

## 7. Urban Design Guidelines

### Introduction

The purpose of the voluntary design guidelines is to reinforce the positive elements, patterns, and characteristics that exist or are desired within the Riverside, Parker Lane and Pleasant Valley Planning Areas, they help each neighborhood planning area to create a unique sense of place within the city. Adherence to the guidelines makes it possible for the existing and desired character of the planning area to be preserved, maintained, complimented and/or enhanced.

The following Neighborhood Design Guidelines for the areas within the East Riverside/Olton Neighborhood Plan provide a basis for making consistent decisions about building and streetscape design that affects the character of each area. Adherence to the guidelines is voluntary. They are not intended to limit development within the Riverside, Parker Lane and Pleasant Valley Areas. The intent is to provide ideas for the appearance of new development, redevelopment, or remodeling. These guidelines primarily focus on the streetscape-- the publicly viewed area between the fronts of buildings and the street. This area includes the streets and sidewalks (public rights-of-way), front yards, building facades or fronts, porches and driveways (private property).

There were a few themes that consistently emerged throughout the East Riverside/Olton Neighborhood Planning process that the voluntary urban design guidelines in this section attempt to address.

First, the character of existing single-family residential neighborhoods should be preserved and new construction should integrate well with existing development. Consideration of existing development should be given with respect to the height and overall size of new structures. Building that encourages "neighborliness" is appreciated as is promoting a natural "green" environment.

A second theme is that existing multifamily structures that intend to redevelop as multifamily should incorporate design qualities that are visually pleasing and function and integrate well within the surrounding neighborhood environment. Since multifamily buildings tend to be very large in size within this planning area, much thought and consideration should go into the characteristics of their redevelopment. This section includes a long list of items to consider that relates

to the redevelopment of such sites, since these developments will have a significant impact on the quality of life, not only for the large number of people living within the building, but also for the individuals and families in the surrounding community

A third theme suggests that non-residential corridors, in particular the stretch of Riverside Drive from IH-35 to Pleasant Valley Road, should redevelop in such a way that makes local residents and visitors want to stop and enjoy the area and its services instead of simply passing through en route to another destination. The Urban Land Institute (2003:8) writes

The era when anything developed in an urban neighborhood was considered to be better than nothing is over. Desperation has driven many communities to accept developments that are inappropriate for an urban street and antithetical to an enjoyable pedestrian experience. Suburban-style, pedestrian-deficient retailing with blank walls facing the sidewalk, parking lots that disrupt retail continuity, throw-away architectural quality, inappropriate building design and scale, and lack of pedestrian amenities are some of the most egregious mistakes that made many urban streets mean and decidedly unfriendly to shoppers.

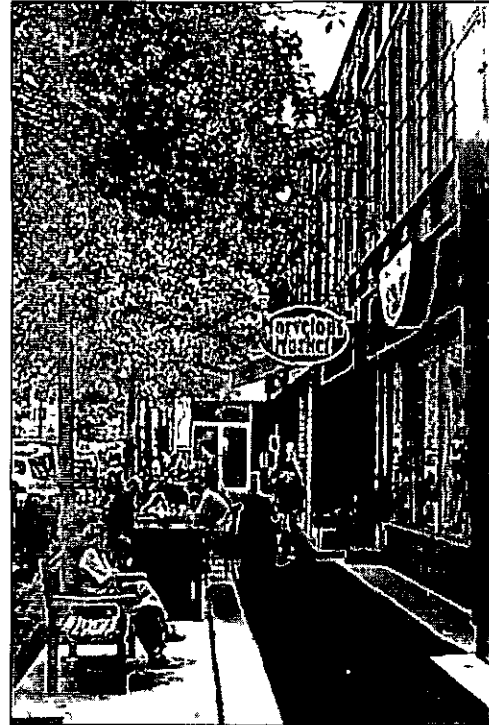
Unfortunately, the latter part of the preceding quote is an appropriate description of the current state of Riverside Drive. As such, the following principles, which form the basis of the guidelines that apply to non-residential corridors, should apply to redevelopment along Riverside Drive.



