

ORDINANCE NO. _____

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

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

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

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

- | | | |
|-----|------------------------------|-----|
| (1) | development reserve | DR |
| (2) | aviation services | AV |
| (3) | agricultural | AG |
| (4) | planned unit development | PUD |
| (5) | public | P |
| (6) | traditional neighborhood | TN |
| (7) | transit oriented development | TOD |
| (8) | North Burnet/Gateway | NBG |
| (9) | East Riverside Corridor | ERC |

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

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

- (A) East Riverside Corridor (ERC) district is the designation for an identified area of
existing auto-oriented commercial and multifamily uses that is the subject of an
approved master plan for redevelopment of the area into an urban mixed-use

neighborhood that is more pedestrian friendly and takes advantage of access to existing and future transit options and the area's key position in the urban core.

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

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

Division 12. East Riverside Corridor District Requirements.

§25-2-768.01. APPLICABILITY.

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

§25-2-768.02 REGULATING PLAN.

- (A) Council by ordinance shall adopt and may at any time amend a regulating plan for the ERC district that:
- (1) establishes the permitted and conditional uses;
 - (2) prescribes site development regulations, including maximum and minimum development parameters;
 - (3) prescribes requirements for street, streetscape, and other public area improvements; and
 - (4) establishes other appropriate regulations or modifies or waives a requirement of this title.
- (B) For property governed by this division, this division and a regulating plan adopted under this section supersedes the other provisions of this title to the extent of conflict.
- (C) The site development standards in Article 4.2 (*General Development Standards*) of the Regulating Plan are the only parts of the regulating plan that are requirements of Chapter 25-2 (*Zoning*) of the City Code for purposes of Section 25-2-472 (*Board of Adjustment Variance Authority*) of the City Code.
- (D) Except for amendments to Figure 1-2 (*East Riverside Corridor Subdistrict Map*), 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.

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

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

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10 **PART 7.** This ordinance takes effect on _____, 2012.

11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2012 § _____

16 Lee Leffingwell
17 Mayor

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20 **APPROVED:** _____ **ATTEST:** _____
21 Karen M. Kennard Shirley A. Gentry
22 City Attorney City Clerk
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