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East Riverside/Oltorf Combined Neighborhood Plan

Appendix C

DOCUMENTATION OF ENVIRONMENTAL FEATURES

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EIMS DIRECT

PAGE 01

 **City of Austin**

Founded by Congress, Republic of Texas, 1839

Municipal Building, Eighth at Colorado, P.O. Box 1088, Austin, Texas 78767 Telephone 512-490-2000

MEMORANDUM

TO: Randall Gaither, Environmental Code Case Reviewer

FROM: Mike Lyday, Wetland Biologist

DATE: September 9, 1993

SUBJECT: Wetland Delineation East Of Riverside Farms Road

A site reconnaissance on September 9, 1993 confirmed the presence of a wetland located east of Riverside Farms Road and Townview Cove. This wetland is characterized by a spring-fed half acre pond and a saturated area below the pond extending several hundred feet.

The pond and saturated area below meet all three criteria for classification as a wetland and critical environmental feature, jurisdictional under City of Austin's Land Development Code:

1) Hydrology is present and apparently perennial at the pond, supplied by a seep discharging on the southeast bank. Although all nearby stream channels were dry on this date (following a drought period), this pond held a ample volume of clear, cool water to support a variety of aquatic vegetation and fish populations.

The majority of an area extending several hundred feet below the pond's earthen dam was saturated to the surface following a period of extended drought. Soils were plastic and wet enough to form ribbons when pressed between the thumb and forefinger. This area meets the hydrology requirement because it remains saturated to within one foot of the surface for more than two weeks during the growing season.

2) Wetland Vegetation is dominant around and in the ponded area. *Sagittaria* sp., *Eleocharis* sp. (Spikerush), *Ludwigia octovalvis* (Water-Primrose), *Polygonum hydropiperoides* (Smartweed), *Salix nigra* (Black Willow), and *Eleocharis* sp. were all found growing around the pond. Submersed aquatic plants included *Chara* sp., *Ludwigia* sp., and *Utricularia* sp. (Bladderwort). The saturated area below the pond was populated by a lush groundcover of *Eleocharis* sp., and overstory of *Ludwigia octovalvis* (Water-Primrose). All dominant species mentioned above in both wetland areas are obligate or facultative wetland plants.

3) Wetland Soils criteria is met at both the ponded site and the saturated site. Ponded sites are exempt from the soils test, and the soil samples taken at the saturated site register a hue, shade, and chroma of 10YR 3/1 according to the Munsell Soil Color Charts. A chroma of 1 qualifies this soil as hydric.

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East Riverside/Oltorf Combined Neighborhood Plan



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
P.O. Box 1088, Austin, Texas 78767

July 17, 2006

South River City Citizens (SRCC)
Austin, Texas

Subject: Wetland Assessment at 2100 Parker Lane

Dear SRCC

As requested, I am providing you my environmental assessment of an existing pond, located on a tract of land at the southwest corner of Windoak and Parker Lane, Austin, Texas. I was invited by the landowner (Michael Hamilton) to assess the pond to determine if it meets the criteria as a critical environmental feature (CEF), per City of Austin Land Development Code. As you will read, the pond is a CEF and may be protected or enhanced during as part of the development permit. I am copying the original email below.

From: Lyday, Mike
Sent: Tuesday, October 11, 2005 6:05 PM
To: michael@mldcityhomes.com
Cc: Peacock, Ed; Hiers, Scott
Subject: Parker Lane and Windoak Pond Assessment, Presubmittal

Michael,

Thank you for the opportunity to comment on the City of Austin regulatory status of your pond during the early planning stages of a possible development on the above referenced tract. Scott Hiers and I investigated the pond today for the presence of critical environmental features (CEFs), including springs and wetlands. Scott concluded that the source of the water feeding the pond may or may not be a spring source, but either way the spring is located more than 150' from your property line. 150' is the standard setback for a CEF, therefore, your property would not be subject to any part of a spring CEF setback, even if one were located further up the watershed.

I identified a small fringe wetland along the shoreline of the pond, near the dam and outfall structure. Although small, this wetland indicates long-term saturation and evidence that the pond is providing a valuable water quality service to the Harper's Branch watershed (similar to a constructed water quality pond). Any area that is permanently ponded automatically meets two of the Army Corps technical criteria for a wetland: wetland hydrology and hydric soils can be assumed in a ponded environment. The only other criteria is the dominance by wetland vegetation. One 2' X 12' fringe area of the pond, near the outfall, is dominated by Obligate and/or Facultative-Wet vegetation including Water Primrose (*Ludwigia octovalvis*), Marsh Aster (*Aster subulatus*), and Flatsedge (*Cyperus* sp.). Constructed isolated ponds like this one, are not regulated by the Army Corps, but are regulated as wetland CEFs by the City of Austin when meeting the technical wetland criteria.

If this case comes through the City's development review process, I will recommend a continuous setback of 50' from the normal high water mark of the pond (the outfall's elevation). This is the standard setback given to isolated ponds unless additional setback can be added to the stream feeding the pond. In your case, the stream feeding the pond is off

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

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City of Austin

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P.O. Box 1088, Austin, Texas 78767

your property. Since the significant wetland area is so small, some setback flexibility could be considered: for example an average 50' setback, never to be less than 35'. In general, the natural character, water quality function, and wildlife value of the pond will be preserved best coupled with the best tree and native ground cover protection around the pond. In addition, since the pond is man-made, City rules allow it to be modified into a water quality wet pond or wet detention pond to fulfill City water quality and/or flood control requirements. If this is requested, enhancement of wetlands by creation of wetland benches may be required and freeboard may be necessary to provide adequate storage for flood detention.