- Make development more pedestrian-friendly (i.e. reorient activity on the site to face the street),
- Use site planning and architectural elements to make the redeveloped site fully part of the community,
- Emphasize public space for shared activity,
- Provide thoughtful landscaping options for the visual pleasure and comfort of the street's patrons, and

- Re-establish a street pattern that connects with the streets of the surrounding community

The desire of the participants in this planning process is that the non-residential corridors within the East Riverside/Oltorf Neighborhood Planning Areas, specifically Riverside Drive, become destination points in and of themselves. Wider, continuous sidewalks along Riverside Drive, that are set back and buffered from the roadway, should be a part of any redevelopment proposal for Riverside Drive. "Greening" Riverside Drive is necessary to make it more comfortable for pedestrians and generally more aesthetically pleasing. Improvements could include coherent planting of street trees that would provide shade when mature and landscaping of the right of way, including turning islands like the one at Barton Springs and South Lamar.



Special consideration should be given to the condition of Riverside Drive with respect to the creation of incentives to encourage quality retail and/or mixed use development that complies with the general design guidelines identified in this section. Specifying the precise nature of those incentives is beyond the scope of this neighborhood plan, but this plan could be used as a guide and a starting point to establish the nature of an incentives program and its intended results.

New development can be very positive from an economic and social standpoint for both the creator of a project and the surrounding community. Developers and property owners, small and large, are strongly encouraged to read these guidelines and work with the residents who live in surrounding neighborhoods to create a superior project that is mutually supported. The following goals and guidelines reflect the desires of the participants within the East Riverside/Oltorf Planning Areas to promote and experience positive change in the design of their community and make it a source of pride for residents and visitors alike.

Non Residential Guidelines (e g Commercial, Office, Mixed Use, Industrial)

- **Urban Design Goal** Create interesting, lively, inviting, attractive, safe and comfortable non-residential environments that will encourage walking, biking and transit use and be appealing to passing motorists

*Sidewalk Areas*

- ❖ Sidewalks should be wide and continuous, with winding or non-linear pedestrian paths preferred
- ❖ Sidewalks should provide a wide green area (along very busy roadways, twenty feet is recommended) with low landscaping to buffer pedestrians from motorists, shade trees should be situated closer to the interior edge of the sidewalk for pedestrians to enjoy as they shop
- ❖ Curb cuts along the sidewalk should be minimized so there is less opportunity for the interruption of pedestrian activity
- ❖ Lighting and signage along the sidewalk and in public areas should be at pedestrian level. Signage should be oriented to the pedestrian and readable from the sidewalk and preferably mounted on buildings or building awnings rather than on separate or detached structures (e g pole mounted signage), it should not dominate the landscape
- ❖ Bus shelters should provide shading and protection from inclement weather, seating, and lighting for visibility and safety



*This commercial area along Oltorf Street is nicely landscaped, and the parking lot is screened from view. However, there is no buffer between pedestrians and vehicular traffic.*

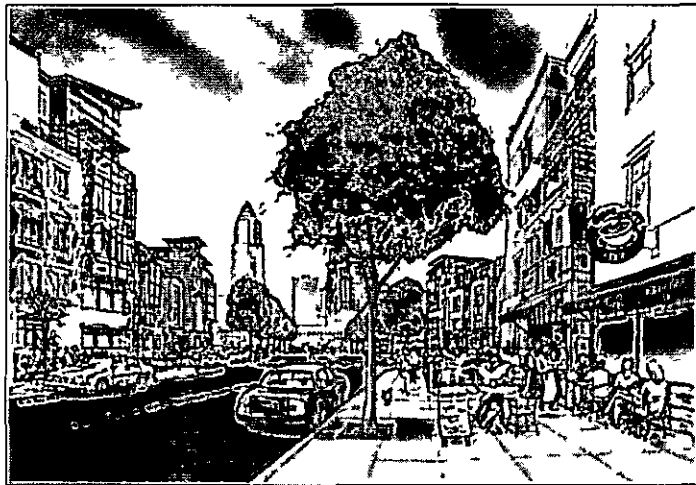
*Buildings*

- ❖ Buildings should be pedestrian-oriented with storefronts close to the street, both in the front and on the sides to have direct access from sidewalks, except where there is a desire for outdoor seating areas or markets

- ❖ Ground floor windows should promote visibility to store interiors and buildings should include awnings to provide additional relief from sun and rain
- ❖ Buildings should be constructed at a human scale, to avoid a “canyoning effect” stepped back building heights are preferable
- ❖ A diversity of building heights and dividing and/or recessing building facades can be incorporated into the design to avoid a solid wall effect and reduce the overwhelming size of large buildings

