF-3	ERC	EROC	None	SRD
25	286710	2200 S PLEASANT VALLEY RD	MF-2	ERC	EROC	None	SRD
25	286715	2201 S PLEASANT VALLEY RD	CS-CO	ERC	EROC	None	SRD
26	287438	2310 WICKERSHAM LN	MF-2	ERC	EROC	None	SRD
26	287440	4501 E RIVERSIDE DR	MF-2-NP; RR-NP	ERC	EROC	Multifamily; Recreation/Open Space	SRD
26	287933	2207 WICKERSHAM LN	GR; MF-2	ERC	EROC	None	SRD
26	287935	2239 CROMWELL CIR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	445755	4600 SHERINGHAM DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	445757	4400 SHERINGHAM DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551506	4821 E RIVERSIDE DR	MF-2	ERC	EROC	None	SRD
26	551507	4823 E RIVERSIDE DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551508	4825 E RIVERSIDE DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
26	551509	2004 KIRKSEY DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551510	2006 KIRKSEY DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551511	2008 KIRKSEY DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551512	2010 KIRKSEY DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551514	2100 KIRKSEY DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551516	2102 KIRKSEY DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551517	2104 KIRKSEY DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551518	2106 KIRKSEY DR	MF-2-NP	ERC	EROC	Multifamily	SRD
26	551520	2107 KIRKSEY DR	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551523	2105 KIRKSEY DR	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551525	2103 KIRKSEY DR	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551527	2101 KIRKSEY DR	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551533	2009 KIRKSEY DR	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551535	2007 KIRKSEY DR	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551536	2005 KIRKSEY DR	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551537	2003 KIRKSEY DR	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551538	4901 E RIVERSIDE DR	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551539	2000 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551540	2002 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551541	2004 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551545	2008 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551546	2010 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551547	2100 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551549	2102 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551551	2104 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551553	2106 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551556	2107 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551558	2105 B KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551559	2105 A KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551560	2103 B KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551561	2103 A KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551562	2101 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551564	2011 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD

C3-7/13

Tract # (1)	PROP ID (2)	Property Address (3)	Current Zoning (4)	Proposed Zoning (5)	Neighbor-hood Planning Area (6)	Current Future Land Use (7)	Proposed Future Land Use (8)
26	551566	2009 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551568	2007 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551570	2005 B KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551571	2005 A KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551572	2003 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551573	2001 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
26	551574	5007 E RIVERSIDE DR	SF-2-NP; SF-3-NP	ERC	EROC	Single-Family	SRD
26	551575	5021 E RIVERSIDE DR	SF-2-NP; SF-3-NP	ERC	EROC	Single-Family	SRD
26	551576	5107 E RIVERSIDE DR	SF-3-NP	ERC	EROC	Single-Family	SRD
26	729666	2011 KIRKSEY DR	SF-3-NP	ERC	EROC	Single-Family	SRD
26	799730	2006 KENNETH AVE	SF-3-NP	Not rezoning	EROC	Single-Family	SRD
27	289266	5201 E RIVERSIDE DR	GO-MU-CO-NP; SF-2-NP	ERC	EROC	Mixed Use/Office; Single-Family	SRD
28	289259	5309 E RIVERSIDE DR	P-NP	Not rezoning	EROC	Civic	SRD
28	289260	5309 E RIVERSIDE DR	P-NP	Not rezoning	EROC	Civic	SRD
28	445813	ABS 24 DELVALLE S ACR 14.638	P-NP	Not rezoning	EROC	Civic	SRD
28	445814	ABS 24 DELVALLE S ACR 0.517	P-NP	Not rezoning	EROC	Civic	SRD
29	507766	5401 E RIVERSIDE DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
30	289265	5601 E RIVERSIDE DR	IP-NP	ERC	EROC	Industry	SRD
30	292085	2400 GROVE BLVD	LI-NP	ERC	EROC	Industry	SRD
30	292127	2201 GROVE BLVD	RR-NP; GR-MU-CO-NP	ERC	MONTOPOLIS	Mixed Use	SRD
30	445977	2410 GROVE BLVD	LI-NP	ERC	EROC	Industry	SRD
30	445978	LOT 2-A BLK A LESS 12.3433AC MARSHALL HILLS SEC 1-C RESUB OF LOT 1	LI-NP	ERC	EROC	Civic	SRD
31	290483	2101 MONTOPOLIS DR	GR-MU-NP	ERC	MONTOPOLIS	Commercial	SRD
31	290484	2013 MONTOPOLIS DR	GR-MU-NP	ERC	MONTOPOLIS	Commercial	SRD
31	290485	6301 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	290486	6305 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	290487	6307 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	290488	6309 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	290489	6401 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	290490	6407 E RIVERSIDE DR	GR-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	290491	6503 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	290492	6505 E RIVERSIDE DR	CS-MU-NP; MF-2-NP	ERC	MONTOPOLIS	Mixed Use; Multifamily	SRD
31	290493	6603 E RIVERSIDE DR	CS-MU-NP; MF-2-NP	ERC	MONTOPOLIS	Mixed Use; Multifamily	SRD
31	290498	6625 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	290499	2000 THRASHER LN	LR-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	290509	6507 E RIVERSIDE DR	CS-MU-NP; MF-2-NP	ERC	MONTOPOLIS	Mixed Use; Multifamily	SRD
31	290513	6605 E RIVERSIDE DR	CS-MU-NP; SF-3-NP	ERC	MONTOPOLIS	Mixed Use; Single-Family	SRD
31	290514	6609 E RIVERSIDE DR	CS-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	380242	5707 E RIVERSIDE DR	LI-NP	ERC	EROC	Industry	SRD
31	507767	5701 E RIVERSIDE DR	LO-MU-CO-NP	ERC	EROC	Mixed Use/Office	SRD
31	748114	ABS 24 DELVALLE S ACR 10.8206	RR-NP; GR-MU-CO-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	758843	6101 E RIVERSIDE DR	RR-NP; GR-MU-CO-NP	ERC	MONTOPOLIS	Mixed Use	SRD
31	758844	6205 E RIVERSIDE DR	GR-MU-CO-NP	ERC	MONTOPOLIS	Mixed Use	SRD

C3-1/14

Tract # (1)	PROP ID (2)	Property Address (3)	Current Zoning (4)	Proposed Zoning (5)	Neighbor-hood Planning Area (6)	Current Future Land Use (7)	Proposed Future Land Use (8)
32	290508	2201 MONTOPOLIS DR	MF-3-CO-NP	ERC	MONTOPOLIS	Multifamily	SRD
32	725369	LOT 1 BLK A GROVE ADDN	RR-NP; GR-MU-CO-NP	ERC	MONTOPOLIS	Mixed Use	SRD
33	290503	2108 THRASHER LN	MF-2-NP	ERC	MONTOPOLIS	Multifamily	SRD
34	290530	6801 E RIVERSIDE DR	GO-MU-CO-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	290533	2005 THRASHER LN	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	290534	6701 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	290546	6707 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291250	6809 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291251	6811 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291282	6903 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291283	6905 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291284	6907 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291285	7001 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291286	7003 E RIVERSIDE DR	GR-MU-NP; SF-3-NP	ERC	MONTOPOLIS	Mixed Use; Single-Family	SRD
34	291287	ABS 24 DELVALLE S ACR 4.0000	GR-MU-NP; SF-3-NP	ERC	MONTOPOLIS	Mixed Use; Single-Family	SRD
34	291288	7105 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291289	7107 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291300	7103 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291324	7203 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
34	291336	7207 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
35	291586	7305 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
35	291587	7307 18 E RIVERSIDE DR	SF-3-NP; LR-MU-NP	ERC	MONTOPOLIS	Mixed Use; Commercial	SRD
35	291609	7311 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
35	291610	7311 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
35	291611	7401 2 E RIVERSIDE DR	CS-MU-CO-NP	ERC	MONTOPOLIS	Mixed Use	SRD
35	291615	7401 E RIVERSIDE DR	GR-MU-NP	ERC	MONTOPOLIS	Mixed Use	SRD
35	291616	7403 21 E RIVERSIDE DR	GR-MU-NP; CS-NP	ERC	MONTOPOLIS	Mixed Use; Commercial	SRD
35	291636	7405 E RIVERSIDE DR	GR-MU-NP; CS-NP	ERC	MONTOPOLIS	Mixed Use; Commercial	SRD
35	291637	7409 E RIVERSIDE DR	GR-MU-NP; CS-NP	ERC	MONTOPOLIS	Mixed Use; Commercial	SRD
35	380227	7320 E BEN WHITE BLVD	CS-NP	ERC	MONTOPOLIS	Commercial	SRD
35	445866	7216 E BEN WHITE BLVD	CS-NP	ERC	MONTOPOLIS	Commercial	SRD
35	445867	7310 E BEN WHITE BLVD	CS-NP	ERC	MONTOPOLIS	Commercial	SRD

Notes:

- (1) The tract number refers to the numbered tracts on the East Riverside Corridor Zoning Tract Map.
- (2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District (TCAD).
- (3) The City of Austin addresses listed for each property are those addresses on file with the city pertaining to that property. If a City of Austin address was not available for a property, the TCAD address and/or legal lot description was used.
- (4) For more information about zoning categories, visit: <http://www.austintexas.gov/page/zoning-districts>
- (5) For more information about the East Riverside Corridor Regulating Plan, visit: <http://www.austintexas.gov/eastriverside>
- (6) EROC is "East Riverside Oltorf Combined" Neighborhood Planning Area
- (7) For more information about Future Land Use designations, visit: ftp://ftp.ci.austin.tx.us/npzd/website/Planning_Zoning/land_use_policy_guide.pdf
- (8) SRD is "Specific Regulating District"

C 3-7
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Exhibit D: Affordability Impact Statement
(Late backup)

C3-7
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Exhibit E: Public Comments

on this notice. You may examine the files at the fifth floor of One Texas Center, 505 Barton Springs Road, Austin, Texas 78704 between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site <http://www.austintexas.gov/development>.

C3-1
17

A separate Code Amendment (File number C20-2011-003) is being proposed to Amend Title 25 of the Land Development Code to create the East Riverside Corridor (ERC) base zoning district and establish associated use and site development regulations as specified in the East Riverside Corridor Regulating Plan. The Notice for Public Hearing on the proposed Code Amendment C20-2011-003 is enclosed.

PLANNING COMMISSION HEARING

DATE: October 23, 2013 TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers
301 W. 2nd St., Austin, TX

CITY COUNCIL HEARING

Date to be determined. Another notice will be sent when the City Council hearing date is set.

Contact Information

For questions regarding the proposed ERC zoning changes, please call or email:

Erica Leak, Planning and Development Review Department, at (512) 974-2856 or
erica.leak@austintexas.gov

Si Ud necesita información en Español, favor de llamar a Debbie Valero al (512) 974-3531.

Office hours are 7:45a.m. to 4:45 p.m. Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See enclosed sheets for more information.

PLANNING COMMISSION ZONING CASE COMMENT FORM

Planning Commission Hearing Date: Oct. 23, 2012

Zoning Case Numbers (circle one): C14-2012-0111 or C14-2012-0112

You may also send your written comments by mail to the Planning and Development Review Department, c/o Erica Leak, P. O. Box 1088, Austin, TX 78767-8835 or by fax to (512) 974-2269.

Name (please print)

R. Joseph Rodriguez

Address

1516 Poppy Seed Lane, 78741

- ☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

Comments:

I am in favor. Thank you!

PLANNING COMMISSION NEIGHBORHOOD PLAN AMENDMENT COMMENT FORM

C3-1/18

Planning Commission Hearing Date: Oct. 23, 2012

Plan Amendment Case Numbers (circle one): NPA-2012-021.02 or NPA-2012-005.04

You may also send your written comments by mail to the Planning and Development Review Department, c/o Erica Leak, P. O. Box 1088, Austin, TX 78767-8835 or by fax to (512) 974-2269.

Name (please print)

R. Joseph Rodriguez

Address

1516 Poppy Seed Lane, 78741

- ☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

Comments:

Thank you for the communication. Please add more descriptive language in the future to help us understand more details.

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for a neighborhood plan amendment and zoning/ rezoning to implement the land use and zoning recommendations of the East Riverside Corridor Master Plan. This notice has been mailed to you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility service address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified that an application for a neighborhood plan amendment or zoning change has been filed.

This request will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation(s) and public input and then sends its own recommendation on the neighborhood plan amendment and zoning/rezoning request to the City Council. The Planning Commission meeting date and location is shown on this notice. Another notice will be sent once the City Council public hearing is set.

During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department staff person at the number shown on this notice. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

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A Professional Corporation

13-7
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JOHN M. JOSEPH

jmjoseph@coatsrose.com
Direct Dial
512.541.3593

May 10, 2012

VIA EMAIL & REGULAR MAIL

Ms. Erica Leak, Senior Planner
Planning & Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: East Riverside Corridor Plan; 1600 S. Pleasant Valley, Austin, Texas 78741
("Property")

Dear Ms. Leak,

I am writing to you on behalf of this firm's client, GHI Investments, LLC, the current owner of the above-referenced property. We are in receipt of the referenced Corridor Plan.

As you know, the City of Austin is currently going through the process of public hearings and consideration of the East Riverside Corridor Regulating Plan ("ERC"). As you may or may not be aware, our client's property is located very near the intersection of the South Pleasant Valley and East Riverside Drive. I have attached a map with our client's property highlighted. The draft ERC shows the Property within the Neighborhood Mixed Use Sub-district ("NMU"). NMU is very inconsistent with the existing use, previous uses and the most likely potential uses for property. It would seem to my client that the City of Austin and the ERC Plan would benefit from more of the properties, in proximity to the station locations, be targeted for the highest densities.

I am requesting, on behalf of the property owner, that the City of Austin change the designation for this Property to Corridor Mixed-Use Sub-district ("CMU"). In addition to the uses allowed in the "CMU" sub-district, we ask that you add the following current and former uses of the property to the list of allowed uses:

- Automotive Repair Services
- Automotive Sales

1717 W. 6th Street, Suite 420 Austin, Texas 78703

Phone: 512-469-7987 Fax: 512-469-9408

Web: www.coatsrose.com

May 10, 2012
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Please let me know if there is another formal procedure to make this request. In the meantime, please feel free to contact me at jmjoseph@coatsrose.com or 541-3593 with any questions.

Sincerely,



John M. Joseph

cc: GHI Investments, LLC

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JIMMY NASSOUR
ATTORNEY AT LAW

3839 Bee Cave Rd., Suite 200
AUSTIN, TEXAS 78746

TELEPHONE (512) 474-2900
FAX (512) 474-4547

October 8, 2012

City of Austin PDR
c/o Erica Leak
PO Box 1088
Austin, TX 78767

Re: EROC NPA-2012-0021.02
Tract No. 22 Property ID No. 285488
2229 East Riverside Drive

I am writing as the owner and authorized representative for the above referenced property that falls within the boundaries of the East Riverside Corridor Master Plan and Regulating Plan. Please note that I also have an ownership interest in 1903 East Riverside Drive (19/285452) and 1919 East Riverside Drive (19/285453). These two properties have been designated as "Corridor Mixed Use" and this is acceptable.

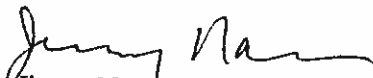
Tract No. 22/285488 however, has been designated "Neighborhood Mixed Use" even though it is adjacent to two "Corridor Mixed Use" tracts and together these three tracts are bounded on all sides by public right of way, specifically, East Riverside Drive, Burton Drive and Willow Creek Drive.

My understanding is that this planning effort is grounded in a thoughtful projection of appropriate future land uses. It is my contention that these uses will be most efficiently realized through redevelopment requiring critical mass land assemblage along core transit corridors. For that reason, it seems odd and inappropriate to me that these disparate planning categories would be assigned mid-block on this three parcel island-like multiple ownership site.

Please accept this letter as my request that the above referenced parcel be granted "Corridor Mixed Use" status in the final adoption of this East Riverside Corridor Master Plan and Regulating Plan.

Thank you in advance for your consideration in this matter.

Sincerely,


Jimmy Nassour
Managing Partner

Penick Place Neighborhood Association Petition

C3-1
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October 12, 2012

Case Number: EROC NPA-2012-0021.02

E. Riverside Dr & Penick Dr

Esteemed members of Austin City Council,

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-1 (NP) as previously voted by Council into the EROC NPA. This zoning category satisfies all NP draft goal statements, land use compatibility standards, the original Penick subdivision master plan and balances development intensity.

Specifically, the proposed zoning change is contraindicative of a primary zoning principle of the COA. (as defined on page 5 of the City of Austin Neighborhood Planning Guide to Zoning: "Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.") Proposing the new zoning category 'SRD' is incongruent with the location of below named properties as the majority of lots under petition do not have frontage along east Riverside Dr.




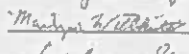

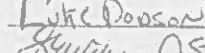
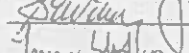

The Penick Place Neighborhood Association wishes to facilitate the completion of our "subdivision" as closely as possible to its original inception when Harvey Penick had the first houses built here in 1954. Specifically, all of the residences on Penick Dr. were originally zoned and constructed as Single Family Residences. Since then, the owners/residents have been unanimous in our determination that the zoning remain unchanged as it was rezoned in 2005 through an alliance with COA planning, the Penick Place neighborhood association and the named developers, Greif/Yount Partnership. A delicate balance of zoning intensification(LR-MU) along the Riverside corridor was negotiated in exchange for a zoning downgrade in density from SF-3 to SF-1 on every single re-subdivided lot that faces existing residences along Penick Dr. These zoning changes were amenable to all stakeholders with the stipulation of carefully agreed upon conditional overlays. Those conditions are considered contingencies by the neighborhood association for a successful future development of the area. We advise your review of the CO in the previous NP draft per planning commissions summary of recommendations from comparable developments. Along with easement definitions, transition treatments, code variance (ie. height) for screen and traffic abatement structures, existing Penick Place Restrictive Covenants, Traffic impact Analysis, specific assignment and identification of developer/interest and their intended development plan within the already clearly defined zoning parameters.

100% of the houses on Penick Dr are owner-occupied - and it is the wish of the entire 100% that the traditional Neighborhood Character be preserved by maintaining its current zoning category. This provides a design reflectivity that ensures the property value and lifestyle that come with being a owner occupied neighborhood along the East Riverside corridor. We look forward to the successful completion of our neighborhood as it was originally intended, with a sense of value in ownership, a unique history, and a consistency in design that affords it a special identity which ultimately contributes to the diversity of the area.