If you have any questions, or require additional information, please feel free to contact me email or call me at 974-2956

Mike Lyday
Senior Environmental Scientist
Watershed Protection and Development Review Department

SRCC, I hope this letter provides you with the information you needed for your neighborhood planning process. If you have any questions or require additional information, please call me at 974-2956.

Sincerely,

A handwritten signature in cursive script that reads "Mike Lyday".

Mike Lyday
Senior Environmental Scientist
Watershed Protection and Development Review Department

C: Ed Peacock
Melissa Schardt (COA Neighborhood Planning)

*The City of Austin is committed to compliance with the Americans with Disabilities Act.
Reasonable modifications and equal access to accommodations will be provided upon request.*

Appendix D

ADDITIONAL INFORMATION ABOUT THE NEIGHBORHOOD PLAN CONTACT TEAM (NPCT)

Background

In May 1997, the City Council adopted the neighborhood planning process, followed by the neighborhood plan amendment process in March of 2003. The neighborhood plan amendment ordinance states that prior to submittal of the neighborhood plan to City Council, a neighborhood plan contact team shall be established.

What is a Neighborhood Plan Contact Team (NPCT)?

A Neighborhood Planning Contact Team is a group of individuals that upholds the vision and goals of their neighborhood plan and is the steward of the plan's recommendations. The NPCT has been designated as the group that will officially respond to plan amendment requests in addition to having some authority to determine when plan amendment applications may be filed.

How is the Neighborhood Planning Contact Team structured?

Members of the NPCT can choose how to structure their Team. Two ways NPCTs have been organized in the past are:

1) *Area-wide Structure*

NPCT membership shall be open to anyone who lives, owns property or operates a business within the boundaries of the neighborhood planning area or,

2) *District Structure*

The neighborhood planning area can be divided into various districts that cover the entire geographic planning area. Within each district, a contact team member can be selected to sit on the Contact Team.

What are the Roles and Responsibilities of a Neighborhood Plan Contact Team?

The NPCT will act as a steward of their neighborhood plan by:

1) *Working towards the implementation of the plan's recommendations*

Once the neighborhood plan is adopted by the City Council, the NPCT is responsible for monitoring and prioritizing the plan's

East Riverside/Oltorf Combined Neighborhood Plan

recommendations and communicating with implementing departments. It will have departmental contact information at its disposal in addition to any details related to specific plan recommendations provided by these contacts during the department review process.

2) *Taking a position on proposed neighborhood plan amendments*

The NPCT will be asked to attend periodic meetings organized by neighborhood planning staff to hear about proposed neighborhood plan amendments. The Team is then responsible for submitting a letter to staff prior to the Planning Commission public hearing stating whether they support or do not support the proposed plan amendment.

3) *Initiating plan amendments*

The NPCT has the ability to submit an application to amend a neighborhood plan at any time. The team can also submit an application on behalf of another person who wishes to apply for an amendment out of cycle for a project that would further the goals of the neighborhood plan.

Neighborhood Planning Contact Team Criteria

The neighborhood plan amendment ordinance states that the NPCT shall include at least one representative from each of the following four groups:

- Property owners
- Non-property owner residents (i.e. renters)
- Business owners
- Neighborhood associations

Once the NPCT is established, bylaws shall be prepared to address operating procedures for the group, including membership, meetings, notice requirements, decision-making and voting procedures, and conflict of interest issues. Bylaws are self-enforced. Bylaws shall be signed by all NPCT members and submitted to neighborhood planning staff to review for consistency with the ordinance.

Additional Information

The NPCT incurs no liability but makes recommendations to the Planning Commission and the City Council; it does not make legally enforceable decisions. As noted above, a NPCT has certain rights to initiate plan amendment cases; however, there are no liability issues with respect to such an action.

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In the event that the persons involved in the creation of a neighborhood plan are unable, or do not wish, to form a NPCT, the status quo will be maintained (i.e. individuals and neighborhood associations will represent their interests and positions when plan amendment cases arise). The rights granted to a NPCT will not be granted to individual neighborhood associations.

The NPCT is not intended to replace existing neighborhood associations. How this group fits in with the existing neighborhood association structure is up to the individuals within the area.