#### *Public Areas*

- ❖ Public spaces that promote civic activities such as small music events or market squares are encouraged. These areas could include open plazas, seating areas, shading, landscaping and art



#### *Aesthetics and art*

- ❖ Mechanical equipment, utility boxes, trash disposal units, cluster mail boxes and loading docks should be placed and/or located out of sight from the street and/or screened from public view
  - ❖ The integration of public art into commercial architecture is encouraged in building design and in public spaces
  - ❖ Landscaped traffic islands and traffic circles are desired to not only make a more attractive roadway environment, but to also facilitate pedestrian crossings and automobile circulation
- **Urban Design Goal Create convenient and accessible parking areas that do not dominate the environment and provide safe interaction between vehicles and pedestrians**
- ❖ The creative placement of automobile parking should be explored, with the ideal situation of lots and garages being behind, above or below the main building(s)

- ❖ There should be a convenient place to park bicycles close to the main entrance of each building
- ❖ Shared parking that would connect adjacent businesses is encouraged, this would minimize the number of curb cuts necessary and improve overall traffic circulation and efficiency
- ❖ Where right-of-way is wide enough, parallel parking on the street is encouraged to help calm traffic and buffer pedestrians from autos
- ❖ Side lot parking should be screened from public view with a low hedge, wall or fence that still allows for security surveillance
- ❖ Walkways should provide interior as well as cross-traffic connections and be protected from automobile traffic
- ❖ Partnerships among businesses are encouraged so that there is a unified approach toward service delivery issues. The creation of a shared commercial delivery strip, or service area that is out of public view and does not interfere with the activity on the street and sidewalk is preferred

**Urban Design Goal Minimize the visual impact of industrial properties from other districts and public spaces in the neighborhood planning area**

- ❖ Industrial properties are encouraged to set back from street frontages as much as possible. Berms and landscaped buffers should be used to screen intense industrial operations from the street and adjacent non-industrial districts
- ❖ Landscaped buffers along street frontages should include shaded sidewalks or trails
- ❖ Where inhabited portions of buildings exist (such as offices and lunch rooms), they are encouraged to face the street and have windows and doors directly accessible to the street
- ❖ Parking and shipping/receiving areas should be designed to the same standard as commercial districts

### Single Family Residential Guidelines

- **Urban Design Goal Encourage urban design strategies for single-family neighborhoods that preserve, complement and enhance existing character**

#### *Design Characteristics*

- ❖ New single-family construction should mimic existing architecture  
Building heights, construction materials and architectural details should enhance the existing character of the neighborhood
- ❖ Front doors and a minimum of two ground floor windows should be oriented towards the street to promote “eyes on the street”
- ❖ Duplex structures should have at least one framed entrance that faces the street and should reflect the scale, height and appearance of homes around them
- ❖ Mechanical equipment (air conditioners, electric and gas meters, etc ) and garbage cans or garbage storage areas are best located to the side or rear of the house, where they cannot be seen from the street If the location is visible from the street, it should be screened from view
- ❖ Exterior building and site lighting should be unobtrusive and not illuminate neighboring properties
- ❖ Utilize the Green Building Checklist whenever possible Use local materials, maintain efficient heating and cooling systems and consider consulting a green building professional for structural details and site plans See the COA’s Green Building Program for more information (<http://www.ci.austin.tx.us/greenbuilder>)

#### *Landscaping*

- ❖ Provide ample space in side and front yards for trees, landscaping or open space Existing trees in front yards and along the street should be preserved and protected and additional trees planted to create a continuous canopy of cooling shade over the street and sidewalks Use native and drought-tolerant plant species to the greatest extent possible to minimize water consumption
- ❖ If a front yard fence is desired, encourage “friendly” fences or hedges along the front property line that are low enough to see over the top (less than four feet) or made of a see-through material to avoid creating a walled-off appearance
- ❖ Front yards are usually a green landscaped area with minimal impervious paving If larger areas of parking are needed, they should be located behind the house

### Multifamily Residential Guidelines

- **Urban Design Goal** Promote multifamily structures that relate well to the surrounding environment, utilize a variety of building forms, have a thoughtful parking scheme, provide public open space and include a variety of appropriate landscaping features

