

C8  
/1**ORDINANCE AMENDMENT REVIEW SHEET**

**Amendment:** C20-2014-021 East Riverside Corridor Amendment Process

**Description:** Consider an amendment to Title 25 of the City Code to amend the East Riverside Corridor Regulating Plan to add a meeting requirement for plan amendments.

**Proposed Language:** See attached draft ordinance.

**Summary of proposed code changes:**

- Will create a meeting requirement for ERC amendments and give Contact Teams an opportunity to voice support or opposition to proposed amendments.

**Background:** Initiated by Council Resolution 20140925-092

In September of 2014 the City Council initiated resolution 20140925-092 to change the amendment process for the East Riverside Corridor Regulating Plan. Currently a change to the ERC Regulating Plan is treated like a zoning case; however, this does not necessarily give Neighborhood Contact Teams the opportunity to meet with the applicant or weigh in on the proposed change. The proposed code amendment will require an applicant – Contact Team meeting; and will give Contact Teams an opportunity to submit a letter on the proposed ERC Regulating Plan change.

The attached maps are excerpted from the East Riverside Corridor Regulating Plan; amendments to these maps will require the above-described notification and meeting requirements.

**Staff Recommendation:** Approve proposed ordinance.

**Board and Commission Actions**

**September 16, 2015:** To be reviewed by the Planning Commission.

**Council Action**

**October 1, 2015:** A public hearing has been set.

**Ordinance Number:** NA

**City Staff:** Greg Dutton

**Phone:** 974-3509

**Email:** greg.dutton@austintexas.gov

08/2

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 TO ADD NEW  
2 REQUIREMENTS TO THE EAST RIVERSIDE CORRIDOR REGULATING  
3 PLAN AMENDMENT PROCESS.  
4

5 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
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7 PART 1. City Code Section 25-2-768.02 (*Regulating Plan*) is amended to add a new  
8 Subsection (F) to read as follows:

9 (F) The following process is applicable to amendments to Figure 1-1 (East  
10 Riverside Corridor Zoning Map), Figure 1-2 (East Riverside Corridor  
11 Subdistrict Map), Figure 1-6 (East Riverside Corridor Hub Map), Figure 1-7  
12 (East Riverside Corridor Height Map), or Figure 1-8 (East Riverside  
13 Corridor Development Bonus Height Map) regarding an individual property.

14 (1) The director shall provide notice of the filing of an application for  
15 amendment under Section 25-1-133 (*Notice of Applications and*  
16 *Administrative Decisions*).

17 (2) The director shall conduct a community meeting on a proposed  
18 amendment prior to the date upon which the Planning Commission is  
19 scheduled to consider the amendment. The director shall give notice  
20 of the meeting under Section 25-1-132(A) (*Notice of Public Hearing*).

21 (3) Before the date on which the Planning Commission is scheduled to  
22 consider a proposed amendment, the Neighborhood Plan Contact  
23 Team may submit a letter to the director stating its recommendation  
24 on the proposed amendment. The director shall provide a letter to the  
25 Planning Commission and to council prior to action on the proposed  
26 amendment.

27 (4) Before the date on which the Planning Commission is scheduled to  
28 consider a proposed amendment, the Neighborhood Plan Contact  
29 Team may submit a letter to the director stating its recommendation  
30 on the proposed amendment. The director shall provide a letter to the  
31 Planning Commission and to council prior to action on the proposed  
32 amendment.

33 (5) For a hearing before council, the director shall give notice under  
34 Section 25-1-132(B) (*Notice of Public Hearing*).

C8/13

(6) The applicant is responsible for the cost of the notice.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015

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§  
§

\_\_\_\_\_  
Steve Adler  
Mayor

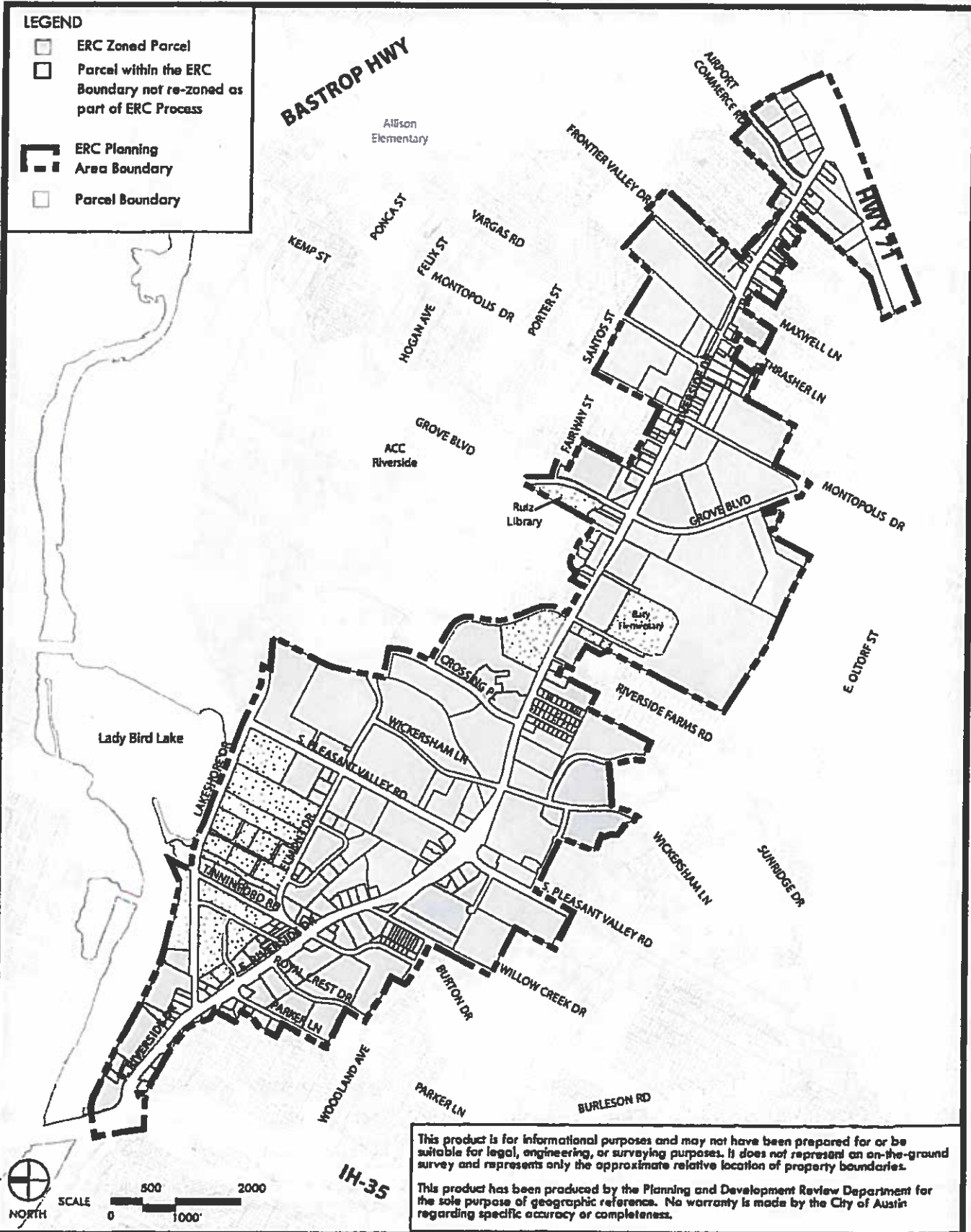
**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

C8/4

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

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



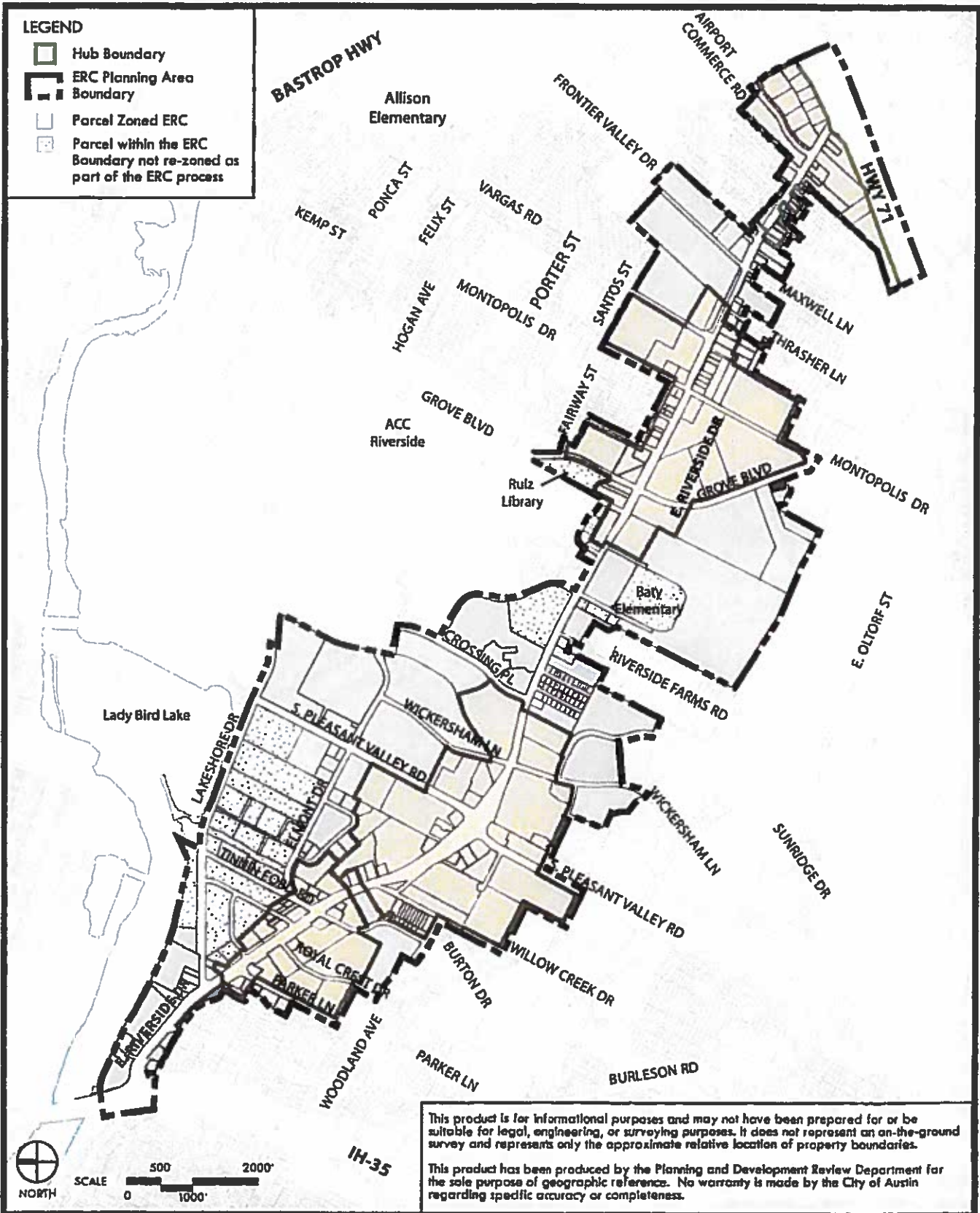