Appendix E

STRENGTHS, OPPORTUNITIES AND CHALLENGES – SUMMARY OF RESULTS FROM WORKSHOP ONE

- **Strengths**

Single family neighborhoods
PUD north of Riverside – Summer, Alexis, Whitney
Proximity, location, access – downtown, schools, airport
Proximity but still have a feeling of seclusion in the single family neighborhoods
Woodlands – continued preservation
Golf course
Locally owned businesses
High-tech employers
Transit
Views
Trees throughout neighborhoods
ACC, library
Affordable housing

- **Opportunities**

Preserve Single-Family neighborhoods
Parks – enhance existing, link together, connect to Town Lake trail, also add pocket parks
Improved standards for multi-family both for design and maintenance
Code enforcement
Trails – connecting Town Lake trail (near Riverside); better trail connections throughout area – possibility of creating trails near creeks; hike and bike trails throughout Colorado River Park
Preserve creeks and springs
Riverside Drive as a redevelopment opportunity (gateway to the city) – village style, mixed use, more neighborhood-serving businesses
Streetscape improvements particularly on Oltorf, Riverside, Pleasant Valley – Trees, shrubs, medians
Provide more owner-occupied housing
Vacant properties
More neighborhood-serving businesses – pharmacy, small grocery stores, small bank

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East Riverside/Olton Combined Neighborhood Plan

Ben White – improve appearance – gateway to city
Opportunities for new condos along Lakeshore Blvd
Bike lanes along Parker and/or Burton and any other way to connect to the trail
Old movie theatre site on Pleasant Valley

- **Challenges**

Riverside – visual blight, sea of parking, poor gateway to the city
Signage on Riverside and Olton
Poor quality multi-family
Too much multi-family
Corridors are backed up
Burleson as cut-through
Southern part of Parker Lane – row of poorly maintained duplexes
Mission Hill
To increase owner-occupancy
Improve bike and pedestrian infrastructure
Lack of parks
Public safety, crime

Appendix F

FINAL SURVEY RESULTS

Total Survey Replies: 122

What should the Neighborhood Planning Area be named?

The East Riverside/Oltorf Neighborhood Plan	47.5%
The River Park Neighborhood Plan	20.5%
The Riverside/Oltorf Neighborhood Plan	19.7%
The Colorado River Park Neighborhood Plan	6.6%

What do you think are the most important issues in the combined East Riverside/Oltorf Neighborhood Planning Area?

1	Preserve the natural character of and access to the Town Lake Waterfront.	60.7%
2	Encourage pedestrian and bike friendly neighborhoods.	57.4%
3	Improve the appearance of retail corridors and preserve downtown views.	56.6%
4	Preserve and enhance the character of existing residential neighborhoods.	54.1%
5	Identify and protect all critical environmental features.	45.1%
6	Eliminate the gaps in the Town Lake hike and bike trail system.	41.0%
7	Protect creek areas from development	39.3%
8	Create lively, inviting, attractive and safe commercial and office street environments	38.5%
8	Preserve, maintain and enhance existing parks.	38.5%
10	Create opportunities for small neighborhood parks.	36.1%
11	Maintain and improve the appearance of creek areas and the water quality of creeks.	35.2%
12	Eliminate traffic hazards and improve the efficiency of the transportation network	32.0%
13	Improve access to and awareness of existing parks, trails and open space	31.1%
14	Facilitate and promote better code enforcement.	27.9%
15	Support and enhance public transportation.	26.2%
16	Preserve the 18-hole Riverside Golf Course as a golf course.	25.4%
16	Promote options for owner-occupied housing.	25.4%
18	Minimize the negative effects between different land uses and differing intensity of use.	24.6%
19	Encourage urban design tools for single-family neighborhoods that preserve, complement and enhance existing characteristics.	23.8%
20	Improve connectivity for non-automobile traffic across major roadways	23.0%
20	Make street changes so that vehicular traffic has less impact on local neighborhoods	23.0%
22	Promote multifamily designs that relate well to the surrounding environment, have a variety of building forms, have a thoughtful parking scheme, provide public open	22.1%

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East Riverside/Oltorf Combined Neighborhood Plan

	space and include a variety of appropriate landscape options.	
23	Expand public notification for proposed development/zoning changes.	20.5%
24	Establish a trail system along Country Club Creek.	18.9%
25	Promote the redevelopment of under-utilized properties.	18.0%
26	Promote mixed-use development in appropriate locations	15.6%
27	Ensure communication between the City and the public when implementing future roadway extensions.	14.8%
28	Create convenient and accessible parking areas that do not dominate the environment	12.3%
28	Offer diverse housing types to serve all community needs.	12.3%
30	Offer a balance of land use/zoning opportunities for both commercial and office development.	7.4%

Rate your level of support for the plan based on how well the items/issues listed above represent your concerns:

Generally Supportive	46.7%
Full Support	26.2%
Generally Unsupportive	10.7%
No Support	0.0%

How did you participate in the neighborhood planning process?

Survey	61.5%
I was not involved	27.9%
Neighborhood planning meeting(s)	24.6%
Neighborhood Association plan discussions	13.9%
Workshop(s)	13.9%
Correspondence with staff	11.5%

How did you hear about the upcoming meetings?

Letters	64.8%
E-mail	23.8%
Word of mouth	14.8%
I have never heard about any meetings	11.5%
City websites	4.9%
Postcards	4.9%
Other	4.9%
Phone calls	4.1%
Door-to-door	0.0%

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In the East Riverside/Oltorf Neighborhood Planning Area, I am a...

Homeowner	54.9%
Renter	29.5%
Non-resident property owner	9.8%
Business owner	6.6%
Other	5.7%

Appendix G

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT HOUSING AFFORDABILITY IMPACT STATEMENT (AIS)



City of Austin

MEMO

*P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing*

Neighborhood Housing and Community Development Office
PAUL HILGERS, COMMUNITY DEVELOPMENT OFFICER
(512) 974-3108, Fax: (512) 974-3112, paullhilgers@ci.austin.tx.us

Date: July 28, 2006

To: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

From: Paul Hilgers, Director
Neighborhood Housing and Community Development

Subject: Affordability Impact Statement – East Riverside/Oltorf Neighborhood Plan

The Neighborhood Housing and Community Development Office finds that the Planning Commission's recommendations for adoption of the proposed East Riverside/Oltorf Neighborhood Plan could have a positive impact on housing affordability. The Neighborhood Planning Team's recommendations could have a positive impact on many sites in the Community preservation Zone, but create impediments on all but one-site located south of East Riverside Drive.

