

# **ZONING CHANGE, NEIGHBORHOOD PLAN AMENDMENT, AND ORDINANCE AMENDMENT REVIEW SHEET**

**C.C. DATE:** Nov. 8, 2012

**CASE NUMBERS:** East Riverside Corridor Regulating Plan

**Code Amendment Case Number:** C20-2011-003

**Zoning Case Numbers:** C14-2012-0111 & C14-2012-0112

**Plan Amendment Case Numbers:** NPA-2012-0021.02 & NPA-2012-0005.04

**Description:**

Conduct a public hearing and consider:

- An ordinance amending Title 25 of the City Code to:
  1. Create the East Riverside Corridor (ERC) base zoning district and establish associated use and site development regulations as specified in the East Riverside Corridor Regulating Plan;
  2. Amend LDC Section 25-2 Subchapter E: Design Standards and Mixed Use to exempt development built pursuant to the East Riverside Corridor ERC zoning district regulations; and
  3. Approve a collector street plan for the East Riverside Corridor Area.
- Amending the Neighborhood Plans for properties in the East Riverside Oltorf Combined (ERO) and Montopolis Neighborhood Plans that are included in the East Riverside Corridor Zoning District (as identified in Exhibits A and C), and
- Rezoning identified properties within the boundaries of the East Riverside Corridor Zoning District, (as identified in Exhibits B and C) to East Riverside Corridor (ERC) base district zoning.

**Departmental Comments:**

The draft ERC Regulating Plan was circulated for Inter-Departmental Review on June 14, 2012. Revisions were made to the Regulating Plan in response to departmental comments.

**Staff Recommendation:**

Staff recommends the proposed zoning changes, plan amendments, and code amendment, with proposed minor amendments to the Sept. 14, 2012 draft E. Riverside Corridor Regulating Plan.

**AREA:** 35 tracts on approx. 900 acres

**APPLICANT:** City of Austin, Planning and Development Review Department (PDRD)

**AGENT:** City of Austin, Planning and Development Review Department (PDRD), Erica Leak

**NEIGHBORHOOD ORGANIZATIONS:**

Del Valle Community Coalition  
Austin Neighborhoods Council  
PODER

Vargas Neighborhood Association  
Montopolis Neighborhood Association 2008  
South Central Coalition  
Homeless Neighborhood Assn.  
Holly Neighborhood Coalition  
East River City Area (ERCA)  
Sentral Plus East Austin Koalition (SPEAK)  
Eastville-Central  
Home Builders Association of Greater Austin  
The Real Estate Council of Austin, Inc.  
Save Town Lake.Org  
South River City Citizens Assn.  
Austin Monorail Project  
Tejano Town  
El Concilio Coalition of Mexican American Neigh. Assn.  
Austin Heritage Tree Foundation  
Pleasant Valley  
Super Duper Neighborhood Objectors and Appealers Organization  
East Riverside/Oltorf Neigh Plan Contact Team  
Cristo Rey Neighborhood Association  
Montopolis Neighborhood Plan Contact Team (MNPCT)  
Riverside Meadows Homeowner's Association  
Montopolis Area Neighborhood Alliance  
City of Austin Downtown Commission  
Southeast Corner Alliance of Neigh (SCAN)  
Govalle/Johnston Terrace Plan TM of Neigh.  
River Bluff Neighborhood Assoc.  
Southeast Austin Neighborhood Alliance  
Greater South River City Combined Neighborhood Planning Team  
Zoning Committee of South River City Citizens Assn.  
Carson Ridge Neighborhood Association  
Southeast Neighborhood Plan - COA Liaison  
East Cesar Chavez Neigh Plan - COA Liaison  
Govalle/Johnston Terrace Neigh Plan COA  
Greater South River City Neigh Plan - COA Liaison  
Montopolis Neigh Plan - COA Liaison  
East Riverside/Oltorf Neigh Plan -COA Liaison  
Bonnett Neighborhood Association  
Montopolis-Ponca Neighborhood Association  
Onion Creek Homeowners Assoc.  
Chambord-Austin Owner's Association  
Greater East Austin Neighborhood Association  
East Cesar Chavez Neighborhood Association  
United East Austin Coalition  
Guadalupe Neighborhood Development Corporation  
Austin Independent School District  
Waterfront Planning Advisory Board  
Southeast Combined Neighborhood Plan Contact Team

