

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING CHAPTER 25-2 OF THE CITY CODE TO
2 CREATE THE EAST RIVERSIDE CORRIDOR (ERC) ZONING DISTRICT AND
3 PROVIDING FOR A REGULATING PLAN ESTABLISHING USE AND SITE
4 DEVELOPMENT REGULATIONS FOR THE ERC DISTRICT; TO ADOPT THE
5 REGULATING PLAN FOR THE ERC DISTRICT; AND TO APPROVE A
6 COLLECTOR PLAN UNDER SECTION 25-6 ARTICLE 2 (*RESERVATION AND*
7 *DEDICATION OF RIGHT-OF-WAY*) OF THE CITY CODE FOR THE EAST
8 RIVERSIDE CORRIDOR AREA.

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

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12 PART 1. Subsection (E) of Section 25-2-32 (*Zoning Districts and Map Codes*) of the
13 City Code is amended to read:

14 (E) Special purpose base districts and map codes are as follows:

- | | | |
|----|------------------------------------|------------|
| 15 | (1) development reserve | DR |
| 16 | (2) aviation services | AV |
| 17 | (3) agricultural | AG |
| 18 | (4) planned unit development | PUD |
| 19 | (5) public | P |
| 20 | (6) traditional neighborhood | TN |
| 21 | (7) transit oriented development | TOD |
| 22 | (8) North Burnet/Gateway | NBG |
| 23 | (9) <u>East Riverside Corridor</u> | <u>ERC</u> |

24 PART 2. Chapter 25-2, Subchapter A, Article 2, Division 5 (*Special Purpose Districts*)
25 of the City Code is amended to add a new section 25-2-149 to read:

26 **§25-2-149 EAST RIVERSIDE CORRIDOR (ERC) DISTRICT.**

27 (A) East Riverside Corridor (ERC) district is the designation for an identified area of
28 existing auto-oriented commercial and multifamily uses that is the subject of an

1 approved master plan for redevelopment of the area into an urban mixed-use
2 neighborhood that is more pedestrian friendly and takes advantage of access to
3 existing and future transit options and the area's key position in the urban core.

- 4 (B) An ERC designation may be applied only within the boundaries identified in the
5 East Riverside Corridor Regulating Plan.

6 **PART 3.** Chapter 25-2, Subchapter C, Article 3 (*Additional Requirements for Certain*
7 *Districts*) of the City Code is amended to add a new Division 12 to read:

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9 **Division 12. East Riverside Corridor District Requirements.**

10 **§25-2-768.01. APPLICABILITY.**

11 This division applies in the East Riverside Corridor (ERC) district.

12 **§25-2-768.02 REGULATING PLAN.**

- 13 (A) Council by ordinance shall adopt and may at any time amend a regulating plan for
14 the ERC district that:

- 15 (1) establishes the permitted and conditional uses;
16 (2) prescribes site development regulations, including maximum and minimum
17 development parameters;
18 (3) prescribes requirements for street, streetscape, and other public area
19 improvements; and
20 (4) establishes other appropriate regulations or modifies or waives a requirement
21 of this title.

- 22 (B) For property governed by this division, this division and a regulating plan adopted
23 under this section supersedes the other provisions of this title to the extent of
24 conflict.

- 25 (C) The site development standards in Article 4.2 (*General Development Standards*) of
26 the Regulating Plan are the only parts of the regulating plan that are requirements of
27 Chapter 25-2 (*Zoning*) of the City Code for purposes of Section 25-2-472 (*Board of*
28 *Adjustment Variance Authority*) of the City Code.

- 29 (D) Except for amendments to Figure 1-2 (*East Riverside Corridor Subdistrict Map*),
30 amendments to the regulating plan are subject to the procedures prescribed by

Section 25-1-502 (*Amendment: Review*) for amendments to Title 25 and not the procedures prescribed by Chapter 25-2, Subpart B (*Zoning Procedures*).

- (E) Amendments to Figure 1-2 (*East Riverside Corridor Subdistrict Map*) of the regulating plan are subject to the procedures prescribed by Chapter 25-2, Subpart B (*Zoning Procedures*). Approved amendments to Figure 1-2 will also be reflected as necessary in Figure 1-7 (*East Riverside Corridor Height Map*) and Figure 1-8 (*East Riverside Corridor Development Bonus Height Map*) of the regulating plan.

PART 4. Chapter 25-2, Subchapter E, Subsection 1.2.3.A (*General Exemptions*), is amended to read:

1.2.3. Exemptions.

A. General Exemptions. The following types of development are exempt from the requirements of this Subchapter:

1. Development that does not require a site plan under Chapter 25-5;
2. Development in the following zoning districts:
 - a. Agricultural (AG) district;
 - b. Aviation (AV) district; and
 - c. Traditional neighborhood (TN) district.
3. Development built pursuant to the overlay district provisions of the university neighborhood overlay (UNO) district;
4. Development built pursuant to an adopted transit station area plan;
5. Development built pursuant to the Robert Mueller Municipal Airport Redevelopment Plan;
6. Development built pursuant to an adopted downtown plan;
7. Development of an industrial use or data center; ~~and~~
8. Interior remodeling of a building;
9. Development built pursuant to the regulating plan for the North Burnet/Gateway (NBG) district; and

10. Development built pursuant to the regulating plan for the East
Riverside Corridor (ERC) district.

PART 5. Council adopts "The Regulating Plan for the East Riverside Corridor Zoning District, Austin, Texas," attached to this ordinance as Exhibit "A", as the regulating plan for the ERC district.

PART 6. Council approves Figure 1-5 (*East Riverside Corridor Collector Street Map*) of "The Regulating Plan for the East Riverside Zoning District, Austin, Texas" as a collector plan for purposes of Section 25-6, Article 2 (*Reservation and Dedication of Right-of-Way*) of the City Code. Alignments shown in the collector plan are approximate and may be adjusted for purposes of determining alignments under Section 25-6-54 (*Alignment*) of the City Code.

PART 7. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

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_____, 2013 §

Lee Leffingwell
Mayor

APPROVED:

Karen M. Kennard
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk