

**Kazi Corridor Transitions Directive**

						← Distance from Corridor →															
Tier	Regional	Community	Neighborhood	Gentrifying	Rural	CORRIDOR	Block 1		< 60' ROW	Block 2		< 60' ROW - 1/8 mile	Block 3		< 60' ROW	Block 4		< 60' ROW - 1/4 mile	Block 5		
					Lot 1		Lot 2	Lot 1		Lot 2	Lot 1		Lot 2	Lot 1		Lot 2	Lot 1		Lot 2	Lot 1	Lot 2
8							MU 65/120	MU 65/120		RM 65/85	RM 45/55		RM 40	R4		R3	R3		R2++	R2++	
7						MU 65/120	RM 65/85	RM 45/65	RM 40	RM 35/45	R4	R3	R3	R2++	R2++						
6						MS 50/65	RM 45/65	RM 35/45	R4	R4	R3	R3	R2++	R2++							
5						MU 45/65	RM 40/50	RM 35/45	R4	R4	R3	R3	R2++	R2++							
4						RM 45/55	RM 40/50	RM 35/45	R4	R3	R3	R2++	R2++	R2++	R2++						
3						MS 35/45	RM 35	R4	R3	R3	R3	R2++	R2++	R2++	R2++						
2						MS 45/55	RM 35	R3	R3	R3	R2++	R2++	R2++	R2++	R2++						
1						MS 35/45	RM35	R3	R3	R2++	R2++	R2++	R2++	R2++	R2++						

Staff to use the assigned spectrum of Corridor Zones applicable to each corridor type to develop maps based on the following criteria:

- Using the Corridor type tab, identify the corridor as Regional, Community, or Neighborhood.
- Apply the a mix of zone on the corridor based on its corridor type and the chart above. No less than 1/3 of developable land area shall be the highest intensity T-type, and no more than 1/3 of developable land area shall be the lowest intensity T-type. Developable land area shall be exclusive of Critical Water Quality Zones, Floodplain, publicly owned land, parks, greenbelts, and other areas unsuitable for development or redevelopment. Don't decrease beyond the draft 3 entitlements. Use the appropriate zone based on the height above and the right zone based on amendments made to draft 3 at Planning Commission.
- If segments of corridors in census tracts are identified as "Dynamic," "Early:Type 1," and "Susceptible" and beyond in the Gentrification Study Map, they shall be zoned as "Gentrifying." Downzone if the census tract is "Early: Type 1" and "Susceptible," but don't decrease entitlements if "Dynamic."

Regional	used across town traffic; predominantly commercial; higher traffic speeds
Community	used between multiple neighborhoods; intermittent to significant commercial presence; mix of lot sizes
Neighborhood	used primarily by neighbors; very light commercial or smaller scale commercial; slower speeds
Rural	used for primarily undeveloped areas with low density mix of uses; significant vacant or ag land

### CORRIDOR TYPES

Corridors	TYPE	GENTRIFYING SEGMENTS
15th/Enfield	Regional	
24th/Windsor	Neighborhood	
38th/35th	Neighborhood	
51st	Community	X
7th	Community	X
Airport (East)	Regional	X
Airport (West)	Community	
Anderson Lane	Community	
Anderson Mill	Community	
Avery Ranch	Neighborhood	
Barton Springs	Community	
Beckett Rd	Neighborhood	
Berkman	Neighborhood	X
Blake Manor Road	Rural	
Blocker Ln	Rural	
Blue Goose Rd.	Rural	
Braker	Regional	
Braker Extension		
Brodie Lane	Community	
Brush Country	Neighborhood	
Burleson (North)	Neighborhood	X
Burleson (South)	Regional	X
Burnet	Regional	X
Cameron (North)	Regional	X
Cameron (South)	Community	X
Cesar Chavez (East)	Community	X
Cesar Chavez (West)	Neighborhood	X
Chicon	Neighborhood	X
Convict Hill	Neighborhood	
Davis Lane	Neighborhood	
Dean Keaton	Neighborhood	
Decker	Community	X
Denson	Neighborhood	
Dessau	Community	X
Duval Road	Neighborhood	
East 12th	Neighborhood	X
Elroy Rd	Rural	
Escarpment	Community	
Exposition	Neighborhood	
Far West (East)	Community	
Far West (West)	Neighborhood	
Ferguson	Community	X
FM 1625	Rural	
FM 1825	Community	
FM 3177 (Decker)	Community	X
FM 812	Rural	
FM 973	Rural	
FM1626	Community	
Grand Ave Parkway	Community	
Great Hills	Community	
Greenlawn (North)	Neighborhood	
Greenlawn (South)	Community	
Guadalupe	Community	
Harris Branch	Neighborhood	
Heatherwilde	Community	
Howard (East)	Regional	
Howard (West)	Community	
Johnny Morris	Community	X
Jollyville	Community	
Justin Lane	Neighborhood	
Koenig/Allandale (East)	Community	
Koenig/Allandale (West)	Neighborhood	
Lake Austin	Regional	
Lake Creek (East)	Community	
Lake Creek (West)	Neighborhood	

Corridors	TYPE	GENTRIFYING SEGMENTS
Lakeline Mall Dr.	Community	
Latta Dr		
Loyola	Community	X
Manchaca	Community	
Manor (East)	Community	X
Manor (West)	Neighborhood	
McCallen Pass	Community	
McKinney Falls	Community	X
McNeil	Regional	
Metric	Community	X
MLK	Community	X
North Lamar	Regional	X
North Loop	Neighborhood	
Nuckols Crossing	Neighborhood	X
Oltorf (East)	Community	X
Oltorf (West)	Neighborhood	X
Parkfield	Neighborhood	X
Parmer	Regional	
Payton Gin	Neighborhood	X
Pearce Ln	Rural	
Pleasant Valley	Regional	X
Pond Springs	Community	
Red Bud Trail	Neighborhood	
Riverside	Regional	X
RM 620	Regional	
Rosewood/Oak Springs	Neighborhood	X
Rundberg	Community	X
Rundberg Extension		X
Rutland (East)	Neighborhood	X
Rutland (West)	Community	X
S. 1st (North)	Neighborhood	
S. 1st (South)	Community	X
S. Congress	Regional	X
Slaughter Lane	Regional	X
South Lamar	Regional	
Southwest Parkway	Regional	
Spicewood Springs	Neighborhood	
Springdale	Neighborhood	X
Springdale Extension		X
St. Elmo	Community	X
St. John's	Neighborhood	X
Stassney (Central)	Regional	
Stassney (East)	Neighborhood	X
Stassney (West)	Neighborhood	X
Steck	Neighborhood	
Taylor Ln	Rural	
Thaxton	Rural	
Todd Lane	Community	
Tuscany Way	Community	
W 5th	Neighborhood	
W 6th	Neighborhood	
Walsh Tarlton	Neighborhood	
Well Branch Extension		
Wells Branch	Community	
West Gate	Neighborhood	
Westlake Dr.	Neighborhood	
William Cannon	Regional	X
Woodward	Neighborhood	

#### Added since May 2nd

45th (East of Triangle Ave.)	Community	
45th (West of Triangle Ave.)	Community	
W Mary (Between S Congress and S Lamar)	Neighborhood	