Crossing Gardenhome Owners Assn. (The)  
Waterfront Condominium HOA  
East River City Citizens  
East Cesar Chavez Neighborhood Planning Team  
League of Bicycling Voters  
Sierra Club, Austin Regional Group  
SELTexas  
Riverside Farms Road Neighborhood Assn.  
Del Valle Independent School District  
Montopolis Tributary Trail Association  
Sunridge Homeowners Assn.

**AREA OF PROPOSED ZONING CHANGES:** The East Riverside Corridor Zoning District is generally bounded by Lady Bird Lake on the north, State Highway 71 on the east and south, and I-35 on the west. See the attached maps for the East Riverside Corridor Zoning District boundaries.

**WATERSHEDS:** Country Club Creek, Carson Creek, Colorado River, Harper's Branch, Town Lake, Country Club Creek West, Country Club Creek East

**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Portions of the East Riverside Corridor Zoning District are served by AISD and portions are served by DVISD. Baty Elementary (a DVISD school) is the only school located within the boundaries of the East Riverside Corridor Zoning District.

**STAFF COMMENTS:**

The proposed rezonings to ERC base district zoning will implement the land use and urban design recommendations of the East Riverside Corridor Master Plan, adopted by City Council on February 25, 2010. The draft East Riverside Corridor Regulating Plan, which contains specific design-based site development and design standards for the proposed ERC zoning district, is included as Exhibit G.

**LIST OF ATTACHMENTS:**

**Exhibit A:** Zoning Map

**Exhibit B:** ERC Zoning Tract Map

**Exhibit C:** List showing properties to be rezoned to “ERC” by Tract #, TCAD Property ID and City of Austin Address and properties to have the Future Land Use designation changed to “SRD” by Tract #, TCAD Property ID and City of Austin Address

**Exhibit D:** Affordability Impact Statement

**Exhibit E:** Public Comments

**Exhibit F:** Staff and Planning Commission recommended amendments to the Sept. 14, 2012 Draft East Riverside Corridor Regulating Plan

**Exhibit G:** Draft East Riverside Corridor Regulating Plan

**PLANNING COMMISSION DATE & ACTION:**

**Planning Commission Subcommittee on Codes and Ordinances** – Voted to recommend this item to full Planning Commission on October 16, 2012. Vote: 4-0.

**Planning Commission** – Following a public hearing, the Planning Commission recommended adoption of the proposed code amendment, zoning cases, and neighborhood plan amendments with staff and Planning Commission recommended amendments to the Sept. 14, 2012 draft E. Riverside Corridor Regulating Plan on a vote of 8-0. They also recommended that staff review the following items before bringing the cases to council:

1. Alternative Equivalent Compliance notification;
2. Collector street map modifications;
3. P. 51, Subsection 3.5.6.C. – If acceptable to the Fire Department, should alleys be able to be used for fire access?; and
4. Adding minimum density, FAR, or height requirements.

**CITY COUNCIL DATE & ACTION:**

**City Council** – Staff will brief City Council on the proposed amendment, zoning cases, and neighborhood plan amendments on November 1, 2012.

**City Council** – A public hearing at City Council has been set for November 8, 2012.

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:**

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**BACKGROUND**

On February 25, 2010 the Austin City Council adopted the East Riverside Corridor (ERC) Master Plan as an amendment to the Imagine Austin 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 urban 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. The draft East Riverside Corridor Regulating Plan (Exhibit

G) contains specific design-based site development and design standards for the proposed ERC zoning district.