#### *Building Shape*

- ❖ Relate the overall height of the new structure to that of adjacent structures and those of the immediate neighborhood. Avoid new construction that varies greatly in height from other buildings in the area, except where the local plan calls for redeveloping the whole area at much greater height and density. To the extent feasible, relate individual floor-to-floor heights to those of neighboring buildings. In particular, consider how the first floor level relates to the street and whether this is consistent with the first floors in neighboring buildings.
- ❖ Relate the size and bulk of the new structure to the average scale of other buildings in the immediate vicinity.
- ❖ Consider utilizing a variety of building forms and roof shapes rather than box-like forms with large, unvaried roofs. Consider how the building can be efficiently manipulated to create clusters of units, including variations in height, setback and roof shape. Make sure various forms and shapes work together to create a coherent whole.

*Porches, overhangs and various dormer styles enliven the facades of these condominiums at the right (Southside Park Co-housing in Sacramento, CA, [www.designadvisor.org](http://www.designadvisor.org))*



#### *Building Appearance*

- ❖ Avoid creating a building that looks strange or out of place in its neighborhood. Consider a building image that fits in with the image of good quality middle-income housing in the community where the project is located.



*The housing below interprets the image of the traditional neighborhood home in a row house configuration, increasing density while maintaining the look and feel of a single-family development (Harriet Square, [www.designadvisor.org](http://www.designadvisor.org))*



- ❖ Consider providing as much visual and architectural complexity as possible to the building's appearance while maintaining a hierarchy of scale and a unified overall form. Consider breaking a large building into smaller units or clusters. Consider variations in height, color, setback, materials, texture, trim, and roof shape. Consider variations in the shape and placement of windows, balconies and other façade elements. Consider using landscape elements to add variety and differentiate units from each other.
- ❖ Maximize window number and size (within budget constraints) to enhance views and make spaces feel larger and lighter. Use standard size windows, but consider varying where and how they are used. Consider ways to screen and physically separate ground floor windows from walkways - through screens or plantings - to provide privacy.
- ❖ Pay careful attention to the design and detailing of front doors. Consider what the front doors convey about the quality of the project and its residents. To the extent possible, respect the placement and detailing of good quality front doors in neighboring homes.
- ❖ Relate the character of the new building façade to the façades of similar, good quality buildings in the surrounding neighborhood or region. Horizontal buildings can be made to relate to more vertical adjacent structures by breaking the façade into smaller components that individually appear more vertical. Avoid strongly horizontal or vertical façade expression unless compatible with the character of the majority of the structures in the immediate area.



*The façade treatment of these townhomes gives a single family appearance and helps them to blend in to the existing neighborhood Metro Square, Sacramento – Townhomes, [www.cnu.org](http://www.cnu.org)*

- ❖ Consider relating the roof forms of the new building to those found in similar, good quality buildings in the neighborhood or region. Avoid introducing roof shapes, pitches, materials or colors not found in the neighborhood or region.
- ❖ Respect the rhythm, size and proportion of openings - particularly on the street facades - of similar, good quality buildings in the neighborhood or surrounding area. Avoid introducing drastically new window patterns and door openings inconsistent with similar, good quality buildings in the neighborhood or surrounding area.

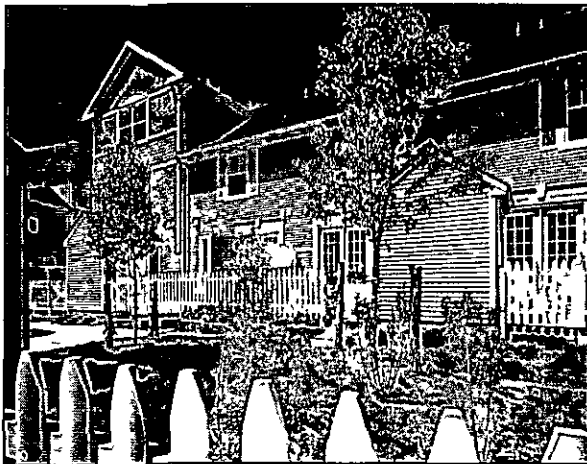


*The size and rhythm of the doors, windows and porches for this co-housing development reflect those found in more traditional neighborhoods (Southside Park Co-housing in Sacramento, CA, [www.designadvisor.org](http://www.designadvisor.org))*

- ❖ Trim and details can provide warmth and character to a building's appearance, particularly on street facades. In general, the complexity, depth and proportion of trim should relate to that used in good quality middle-income housing in surrounding neighborhoods. Carefully consider the design of porch and stair railings, fascia boards, corners, and

areas where vertical and horizontal surfaces meet - for example where a wall meets the roof. Generally put trim around windows. Consider adding simple pieces of trim to the top and bottom of porch columns.