SUMMARY OF PROPERTY ID:

tract #10 prop ID 759245. plat number: 0306120208 -(5600 E riverside dr)
tract #10 prop ID 759246. plat number: 0306120209- (5617 Penick Dr)
tract #10 prop ID 759247. plat number: 0306120210 -(5701 Penick Dr)
tract #10 prop ID 759248. plat number: 0306120211- (5709 Penick Dr)
tract #10 prop ID 759249. plat number: 0306120212- (5717 Penick Dr)

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Signature	Printed Name	Address
	DONALD M. STEWART	5698 Penick Dr
	BILL CASSIS	5602 Penick Dr
	DONILYN BISHOP	5604 Penick Dr
	MARILYN WITHEIDE	5604 Penick Dr
	SOPIE THONGUE	5704 Penick Dr
	LUKE DAWSON	5700 Penick Dr
	STANLEY E. WEBER	5702 Penick Dr
	TREY SHEFFIELD	5606 Penick Dr

Date: 10.16.12

Contact Name: BILL CASSIS

Phone Number: 512.632.2748

Positive Effects of Transitional Housing Along Perimeters of Neighborhoods

C3-1
25

1. Security increased for neighborhood. Perimeter homeowners and Wall Effect
2. Visually more appealing. Currently many run down houses. Apts. get visually hidden from interior of neighborhood
3. Increases Property Value in neighborhood. Wall Effect reduces Apt penetration
4. Brings working middle class Teachers, firemen, police, etc into medium range multifamily transition homes.
5. Reduces traffic on highways and creates more money for businesses in the area.
6. Reduces pollution, less travel time to work.
7. Transitional housing owners more likely to keep up their property than apt residents
8. Good for area businesses as people with more disposable income are in the area
9. Closeness to downtown results in more residents using public transportation
10. More upscale businesses become available for area residents

I am a homeowner in a transitional area. I'm right across from an apt complex. I am not currently included in the rezoning but would like to be. I have had personal experience with apt tenants walking thru my yard and taking an occasional tool or toy. When I put up a secure fence out front that stopped. There is also significant noise on Parker Lane, squealing tires, fire trucks, etc.

Changing my property to allow a higher density housing would create the Wall effect I mentioned above and provide attractive residences for people with good incomes that would be an asset to the neighborhood. They would be happy to trade a little noise from the road and apts for an opportunity to purchase an upscale residence that required a minimal commute.

I request that the West side of Parker Lane up to Woodland Hills be included in the rezoning. Additionally I believe it would be in the neighborhoods best interest to include the apt complex South of the current line on Parker Lane in the rezoning. Otherwise it is less likely to be remodeled and will continue to be a place where several people crowd into a one bedroom apt. Not the intended use of a small apt. I suggest that the neighborhood association and the Corridor Planners also consider the positive aspects of creating the wall effect all around places that are currently next to businesses or apartments.

Thank You

Alan Sherman 1618 Parker Lane - Tax listing 1715 Syivan

COMMENTS RE 9/14/12 DRAFT ERC REGULATING PLAN – POST-9/25 MEETING

ARTICLE & PAGE #	COMMENTS	MEETING RESPONSE/ACTION
Art. 1.4 Alternative Equivalent Compliance p. 6	CONFIRM that this is not a way to sidestep/ignore compatibility standards	Confirmed
p. 6	What would alternative equivalent compliance regarding parking be?	Probably same as Commercial Design Standards
Art. 1.4.3.A.2 Decision Making Responsibility p. 7	Due to problems experienced in the past with City staff taking the developer's agent's word for what can and cannot be done, it is important to provide notification to the NPCT, Neighborhood Associations and affected property owners when applications for Alternative Equivalent Compliance are submitted, allowing for "Interested Parties" to be kept apprised & provide input. Such notification could result in the identification of unintended consequences, and even more creative solutions to compliance.	Does this allow for fast track to Resident Parking Permits for negatively impacted neighborhoods? No notification required or public input allowed for under AEC for TODs and Commercial Design Standards. Discussion item for PC C&O Com.
Art. 1.4.3.B.6.a.iv Amendments to Alternative Compliance Concept Plans p. 8	If the change is outside of the regular Land Code, the request has to go to the BOA for a variance? Who grants the waivers?	Applicant has to start over if he applied for a minor amendment and in reality it is a major amendment. The default, if requested change is outside the LDC, is that Applicant would have to go to the BOA, unless otherwise specifically noted.
Art. 1.4.4.B Criteria p. 9	CONFIRM that even with the challenges listed in 1.4.4.B.1 & 2, Applicant still must comply with compatibility standards.	Confirmed
Art. 1.4.5 Effect of	Approval will not establish a precedent — How can this	Impossible to enforce.

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ARTICLE & PAGE #	COMMENTS	MEETING RESPONSE/ACTION
Approval p. 9	be enforced? We've heard it too many times.	
Art. 1 Figure 1-11 Summary of NMU Subdistrict Development Standards p. 21	IMPORTANT include under Building Height (2nd column) that NMU outside the HUB boundaries are not eligible for a Development Bonus. (Some property owners may claim that the map is too difficult to read.)	Will be done.
Art. 2.1.5 Land Use Standards – Intent p. 25	CONFIRM that this includes accommodating single family residential.	Confirmed – will come up with language to include in 2.1.5 sentence.
Art. 3.3.2 Circulation, Connectivity & Streetscape Standards p. 37	CONFIRM that NMU sidewalk standards are based on the principal roadway it faces.	Confirmed
Art. 4.2.4.D.1 & 2 Compatibility Standards pp. 57-58	How is the Screening Zone determined – is there any public notification? NEED to prohibit amplified sound and overwhelming odors (such as outdoor grilling, taquerias, etc.) in screening zones.	No public notification re screening zone – applicant decides on whether and type of screening. P. 59 - Art. 4.2.4.D.2.b Permitted Activity: remove outdoor dining entirely.
4.2.4.D.5 Additional Standards p. 62	ADD a new subsection e to define decibel level of music compatibility.	Perhaps add: Music or outdoor noise must comply with current sound ordinance.
Art. 4.2.4.E Waivers p. 62	DELETE this entire section. This completely negates the promise of certainty in development that is supposed to make this a worthwhile plan. Subsection 3 is not necessary as the Land Use Code already provides for BOA granted variances.	Delete waiver subsections E.1 & 2 and revise E.3: Variances may only be granted by BOA due to hardship pursuant to LDC ____.
Art. 4.3.1 Relationship to Buildings to Streets and Walkways – Purpose	CONFIRM that the last line of 4.3.1 will not change compatibility required setbacks (as referenced in Art. 1.4 Alternative Equivalent Compliance).	Confirmed

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ARTICLE & PAGE #	COMMENTS	MEETING RESPONSE/ACTION
p. 63		
Art. 4.3.2.B Active Edge p. 64	CONFIRM that when CTC is the principal roadway, the retail commercial should be on that frontage, not the backside abutting SF residential.	Confirmed
Art. 4.3.3.C Add'l Standard for Buildings 3-Stories or Higher p. 66	What would an alternative equivalent compliance be for this situation? Would applicant still have to comply with compatibility standards?	AEC might be building placement; Applicant still has to comply with compatibility standards.
Art. 4.3.3.D Corner Sites p. 66	Need to understand how this works with frontage on CTC and IH-35.	CTC takes precedence.
Art. 4.3.4.B Supplemental Zones – Standards p. 67	I think the principal street would be the CTC, but what if applicant chooses to claim the highway as the principal street, or that due to his building placement, he has more frontage on the highway?	Principal street is CTC.
Art. 4.8.2 Sign Regulations – Standards p. 75	What are UNO sign regulations? More restrictive or less restrictive than regular sign regulations?	UNO sign regs. are more restrictive.
Art. 4.9.3.C. Location Criteria p. 77	ADD Country Club Creek as a specific location	Will include Country Club Creek Trail, and also, if Montopolis approves, the Montopolis trail being developed (Stefan Wray is contact).
Art. 4.10.3.b.a & 4.10.3.C Public Open Space & Trails – Fee in Lieu p. 80	I thought fees in lieu for open space would be prohibited. There's no requirement that open space fees in lieu be spent within or near the ERC or least within the EROC and/or Montopolis Planning Areas. The Corridor Master Plan merely states that it is recommended that the funds be spent near the site.	Will check the Parkland Dedication Ordinance to confirm that fees would not be spent outside area.
Art. 6.2.1 Development Bonus – Applicability Standards p. 95	IMPORTANT – Need to note in the table that NMU properties outside the HUB boundaries are not eligible for development bonuses.	Reference to Figure 1-8 is sufficient.

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C3-1/29

ARTICLE & PAGE #	COMMENTS	MEETING RESPONSE/ACTION
Art. 6.3.5.A.1 p. 96	Fees in lieu are not required to be invested within Corridor boundaries or nearby.	Policy decision.
Art. 6.4.2 Publicly Accessible Open Space Bonus p. 98	No requirement that fees in lieu be spent in ERC boundaries, nearby or EROC or Montopolis.	No fee in lieu option for Open Space bonus.

East Riverside Corridor Regulating Plan

DRAFT REPORT DATE - September 14, 2012

Comments provided by Ron Thrower - September 27, 2012

Item	Page	Section	Relates to	Issue	Solution
1	5	1.3.2 & 1.3.3	Review Process	Screening of Equipment and Utilities are only under Building Permit Review	Ground mounted utilities and equipment (transformers, AC units, etc.) should be reviewed during Site Plan Review.
2	7	1.4.3	AEC	All AEC proposals should require notification. In the instance where connectivity is proposed, abutting landowners that share the proposed connectivity should have the option to provide input.	Provide notification for any AEC process to abutting landowners for alignments of any cross connections (ped., bike, vehicle)
3	10	1.5	NonConforming Uses / Noncomplying Structures	Effects many property owners and uses. Has this been quantified? Should not tie limitations to another entities findings (TCAD).	None presented.
4	12	Figure 1-2	Subdistrict Map	Lowest common denominator does not provide for densities needed in corridor boundary. If SF and duplex properties were surgically removed from the corridor boundary of the vision plan, those uses should not be permitted in the corridor boundary?	Remove Neighborhood Residential subdistrict from every property in the corridor boundary. Especially the large swaths located on the eastern end of the boundary. Most of this area is vacant and the needs for density in the corridor to meet transit opportunities is greatly needed.
5	15	Figure 1-5	Collector Street Map	Easternmost north-south collector runs through a mile of drainage easement, flood plain and utility infrastructure. Costs of construction is doubled.	Relocate collector roadway to Frontier Valley / Maxwell. Existing roads are in place and less costs necessary for any upgrades to collector roadway.

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East Riverside Corridor Regulating Plan

DRAFT REPORT DATE - September 14, 2012

Comments provided by Ron Thrower - September 27, 2012

Item	Page	Section	Relates to	Issue	Solution
6	15	Figure 1-5	Collector Street Map	Easternmost collector located parallel and north of E. Riverside Drive is located too close to E. Riverside Drive.	Consider moving collector north to provide for greater distance from E. Riverside Drive. This collector will be heavily used as it connects all development from Montopolis and east to Frontier Valley.
7	15	Figure 1-5	Collector Street Map	Westernmost collector located parallel and north of E. Riverside Drive is unlikely location for collector roadway due to proximity to E. Riverside Drive.	Consider relocating further north or eliminating. The triangle roadway system of E. Riverside, Tinnin Ford and Lakeshore is ample. OR consider downgrading to alley for commercial services along E. Riverside.
8	16	Figure 1-6	Hub Map	HUB boundaries are not large enough to reflect greater density needs versus lower densities actually constructed.	Enlarge HUB boundaries to 1/2 mile and increase subdistrict boundaries accordingly.
9	17	Figure 1-7	Height Map	35' is not enough height to gain enough density to help create transit opportunities.	Modify all districts to a 40' minimum height.
10	19-23	Figures 1-9 thru 1-13	Subdistrict Development Regulations	Environmental maximum impervious cover is coded by LDC 25-8, not ECM.	Change citation to LDC 25-8.
11	20 & 21	Figures 1-10 & 1-11	Subdistrict Development Regulations	Allows for 1 story development in HUB boundaries.	Modify HUB boundary development under all subdistricts to be 2-story minimum.
12	23	Figure 1-13	NR Subdistrict Development Regulations	Land uses of SF detached, SF attached, duplex and townhome does not provide for densities necessary for transit opportunities.	Modify to remove the lowest common denominator developments from the corridor boundary. OR eliminate this subdistrict entirely.
13	27	2.3.4.E	Subdistrict Types	Same as above	Same as above.

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East Riverside Corridor Regulating Plan

DRAFT REPORT DATE - September 14, 2012
Comments provided by Ron Thrower - September 27, 2012

Item	Page	Section	Relates to	Issue	Solution
14	27	2.3.5	Drive-through Facilities	Redundancy	A covers B. Consider language contained in many Restrictive Covenants - "Drive-thru's as an accessory use, are prohibited".
15	28	Figure 2-1	Land Use Table	Same as #12 above.	Same as #12 above.
16	28	Figure 2-1	Land Use Table	What is an Administrative Use?	Define
17	32	Figure 2-1	Land Use Table	Why is Congregate Living a conditional use?	The greater needs for affordable assisted living should not be mired in a public process.
18	Several	Through-out	License Agreements	Required infrastructure in the rights-of-way should not be forced into a license agreement.	Remove required items in ROW from license agreement process.
19	41	3.3.2.4	Utilities	Utilities underground to the building.	Utilities at rear of building (away from principal streets) should be allowed as overhead, especially along alleys and service drives.
20	42	3.4.3	Parking	Parking along streets in front of property should be counted as meeting required parking count.	Add in section to allow for on-street parking spaces to be counted in required parking counts.
21	43	3.4.4	Angled parking	Limitations of parallel parking only on CMU, NMU, ERC CTC, and ERC PPC.	All types of parking should be allowed along every street and corridor provided that ROW is of sufficient size.
22	44	3.5.1	Project Circulation Plan	Adjoining property owners are not notified of potential connection locations.	Require notice to adjoining property owners and seek input.
23	45	3.5.1.3	ROW Dedication	Preliminary Plats do not dedicate ROW.	Remove the reference.

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East Riverside Corridor Regulating Plan

DRAFT REPORT DATE - September 14, 2012

Comments provided by Ron Thrower - September 27, 2012

Item	Page	Section	Relates to	Issue	Solution
24	46	3.5.2.B.4	ROW Dedication	Limits the amount of development rights based on whole site area to just FAR.	Modify to include all development standards for the remainder site to be based on the whole site. This will promote the dedication of the right-of-way.
25	48	3.5.4.D	Subdivision of Internal Blocks	This should be an administrative process. Has this been vetted through AWU?	Make an administrative process. AWU will need to modify policies that require each lot to have access to public utilities for private services only on each lot. AWU does not want public utilities internal to developments.
26	49	3.5.5.B.2 & 3	Curb Cut spacing	Dimensions and method of measurements needs clarification. If blocks are at 660', presumably measured at the ROW, then a driveway at 330' spacing does not fit.	Keep method of measurement as currently defined as edge to edge and change number accordingly.
27	51	3.5.6.C	Alley Use	Limits alley use for service access only. If alleys are sized to also provide for fire access, then dual purpose should be considered viable.	Modify to allow for alleys to be used as Fire Access if approved by Fire Dept..
28	56	4.2.3.D.1	Impervious Cover	Inapplicable LDC Sections	Remove references to 25-8-397, 453, 454, and 514
29	56	4.2.3.D.2	Impervious Cover for Mixed Use	Very subjective.	Clearly state that any mix of major land uses in the Suburban Watersheds is allowed 80% impervious cover.

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East Riverside Corridor Regulating Plan

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Comments provided by Ron Thrower - September 27, 2012

Item	Page	Section	Relates to	Issue	Solution
30	57	4.2.4.B	Compatibility Exceptions	Triggering properties can occur inside boundary.	No property inside corridor boundary should trigger. The majority of existing SF and duplexes were removed from corridor boundary.
31	57	4.2.4.C	PUD as triggering property	Most PUD's are mixed-use and some deal with compatibility their own way. PUD's that are mixed-use and have 12.44 UPA or less should not ever trigger compatibility standards.	PUD's with mixed-use should not trigger compatibility standards.
32	58	4.2.4.D.1.b.ii	Narrow Type screening	Walls are very expensive.	Modify to wall or fence.
33	59	4.2.4.D.2.b	Permitted Activity	Gardens are not allowed in areas with dillo dirt	Modify ECM to promote compost in topsoil for reveg areas but to never use Dillo Dirt.
34	61	4.2.4.D.3.c	Height	Clarification of measurement	Consider less than and greater than signs for clarification.
35	61	4.2.4.D.4.b.ii	Parking Structures	Public View needs clarification	Clarify to only from right-of-way or triggering property.
36	62	4.2.4.E	Waivers	Drastically different from current code	Keep as found in current code
37	66	4.3.3.C	Additional standards for buildings 3-stories or higher	More area is now required for Fire Department? If the access is 25' wide for two-way fire truck access, that should be adequate.	Keep same as existing code

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East Riverside Corridor Regulating Plan

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Comments provided by Ron Thrower - September 27, 2012

Item	Page	Section	Relates to	Issue	Solution
38	66	4.3.3.F	Phased Projects	Very difficult to meet standards for each individual phase on larger scale projects. If plan is truly long-term vision, then long-term form build-out should not be constrained to individual phase compliance.	Remove section.
39	67	4.3.3.H	Industrial Uses	Larger industrial users require cut / fill greater than 8' and should not go through a variance process for meeting these standards.	Consider waiving all cut / fill in E. Riverside Corridor Boundary.
40	68	4.3.4.C.2	Pedestrian walkways	Requires license agreement.	First, all required infrastructure should not require an license agreement. Second, why does a pedestrian walkway ever require a license agreement? Doesn't this include every sidewalk?
41	69	4.4.2.A	Parking Requirements	Minimums are at 60% for all uses?	Clarify that residential also is at a 60% minimum requirement for aprking.
42	69	4.4.3	Sharede Parking	Shared parking will likely never meet the 60% reduction to be useful.	Remove shared parking provision.
43	69	4.4.4.A	Reduction for on-street parking	On-street parking is allowed to be counted as required parking. If city removes the on-street parking counted as required, does this create a problem for the landowner?	Clarify that removal of on-street parking by the city reduces the required parking count by the number removed.
44	70	4.4.5.A	Parking Standards	References Type I driveways which are residential driveways	Change to Type II

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East Riverside Corridor Regulating Plan

DRAFT REPORT DATE - September 14, 2012

Comments provided by Ron Thrower - September 27, 2012

Item	Page	Section	Relates to	Issue	Solution
45	72	4.4.6.B.4	Bicycle parking standards	Confusing	Diagram would be helpful
46	73	4.7.2.B	Screening of Equipment and Utilities	Acoustic impacts as fully contained is very problematic.	Needs clarification.
47	79	4.9.3.G	Public Dedication	Developer can choose to dedicate and perpetually maintain a public open space over a private open space requirement. Develops will need incentives to create a public space in this instance.	Consider a 2:1 benefit of public open space versus private open space to promote public interaction and perpetual private maintenance.
48	81	4.11.3.A	Creek Setbacks	Suburban watersheds have greater setbacks than Urban watersheds, so why encourage urban watershed setbacks for suburban creeks?	Possibly backwards?
49	82	4.11.5.B	Cooperative stormwater management	Regional water quality is only limited to urban watersheds.	Include regional WQ as allowed in all watersheds.
50	100	6.4.6.A	Additional WQ Setback Bonus	Only allows for bonus for removal of impervious cover in CWQZ. Should contain provision for WQIZ impervious cover removal.	Modify to allow for bonus for removal of impervious cover in WQIZ.

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10/4/12

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Density Bonus program

→ please consider utilizing any ^{in-lieu} bonus fee collected for affordable housing on priority basis in Corridor and secondly in EROC-NP and Montopolis-NP areas.

Steven
Aleman

4 Oct. 12
6 pm.

Thanks For the Open House
Very Professional L.H. Good Setting
Great environment.

Thank you
Mr. 6211 WALKER
Crew 78741
Billy New

Oct 4 -

What an awesome plan!

Parking

- On STREET Parking should COUNT TOWARDS REQUIRED PARKING
- Allow ALL types of PARKING PARKING, BACKIN - ETC.

C3.1
38

Reclaiming Areas

Require Amix of compost AND TOP SOIL TO encourage (AND NOT EXCLUDE) GARDENING.

4' our "grand bargain" is that density is to happen in our corridors rather than encroach upon our neighborhoods. WE MUST NOT DILUTE OUR DENSITY IN THE CORRIDORS

SO: • REMOVE ALL NEIGHBORHOOD RESIDENTIAL FROM THE CORRIDOR BOUNDARIES

- HEIGHT MINIMUM IN DISTRICT SHOULD BE 40'
- SUBDISTRICT DEVELOPMENT REGS NEED 2 STORY MINIMUM
- ALLOW CONDENSED LIVING AS A PERMITTED USE



C3.1
39

- No property ~~to~~ within the
BOUNDARY of the DISTRICT
should TRIGGER compatibility
- P.U.Ds. with mixed use should
NOT TRIGGER compatibility
- Neighborhood Residential
should not allow single
families.

C3-1
40

Affordability

WE CONTINUE TO LOSE AFFORDABLE
HOUSING, DUE TO NEW CONSTRUCTION
AND TO REHAB OF EXISTING
UNITS WHICH HAS EXPLODED
IN THIS AREA.

TO MITIGATE THAT LOSS WE
NEED TO MAXIMIZE THE DENSITY
WE HAVE IMAGES FOR THE
CORRIDOR AND ENCOURAGE
A MIX OF HOUSING BEYOND
SINGLE-FAMILY AND APARTMENTS
WE MUST MIX OUR DEVELOPMENT
↓

C3/41

With small units up to larger
units as well as a mix
(within projects) from 40%
to full market. Do not
know the "Architecture of
Apartheid".

$(3\frac{1}{4})$

C3-1
43

THE MOST RESTRICTIVE PART OF THE EXISTING CODE IS THE FAR LIMITATIONS. THE CURRENT FARs FOR MF-4, MF-5, MU, LIMIT THE SITE TO LESS THAN $\frac{1}{3}$ OF THE ACTUAL NUMBER OF UNITS THAT CAN FIT W/ HEIGHT LIMITATIONS, & SETBACK. THE CITY IS SUBSTANTIALLY UNDER ZONED TO MEET THE DEMAND FURTHER, CURRENT ZONING IS DONE W/ OUT REGARD TO ACTUAL BLDG ~~CONSTRUCTION~~ CONSTRUCTION TYPE OR THE APPLICABILITY OF THE PROJECT TO OVERCOME THE COST OF CONSTRUCTION. A MIXED U.S.C. BLDG W/ RETAIL & RESIDENTIAL NEED 65' NOT 60'. THE LIMITED DENSITIES MAKE PROBLEMS DIFFICULT TO OVERCOME.

Please do your best to reduce crime in the area. "Affordable housing" doesn't mean you should be able to pay your rent without a job or any income.

Leak, Erica

From: sonia rivera <sonia.rivera@cityofaustin.org>
Sent: Wednesday, May 23, 2012 3:21 PM
To: Leak, Erica
Subject: Response: E. Riverside Corridor Regulating Plan update

13-7
44

Hi Erica,

Thank you for keeping me updated on the planning.

Upon reading the info from the link, I am concerned about some of the comments enclosed. I am concerned that the East Riverside Corridor will remain "Affordable Housing" and deemed a low income area. I recall Section 8 housing begun in the area around 1986 which I believe led to the downfall of Riverside. Therefore, I do not see a change occurring in the next 5 years if it hasn't happened in the past 25 years.

I would like to think the area would be improved for visitor's first impression of Austin who drive through Riverside on their way to Downtown Conventions or Hotels to and from airport. It was my understanding when I purchased my home there would be a revitalization of East Riverside as seen on S. Congress and S. Lamar. It looks like the developers are not interested.

Please advise if I am misinterpreting the information.

Sincerely,
Sonia E. Rivera
Home Owner/Riverside Meadows

Subject: E. Riverside Corridor Regulating Plan update
Date: Mon, 7 May 2012 11:13:41 -0500
From: Erica.Leak@austintexas.gov
To: [REDACTED]

Dear East Riverside Corridor Stakeholder,

The final piece of the Draft East Riverside Corridor (ERC) Regulating Plan is now online and available for review. The draft recommendations for the ERC Development Bonus (Article 6 of the Draft ERC Regulating Plan) can be accessed directly here: http://ftp.ci.austin.tx.us/npzd/Austingo/erc_db_recs.pdf or through a link on the East Riverside Corridor website. You can also review a printed copy at Ruiz Library, 1600 Grove Blvd., or at the 5th floor reception desk at One Texas Center, 505 Barton Springs Road.

Please send questions or comments about the draft recommendations to me by Friday, May 25th. Following this public comment period, staff will schedule a review of the complete ERC Regulating Plan, including the development bonus program, by relevant Planning Commission Committees, followed by Planning Commission and City Council public hearings.

Remember that the East Riverside Corridor website address has changed to: <http://www.austintexas.gov/eastriverside>.

Best wishes,
Erica Leak

City of Austin
Planning & Development Review Dept.
T: 512.974.2856
erica.leak@austintexas.gov

Leak, Erica

From: Richard Llewellyn/Mary Lovell
Sent: Monday, May 07, 2012 12:22 PM
To: Leak, Erica
Subject: Re: E. Riverside Corridor Regulating Plan update

C3-1
H5

Erica,

Here's my knee jerk reaction, esp. since I don't see specific percentages of affordable (like at Mueller where their number is 25%).

IMHO, what is permitted on E Riverside will encourage the city to do along every corridor, such as the 65 to 120 ft. bonus height on Parker Lane. Frankly, I am concerned that the goal is to rid this and most close-in neighborhoods of single family use or compatibility protections. Look to Rainey Street as a cautionary tale of premature zoning based on over-optimism of condo demand.

I'll re-read the 13 pages, particularly the rationale and no doubt get back to you will more before the 25th.

Thanks!

Mary Lovell

1401 S Congress (the yellow lantana is going great, the dwarf nandinas, not so much)

Phone 282-2818

--- On Mon, 5/7/12, Leak, Erica <Erica.Leak@austintexas.gov> wrote:

From: Leak, Erica <Erica.Leak@austintexas.gov>
Subject: E. Riverside Corridor Regulating Plan update
To: ~~Richard Llewellyn/Mary Lovell~~
Date: Monday, May 7, 2012, 11:12 AM

Dear East Riverside Corridor Stakeholder,

The final piece of the Draft East Riverside Corridor (ERC) Regulating Plan is now online and available for review. The draft recommendations for the ERC Development Bonus (Article 6 of the Draft ERC Regulating Plan) can be accessed directly here: ftp://ftp.ci.austin.tx.us/npzd/Austingo/erc_db_recs.pdf or through a link on the East Riverside Corridor website. You can also review a printed copy at Ruiz Library, 1600 Grove Blvd., or at the 5th floor reception desk at One Texas Center, 505 Barton Springs Road.

Please send questions or comments about the draft recommendations to me by Friday, May 25th. Following this public comment period, staff will schedule a review of the complete ERC Regulating Plan, including the development bonus program, by relevant Planning Commission Committees, followed by Planning Commission and City Council public hearings.

Remember that the East Riverside Corridor website address has changed to:

<http://www.austintexas.gov/eastriverside>.

Best wishes,

Erica Leak

C3-7
46

City of Austin

Planning & Development Review Dept.

T: 512.974.2856

erica.leak@austintexas.gov

Leak, Erica

From: Skip Cameron ~~scameron@capmetro.org~~
Sent: Tuesday, May 15, 2012 2:29 PM
To: Leak, Erica
Subject: East Riverside Corridor Plan
Attachments: CMT for Austin 2.ppt

C 3-7
47

Public transportation improvements are key to development, redevelopment, or enhancing people mobility. The proposed Urban Rail in the East Riverside Corridor is the most expensive solution imaginable.

Cellular Mass Transit, an innovative system created by local citizen Richard Shultz

<remphultz@sbcglobal.net> is a superior solution and is available free for the asking:

- Uses existing infrastructure
- Adds 14-18 passenger vans
- Provides neighborhood oriented transit centers (TC)
- Provides service from anywhere to anywhere within 1/2 mile
- Reduces wait time to ≤ 10 minutes
- Reduced total trip times by half.
- Attracts many more riders
- Fares more than pay operating costs
- Vans and TC costs can be covered within CapMetro's capital budget without any tax or fee increases.
- Flexible and adaptable to changing customer needs

Here is a short Powerpoint presented to the Campo Transit Working Group May 11, 2012.

CMT was also presented to Cap Metro in 2007, and the Campo Transit Working Group in April 2008.

Citizens, please insist that politicians and bureaucracy leaders and staff embrace, try and implement CMT for the greater good of the entire community.

Skip Cameron, President
Bull Creek Foundation
8711 Bluegrass Dr.
Austin, TX 78759
(512) 794-0531

C3.7
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Exhibit F: Draft East Riverside Corridor Regulating Plan

Regulating Plan for the EAST RIVERSIDE CORRIDOR ZONING DISTRICT

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DATE ADOPTED: xxxxxxxx

DATE EFFECTIVE: xxxxxxxx

BASED ON THE EAST RIVERSIDE CORRIDOR MASTER PLAN:
Adopted February 25, 2010

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**Regulating Plan
for the
EAST RIVERSIDE CORRIDOR ZONING DISTRICT**

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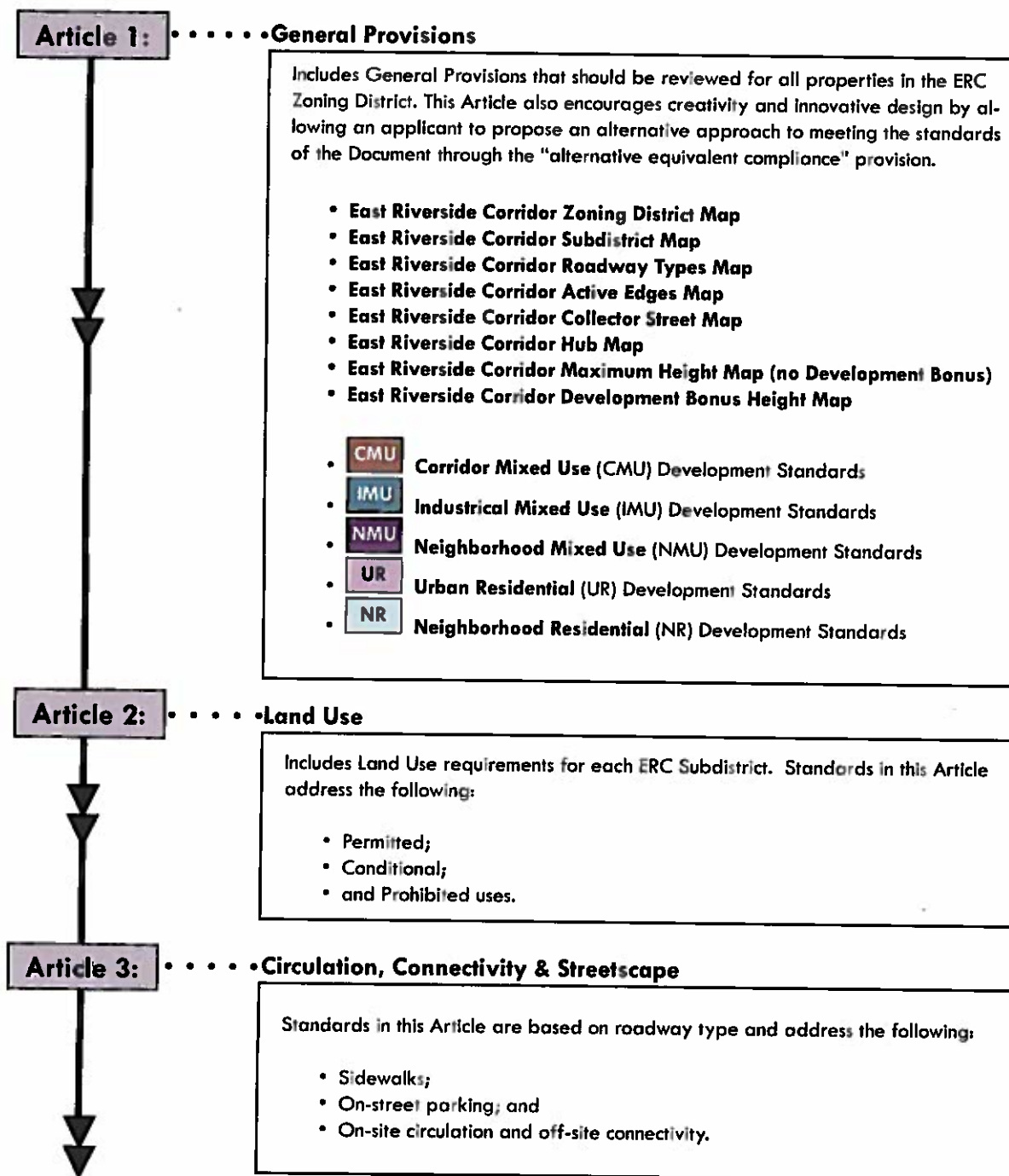
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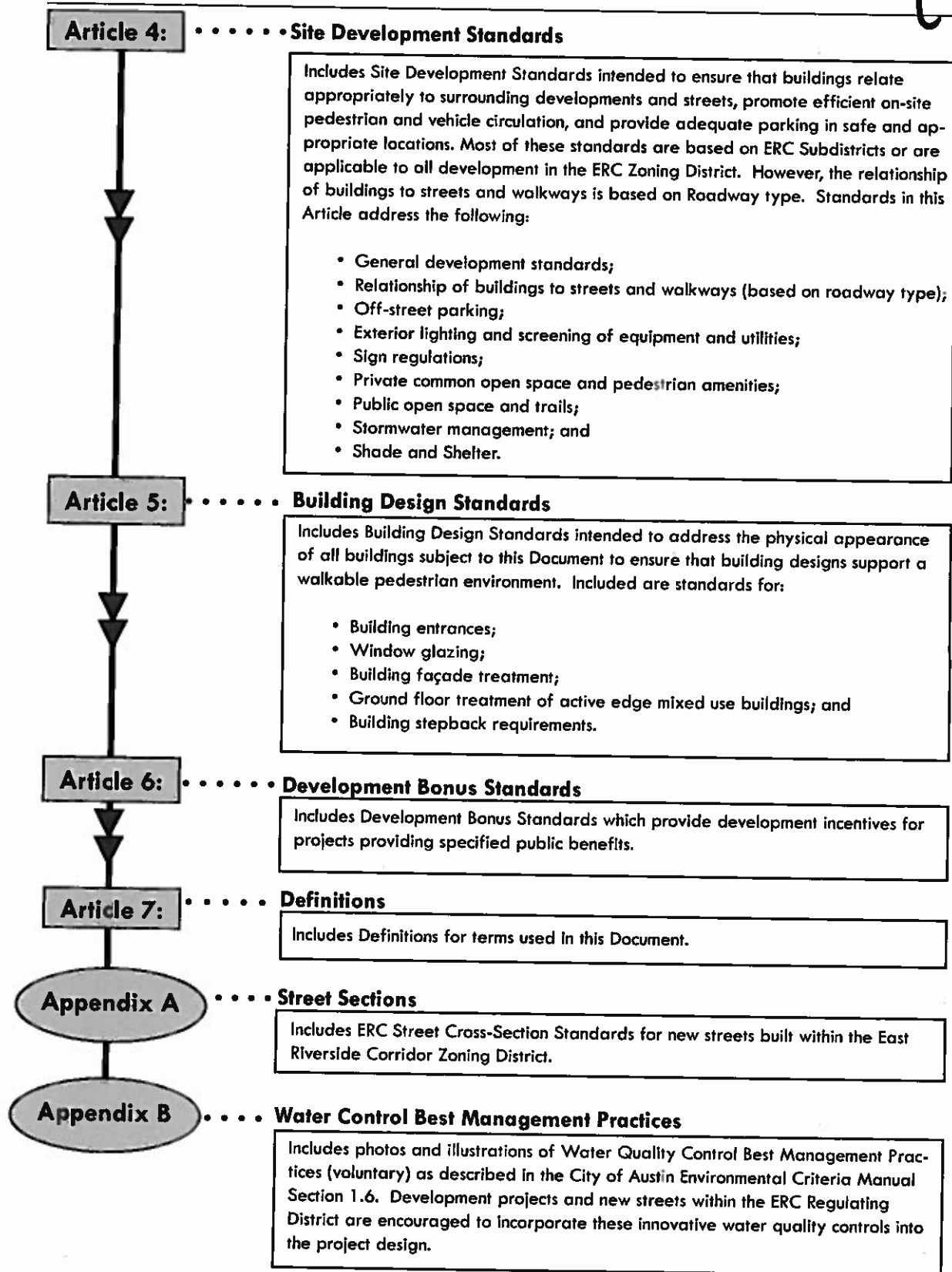
INTRODUCTION TO THIS DOCUMENT

This Document is divided into seven Articles. The Diagram below provides an overview of the organization and a short summary of the standards addressed within each Article. Two appendices located at the end of the document contain 1) Street Cross Sections for new Collector streets within the ERC Zoning Boundary and 2) optional Water Quality Standards.



CONTINUED ON
NEXT PAGE

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Determining Applicability:

Applicability of the Standards included in this document is determined largely by The East Riverside Corridor (ERC) Subdistrict of the property in question, whether a property is within an ERC Hub, and the roadway type(s) adjacent to it. Therefore an important first step in the development process is to identify a property's subdistrict, adjacent roadway type(s), and whether the property is within a Hub. The size of the site and the type of development (residential, commercial, mixed use, etc.) also need to be considered, since different standards may apply. The applicability at the beginning section of each article summarizes the applicability of the standards described in that article.

1 ERC Subdistricts

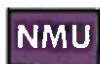
The ERC Subdistricts are shown in Figure 1-2. Permitted land uses and general development and urban design standards for a property are based upon the applicable ERC Subdistrict. The five subdistricts in the East Riverside Corridor Zoning District are listed below and described in Section 2.3.4.