Community Preservation and Revitalization Zone

The Planning Commission recommends that the proposed East Riverside/Oltorf Neighborhood Plan include language supporting the housing affordability goals of the Community Preservation and Revitalization (CP&R) zone. A portion of the East Riverside Planning Area north of East Riverside Drive lies within the CP&R Zone created by the City Council on April 28, 2005 (Resolution 20050428-043). The Council established the CP&R Zone and related housing affordability goals for both housing development and mixed-use development to mitigate gentrification pressures in certain neighborhoods located east of IH 35. Specifically, the City Council directed City staff to

East Riverside/Oltorf Combined Neighborhood Plan

identify strategies for creating housing for families at or below 65% Median Family Income (MFI) (\$46,200 for a family of four).

Applicants for zoning changes in the CP&R Zone can choose to build exclusively market rate housing or could voluntarily participate in S.M.A.R.T. Housing™ and provide some homeownership or rental opportunities for 80% MFI households. None of the applicants with pending zoning requests in the CP&R portion of the Riverside Plan have agreed to participate in S.M.A.R.T. Housing™. The net result is that only market rate housing would be constructed in this area that faces gentrification pressures identified previously identified by the City Council. The Planning Commission's recommendation encourages applicants seeking additional entitlements to consider housing affordability goals within the CP&R Zone. The Planning Team's recommendations identifies specific sites within the CP&R Zone where affordability is encouraged.

Homeownership

NHCD supports the neighborhood's goal for more homeownership opportunities in the planning area. It is important to note that only one S.M.A.R.T. Housing™ zoning application to create additional homeownership opportunities in the East Riverside/Oltorf Planning Area is pending. The applicant reports that some neighborhood stakeholders have told him that they will oppose his zoning change request to create homeownership if he develops under the S.M.A.R.T. Housing™ Policy, but will support the same zoning change request if he withdraws his S.M.A.R.T. Housing™ application. Other neighborhood stakeholders, in a meeting with NHCD, have expressed support for S.M.A.R.T. Housing™ on this property.

Recommendations:

1. NHCD supports the Planning Commission recommendations for rezoning of existing multi-family development on commercially zoned lots to the appropriate MF or MU zoning category as recommended by Neighborhood Planning and Zoning Department staff. This is a policy we have consistently supported in other neighborhood plans for the policy reduces the likelihood that affordable rental housing stock could be lost if a building suffered severe damage.
2. NHCD supports the Planning Commission recommendation linking residential development entitlements to the City's housing affordability goals established by the City Council for the Community Preservation and Revitalization Zone. Adoption of this recommendation in the East Riverside Plan would mitigate the potential impacts of intensifying gentrification pressures in the Community Preservation and Revitalization Zone. NHCD staff hopes to continue dialogue with CP&R Zone applicants and neighborhood stakeholders prior to City Council action on the proposed neighborhood plan.

East Riverside/Oltorf Combined Neighborhood Plan

3. Given the significant number of rental units in this planning units and the age of this housing stock, there are significant redevelopment or remodeling opportunities to create homeownership and rental housing opportunities for housing that is both safe and affordable.

Given the challenges created by the sloping lots and expansive soils in this planning area, NHCD supports the Planning Commission recommendation that the East Riverside/Oltorf Neighborhood Plan contain language similar to the North Hyde Park Neighborhood Plan where existing multi-family could be replaced by new multi-family of the same height and number of units. The proposed affordability goal would be that 10% of the homeownership or rental units serve households at 65% Median Family Income for fifteen (15) years. This could support the planning team's goal of increasing opportunities for homeownership while not increasing the amount of multi-family housing and the City's goal to expand S.M.A.R.T. Housing™ opportunities throughout the city.

The Neighborhood Planning Team's recommendation mirrors the North Hyde Park standards on many sites north of East Riverside Drive, but only one site south of East Riverside Drive.

If the Planning Commission's proposed language were not adopted, the Neighborhood Planning Team's proposal and associated zoning changes would create significant impediments to future S.M.A.R.T. Housing™ development since many of the existing multi-family housing could not be replaced except with market-rate housing

In summary, the Planning Commission has recommended several of the elements of the East Riverside/Oltorf Neighborhood Plan that could have a positive impact on housing affordability. The Neighborhood Planning Team's recommendations would provide fewer opportunities for S.M.A.R.T. Housing™ redevelopment than the Planning Commission's recommendations, and these opportunities would generally be limited in the portion of the planning area located south of East Riverside Drive