08/16

Figure 1-6: East Riverside Corridor Hub Map

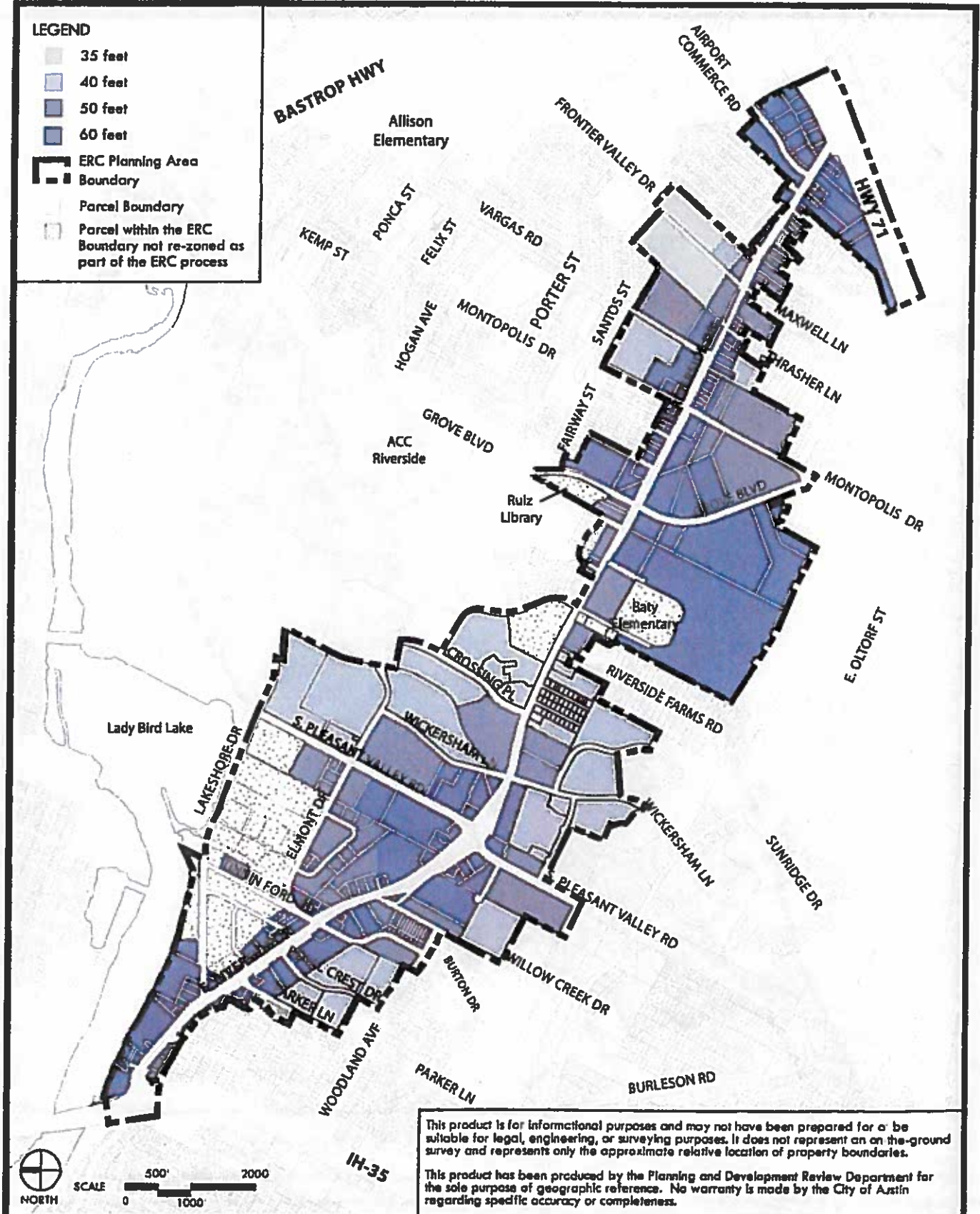
This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.