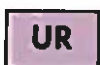
Corridor Mixed Use



Industrial Mixed-Use (IMU)



Neighborhood Mixed Use



Urban Residential (UR)



Neighborhood Residential (NR)

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60

2 Roadway Types

All existing and future streets in the ERC Zoning District will have one of four roadway type designations, which establish many of the sidewalk, streetscape and building placement standards in this Document. The four ERC roadway types are shown on the ERC Roadway Type Map in Figure 1-3 and are listed below. See Section 3.2.2 for Roadway Type descriptions.

ERC Core Transit Corridors 

ERC Pedestrian Priority Collector 

ERC Urban Roadway 

ERC Highways 

3 ERC Hubs

Within the ERC Zoning District, there are four designated Hubs, or areas where the most intensive development within the corridor is encouraged. These are shown on the ERC Hubs Map in Figure 1-6. Properties within the Hub boundaries are eligible for development bonuses in exchange for the provision of specified community benefits (See Article 6).

ARTICLE 1: GENERAL PROVISIONS

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1.1. GENERAL INTENT

On February 25, 2010, the Austin City Council adopted the East Riverside Corridor (ERC) Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan. The ERC Master Plan presents a long-term vision for the area to redevelop the existing low density, auto-oriented commercial uses into an urban mixed-use neighborhood that is more pedestrian- and bicycle-friendly. An important element of the plan is to enhance development design quality and create great places where people can live, work, shop, interact and recreate within a walking distance of one another.

This Document addresses the physical relationship between development and adjacent properties, streets, neighborhoods, and the natural environment in order to implement the vision of an urban mixed-use neighborhood that supports current and future transit options. The general purposes of this Document are:

- 1.1.1. To promote the Vision for the East Riverside Corridor Master Plan;
- 1.1.2. To provide appropriate standards to ensure a high quality appearance for development and redevelopment within the ERC Zoning District and promote pedestrian-friendly design while also allowing for individuality, creativity, and artistic expression;
- 1.1.3. To improve the area's access to transit services and create an environment that promotes walking and cycling;
- 1.1.4. To promote transit-supportive development and redevelopment within the ERC Hubs in order to successfully integrate land use and transit by providing greater density than the City of Austin average, a mix of uses, and a quality pedestrian environment around defined centers;
- 1.1.5. To encourage development and redevelopment that relates to and connects with adjoining streets, transit, bikeways, pathways, open spaces, and neighborhoods;
- 1.1.6. To allow for and encourage dense mixed-use and residential uses to accommodate some of the region's expected population growth;
- 1.1.7. To encourage development that serves people of all incomes and ages and provides a safe and welcoming environment for all types of households;
- 1.1.8. To provide standards to ensure quality usable open space for new residential development, employees, and visitors as redevelopment occurs;
- 1.1.9. To promote sustainable stormwater management and watershed protection practices; and
- 1.1.10. To provide a set of clear standards to facilitate development and redevelopment in the ERC Zoning District, in addition to being flexible and responsive to market conditions and fluctuations.

(3-1/2)

1.2. APPLICABILITY

1.2.1. General Applicability

This Document applies to all development within the ERC Zoning District as shown in Figure 1-1. This Document sets forth the regulations for the East Riverside Corridor Zoning District. The applicability of the regulations varies by section and is dependent on the ERC Subdistrict in which a property is located, whether the property is within an ERC Hub, the roadway type(s) adjacent to it, and the size of the site and type of development activity proposed. General exemptions from the requirements of this Document are listed in Subsection 1.2.3.D., and additional exemptions from specific standards are listed in subsequent sections of this Document.

1.2.2. Land Use and General Development Standards

A. All properties in the ERC Zoning District are subject to the following Articles and Sections of this Document:

1. Article 2, Land Use Standards;
2. Section 3.5, Connectivity and Circulation;
3. Section 4.2, General Development Standards; and
4. Section 4.10, Public Open Space and Trails.

1.2.3. ERC Design Standards

A. The ERC Design Standards are intended to ensure that new buildings and significant remodels will be designed in accordance with the vision described in the East Riverside Corridor Master Plan. For purposes of applying the design standards in this Document, ERC Design Standards are:

1. Article 3, Circulation, Connectivity, and Streetscape (except Subsection 3.5.2 Dedication of ERC Collector Streets);
2. Article 4, Site Development Standards (except Section 4.2 General Standards and Section 4.10 Public Open Space and Trails); and
3. Article 5, Building Design Standards.

B. Full Compliance

Unless exempted in Subsection C (Partial Compliance), or D (General Exemption) the following activity is subject to full compliance with this Document:

1. New construction on previously undeveloped land; and

2. New construction or site development where the Director determines that all buildings on the site have been or will be demolished.

C. Partial Compliance

For a project that is not subject to Subsection B (Full Compliance) or D (General Exemptions), the Director shall determine which standards of this Document apply to the project or a portion of the project in accordance with the following requirements:

1. All sites must comply with Article 3 (Circulation, Connectivity, and Streetscape);
2. A new building or building addition as defined by the adopted Existing Building Code must comply with:
 - a. Article 4 (Site Development Standards) unless compliance cannot be achieved due to:
 - i. The location of existing buildings or other improvements retained on the site;
 - ii. The size or nature of the proposed building limits placement on the site;
 - iii. Topography, protected trees, or critical environmental features; or
 - iv. The location of pre-existing water quality or detention facilities.
 - v. A waiver from the requirements of Article 4 shall be to the minimum extent required based on the criteria of this subsection.
 - b. Article 5 (Building Design Standards);
3. A remodeled building or facade must comply with:
 - a. Section 4.6 (Exterior Lighting); and
 - b. Article 5 (Building Design Standards) where the remodeled building is considered a "Level 3" Alteration or Addition as defined by the adopted Existing Building Code such that the work area exceeds 50% of the aggregate area of the building and one or more exterior façades of the building are modified as a result of the Alteration. If, however, the façade that faces the Principal Street is remodeled, then that façade is subject to Article 5 even if the overall work area is less than 50% of the aggregate area of the building.

D. General Exemptions from the ERC Design Standards

Except as otherwise provided in this Document, the following types of development are exempt from the ERC Design Standards of this Document:

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1. Development that does not require a site plan under LDC Sections 25-5-2(B), (C), (E), (F), (G), (H), (I) or (J), except that Section 4.6 (Exterior Lighting) shall apply;
2. Interior remodeling of a building;
3. Sidewalk, shared use and urban trail projects managed by the City of Austin and processed under the City's General Permit program which are undertaken for the purpose of bringing existing facilities into compliance with the Americans with Disabilities Act.

1.2.4. Exemption from Subchapter E of the Land Development Code

For the areas within the ERC Zoning District which have been zoned ERC (Figure 1-1), this Document supersedes all standards and regulations in Chapter 25-2 Subchapter E: Design Standards and Mixed Use.

1.2.5. Conflicting Provisions

- A. If the provisions of this Document are inconsistent with provisions found in other adopted codes, ordinances, or regulations of the City of Austin, this Document shall control unless otherwise expressly provided.
- B. For a Heritage Tree, the Director may approve modification of any numeric development standard in this Document to the minimum extent required to preserve the Heritage Tree.
- C. The following provisions supersede the requirements of this Document to the extent of conflict:

Regulations applicable to a Waterfront Overlay district.

1.2.6. Accessibility

Accessibility, integration and inclusion of people with disabilities are fundamental components of our vision for the future of the City of Austin. This Document shall not supersede any applicable state or federal accessibility statutes and regulations. Administration and enforcement of this Document shall comply with all such statutes and regulations. All pedestrian routes constructed within the public right-of-way shall be constructed so as to provide legally accessible transitions to pedestrian routes on adjacent properties.

1.2.7. State and Federal Facilities

Compliance with the standards of this Document at all state and federal facilities is strongly encouraged so that the Master Plan Vision for the East Riverside Corridor planning area is supported and reinforced.

C3-1
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1.3. REVIEW PROCESS

1.3.1. Standards Applicable During Subdivision Plan Review

The standards contained in the following sections of this Document shall be applied in the normal review process for subdivision plans as set forth in Chapter 25-4 of the Austin Code:

- A. Article 2, Land Use Standards;
- B. Section 3.5, Connectivity and Circulation;
- C. Section 4.2, General Development Standards;
- D. Section 4.9, Private Common Open Space and Pedestrian Amenities; and
- E. Section 4.10, Public Open Space and Trails;

In addition to meeting the review criteria specified in Chapter 25-4 of the LDC, each subdivision plan application shall evidence compliance with the standards listed above.

1.3.2. Standards Applicable During Site Plan Review

The standards contained in the following sections of this Document shall be applied in the normal review process for site plans as set forth in Chapter 25-5 of the LDC:

- A. Article 2, Land Use Standards;
- B. Article 3, Circulation, Connectivity, and Streetscape;
- C. Article 4, Site Development Standards;
- D. Section 5.3, Building Entrances;
- E. Section 5.6, Active Edge Standards; and
- F. Article 6, Development Bonus.

In addition to meeting the review criteria specified in Chapter 25-5, each site plan application shall evidence compliance with the standards listed above.

1.3.3. Standards Applicable During Building Permit Review

The standards contained in the following sections of this Document shall be applied in the normal review process for building permits as set forth in Chapter 25-11 of the Austin Code:

- A. Section 4.6, Exterior Lighting (for fixtures affixed to buildings);
- B. Section 4.7, Screening of Equipment and Utilities (for fixtures affixed to buildings);

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- C. Section 4.8, Sign Regulations; and
- D. Article 5, Building Design Standards.

In addition to meeting the review criteria specified in LDC Chapter 25-11, each building permit application shall evidence compliance with the standards listed above.

1.4. ALTERNATIVE EQUIVALENT COMPLIANCE

1.4.1. Purpose and Scope

To encourage creative and original design, and to accommodate projects where the particular site conditions or the proposed use prevent strict compliance with this Document, alternative equivalent compliance allows development to occur in a manner that meets the intent of this Document, yet through an alternative design that does not strictly adhere to the Document's standards. The procedure is intended to be used for relief from a specific design standard or standards, and is not a general waiver of regulations.

1.4.2. Applicability

The alternative equivalent compliance procedure shall be available only for the following sections of this Document:

- A. Section 3.3 - Sidewalk Standards;
- B. Section 3.4 - On-Street Parking;
- C. Section 3.5 - Connectivity and Circulation;
- D. Section 4.2.3 - Other Site Development Standards;
- E. Section 4.3 - Relationship of Buildings to Streets and Walkways;
- F. Section 4.4 - Off-Street Vehicular and Bicycle Parking;
- G. Section 4.6 - Exterior Lighting;
- H. Section 4.7 - Screening of Equipment and Utilities;
- I. Section 4.8 - Sign Regulations;
- J. Section 4.9 - Private Common Open Space and Pedestrian Amenities; and
- K. Article 5 - Building Design Standards.

1.4.3. Procedure

The applicant may select at his or her discretion whether to seek an informal recommendation or a formal approval on a proposal for alternative compliance.

A. Option One: Informal Recommendation

1. Pre-Application Conference Required

If an applicant desires only an informal response and recommendation as to a proposal for alternative compliance, he or she shall request and attend a pre-application conference prior to submitting the site plan and/or building permit application for the development. At the conference, the applicant shall provide a written summary of the project and the proposed alternative compliance, and the Director shall offer an informal, non-binding response and recommendation regarding the appropriateness of the proposed alternative. Based on that response, the applicant may prepare a site plan and/or building permit application that proposes alternative compliance, and such application shall include sufficient explanation and justification, in both written and graphic form, for the alternative compliance requested.

2. Decision-Making Responsibility

Final approval of any alternative compliance proposed under this section shall be the responsibility of the decision-making body responsible for deciding upon the application. The final decision-making body for site plans is the either the Director or the appropriate Land Use Commission, as specified in LDC Chapter 25-5, and the building official for building permits.

B. Option Two: Formal Decision

1. Pre-Application Conference

If an applicant desires formal approval of a proposal for alternative compliance, he or she shall request and attend a pre-application conference prior to submitting the site plan and/or building permit application for the development.

2. Alternative Compliance Concept Plan Required

At least ten days prior to the pre-application conference, the applicant shall submit an alternative compliance concept plan application to the Director, which shall include:

- a. A written description of and justification for the proposed alternative method of compliance, specifically addressing the criteria in Subsection 1.4.4; and
- b. A concept plan that describes and illustrates, in written and graphic format, the intended locations and quantities of proposed buildings on the site, the layout of proposed vehicle and pedestrian access and circulation systems, and areas designated to meet requirements for open space, parking, on-site amenities, utilities, and landscape. The concept plan shall describe the site's topography

and shall provide a general description of environmental characteristics to assist in determining compliance with this Document. If alternative compliance is requested from the standards of Article 5 Building Design Standards, the concept plan also shall include descriptions and illustrations of the proposed building design elements that would not comply with the standards of this Document.

3. Decision by Director

The Director shall review the concept plan for compliance with the criteria in Subsection 1.4.4 and shall approve, approve with conditions, or deny the concept plan in writing.

4. Expiration of Alternative Compliance Concept Plans

- a. An approved alternative compliance concept plan shall expire if three years pass following its approval and no building permit that implements the concept plan has been issued.
- b. An approved alternative compliance concept plan shall expire simultaneously with the site plan and/or building permit for which it was approved.

5. Effect of Approval

Written approval of an alternative compliance concept plan does not authorize any development activity, but rather authorizes the applicant to prepare a site plan and/or building permit application that incorporates the approved alternative compliance, and authorizes the decision-making body (either the Land Use Commission or the Director for site plans, and the Building Official for building permits) to review the site plan and/or building permit application for compliance with the alternative compliance concept plan, in addition to all other applicable requirements. The site plan and/or building permit application shall include a copy of the approved alternative compliance concept plan.

6. Amendments to Alternative Compliance Concept Plans

- a. Minor amendments to any approved alternative compliance concept plan may be approved, approved with conditions, or denied administratively by the Director. For purposes of this provision, minor amendments are those that do not result in:
 - i. An increase of 10 percent or more in the amount of square footage of a land use or structure;
 - ii. A change in the types of uses in the project;

- iii. An increase or decrease of 20 percent or more in the number of dwelling units in the project; or
 - iv. A change that would bring the project out of compliance with any requirement or regulation set forth in the City Code outside this Document unless a variance to or waiver from such requirement or regulation is obtained.
- b. Amendments that are not determined by the Director to be minor amendments under Subsection B.6.a. above shall be deemed major amendments. The applicant may seek approval of a major amendment by re-submitting the original approved plan along with the proposed amendment to the Director for review in the same manner prescribed in Subsection B.2. above.
- c. If any site plan and/or building permit application includes a major amendment from the terms of the approved concept plan that has not been approved by the Director, the concept plan shall be void and the application shall be reviewed for compliance with the standards of this Document and all other applicable requirements.

1.4.4. Criteria

Alternative equivalent compliance may be approved only if the applicant demonstrates that the following criteria have been met:

- A. The proposed alternative will perform as well or better than the standard or standards being modified and achieves the intent of the subject Article of this Document from which the alternative is sought; or
- B. The proposed alternative achieves the intent of the subject Article of this Document from which the alternative is sought to the maximum extent practicable, and is necessary because:
 - 1. Physical characteristics unique to the subject site (such as, but not limited to, slopes, size, shape, and vegetation) make strict compliance with the subject standard impracticable or unreasonable; or
 - 2. Physical design characteristics unique to the proposed use or type of use make strict compliance with the subject standard impracticable or unreasonable.
- C. In the case of multiple alternative equivalent compliance or variance requests, the Director shall consider the cumulative affect they would have on meeting the intent statements in Sections 1.1, 2.1, 3.1, 4.1, 5.1 or 6.1.

1.4.5. Effect of Approval

Alternative compliance shall apply only to the specific site for which it is requested and shall not establish a precedent for approval of other requests.

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1.5. NONCONFORMING USES AND NONCOMPLYING STRUCTURES

All properties within the ERC Zoning District shall remain subject to Article 7 Nonconforming Uses and Article 8 Noncomplying Structures in the City LDC Sections 25-2-941 through 25-2-964. With reference to Article 7, all uses are governed by Group "D" regulations prescribed by Section 25-2-947.

1.6. TEXT AND GRAPHICS WITHIN THIS DOCUMENT

This Document was created with numerous images to enhance understanding and comprehension by providing visual aids to some of the standards. However, in the event of a conflict or inconsistency between the text of this Document and any heading, caption, figure, illustration, table, or map, the text shall control.

1.7. REGULATORY MAPS AND MATERIALS

The materials provided in this section include regulatory maps and ERC Subdistrict development standards summary sheets.

Figures 1-1 through 1-8 contain the ERC regulatory maps. They include:

- East Riverside Corridor Zoning Map
- East Riverside Corridor Subdistrict Map
- East Riverside Corridor Roadway Type Map
- East Riverside Corridor Active Edges Map
- East Riverside Corridor Collector Street Map
- East Riverside Corridor Hub Map
- East Riverside Corridor Height Map
- East Riverside Corridor Development Bonus Height Map

These maps should be used to determine the requirements for a property depending on the property's subdistrict, roadway type, whether it includes an active edge, whether a collector street crosses it, whether it is in a Hub, and whether it is eligible for a development bonus.

Figures 1-9 through 1-13 contain ERC Subdistrict development standards summary sheets for the five subdistricts in the ERC Zoning District. These summary sheets should be used in tandem with the regulatory maps and the Document text to determine the standards that apply to a property.

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Figure 1-1: East Riverside Corridor (ERC) Zoning Map

The map below indicates the properties within the ERC boundary zoned ERC.