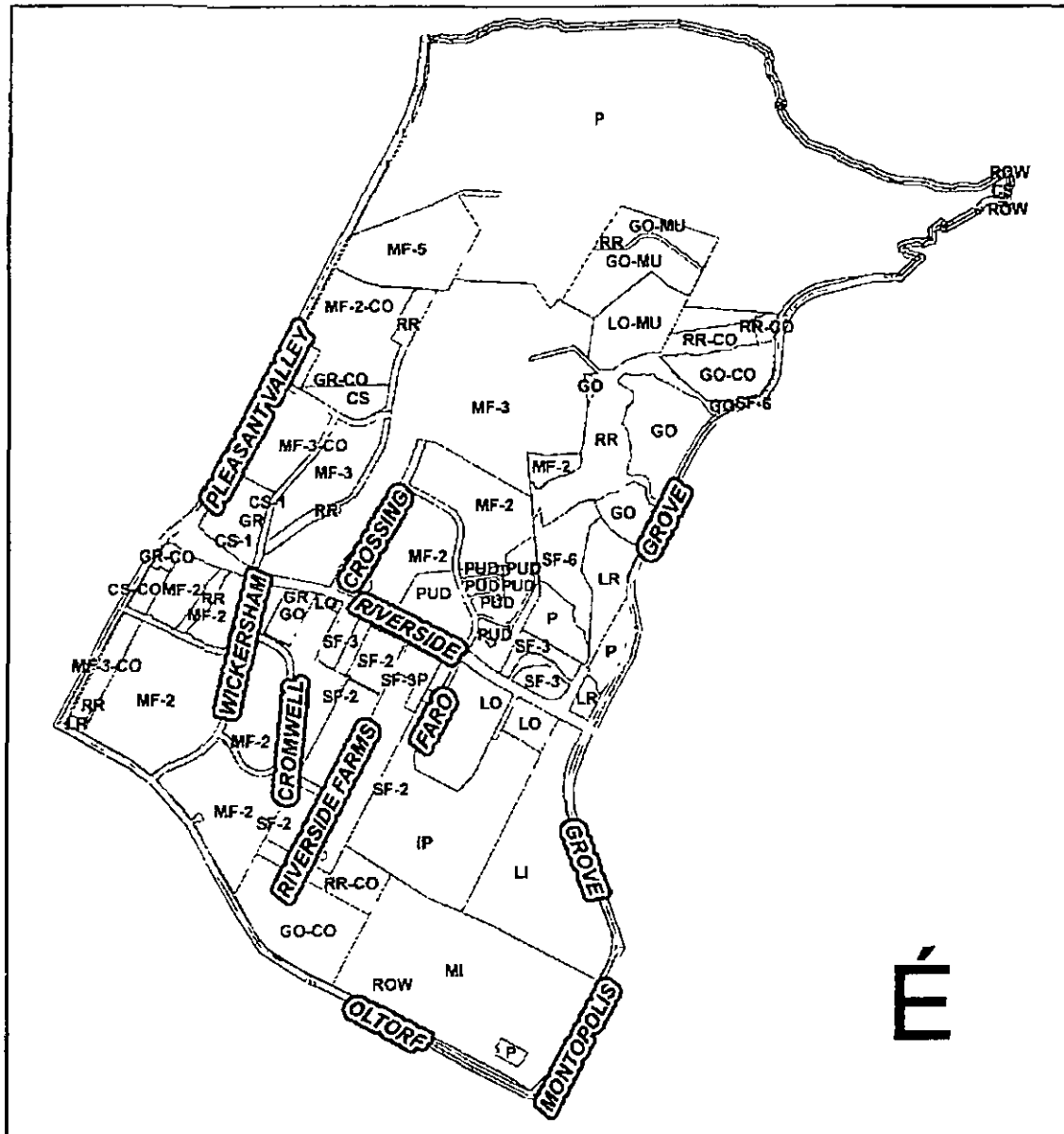
Please contact Gina Copic at (512) 974-3180 if you need additional information.

Paul Hilgers, Community Development Officer
Neighborhood Housing and Community Development

cc: Gina Copic, NHCD
Greg Guernsey, NPZD
Adam Smith, NPZD

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East Riverside/Oltorf Combined Neighborhood Plan



Pleasant Valley Neighborhood Plan Area
Current Zoning Map

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

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Created August 2005

Appendix I

EAST RIVERSIDE/OLTORF INTEREST LIST

James Adcock	Margot Carpenter	Paul Eighmey
Ron Aitken	Neish Carroll	Jennifer & Jonathan Ellis
Susan Alexander	Marge Carson	Sam Ellison
Michele Rogerson Allen	T. Carvajal	Paul Enk
Susana Almanza	Bill Cassis	Bill Fagelson
Barbara Alpi	Christopher Cavello	Bob Falstad
Nina Alvarez	Kevin Chamness	Alex Favata
Delma Alvarez	Rick Chapa	Ben Ferrell
Mohsen Anami	Benny Chen	Tony Flanagan
Cynthia Anderson	Danette Chimenti	Henry Flores
Lilian Arrington	Tony Ciccone	Robert Flores
Lorraine Atherton	Dawn Cizmar	Marsh Floyd
Thomas Athey	Steve Clark	Mike Ford
June & Henry Ault	Teddie Clune	William Forest
Kathy Avalos	Charlotte Clopton	Christine Stephens
Barbara Aybar	Christie Cochren	Barb Fox
W. Gaines Bagby	Connie Colten	Terry Franz
Brad Baker	Woodland II Condos	Dan Fredine
Peter Barlin	W.T. Connelly	Steve Frost
Steve Barney	Paul Cook	Patricia Gabella
Mike Barrero	Nancy Costa	Margaret Garcia
David Bean	Art Coy	Alicia Garza
Annick Beaudet	James Crockett	Maryam Gharbi
Erik Beguin	Cecilia Crossley	Mike Gharbi
H.C. Bell	Ed Cullen	Karen Gibson
Jim Bennett	S. Davidson	Henry Gilmore
Rodney Bennett	Peggy & Eddie Dean	Peter Glass
Lionel and Venus Bess	Eunice Diaz	Lucia Godoy
Donilyn Bishop	Gricelda Diaz	Monty Goff
Molly Blevins	Karin Dicks	Gayle Goff
Carol Bosselman	Julia and Charles W. Jr Diggs	Greta Goldberg
Carl Braun	Lorilee Dodson	James Gomez
Vaughn Brock	John Donisi	Norma Gomez
Cathy Brown	Joyce Donnelly	Antonio & Syndie Gonzales
Sheila Brutoco Young	Tim W. Dore, Esq.	Mattie Gonzalez
Josh Bushner	Irene Drury	Cecil & Margaret Goodwin
David Butschy	Joe Duncan	John Graham
Janie Bynum	Tyra Duncan-Hall	Philip Gramberg
Carlos Caello	Mike Dunn	Shannon Greenan
Tino Calderon	Steve Durhman	John Greenman
Bradley and Irene Carpenter	Robert Edwards	Bill Greif
Alison Carpenter	Mary Eichner	Pat Grigadean

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EAST RIVERSIDE/OLTORF INTEREST CONTINUED

Chris Grigassy
Wayne Gronquist
Sophie Gronquist
Luis Guevara
Gordon Gunn
Thomas Gunther
Connue Hagar
R. Stephen Harnsberger
Susan Harris
Margaret Harrison
Alison Hart
Roland C. Hayes
Jason Hercules
Tina Hergotz
Curt & Carol Hirsh
Kathleen & Toni House
Jeff Howard
Keith Husbands
Diane Huska
M. Angela Ingram
Keith Jackson
Bill Jackson
William Jackson
Steven Jackson
Garrett Jamison
David Jiles
Allen Johnson
Brad Joiner
Jud Jones
John M. Joseph Sr.
Kimberley Juarez
Jay Kaplan
Kris Kasper
Bryan Kastleman
Kristopher M. Kelley

John Lacaria
Frank Ladd
Robert Laguna
Linda Land
Lesley Landrt
Amy Langenkamp
Len Layne
Gil Leal
Judith Lehman
James Lindsay
Daniel Llanes
Jan Long
Amelia Lopez-Phelps
Sam Lujan
Bennett M.H.
Paul Mac Namara
Victor Madera
David Mahn
Tim Mahoney
Mark Major
Terri Major
Chris Maldonado
Hope Malkan
Stephanie Mankins
Karen Marks
Elisa Marrone
Floyd Marsh
Eric Marsh
Ken Marshall
Misty Martin
Sergio Martin
Retta Martin
Cruz Martinez
Jon & Rita Mason
Marie Masters

James Ryan
Pamela McGooby
Patrice McGraw
Margaret McInroe
Scott McIntosh
Joe McIntyre
Maynard McMahon
Charles Medlock
Arlene Metcalfe
Pam and John Mitchell
Joshua Mitchell
Rafik Momin
Phil Moncada
Al Montoya
Michael Moran
Luis Moreno
Christine Morgan
Patrick Morgan
Tom Mulaux
Bill Mullane
Peter Murray
Harold B. Myers
Laura Najera
Perry Nite
Paul Nolte
Shirley Norwood
David Oelrich
Shannon Oelrich
Steve Ogle
Artoush Ohanian
Robert Olney
MJ Osgood
Jeff Pace
Tim Packard
Sung Park

an Mather
tricia Matthews
etcher Mattox
ike May
ercy & Dean Maynord
avid McClinton
ay McDermett
ad McDonald
McFeeley
annon McGee

Linda Paulson
Jan Peral
Eric Peterson
Mac Pike
Gordon Placette
Leon Poteet
Alex Power
Don Powers
Judy Price
Shawn Price
Richard Pruitt

Jane Kellogg
Randy Kemper
Patricia Paloma Kennedy
Gregg Kestranek
Ragheb Khazem
Haidar Khazen
Mike Killebrew
B.C. Kim
Bryan King
Fred Krebs
Steven Kreytak

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East Riverside/Oltorf Combined Neighborhood Plan

