A U S T I N C I T Y C O U N C I L

AGENDA



Recommendation for Council Action

Austin City Council	**Item ID**		**Agenda Number**	92.
Meeting Date:	11/8/2012	**Department:**	Planning and Development Review	

Subject

Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2 to create the East Riverside Corridor (ERC) zoning district, adopt a regulating plan for the district, amend Subchapter E: Design Standards & Mixed Use to exempt the ERC zoning district, and approve a collector street plan for the East Riverside Corridor Area on property located along or in proximity to East Riverside Drive, between IH-35 on the west and State Highway 71 on the east.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	November 29, 2007: Council approved a motion authorizing the negotiation and execution of a professional services agreement with Anton Nelessen and Associates, Inc. for the East Riverside Corridor Master Plan. February 25, 2010: Council approved: 1) Ordinance No. 20100225-078 amending the Austin Tomorrow Comprehensive Plan by adopting the East Riverside Corridor Master Plan; and Ordinance No. 20100225-079 to reclassify East Riverside Drive between Pleasant Valley Road and Highway 71 as a Core Transit Corridor. August 5, 2010: Council adopted Resolution 20100805-029 directing the City Manager to establish an expedited public input process to develop regulations and a development bonus system for implementation of the East Riverside Corridor Master Plan; and to expedite the board and commission process for the proposed regulations and bonus system. September 23, 2010: Council adopted Ordinance No. 20100923-038 to amend the Fiscal Year 2009-2010 Planning and Development Review Department Capital Budget of Ordinance No. 20090914-003 to appropriate $55,000 for the East Riverside Corridor Regulating Plan. October 14, 2010: Council approved Resolution No. 20101014-036 to authorize the City Manager to initiate an amendment to an adopted neighborhood plan at any time as is necessary to implement the outcomes of the expedited process for adoption of land development regulations for the properties within the East Riverside Corridor Master Plan boundaries.

For More Information:	Erica Leak, 974-2856; Carla Johnson, 974-6438.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

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 streetcar/light 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.

This action will set a public hearing to consider an amendment to Chapter 25-2 to:

1. Create the East Riverside Corridor (ERC) base zoning district, which will apply design-based zoning, site development and development bonus standards to implement the land use and urban design recommendations of the East Riverside Corridor Master Plan, adopted February 25, 2010;

2. Amend Subchapter E, Article 1 of the Land Development Code (Design Standards and Mixed Use) to exempt development built pursuant to the ERC zoning district regulations; and

3. Approve a collector street plan for the East Riverside Corridor Area.