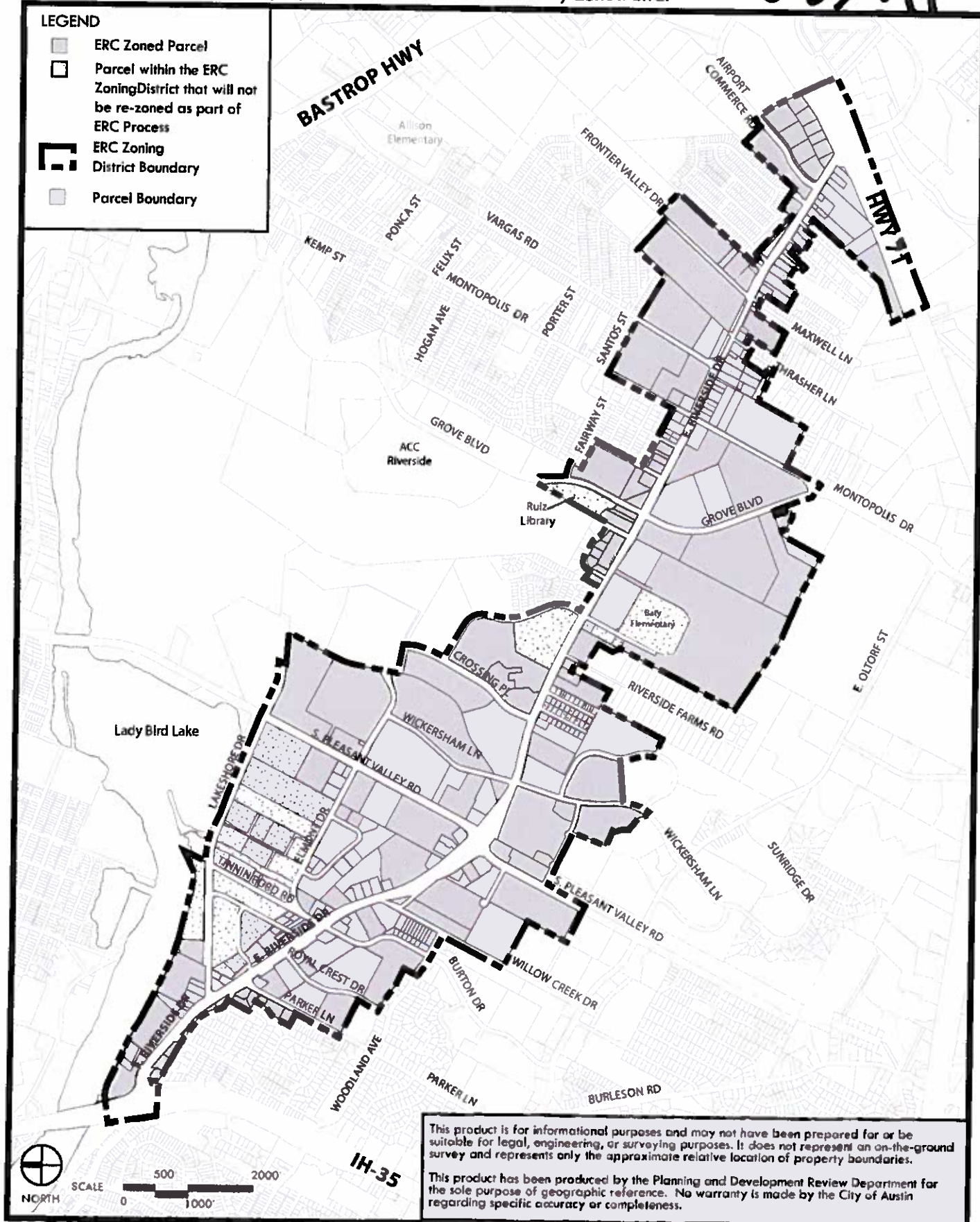
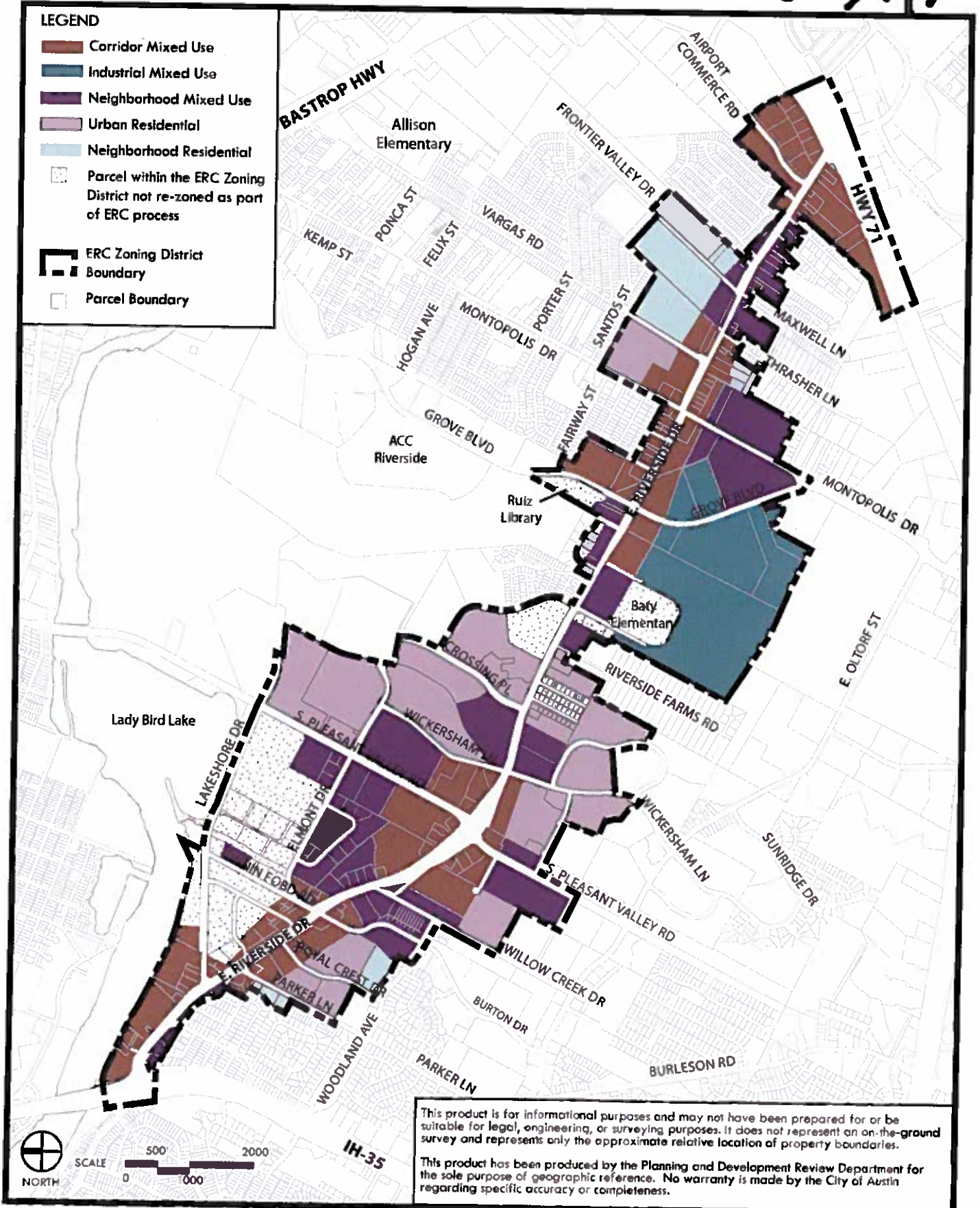


Figure 1-2: East Riverside Corridor Subdistrict Map
 Identifies the subdistrict for each property within the ERC boundary.

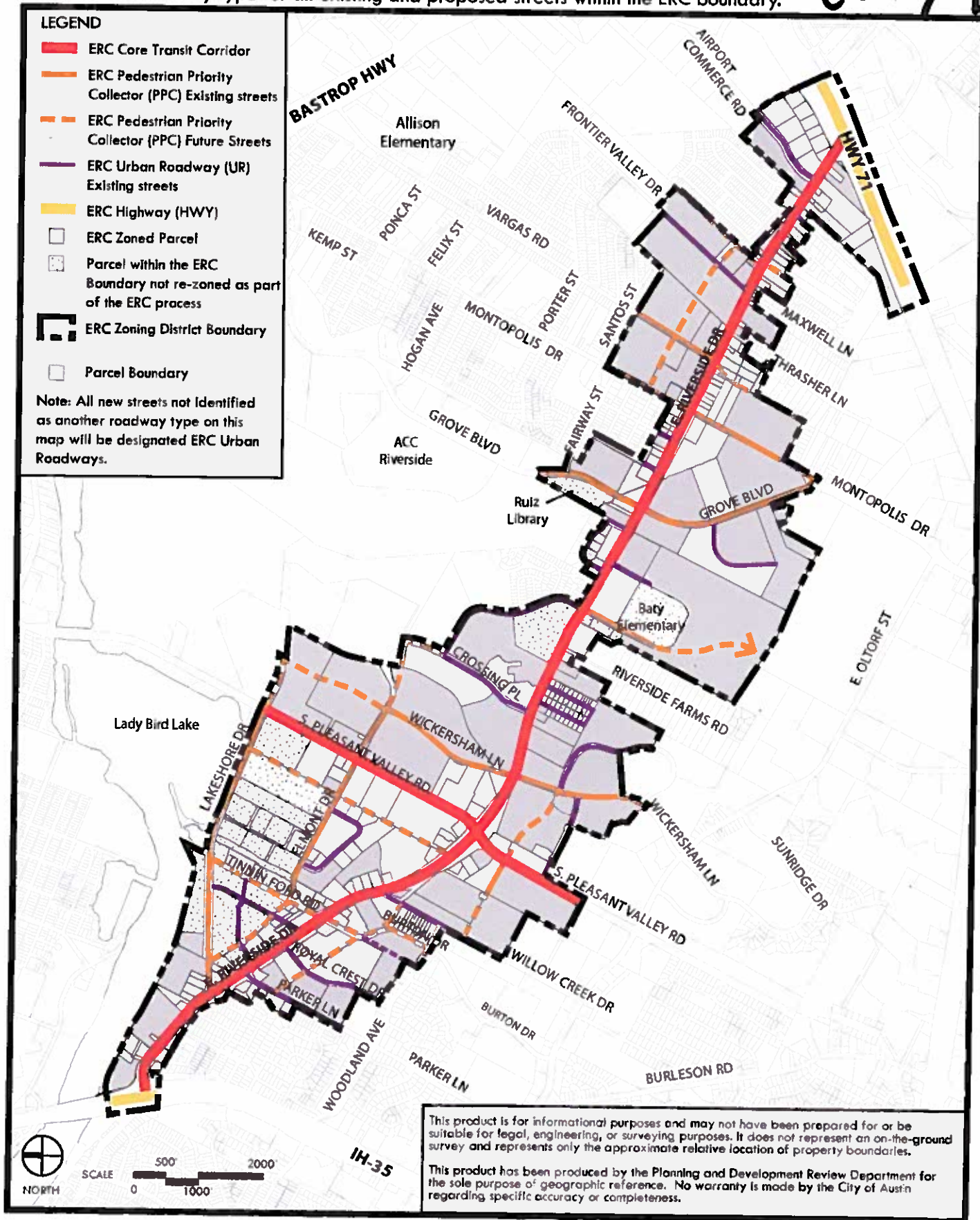
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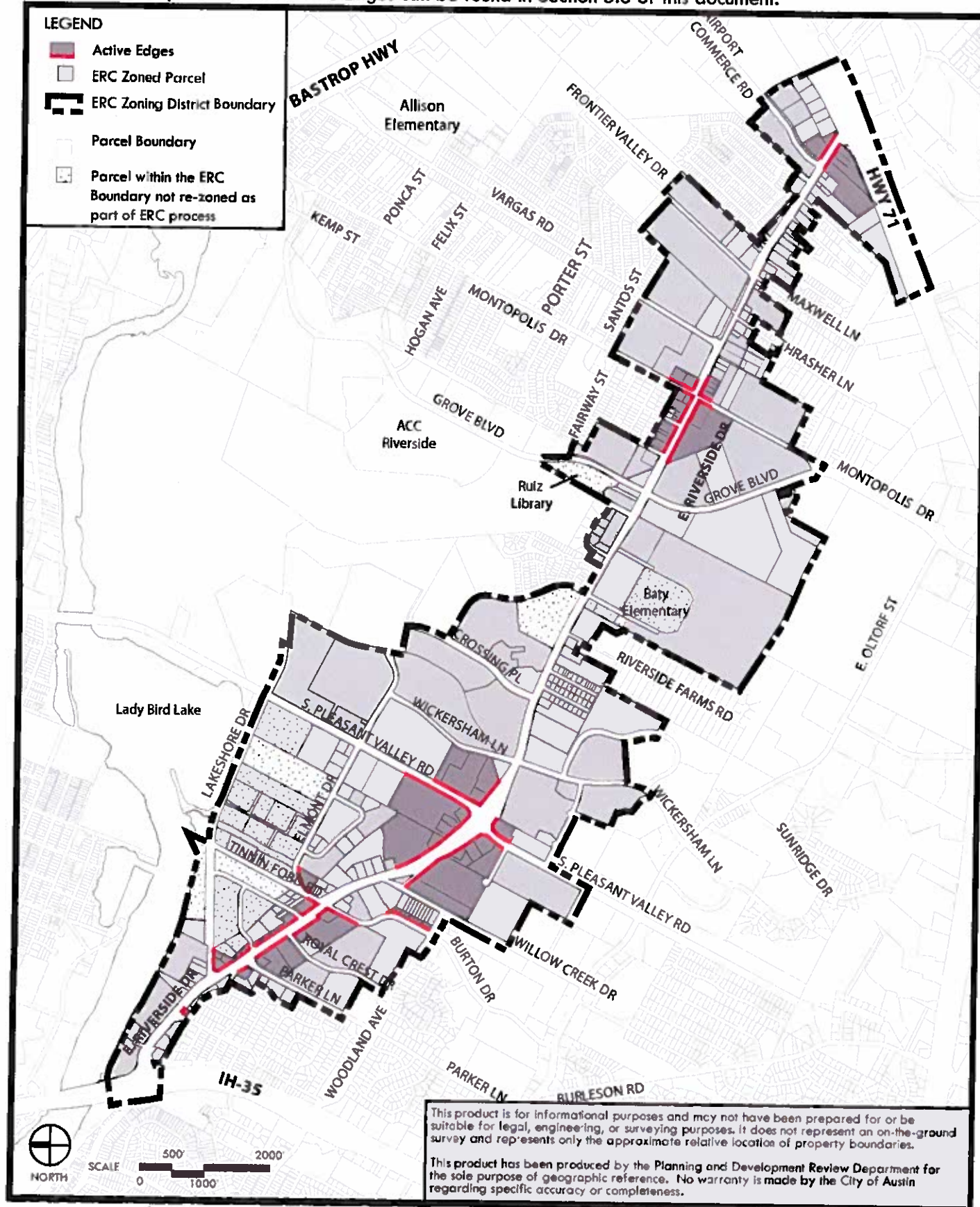
Figure 1-3: East Riverside Corridor Roadway Type Map

Indicates the Roadway type for all existing and proposed streets within the ERC boundary.



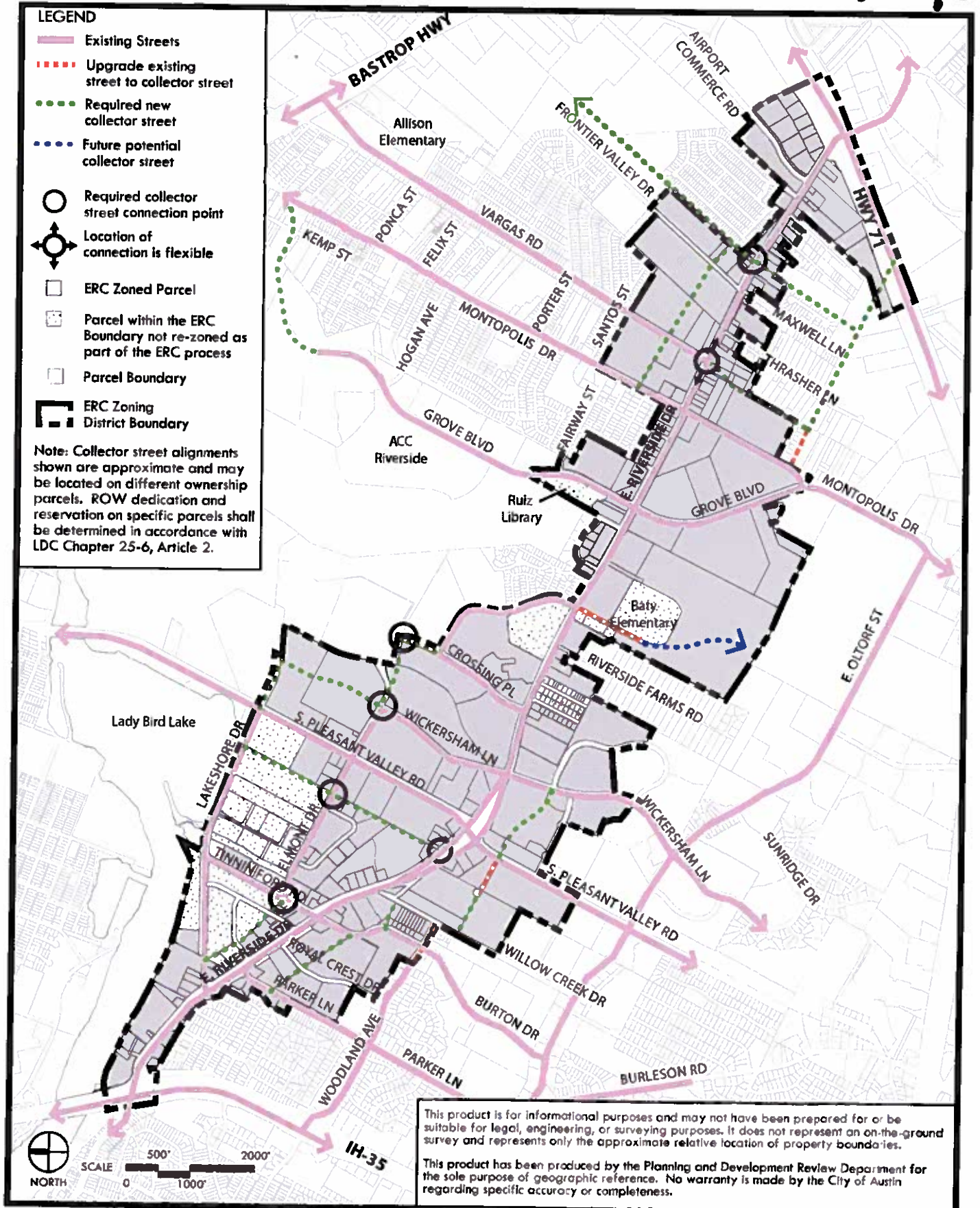
C3-1/74
the active edge is

Figure 1-4: East Riverside Corridor Active Edges Map



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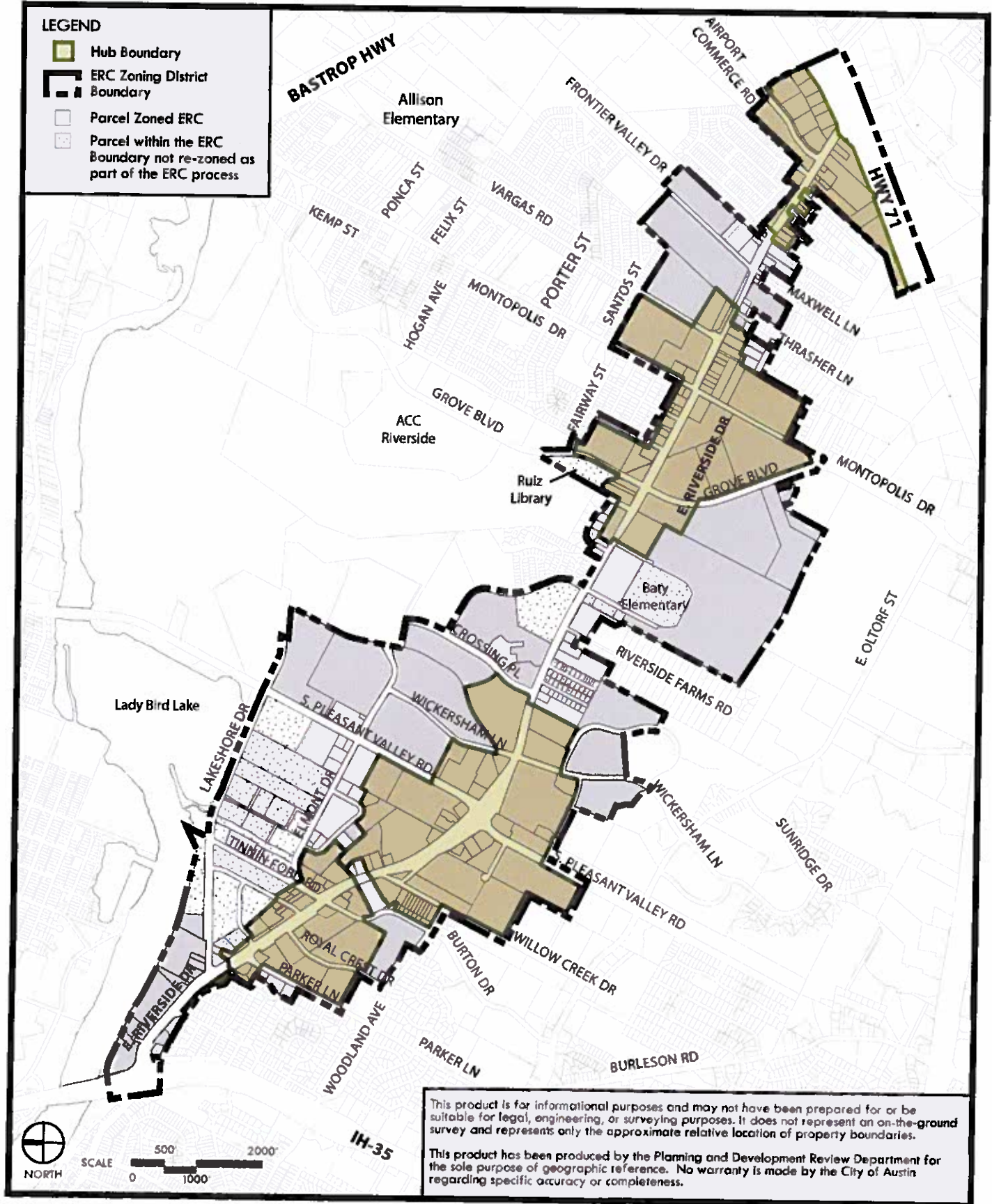
Figure 1-5: East Riverside Corridor Collector Street Map
Shows existing and new streets designated as Collector streets.



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Figure 1-6: East Riverside Corridor Hub Map

This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.



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Figure 1-7: East Riverside Corridor Height Map

This map shows allowable building heights on a parcel without a development bonus.

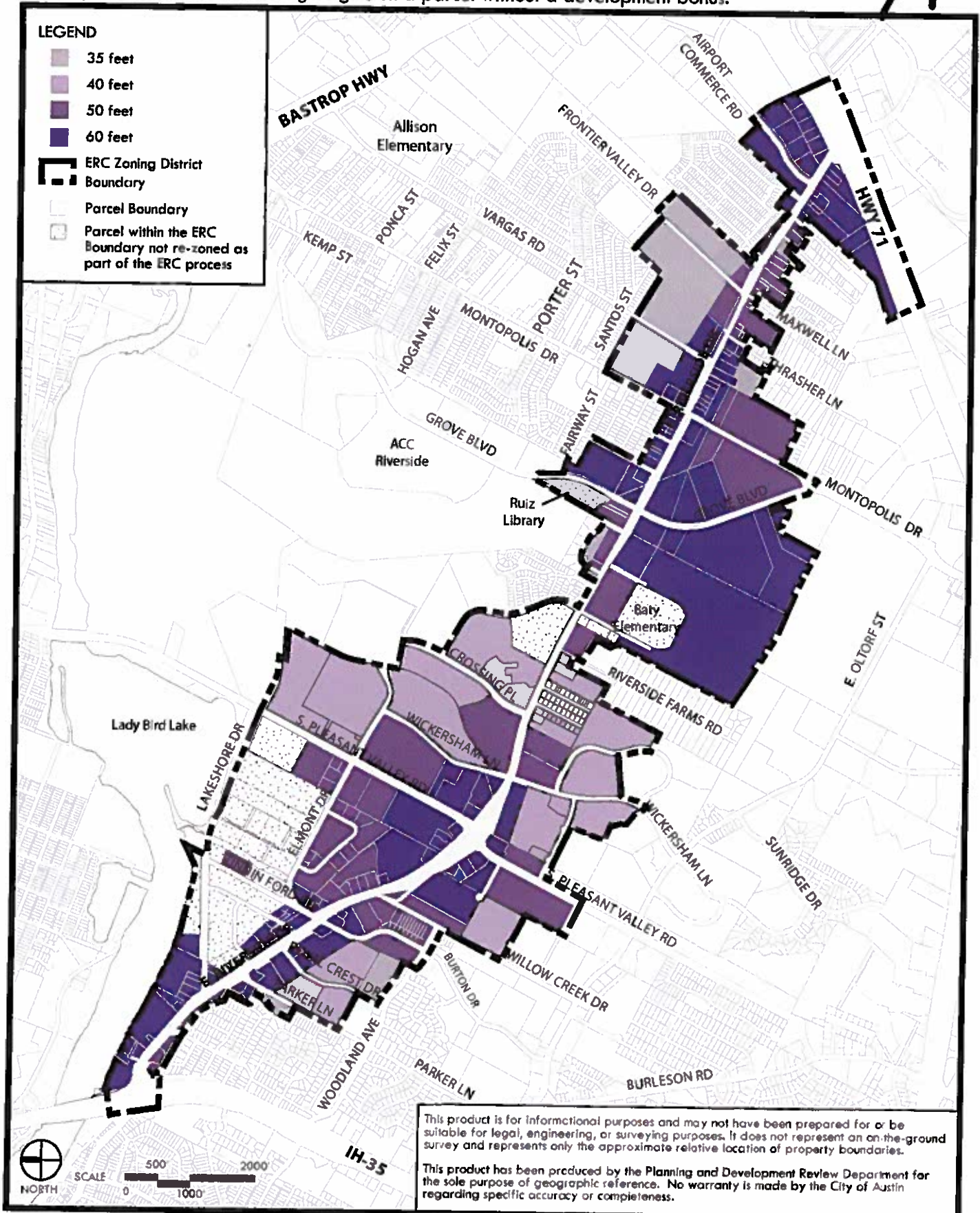
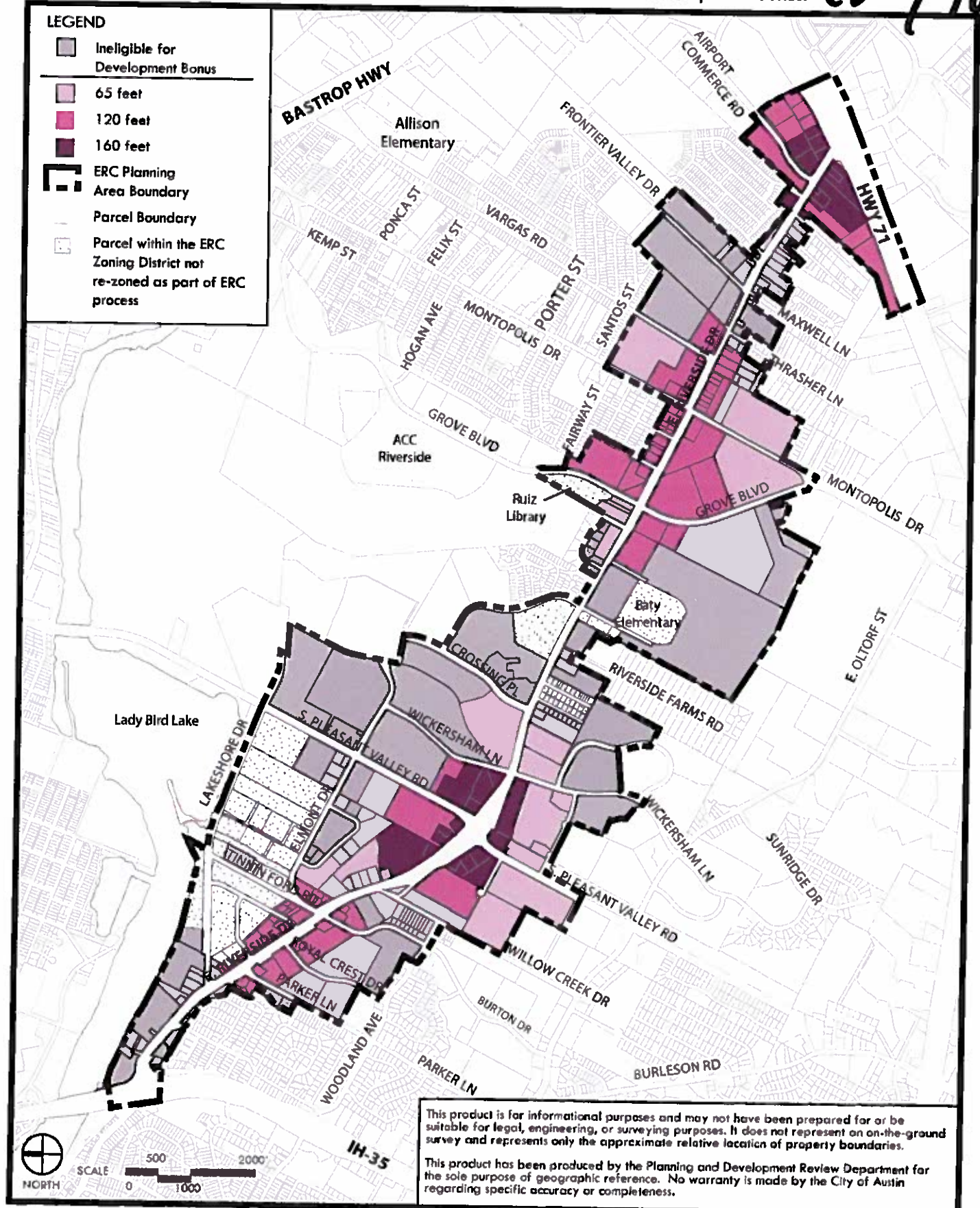


Figure 1-8: East Riverside Corridor Development Bonus Height Map

This map shows eligible properties and maximum heights allowed with a development bonus.

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Figure 1-9: Corridor Mixed Use (CMU)
Summary of CMU Subdistrict Development Standards

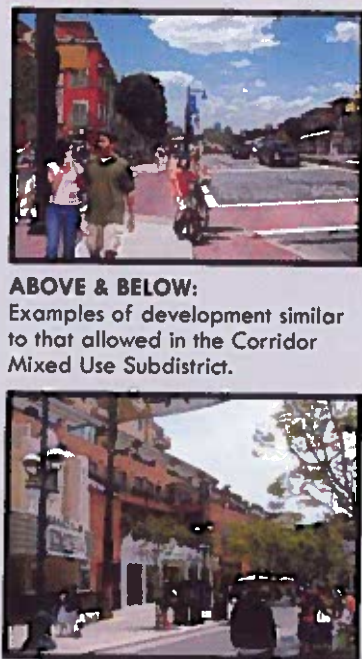
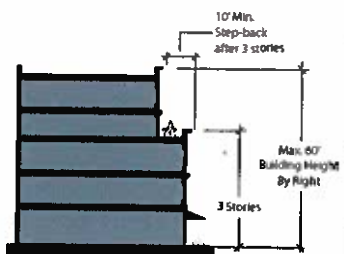


CORRIDOR MIXED USE (CMU) SUBDISTRICT																						
CMU	Lot Size	Floor to Area Ratio (FAR)																				
	Minimum Lot Size: 2,500 sf Minimum Lot Width: 20'	Maximum Floor-to-Area Ratio (FAR) by Right: 2:1 Note: Additional building height may be granted in exchange for the provision of public benefits. Maximum FAR waived with a development bonus. Development bonus criteria and standards are detailed in Article 6.																				
IMU	Minimum Setbacks	Building Height Maximum Building Height: 60 feet maximum w/ a minumum of 2 stories. Maximum Building Height with Development Bonus: See Figure 1-8.																				
	Front and Street Side Yard*: No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.																					
NMU	Interior Side Yard: 0' Rear Yard: 0'	Compatibility See Section 4.2.4 for compatibility standards.																				
UR	Upper-Story Building Facade Street-Side Step-backs: The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground-level building facade line.																					
NR	* If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.																					
Building Placement																						
Building placement determined by Roadway type and Active Edge Designation. *See Fig. 1-3 for Roadway Type designation and Section 4.3 for design requirements.																						
Maximum Impervious Cover																						
Impervious Cover: 90% or Maximum Allowed by Environmental Criteria Manual.* *The Environmental Criteria Manual is one of 9 Technical Criteria Manuals used by the City of Austin.																						
		Corridor Mixed Use (CMU) Land Use Summary* <table><thead><tr><th colspan="2">Land Use</th></tr></thead><tbody><tr><td>Residential, attached</td><td>Permitted</td></tr><tr><td>Residential, detached</td><td>Not Permitted</td></tr><tr><td>Smaller-scale Retail (less than 50,000 sq. ft.)</td><td>Permitted</td></tr><tr><td>General Retail</td><td>Permitted</td></tr><tr><td>Office</td><td>Permitted</td></tr><tr><td>Warehousing & Light Manufacturing</td><td>Not Permitted</td></tr><tr><td>Education / Religion</td><td>Permitted</td></tr><tr><td>Hospitality (hotels/motels)</td><td>Permitted</td></tr><tr><td>Civic Uses (public)</td><td>Permitted</td></tr></tbody></table> *The table above provides a summary only of land uses permitted within the Corridor Mixed Use Subdistrict. See Section 2.3.3. for a complete list of permitted land uses.	Land Use		Residential, attached	Permitted	Residential, detached	Not Permitted	Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted	General Retail	Permitted	Office	Permitted	Warehousing & Light Manufacturing	Not Permitted	Education / Religion	Permitted	Hospitality (hotels/motels)	Permitted	Civic Uses (public)	Permitted
Land Use																						
Residential, attached	Permitted																					
Residential, detached	Not Permitted																					
Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted																					
General Retail	Permitted																					
Office	Permitted																					
Warehousing & Light Manufacturing	Not Permitted																					
Education / Religion	Permitted																					
Hospitality (hotels/motels)	Permitted																					
Civic Uses (public)	Permitted																					

Figure 1-10: Industrial Mixed Use (IMU)
Summary of IMU Subdistrict Development Standards

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	Lot Size	Floor to Area Ratio (FAR)	INDUSTRIAL MIXED USE (IMU) SUBDISTRICT Industrial Mixed Use is a transition subdistrict used to accommodate existing industrial uses and enable future development to include residential and commercial uses.  ABOVE: Typical height limit requirement for buildings within the Industrial Mixed Use (IMU) Subdistrict. *Max. Building Height with a Density Bonus is established on Figure 1-8.	
CMU	Minimum Lot Size: 2,500 sf Minimum Lot Width: 20'	Maximum Floor-to-Area Ratio (FAR) by Right: 2:1 Note: Additional building height may be granted in exchange for the provision of public benefits. Maximum FAR waived with a development bonus. Development bonus criteria and standards are detailed in Article 6.		CMU
	Minimum Setbacks			
IMU	Front and Street Side Yard*: No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.			IMU
NMU	Interior Side Yard: 0' Rear Yard: 0'	Building Height Maximum Building Height: 60 feet. Maximum Building Height with Development Bonus: See Figure 1-8.		NMU
UR	Upper-Story Building Facade Street-Side Step-backs: The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground-level building facade line.		UR	
NR		Compatibility See Section 4.2.4 for compatibility standards.	NR	
* If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.				
Building Placement Building placement determined by Roadway type and Active Edge Designation. *See Fig. 1-3 for Roadway Type designation and Section 4.3 for design requirements.				
Maximum Impervious Cover Impervious Cover: 90% or Maximum Allowed by Environmental Criteria Manual.* *The Environmental Criteria Manual is one of 9 Technical Criteria Manuals used by the City of Austin.				

	
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Industrial Mixed Use (IMU) Land Use Summary*	
Land Use	
Residential, attached	Permitted
Residential, detached	Not Permitted
Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted
General Retail	Permitted
Office	Permitted
Warehousing & Light Manufacturing	Permitted
Education / Religion	Permitted
Hospitality (hotels/motels)	Permitted
Civic Uses (public)	Permitted

*The table above provides a summary only of land uses permitted within the Industrial Mixed Use Subdistrict. See Section 2.3.3. for a complete list of permitted land uses.



ABOVE & BELOW:
Examples of development similar to that allowed in the Industrial Mixed Use Subdistrict.



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Figure 1-11: Neighborhood Mixed Use (NMU)
Summary of NMU Subdistrict Development Standards

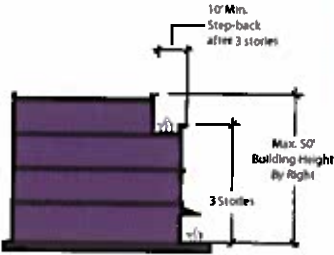
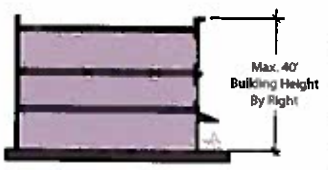


	Lot Size	Floor to Area Ratio (FAR)	NEIGHBORHOOD MIXED USE (NMU) SUBDISTRICT The Neighborhood Mixed Use Subdistrict provides for mid-rise residential with neighborhood-oriented retail and smaller employers. It is intended to have opportunities for attached residential and smaller-scale commercial uses.  ABOVE: Typical height limit and step back requirements for buildings within the Neighborhood Mixed Use (NMU) Subdistrict.* *Max. Building Height with a Density Bonus is established on Figure 1-8.																				
CMU	Minimum Lot Size: 1,600 sf Minimum Lot Width: 20'	Maximum Floor-to-Area Ratio (FAR) by Right: 1:1 Note: Additional building height may be granted in exchange for the provision of public benefits. Maximum FAR waived with a development bonus. Development bonus criteria and standards are detailed in Article 6.		CMU																			
IMU	Minimum Setbacks Front and Street Side Yard*: No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.			IMU																			
NMU	Interior Side Yard: 0' Rear Yard: 0'	Building Height Maximum Building Height: 50 feet Maximum Building Height with Development Bonus: See Figure 1-8.		NMU																			
UR	Upper-Story Building Facade Street-Side Step-backs: The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground-level building facade line.	Compatibility See Section 4.2.4 for compatibility standards.		UR																			
NR	* If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.			NR																			
Building Placement Building placement determined by Roadway type and Active Edge Designation. *See Fig. 1-3 for Roadway Type designation and Section 4.3 for design requirements.			Neighborhood Mixed Use (NMU) Land Use Summary* <table><tr><th colspan="2">Land Use</th></tr><tr><td>Residential, attached</td><td>Permitted</td></tr><tr><td>Residential, detached</td><td>Not Permitted</td></tr><tr><td>Smaller-scale Retail (less than 50,000 sq. ft.)</td><td>Permitted</td></tr><tr><td>General Retail</td><td>Not Permitted</td></tr><tr><td>Office</td><td>Permitted</td></tr><tr><td>Warehousing & Light Manufacturing</td><td>Not Permitted</td></tr><tr><td>Education / Religion</td><td>Permitted</td></tr><tr><td>Hospitality (hotels/motels)</td><td>Permitted</td></tr><tr><td>Civic Uses (public)</td><td>Permitted</td></tr></table> *The table above provides a summary only of land uses permitted within the Neighborhood Mixed Use Subdistrict. See Section 2.3.3. for a complete list of permitted land uses.	Land Use		Residential, attached	Permitted	Residential, detached	Not Permitted	Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted	General Retail	Not Permitted	Office	Permitted	Warehousing & Light Manufacturing	Not Permitted	Education / Religion	Permitted	Hospitality (hotels/motels)	Permitted	Civic Uses (public)	Permitted
Land Use																							
Residential, attached	Permitted																						
Residential, detached	Not Permitted																						
Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted																						
General Retail	Not Permitted																						
Office	Permitted																						
Warehousing & Light Manufacturing	Not Permitted																						
Education / Religion	Permitted																						
Hospitality (hotels/motels)	Permitted																						
Civic Uses (public)	Permitted																						
Maximum Impervious Cover Impervious Cover: 80% or Maximum Allowed by Environmental Criteria Manual.* *The Environmental Criteria Manual is one of 9 Technical Criteria Manuals used by the City of Austin.																							