- ❖ Creative use of materials and color can add variety and visual interest to any façade. In general consider materials and colors - for the façade (including foundation walls) and for the roof - that are compatible with those in similar, good quality buildings in the surrounding neighborhood or region. Avoid introducing drastically different colors and materials than those of the surrounding area. Consider using materials and construction details that do not require repeated or expensive maintenance. Favor materials that residents can easily maintain themselves.
- ❖ To the extent possible, provide individual identities and addresses for each dwelling unit. Consider ways to break large, repetitive structures into smaller, individually identifiable clusters. Ensure that all dwelling units have clear, individual addresses. Consider design strategies that allow residents to enhance and individualize the exterior appearance of their own units.



*Large complexes can be broken down into smaller clusters. Each cluster, in turn, can be broken down into several separate buildings, which include individual entrances and identities for each unit (Waterside Green, [www.designadvisor.org](http://www.designadvisor.org))*

#### *Building Layout*

- ❖ Provide as many private, ground level entries to individual units as possible. Ensure that all building entries are prominent and visible and create a sense that the user is transitioning from a public to a semi-private area. Avoid side entries and those that are not visually defined. At all entries consider issues of shelter, security, lighting, durability, and identity. For apartment buildings, allow visual access from manager's office and/or 24 hour desk. Allow visual access to stairs and elevators from the lobby. For buildings with clustered and individual unit entries,

consider providing small "porch" areas that residents can personalize with plants, seasonal decorations, etc. Limit "shared entries" to the smallest number of households possible, eight maximum. Consider providing some form of storage - for strollers, bikes, etc. - at or close to all main entries.

- ❖ Consider ease of visual and physical surveillance by the residents of areas such as the street, the main entrances to the site and the building, children's play areas, public open space and parking areas. Consider locating windows from actively used rooms such as kitchens and living rooms so that they look onto key areas. Also consider containing open spaces within the building layout and using the selection and layout of plant materials to enhance, rather than hinder, surveillance and security. Consider specific design strategies to maximize the security of the building, including adequate lighting, lockable gates and doors at all entrances to the site and the buildings, and video cameras with monitors. See also information on Crime Prevention Through Environmental Design (CPTED, <http://www.cptedontario.ca/>)
- ❖ The entry to the site is critical to the public image of the development. Emphasize the main entrance and place central and shared facilities there if possible. Respect the street and locate buildings on the site so that they reinforce street frontages.



*Entrances to apartments are evenly spaced along the building, providing numerous points of entry while maintaining a strong and continuous presence along the street (Paula Avenue Apartments [www.designadvisor.org](http://www.designadvisor.org))*

- ❖ To the extent possible, maintain the existing setback patterns within the immediate vicinity of the building. Avoid locating a building far in front of or far behind the average setback lines of the four to five properties located on either side of the proposed development. Respect the side yard and rear yard setback lines prevalent in the area.

*The buildings in this development are set back slightly relative to neighboring buildings in order to accommodate grade changes and make room for plants along the sidewalk (Matsusaka Townhomes, [www.designadvisor.org](http://www.designadvisor.org))*



- ❖ Consider placing buildings on the site so as to maximize solar access during cooler months and to control it during warmer months. Also consider maximizing natural ventilation and access to views from within the site. Avoid a layout in which adjacent buildings obstruct one another. Design the building so that sun directly enters each dwelling unit during some part of the day year round.

#### *Landscaping*

- ❖ Good landscaping is critical to the quality of any project. Consider how landscaping and planting will be handled from the very beginning of the design process. Avoid considering landscaping as an "extra" that can be added in at the end of the project or, worse, eliminated in the name of cost control.
- ❖ Provide as rich a variety of plantings - trees, shrubs, groundcover, and grass areas - as possible. Anticipate mature sizes and avoid crowding trees, shrubs and buildings. Use hardy, native species of trees and plants that are well suited to the project location and are easy to water and maintain.