EAST RIVERSIDE/OLTORF INTEREST LIST COTINUED

Cherry Rains	Brenda Shunn	Tim Trentham
Patrick Ramirez	Lor Siegel	Mary Trimble
Dick Rathgeber	Jan Six	Hal Ummel
Lee Reznicek	David Smith	Mike Valescu
Sandy Rice	Bryan Smith	Barbara Emily Van Niel
Michael Ritchie	Robin Smith	Ronald Vasey
Paul Robbins	Phillip South	J. Luis Vasquez
Bruce Rodenborn	Dwayne Stewart	Charles Vernon
Eddie Rodriguez	Don Stewart	Ed Wade
Randall Roessler	Leigh Stillson	Tom Wakely
Lisa Rogers	Mark Stone	Patricia Wallace
Jim Rose	Kenneth Strahan	Linda Watkins
Gayle Rosenthal	John Stratton	Doc Watson
Corinne Borde	Jason Stuart	Greg Watson
Marilli Rychlik	Jesse Sublett	Azam Waugh
Max Rychlik	Lyn Sullivan	Stan Weber
William Sanson	Gay & Mike Sullivan	Traci Wernli
Nimmi Sarda	Larry Sunderland	Sage White
Daniel Sartellana	Jane Sward	Rick Whitley
Diana Saunders	Henry Tang	Kyle Wilkie
Jim Schaffrath	Abigail Tapia	Marilyn Willhoite
Eric Schiedler	Jackie Taylor	Phil Williams
John Schuler	Jeff Taylor	Larry Willoughby
Mickey Scott	Jim Temple	Marcella Wilson
Denise Seal	Phyllis Tennie	Patricia Wilson
Jeff Sewell	Andy Tewell	Lochen & Steve Wood
Stuart Shapiro	Pam Thompson	Lori & Steven Wood
Carolyn Sharkey	Michele Thorley	David & Dena Woolsey
Sara Sharkey	Ron Thrower	Peter and Pearl Wu
Margaret Shaw	Garrett Timmins	Malcolm Yeatts
Patrick Shelton	Mark Tirpak	Januce Zett
Alan Sherman	Rick Torres	Kyle Zumberge
Gay Shrader	Margaret & Peg Treadwell	

Appendix J

GLOSSARY OF TERMS

Base District: A zoning district that establishes regulations governing land use and site development in a specific geographic area. Regulations may include:

- A minimum lot size
- A minimum lot width
- Maximum impervious coverage
- Maximum height allowances
- Required setbacks

Buffer or Buffer Strip: Landscaped areas, open spaces, fences, walls, berms, or any combination of these, used to physically separate or screen one land use or piece of property from another. Buffers are often used to block light or noise.

Built Environment: The urban environment consisting of buildings, roads, fixtures, parks, and all other improvements that form the physical character of a city.

Capital Improvement Program (CIP): A community's plan for matching the cost of large-scale improvements—such as fixing roads, water and sewer mains—to anticipated revenues, such as taxes and bonds.

Character: The image and perception of a community as defined by its built environment, landscaping, natural features and open space, types and style of housing, and number and size of roads and sidewalks.

Combining District: A zoning designation, similar to a zoning overlay, that is used to apply additional regulations and restrictions in combination with existing zoning regulations for a geographic area such as a neighborhood. It is adopted by an ordinance passed by the City Council. Combining and overlay districts are designed to achieve special goals such as downtown design, economic redevelopment, and parkland protection. See Neighborhood Plan Combining District

Compatibility Standards: Development regulations established to minimize the effects of commercial, industrial, or intense residential development on nearby residential property. These standards usually include:

- Regulation of building height
- Minimum and maximum building setbacks
- Buffers

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- Building design
- Controls to limit the impact of lighting on adjacent properties

Conditional Overlay: A zoning tool that modifies land use and development regulations to address specific circumstances presented by a particular geographic area or site. It usually imposes further requirements in addition to those required by the base district. A conditional overlay is a restrictive tool in that it can prohibit, or make conditional, specific uses, but it cannot add uses.

A conditional overlay may be combined with any base zoning district to:

- Promote compatibility between competing or potentially incompatible uses
- Ease the transition from one base district to another
- Address special concerns with specific land uses
- Guide development in unique circumstances

A conditional overlay may:

- Prohibit permitted, conditional, and accessory uses otherwise allowed in a base district
- Make a permitted use a conditional one
- Decrease the density that may be constructed
- Decrease building heights
- *Increase minimum setback requirements*
- Decrease the maximum impervious cover
- Restrict access to adjacent roads and require specific design features to minimize the effects of traffic

Density: The number of dwelling units (houses, apartments, townhouses, duplexes, etc.), or buildings per unit of land. In Neighborhood Planning, this is often expressed as dwelling units per acre or du/ac.

Downzone: To change the land use of a tract or parcel of land from a greater to less intense usage. An example would be a change in zoning from Light Industrial (LI) to Commercial Services (CS) or Mixed Use (MU). See Zoning for a more complete description of different zoning districts.

Façade: The exterior walls of a building that can be seen by the public.

Flood Zone—100 year: The land along a creek, dry wash, river, lake, seaside, swamp, bay, estuary, or in a low lying area or depression that has a one in one hundred chance of flooding every year.

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Floor Area Ratio (FAR): The total floor area of all buildings or structures on a lot divided by the total area of the lot. FAR is a measure often used to determine the intensity of land use for a zoning district.

$$\text{FAR} = \frac{\text{Total Building Floor Area}}{\text{Total Lot Area}}$$
$$\text{FAR of 0.2} = \frac{2000 \text{ SF (building size)}}{10,000 \text{ SF lot size}}$$

Future Land Use Map (FLUM): The graphical representation of recommendations for future growth patterns in an area. It depicts where different types of development should occur (e.g. parks, schools, houses, offices) by color.

Impervious Cover: Anything that stops rainwater from soaking into the ground, including roads, sidewalks, driveways, parking lots, swimming pools, and buildings

Infill Development: A type of development occurring in established areas of the city. Infill can occur on long-time vacant lots or on pieces of land with dilapidated buildings, or can involve changing the land use of a property from a less to a more intensive one—i.e. from a parking lot to an office building.

Land Development Code (LDC): Rules, regulations, and ordinances that govern how and where certain types of development may occur.

Land Use: The manner in which a parcel of land is used or occupied.

Mixed Use (MU): A type of development that combines residential, commercial, and/or office uses, within a commercial or office zoning district, into one development or building. For example, a mixed-use building could have several floors. On the bottom floor, the space could be dedicated to retail or offices. The remaining two or three floors could be for apartments or condominiums. A *Mixed Use Combining District* allows residential, commercial, retail, and office uses to be combined in a single development.

Under the Smart Growth Infill Ordinance passed in the Spring of 2000, two types of Mixed Use development are now possible in those neighborhoods with adopted neighborhood plans that include these uses as part of their plans:

- Neighborhood Urban Center allows a variety of residential types (condos, apartments, townhouses) and commercial, office, and retail uses clustered together in a development of less than forty acres
- A Neighborhood Mixed Use Building allows residential uses above ground floor commercial uses.

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Multifamily: A building that is designed to house more than one family. Examples would be a four-plex, condominiums, or apartment building

Neighborhood Plan Combining District: This is a combining district that includes the zoning recommendations in an adopted neighborhood plan. See Combining District.

Neighborhood Design Guidelines: Guidelines developed during the neighborhood planning process that serve as recommendations as to how future residential, commercial, and industrial development should be constructed to be more compatible and better blend into an existing neighborhood.

Neighborhood Planning: A two-phase process by which members of the community develop plans to manage future development in their neighborhoods. The first phase of the process involves establishing goals and objectives and the actions required to address neighborhood issues

The second phase implements the land use and zoning changes recommended in the neighborhood plan in the form of a Neighborhood Plan Combining District.

Nonconforming Use: The use of any land, building or structure that does not conform with current zoning regulations, but was lawful or not required to comply with zoning regulations at the time a zoning district was established. They may be permitted to continue or be given time to come into compliance with the existing zoning ordinance. In addition, specific code requirements address the ability to make major substantial changes to structures designated as nonconforming uses. This is also known as a *Grandfathered Use*.

Open Space: An area set aside or reserved for public or private use with very few improvements. Types of open space include.

- Golf Courses
- Agricultural Land
- Parks
- Greenbelts
- Nature Preserves

In many cases, land designated as open space lies within the 100-year flood zone, has sensitive environmental features such as wetlands or aquifer recharge features such as caves and fault lines, or has unstable slopes.

Overlay: A set of zoning requirements that is applied to an area that may place further development restrictions on a zoning district. Development in an overlay district must conform to the base district as well as the overlay zoning requirements

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Pedestrian-Scaled: Development designed so a person can comfortably walk from one location to another, encourages strolling, window-shopping, and other pedestrian activities, provides a mix of commercial and civic uses (offices, a mix of different retail types, libraries and other government and social service outlets), and provides visually interesting and useful details such as:

- Public clocks
- Benches
- Public art such as murals and sculptures
- Shade structures such as canopies and covered walkways
- Decorative water fountains
- Drinking fountains
- Textured pavement such as bricks or cobblestones
- Shade trees
- Interesting light poles
- Trash bins
- Transit system maps
- Covered transit stops
- Street-level retail with storefront windows.

Planning: The process of setting development goals and policy, gathering and evaluating information, and developing alternatives for future actions based on the evaluation of the information.

Redevelopment: The conversion of a building or project from an old use to a new one. Examples are the conversions of old warehouses to bars or coffee shops or converting an old industrial complex into a shopping center like the Quarry Market in San Antonio. It is also known as *Adaptive Reuse*.

Rezone: To change the zoning classification of particular lots or parcels of land.

Setbacks: The minimum distance between the building and any lot line.

Small Lot Amnesty: The ability of a property owner to request a building permit without submitting a subdivision application to construct a single family home that will have sixty-five percent impervious cover on a 2,500 square foot lot. Small lot amnesty is applied when the lot in question is neither a legal nor a grandfathered lot and does not meet the current minimum standards of the base zoning district where it is located. Small lot amnesty is limited to areas with adopted neighborhood plans where it is permitted by the plan.

Streetscape: The space between the buildings on either side of a street that defines its character. The elements of a streetscape include:

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- Building Frontage/Facade
- Landscaping (trees, yards, bushes, plantings, etc)
- Sidewalks
- Street Paving
- Street Furniture (benches, kiosks, trash receptacles, fountains, etc)
- Signs
- Awnings
- Street Lighting

Urban Home: A substandard or nonconforming lot of 3,500 sq. ft or larger. An urban home is required for a substandard corner lot. It is permitted only in areas with adopted neighborhood plans that specifically permit them. To build a house on a lot this size outside of an adopted neighborhood plan area requires a variance.

Watershed: A relatively large area of land that drains water into a river, creek or into an aquifer (an underground reservoir or lake). In Central Texas, water draining into an aquifer usually flows into recharge features such as caves or fractures in the ground.

Zoning: The method used by cities to promote the compatibility of land uses by dividing tracts of land within the city into different districts or zones. Zoning ensures that a factory is not located in the middle of a residential neighborhood or that a bar is not located next to an elementary school.

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Appendix K

PLAN ADOPTION ORDINANCE