08/7

Figure 1-7: East Riverside Corridor Height Map

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

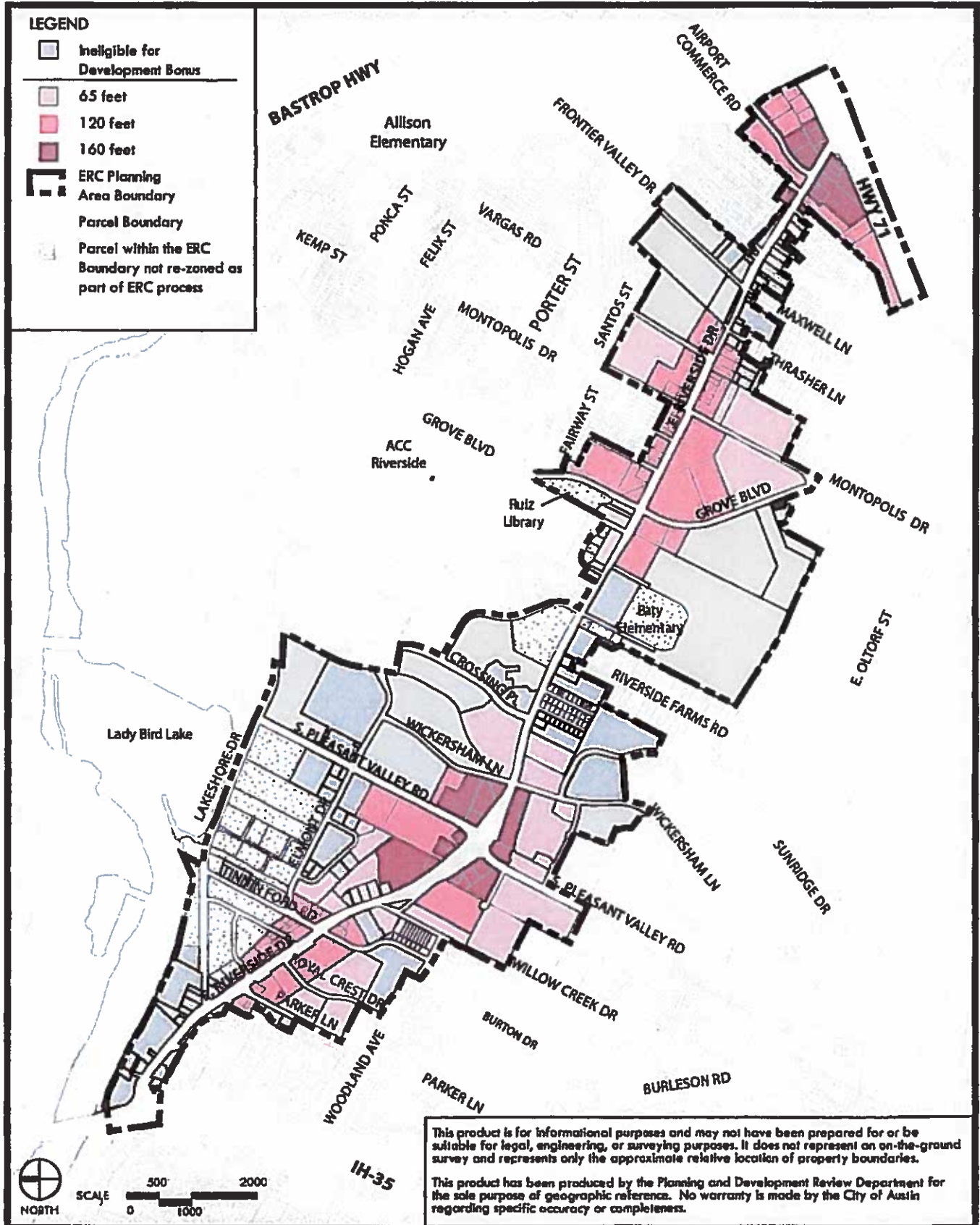




08/8

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

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





C8/9

**RESOLUTION NO. 20140925-092**

**WHEREAS**, the East Riverside Neighborhood has expressed concerns regarding the process for amending the East Riverside Corridor plan, and

**WHEREAS**, the current process follows that of a zoning case, rather than the process for a neighborhood plan amendment, and

**WHEREAS**, the purpose of this code amendment initiation is to align the process for amending the East Riverside Corridor plan to be more like the process which has been used for neighborhood plan amendments, which allows for more input from the neighborhood; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

That the City Manager is hereby directed to initiate the following code amendments to amend Division 12 (East Riverside Corridor District Requirements) Section 25-2-768.02 (Regulating Plan) as follows to add a new Subsection (F) that reads as follows:

- (F) This subsection establishes additional process applicable to an application for an amendment to the East Riverside Corridor Regulating Plan Figure 1-2 (East Riverside Corridor Subdistrict Map) regarding an individual property.
  
- (1) The director shall provide notice to the Neighborhood Plan Contact Team of the filing of an application for amendment under Section 25-1-133 (Notice of Applications And Administrative Decisions).

C8/10

- (2) The director shall conduct a community meeting on a proposed amendment prior to the date upon which the Planning Commission is scheduled to consider the amendment. The director shall give notice of the meeting under Section 25-1-132(A)(Notice of Public Hearing).
- (3) Before the date on which the Planning Commission is scheduled to consider a proposed amendment, the Neighborhood Plan Contact Team may submit a letter to the director stating its recommendation on the proposed amendment. The letter shall be provided by the director to the Planning Commission and to council prior to action on the proposed amendment.
- (4) For a hearing before the Planning Commission, the director shall give notice under Section 25-1-132(A)(Notice of Public Hearing).
- (5) For a hearing before council, the director shall give notice under Section 25-1-132(A)(Notice of Public Hearing).
- (6) The applicant is responsible for the cost of notice.


**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is directed to make other necessary changes to eliminate

C8/11

conflicts this change may create with other existing Code relating to the East  
Riverside Corridor Regulating Plan.

**ADOPTED:** September 25, 2014

**ATTEST:**   
Jannette S. Goodall  
City Clerk