*The courtyard and the landscaping for this multifamily development create a small private garden for residents ([www.designadvisor.org](http://www.designadvisor.org))*



- ❖ Consider how the landscape will be used by residents and specify appropriate plantings. In general, assume heavy use in all landscaped areas. Avoid delicate plants and shrubs in heavily trafficked areas, especially in locations where they can be trampled by children.
- ❖ Recognize that some paved area will be necessary in family housing to facilitate children's play. However, large, empty paved areas should be avoided. Consider using alternative landscape approaches - plantings, play equipment, outdoor furniture, trees and grass - to break these areas up into smaller functional units.

*A variety of different types and sizes of paved areas are provided in this courtyard. Note how the bench is placed on the paving for ease of maintenance, but faces the grass to allow supervision of play.  
(Willowbrook Green Apartments,  
[www.designadvisor.org](http://www.designadvisor.org))*



- ❖ Outdoor seating should be an integral part of any landscape plan and should be thoughtfully designed and located. Avoid simply scattering seats at random through the site. Consider what the seating looks at and what looks at it. Consider how the seating is oriented with respect to the sun and breezes and whether it needs protection from rain or wind. Avoid "one type fits all" solutions, particularly in larger projects. Consider providing different seating for different users. Also consider providing some moveable seating if appropriate.
- ❖ Pedestrian paths and walkways are critical to the smooth functioning of any affordable housing project, particularly larger, multi-unit developments. Consider the wide range of uses that any path must accommodate - children, adults, bicycles, skate boards, walkers, pets, furniture moving, etc - and design with this range of uses in mind. Avoid paths that are too narrow to accommodate multiple users at the same time. Consider rounded corners at all intersections and direction changes, especially in projects with children. Ensure that paths are well lighted so that users can see where they are going and be seen by other people.

Consider designing path edges so that they encourage users to stay on the path and not trample on adjacent plantings (e.g. through changes in slope or materials or by providing raised edges). Remember that the shortest route from point A to point B is usually a straight line. Avoid forcing people to follow circuitous routes to their destinations or be prepared for the new, unplanned paths that will inevitably appear to accommodate occupant use patterns.



*The wide, meandering path in this apartment courtyard broadens at special areas where seating is provided ([www.designadvisor.org](http://www.designadvisor.org))*

- ❖ Think of public open spaces - shared outdoor areas intended for use by all residents - as "outdoor rooms," and design them as carefully as any other rooms in the project. Avoid undifferentiated, empty spaces. Consider the types of activities that will occur in the "rooms," including cultural or social activities unique to specific user groups, and design the shared open space to accommodate these activities.

*The "outdoor rooms" of this apartment complex are nicely laid out and well furnished. Note how different materials (grass, concrete, plantings) are used to define different parts of the rooms (Tuscany Villas/Villa Calabria), [www.designadvisor.org](http://www.designadvisor.org)*

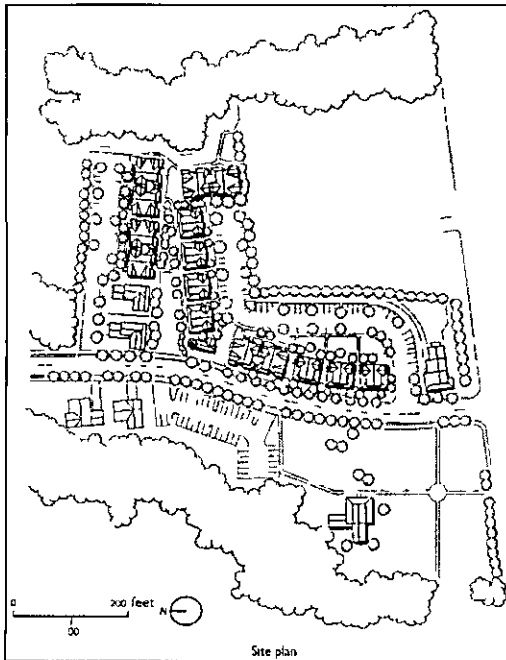


- ❖ Provide clear boundaries between publicly controlled spaces (streets), community controlled spaces (shared open space) and privately controlled spaces (dwellings and private open space). Consider enclosing

or partially enclosing open space with project building(s) to provide clear boundaries

#### *Parking*

- ❖ Avoid letting garages, driveways and parking lots dominate the streetscape. Consider placing them at the rear or side of the site to allow a majority of dwelling units to "front on" the street. Consider planting trees and shrubs to soften the overall impact of parking areas and to provide shade and noise reduction. At buildings with parking garages, avoid large areas of blank wall facing the street. Consider incorporating decorative elements above the garage door to soften its visual impact. Consider improving unavoidable blank walls with decorative artwork, vines, and good quality durable materials to minimize graffiti and deterioration.