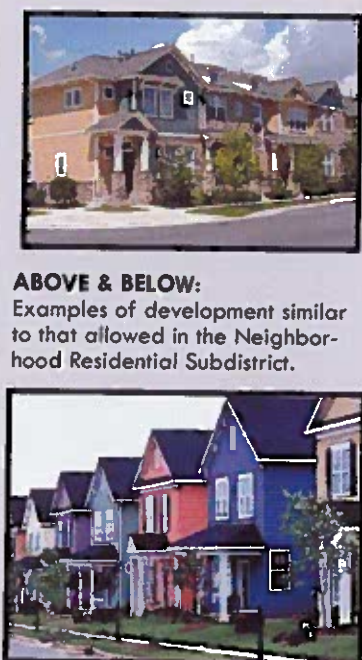
Figure 1-12: Urban Residential (UR)
Summary of UR Subdistrict Development Standards

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	Lot Size	Floor to Area Ratio (FAR)	URBAN RESIDENTIAL (UR) SUBDISTRICT Urban Residential is a residential zone that allows for a range of housing types, including townhouses, rowhouses, condos, or multifamily dwellings.  ABOVE: Typical height limit requirements for buildings within the Urban Residential (UR) Subdistrict.																					
CMU	Minimum Lot Size: 1,200 sf Minimum Lot Width: 16'	Maximum Floor-to-Area Ratio (FAR) by Right: .75 :1																						
	Minimum Setbacks																							
IMU	Front and Street Side Yard*: No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.	Building Height																						
NMU	Interior Side Yard: 0' Rear Yard: 0'	Maximum Building Height: 40 feet																						
UR	Upper-Story Building Facade Street-Side Step-backs: The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground-level building facade line.	Not eligible for Development Bonus																						
NR	Compatibility See Section 4.2.4 for compatibility standards.																							
	<p>* If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.</p>																							
Building Placement			Urban Residential (UR) Land Use Summary*																					
Building placement determined by Roadway type and Active Edge Designation.			<table><tr><th colspan="2">Land Use</th></tr><tr><td>Residential, attached</td><td>Permitted</td></tr><tr><td>Residential, detached</td><td>Not Permitted</td></tr><tr><td>Smaller-scale Retail (less than 50,000 sq. ft.)</td><td>Not Permitted</td></tr><tr><td>General Retail</td><td>Not Permitted</td></tr><tr><td>Office</td><td>Not Permitted</td></tr><tr><td>Warehousing & Light Manufacturing</td><td>Not Permitted</td></tr><tr><td>Education / Religion</td><td>Permitted</td></tr><tr><td>Hospitality (hotels/motels)</td><td>Not Permitted</td></tr><tr><td>Civic Uses (public)</td><td>Permitted</td></tr></table>		Land Use		Residential, attached	Permitted	Residential, detached	Not Permitted	Smaller-scale Retail (less than 50,000 sq. ft.)	Not Permitted	General Retail	Not Permitted	Office	Not Permitted	Warehousing & Light Manufacturing	Not Permitted	Education / Religion	Permitted	Hospitality (hotels/motels)	Not Permitted	Civic Uses (public)	Permitted
Land Use																								
Residential, attached	Permitted																							
Residential, detached	Not Permitted																							
Smaller-scale Retail (less than 50,000 sq. ft.)	Not Permitted																							
General Retail	Not Permitted																							
Office	Not Permitted																							
Warehousing & Light Manufacturing	Not Permitted																							
Education / Religion	Permitted																							
Hospitality (hotels/motels)	Not Permitted																							
Civic Uses (public)	Permitted																							
*See Fig. 1-3 for Roadway Type designation and Section 4.3 for design requirements.																								
Maximum Impervious Cover																								
Impervious Cover: 65% or Maximum Allowed by Environmental Criteria Manual.*																								
*The Environmental Criteria Manual is one of 9 Technical Criteria Manuals used by the City of Austin.																								
																								
ABOVE & BELOW: Examples of development similar to that allowed in the Urban Residential																								
																								
			*The table above provides a summary only of land uses permitted within the Urban Residential Subdistrict. See Section 2.3.3. for a complete list of permitted land uses.																					

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Figure 1-13: Neighborhood Residential (NR)
Summary of NR Subdistrict Development Standards

	Lot Size	Floor to Area Ratio (FAR)	NEIGHBORHOOD RESIDENTIAL (NR) SUBDISTRICT Neighborhood Residential is the residential transition zone located between the higher density, more active urban Subdistricts and existing single-family neighborhoods. It provides for a height transition to the existing neighborhoods outside of the ERC Zoning District. The Neighborhood Residential Subdistrict allows for single family homes, duplexes, townhouses, rowhouses, and smaller scale mutli-family buildings.  ABOVE: Typical height limit requirements for buildings within the Neighborhood Residential (NR) Subdistrict.																				
CMU	Minimum Lot Size: 1,600sf Minimum Lot Width: 18'	Maximum Floor-to-Area Ratio (FAR) by Right: .5 : 1																					
IMU	Minimum Setbacks Front and Street Side Yard*: No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.																						
NMU	Interior Side Yard: 0' Rear Yard: 0' * If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.	Building Height Maximum Building Height: 35 feet Not eligible for Development Bonus.																					
UR		Compatibility See Section 4.2.4 for compatibility standards.																					
NR																							
Building Placement Building placement determined by Roadway type and Active Edge Designation. *See Fig. 1-3 for Roadway Type designation and Section 4.3 for design requirements.			Neighborhood Residential (NR) Land Use Summary* <table><tr><th colspan="2">Land Use</th></tr><tr><td>Residential, attached</td><td>Permitted</td></tr><tr><td>Residential, detached</td><td>Permitted</td></tr><tr><td>Smaller-scale Retail (less than 50,000 sq. ft.)</td><td>Not Permitted</td></tr><tr><td>General Retail</td><td>Not Permitted</td></tr><tr><td>Office</td><td>Not Permitted</td></tr><tr><td>Warehousing & Light Manufacturing</td><td>Not Permitted</td></tr><tr><td>Education / Religion</td><td>Permitted</td></tr><tr><td>Hospitality (hotels/motels)</td><td>Not Permitted</td></tr><tr><td>Civic Uses (public)</td><td>Permitted</td></tr></table> *The table above provides a summary only of land uses permitted within the Neighborhood Residential Subdistrict. See Section 2.3.3. for a complete list of permitted land uses.	Land Use		Residential, attached	Permitted	Residential, detached	Permitted	Smaller-scale Retail (less than 50,000 sq. ft.)	Not Permitted	General Retail	Not Permitted	Office	Not Permitted	Warehousing & Light Manufacturing	Not Permitted	Education / Religion	Permitted	Hospitality (hotels/motels)	Not Permitted	Civic Uses (public)	Permitted
Land Use																							
Residential, attached	Permitted																						
Residential, detached	Permitted																						
Smaller-scale Retail (less than 50,000 sq. ft.)	Not Permitted																						
General Retail	Not Permitted																						
Office	Not Permitted																						
Warehousing & Light Manufacturing	Not Permitted																						
Education / Religion	Permitted																						
Hospitality (hotels/motels)	Not Permitted																						
Civic Uses (public)	Permitted																						
Maximum Impervious Cover Impervious Cover: 55% or Maximum Allowed by Environmental Criteria Manual.* *The Environmental Criteria Manual is one of 9 Technical Criteria Manuals used by the City of Austin.																							
 ABOVE & BELOW: Examples of development similar to that allowed in the Neighborhood Residential Subdistrict.																							

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ARTICLE 2: LAND USE STANDARDS

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2.1. INTENT

The ERC Land Use Standards are used as a tool to create lively, walkable, healthy, livable areas where people are able to reduce vehicle usage without sacrificing access to neighborhood amenities. To accomplish this, the intent of Article 2 is to:

- 2.1.1. Allow for creation of a dense and vibrant Hubs, or areas where the most intensive development within the corridor is encouraged, with urban form and uses that require less reliance on the automobile and are more accommodating of pedestrian, transit, and bicycle transportation.
- 2.1.2. Provide for and encourage development and redevelopment that achieves a balance of jobs, housing, retail, open space and community facilities within close proximity to each other and to both current and future transit. The essence of a mixed-use area is that it creates opportunities to live, work and play within the same area.
- 2.1.3. Enable opportunities for transit-supportive development in the ERC Hubs.
- 2.1.4. Locate the highest level of activity and mix of uses in the Hubs and the Corridor Mixed Use Subdistrict along E. Riverside Drive and other major streets thereby supporting current and future transit ridership.
- 2.1.5. Enable redevelopment and adaptive reuse while accommodating existing uses.
- 2.1.6. Allow for dense residential uses to accommodate some of the region's expected population growth.
- 2.1.7. Provide for a variety of housing options to be developed in close proximity to potential jobsites as well as public transit so that residents may reduce their dependency on personal vehicles and save on transportation costs.

2.2. APPLICABILITY

For the purposes of applying the standards in this Article, refer to Section 2.3 for ERC Subdistrict descriptions and Figure 1-2 (Subdistricts Map) for ERC Subdistrict locations.

Standards	Applies if ERC Subdistrict is:					Applies if the adjacent street is:				Applies to the following:
	CMU	IMU	NMU	UR	NR	CTC	PPC	UR	HWY	
Section 2.3 East Riverside Corridor Subdistricts	●	●	●	●	●	●	●	●	●	- All development
See Article 1 for maps and Sections 2.3.4 & 3.2.2 for descriptions of ERC Subdistricts and ERC Roadway Types.										

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2.3. EAST RIVERSIDE CORRIDOR SUBDISTRICTS

2.3.1. Applicability

2.3.2. ERC Subdistricts General

- A. The locations of the ERC Subdistricts in the ERC Zoning District are depicted in Figure 1-1, East Riverside Corridor Subdistricts Map.
- B. The ERC Subdistricts vary in terms of use, development intensity, and level of urban character.
- C. The Corridor Mixed Use, Neighborhood Mixed Use and Industrial Mixed Use Subdistricts permit combinations of uses within a building or a site.

2.3.3. Land Use Summary Table

The Land Use Summary Table in Figure 2-1 establishes the permitted, conditional, and prohibited uses according to ERC Subdistrict and any additional regulations that apply to a particular use in a specific subdistrict.

2.3.4. Subdistrict Types

A. CMU Corridor Mixed Use (CMU) Subdistrict

Corridor Mixed Use is the highest density district designation within the East Riverside Corridor and will typically consist of mixed use buildings such as residential or offices uses over retail or office ground floor uses. The ground floors of these buildings are envisioned to be primarily retail or office while upper floors may be office and/or residential. Mixed use development is key within this subdistrict because it will help to create a walkable environment with a variety of land uses located in a compact area.

Within the CMU Subdistrict, certain areas are identified as active edges on the East Riverside Corridor Active Edge Map Figure 1-4. An active edge designation imposes additional specific land use and design requirements for development at visible intersections and along key streets near the East Riverside Corridor Hubs to ensure that the ground floors of those buildings are designed to accommodate pedestrian oriented uses at some point in time.

B. IMU Industrial Mixed Use (IMU) Subdistrict

Industrial Mixed Use is a transitional subdistrict used to accommodate existing industrial uses and enable future development to include residential and commercial uses.

C. **NMU** **Neighborhood Mixed Use (NMU) Subdistrict**

The Neighborhood Mixed Use Subdistrict provides for mid-rise residential with neighborhood-oriented retail and smaller employers. It is intended to have opportunities for attached residential and smaller-scale commercial uses.

D. **UR** **Urban Residential (UR) Subdistrict**

Urban Residential is a residential subdistrict that allows for a range of housing types, including townhouses, rowhouses, condos, or multifamily dwellings.

E. **NR** **Neighborhood Residential (NR) Subdistrict**

Neighborhood Residential is the residential transition subdistrict located between the higher density, more active urban Subdistricts and existing single-family neighborhoods. It provides for a height transition to the existing neighborhoods outside of the ERC Zoning District. The Neighborhood Residential Subdistrict provides for single family homes, duplexes, townhouses, rowhouses, and smaller scale multi-family buildings.

2.3.5. Drive-Through Facilities

- A. A use with a drive-through facility is prohibited in the ERC Zoning District.
- B. A drive-through facility serving a restaurant use is prohibited in the ERC Zoning District.

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Figure 2-1: Land Use Table

<p>P = Permitted C = Conditional -- = Prohibited</p>						
	CMU	IMU	NMU	UR	NR	Additional Requirements
Residential Uses						
Bed & Breakfast (Group 1)	P	P	P	P	P	
Bed & Breakfast (Group 2)	P	P	P	P	P	
Condominium Residential	P	P	P	P	P	
Duplex Residential	--	--	--	P	P	
Group Residential	P	P	P	P	P	
MF Residential	P	P	P	P	P	
Retirement Housing (Small site)	P	P	P	P	P	
Retirement Housing (Large site)	C	C	C	C	--	
SF Attached	--	--	--	P	P	
SF Residential (Detached)	--	--	--	--	P	
Small Lot SF Residential	--	--	--	P	P	
Townhouse Residential	--	--	P	P	P	
Two-Family Residential	--	--	--	P	P	
Commercial Uses						
Admin and Business Offices	P	P	P	--	--	Use is limited to 5,000 gross SF in NMU
Art Gallery	P	P	P	--	--	
Art Workshop	P	P	P	--	--	
Automotive Rentals	P	P	--	--	--	Max. of 10 fleet cars in CMU, Max. of 20 fleet cards in IMU
Automotive Repair Services	--	P	--	--	--	
Automotive Sales	--	P	--	--	--	Max. of 20 vehicles for sale or rental on site.
Automotive Washing (of any type)	--	P	--	--	--	
Building Maintenance Services	P	P	--	--	--	In CMU, use must be in an enclosed structure
Business or Trade School	P	P	P	--	--	

<div> <div>P = Permitted</div> <div>C = Conditional</div> <div>-- = Prohibited</div> </div>						
	CMU	IMU	NMU	UR	NR	Additional Requirements
Business Support Services	P	P	P	--	--	
Cocktail Lounge	C	C	C	--	--	May not be located within 1,320' of another cocktail lounge.
Commercial Blood Plasma Center	--	P	--	--	--	Permitted subject to LDC Section 25-2-803
Commercial Off-Street Parking	P	P	P	--	--	May not exceed 1 ac. in size. Not located within 100' of corner. Not more than one per 300'. Must meet all design requirements in this document.
Communication Services	P	P	P	--	--	
Construction Sales and Services	--	P	--	--	--	
Consumer Convenience Services	P	P	P	--	--	
Consumer Repair Services	P	P	P	--	--	
Convenience Storage	C	P	--	--	--	In CMU & IMU, use must be enclosed in single building on site; no direct entry to individual storage units from outside.
Drop-Off Recycling Collection Facility	--	P	--	--	--	
Electronic Prototype Assembly	P	P	--	--	--	
Electronic Testing	P	P	--	--	--	
Equipment Repair Services	--	P	--	--	--	
Equipment Sales	--	P	--	--	--	
Exterminating Services	--	P	--	--	--	
Financial Services	P	P	P	--	--	
Food Preparation	P	P	P	--	--	
Food Sales	P	P	P	--	--	Limited to 5,000 SF in NMU
Funeral Services	--	P	--	--	--	
General Retail Sales (Convenience)	P	P	P	--	--	Limited to 5,000 SF in NMU

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P = Permitted C = Conditional -- = Prohibited						
	CMU	IMU	NMU	UR	NR	Additional Requirements
General Retail Sales (General)	P	P	P	--	--	Limited to 50,000 SF in CMU & NMU
Hotel-Motel	P	P	P	--	--	
Indoor Entertainment	P	P	--	--	--	
Indoor Sports and Recreation	P	P	--	--	--	
Kennels	P	P	--	--	--	
Laundry Services	--	P	--	--	--	
Liquor Sales	C	C	C	--	--	May not be located within 1,320' of another liquor sales use.
Medical Offices -- 5000 SF+	P	P	--	--	--	
Medical Offices -- less than 5000 SF	P	P	P	--	--	
Monument Retail Sales	--	--	--	--	--	
Off-Site Accessory Parking	P	P	P	--	--	May not exceed 1 acre in size. Not located within 100' of corner. Not more than one per 300'. Must meet all design requirements in this document.
Outdoor Sports and Recreation	--	P	--	--	--	
Pawn Shop Services	P	P	P	--	--	May not be located within 5,280' of another Pawn Shop service use.
Personal Improvement Services	P	P	P	--	--	Limited to 5,000 SF in NMU
Personal Services	P	P	P	--	--	
Pet Services	P	P	P	--	--	
Plant Nursery	--	P	C	--	--	
Printing and Publishing	P	P	C	--	--	
Professional Office	P	P	P	--	--	Limited to 5,000 SF in NMU
Research Assembly Services	--	P	--	--	--	
Research Services	P	P	C	--	--	
Research Testing Services	--	P	--	--	--	
Research Warehousing Services	--	P	--	--	--	

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<div>P = Permitted C = Conditional -- = Prohibited</div>						
	CMU	IMU	NMU	UR	NR	Additional Requirements
Restaurant (General)	P	P	P	—	—	Conditional use permit required for late hours. See section 4.2.4 for other potential restrictions.
Restaurant (Limited)	P	P	P	—	—	Limited to 5,000 SF in NMU. Conditional use permit required for late hours. See section 4.2.4 for other potential restrictions.
Service Station	—	C	C	—	—	May not fuel more than 8 vehicles at one time (NMU, IMU)
Software Development	P	P	P	—	—	Limited to 5,000 SF in NMU
Special Use Historic	C	C	C	—	—	Use must comply with LDC 25-2-807
Theater	P	P	P	—	—	
Veterinary Services	P	P	P	—	—	Service to be conducted within enclosed structure. Veterinary hospitals for livestock and large animals not permitted.
Civic Uses						
Administrative Uses	P	P	P	—	—	Incidental maintenance of administration service vehicles prohibited on-site in CMU and NMU.
Club or Lodge	C	C	—	—	—	May not be located within 1,320' of another club or lodge.
College or University Facilities	P	P	—	—	—	Existing use in place prior to 11/07/07 not considered a non-conforming use.
Communication Service Facilities	P	P	—	—	—	
Community Recreation (Private)	P	P	C	C	C	
Community Recreation (Public)	P	P	C	C	C	

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	P = Permitted					C = Conditional					-- = Prohibited				
	CMU	IMU	NMU	UR	NR	Additional Requirements									
Congregate Living	C	C	C	C	--										
Convalescent Services	C	C	C	C	--										
Counseling Services	P	P	C	--	--										
Cultural Services	P	P	P	C	C										
Day Care Services (Commercial)	P	P	P	P	C										
Day Care Services (General)	P	P	P	P	C										
Day Care Services (Limited)	P	P	P	P	P										
Employee Recreation	--	P	--	--	--										
Family Home	P	P	P	P	P										
Group Home, Class I (General)	P	P	P	P	C										
Group Home, Class I (Limited)	P	P	P												
Group Home, Class II	C	P	C	C	--										
Guidance Services	P	P	P	--	--										
Hospital Services (General)	C	C	C	--	--										
Hospital Services (Limited)	P	P	C	--	--										
Local Utility Service	C	P	C	C	C										
Maintenance & Service Facilities	--	C	--	--	--										
Major Utility Facilities	--	C	--	--	--										
Park & Rec Services (General)	P	P	P	P	P										
Park & Rec Services (Special)	P	P	P	--	--										
Postal Facilities	--	C	C	--	--										
Private Primary Educational Facilities	P	P	P	C	C										
Private Secondary Educational Facilities	P	P	P	C	C										
Public Primary Educational Facilities	P	P	P	P	P										
Public Secondary Educational Facilities	P	P	P	P	P										
Qualified Community Garden	--	P	--	P	P										

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<p>P = Permitted C = Conditional -- = Prohibited</p>						
	CMU	IMU	NMU	UR	NR	Additional Requirements
Railroad Facilities	C	P	C			
Religious Assembly	P	P	P	P	P	
Residential Treatment	C	C	C	C	--	
Safety Services	P	P	P	C	C	
Telecommunication Tower	--	--	C	C	C	Subject to 25-2-839. Located on top of building or Architectural Component. Prohibited in CMU.
Transitional Housing	C	C	--	--	--	
Transportation Terminal	C	C	C	C	C	
Industrial Uses						
Basic Industry	--	P	--	--	--	Use may not produce noise, vibration, smoke, dust, odor, heat, glare, fume, electrical interference, or waste- run-off outside an enclosed structure.
Custom Manufacturing	P	P	P	--	--	Use may not produce noise, vibration, smoke, dust, odor, heat, glare, fume, electrical interference, or waste- run-off outside an enclosed structure.
General Warehousing & Distribution	--	P	--	--	--	
Light Manufacturing	--	P	--	--	--	
Limited Warehousing & Distribution	--	P	--	--	--	
Recycling Center	--	P	--	--	--	
Agricultural Uses						
Urban Farm	--	C	C	C	C	

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ARTICLE 3: CIRCULATION, CONNECTIVITY AND STREETScape STANDARDS

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The applicability of standards in Article 3 is based on the ERC Subdistrict in which a property is located and the Roadway Type designation of the street(s) adjacent to it. Refer to Article 1 for descriptions and maps of ERC Subdistricts and ERC Roadway Types.

3.1. INTENT

The standards of Article 3 are intended to:

- 3.1.1. Increase mobility both within the East Riverside Corridor area and to surrounding areas by improving connectivity and accommodations for pedestrians, cyclists and transit;
- 3.1.2. Encourage a greater percentage of travel accomplished by walking, biking, and transit;
- 3.1.3. Provide built environment, streetscape and street designs that are safe and enjoyable for pedestrians and cyclists;
- 3.1.4. Ensure that site design promotes efficient pedestrian, bicycle and vehicle circulation patterns;
- 3.1.5. Ensure the creation of a high-quality street and sidewalk environment that is supportive of pedestrian, bicycle and transit mobility and that is appropriate to the roadway context;
- 3.1.6. Ensure that trees, sidewalks, buildings and bicycle accommodations – major elements that make up a streetscape – are arranged in a manner that supports the creation of a safe, human-scaled, and well-defined roadway environment;
- 3.1.7. Ensure that there are multiple travel route options for all transportation modes in and around the ERC Zoning District;
- 3.1.8. Ensure that vehicular parking is accommodated in a manner that enriches and supports, rather than diminishes, the roadside pedestrian and bicycle environment, and that does not create a barrier between the roadside environment and the roadside buildings; and
- 3.1.9. Ensure that sites are developed in a manner that supports and encourages connectivity for all modes of travel and that new and existing development, pedestrian and bicycle paths, and open spaces complement and link to one another.

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3.2. EAST RIVERSIDE CORRIDOR ROADWAY TYPES

Each existing and future street in the ERC Zoning District has a roadway type designation, which establishes many of the sidewalk, streetscape and building placement standards in this Document. The four ERC roadway types are shown on the East Riverside Corridor Roadway Type Map in Figure 1-3. Because roadway types define the urban design framework of the City, they have been used as an organizing tool to provide a consistent regulatory approach to create a cohesive development pattern along Austin's streets and remove some of the inconsistency that arises from having a variety of zoning districts and development standards fronting a single street.

3.2.1. Applicability

Standards	Applies if ERC Subdistrict is:					Applies if the adjacent street is:				Applies to the following:
	CMU	IMU	NMU	UR	NR	CTC	PPC	UR	HWY	
Section 3.2 East Riverside Corridor Roadway Types	●	●	●	●	●	●	●	●	●	- All development
See Article 1 for maps and Sections 2.3.4 & 3.2.2 for descriptions of ERC Subdistricts and ERC Roadway Types.										

3.2.2. Roadway Types

The following four roadway types are refinements of roadway types used in other parts of the city. These roadway types apply to the East Riverside Corridor Zoning District.

A. ERC Core Transit Corridors

ERC Core Transit Corridors include streets within the ERC Zoning District that have or will have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. They have a high level of visibility and offer some of the best locations for retail service activity. East Riverside Drive & Pleasant Valley Road, within the boundaries of the ERC Zoning District, are designated ERC Core Transit Corridors.

B. ERC Pedestrian Priority Collector

ERC Pedestrian Priority Collector is the roadway designation for existing and future collector streets that also serve as primary pedestrian routes within the ERC Zoning District. Figure 1-5, East Riverside Corridor Collector Street Map, of this Document identifies locations for new collector streets to form direct vehicular, bicycle and pedestrian connections between major roadways in the ERC Zoning District as the area redevelops. All new streets built in accordance with the ERC Collector Street Plan will be designated as ERC Pedestrian Priority Collectors. The required collector streets provide a grid-like network of streets which enable connectivity and circulation, while encouraging walkability.

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C. ERC Urban Roadway

The ERC Urban Roadway designation is for all existing and future streets located within the ERC Zoning District not designated as ERC Core Transit Corridors, ERC Pedestrian Priority Collectors or ERC Highways, excluding smaller circulation routes like alleys. These streets form the finer grained network of streets that provide connections with and complement the transportation framework created by the other roadway types. Any new street in the ERC Zoning District that does not have an ERC Core Transit Corridor, ERC Pedestrian Priority Collector or ERC Highway designation, nor is identified as a proposed new collector street on Figure 1-5: ERC Collector Street Map, will be designated as an ERC Urban Roadway for the purpose of applying the standards in this Document.

D. ERC Highways

ERC Highways include Highway 71 (Ben White Blvd.) and Interstate Highway 35 (I-35) and their frontage roads in the ERC Zoning District.

3.3. SIDEWALK STANDARDS

3.3.1. General Applicability

In order to create an environment that is supportive of pedestrian, bike and transit mobility, public sidewalks shall be provided on both sides of all streets in the ERC Zoning District. The requirements of this section must be met on all adjacent roadway types.

3.3.2. Sidewalk Standards for All Roadway Types

A. Applicability

Standards	Applies if ERC Subdistrict is:					Applies if the adjacent street is:				Applies to the following:
	CMU	IMU	NMU	UR	NR	CTC	PPC	UR	HWY	
Section 3.3.2 Sidewalk Standards for All Roadway Types	●	●	●	●	●	●	●	●	●	- All development - Requirement must be met on all adjacent roadway types
See Article 1 for maps and Sections 2.3.4 & 3.2.2. for descriptions of ERC Subdistricts and ERC Roadway Types.										

B. Sidewalks

Public sidewalks are required and shall meet the standards of Figure 3-2. The minimum sidewalk width requirement shall apply regardless of the available right-of-way. If necessary to meet the required sidewalk width, the sidewalk shall extend onto private property to fulfill the minimum requirement, with a sidewalk easement provided.

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Sidewalks shall consist of two zones: a planting zone located adjacent to the curb, and a clear zone (see Figures 3-3 and 3-4).

1. Planting Zone

The planting zone is intended for the placement of street trees, if required, and street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility (see Figure 3-1).

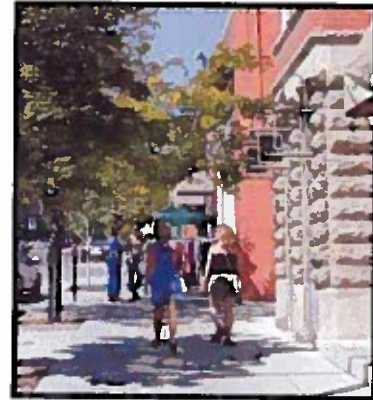


Figure 3-1:
Example of Sidewalk with Planting
Zone and Clear Zone

2. Clear Zone

The clear zone shall be hardscaped, shall be located adjacent to the planting zone, and shall comply with ADA and Texas Accessibility Standards and shall be unobstructed by any permanent or nonpermanent element for the required minimum width and a minimum height of eight feet (see Figure 3-2). Accessibility is required to connect sidewalk clear zones on adjacent sites.

Figure 3-2: Required standards for public sidewalks within the ERC Zoning District.

Standards	Applies if subdistrict is:	Applies if the adjacent street is:				Additional Requirements
	CMU	CTC	PPC	UR	HWY	
Min. Total Sidewalk Width includes planting and clear zone. (Feet)	varies	15'	12'	12'	10'	
Min. Planting Zone Width (Feet)	varies	8'	7'	7'	optional	
Minimum Clear Zone Width	varies	7'	5'	5'	8'	Along ERC Highways, sidewalks shall be located a minimum of 2 feet from the property line in compliance with TCM Section 4.2.1.
Street Trees Required	●	●	●			All required trees must be a minimum of 3 caliper inches and shall be planted at an average spacing not greater than 30 feet on center. See Section 3.3.2.8.4 "Utilities" for sites with utility conflicts.
See Article 1 for maps and Sections 2.3.4 & 3.2.2. for descriptions of ERC Subdistricts and ERC Roadway Types.						

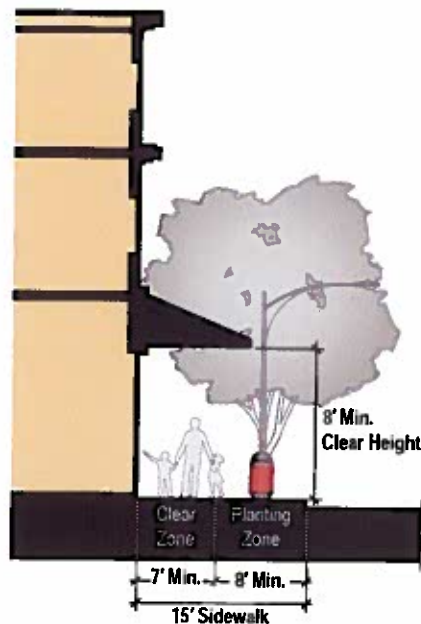


Figure 3-3:
ERC Core Transit Corridor (CTC)
Sidewalk Standards

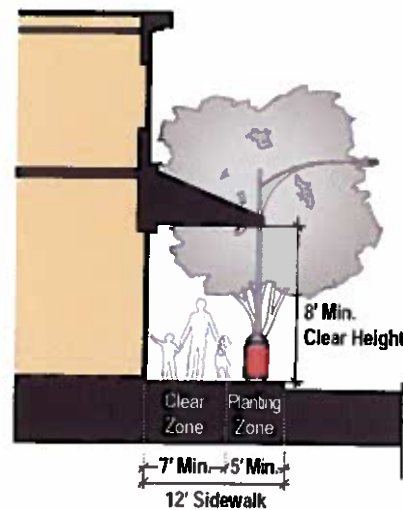


Figure 3-4:
ERC Pedestrian Priority (PPC) & Urban Roadway (UR)
Sidewalk Standards

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3. Accommodating Bicycle Facilities

- a. If the adjacent street is designated an ERC Core Transit Corridor or ERC Pedestrian Priority Collector, sidewalks may only encroach in the right-of-way (ROW) to the extent that enough ROW remains to be able to accommodate a cycle track per National Association of City Transportation Officials (NACTO) standards (on ERC Core Transit Corridors) or 6-foot wide on-street bicycle lane (on ERC Pedestrian Priority Collectors) on both sides of the street in the future.
- b. If optional parallel parking is provided adjacent to required 6' bike lanes then the width of the parallel parking stall shall be no less than 8' wide.



Figure 3-5:
ERC Core Transit Corridor
with underground utilities.

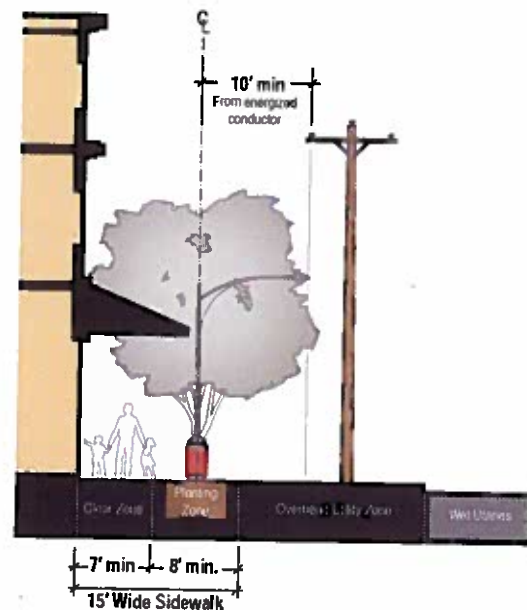


Figure 3-6:
ERC Core Transit Corridor with overhead util-
ity zone at curb.

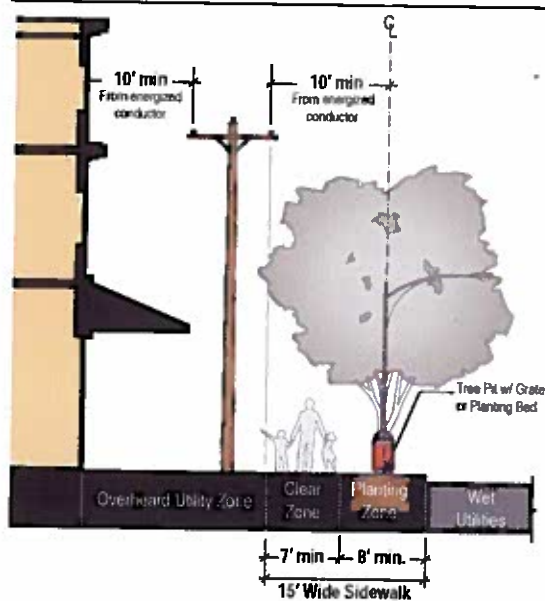


Figure 3-7:
ERC Core Transit Corridor with overhead utility zone.

4. Utilities

- a. All utility lines shall be underground from the building to the property line. Utility lines within the right-of-way shall be placed underground or relocated to the rear of the site to the maximum extent practicable as determined by the Director (See Figure 3-5).
- b. Where existing electric utilities remain overhead and are located behind the curb, an overhead utility zone shall be provided so that no portion of the building is located within a 10-foot radius of the energized conductor. In addition, street trees shall be set back from an energized conductor by a minimum of ten feet as measured from the centerline of the tree. Options for street tree planting and sidewalk placement in combination with overhead utilities are illustrated in Figures 3-6 and 3-7.
- c. Utility compatible trees may be used so that the trees can be located beneath, rather than offset from, the overhead electric utilities if the Director determines that one of the following conditions is met:
 - i. If the depth of a lot is 120 feet or less and electric utilities remain overhead and are located behind the curb; or
 - ii. If, in order to meet all of the requirements of this section, the building façade would be required to set back 30 feet or more beyond the curb face (Note: if the requirements of this section can be met within existing right-of-way, utility compatible trees may not be used).

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3.4. ON-STREET PARKING

3.4.1. Applicability

Standards	Applies if ERC Subdistrict is:					Applies if the adjacent street is:				Applies to the following:
	CMU	IMU	NMU	UR	NR	CTC	PPC	UR	HWY	
Section 3.4 On-street parking	●	●	●	●	●	●	●	●	●	Optional for all development.
See Article 1 for maps and Sections 2.3.4 & 3.2.2. for descriptions of ERC Subdistricts and ERC Roadway Types.										

3.4.2. Purpose

On-street parking is encouraged within the ERC Zoning District to increase the viability of adjacent retail and to serve other local parking needs. On-street parking also provides protection for pedestrians creating a more pleasant sidewalk experience, and when coupled with a cycle track, on-street parking provides a protective buffer for bicyclists. Approval of the City Traffic Engineer and compliance with fire access standards is required.

3.4.3. On-Street Parallel Parking

- A. On-street parallel parking is encouraged along all streets in the ERC Zoning District where feasible. On street parking is subject to the approval of the City Traffic Engineer.
- B. In the future, the City could consider converting the outside lanes of East Riverside Drive to on-street parking during off-peak hours to support local business and new residential activity.
- C. The City Traffic Engineer may determine that on-street parking is not feasible due to limited right-of-way width or lack of appropriate and adequate easement, transit activity conflict and interference, inadequate sight distance caused by vertical or horizontal curvature of a street, high roadway speeds, or other safety concerns.
- D. The design for on-street parallel parking may be accommodated by providing parking inside the curb line (Figure 3-8 and 3-9).
- E. If on-street parking is provided, the sidewalk standards under Section 3.3.2 shall continue to apply, with both a clear zone and planting zone placed adjacent to the curb at the inside of the parking spaces.
- F. If optional parallel parking is provided adjacent to required 6' bike lanes, then the width of the parallel parking stall shall be no less than 8' wide.