*The site plan for this 45 unit project has broken the parking (highlighted at left) into two modest sized lots and placed them behind the buildings. Putting the parking in the back allows a continuous line of front doors - uninterrupted by garages or parking lots - to face the street (The Farm, [www.designadvisory.org](http://www.designadvisory.org))*

- ❖ Provide locations for parking that minimize walking distance between dwelling units and cars and that allow for casual surveillance of cars from a number of different units. Avoid remote parking. Avoid large lots. Consider breaking them into multiple, smaller lots to enhance safety and accessibility and minimize the aesthetic impact of large, unbroken rows of cars. Locate handicapped and elderly parking with immediate access to their respective units. Locate visitor drop off and parking near main entrances and clearly mark all visitor parking spaces. Provide pleasant areas to wait for rides or public transportation.



- ❖ Design to minimize conflicts between vehicles and pedestrians. Consider separating bicycle and pedestrian paths from vehicular traffic. Consider linking open spaces so that they form an uninterrupted network of vehicle-free areas. Avoid parking layouts that erode a project's open space until only "leftover" areas are available for pedestrian use. Consider traffic calming strategies to slow down cars within the project.

# Appendices

## Appendix A

### RECOMMENDATIONS NOT SUPPORTED BY RESPONSIBLE CITY OF AUSTIN DEPARTMENTS

After the department review process, the following recommendations were not recommended to be implemented by the responsible department (department comments follow each recommendation).

#### *LAND USE ITEMS*

**Recommendation:**

Make legal notices for variance, zoning and building permit applications available on the City website by neighborhood planning area

Departmental Comments (WPDR):

Changes to notification requirements should not be made until AMANDA (a unified database that most city departments will use interactively to perform various required activities related to case documentation, notification and review) is deployed. Building permit applications do not require a legal notice, however, submittal information is currently accessible through the current City website.

**Recommendation:**

Create and maintain an inventory of private and public restrictive covenants (WPDR).

It would require a major staff effort including extensive research of County deed records, and would require additional staff to conduct this research and maintain the inventory. Maintenance of the inventory would be difficult because new documents are recorded daily. The City does not enforce private restrictive covenants, and as such, the staff would have limited use of the inventory.

#### *TRANSPORTATION ITEMS*

**Recommendation:**

Conduct a study to determine if a crossing guard can be placed at Burleson Road and Ware Road.

Departmental Comments (PW):

We will keep this location for future pedestrian counts. The current pedestrian count is 2 children, which does not warrant a crossing guard

**Recommendation:**

Amend City Code to state that any new development or redevelopment shall have a landscaped buffer between the sidewalk and the road to provide for safety.

Departmental Comments (PW):

There are too many variables to consider when deciding on a sidewalk location. Utilities, terrain, compliance with Federal and State design standards, and other site specific conditions often decide the sidewalk layout. Requiring a specific buffer width would place further restrictions on the design of sidewalks

Departmental Comments (WPDR):

This item is not necessary. The standard location for a sidewalk is 2 feet from the property line, which leaves an unpaved buffer area of 2 to 4 feet between the curb and the sidewalk, depending on the type of road and the width of the sidewalk. Sidewalks are allowed adjacent to the curb only in unusual circumstances such as the need to avoid trees. The buffer area is normally planted with grass, but it can be landscaped. However, landscaping requires the owner to enter into a license agreement with the City to place irrigation facilities within the right-of-way. Landscaping should not be required but is already allowed at the owner's option.

**Recommendation:**

Conduct a traffic study at Summit Drive and Woodland Avenue and make improvements to the intersection so that turning off of Summit onto Woodland Avenue is less dangerous because of poor visibility due to slope (PW).

Departmental Comments (PW):

There have been no reported collisions at this intersection since October 2001. Visibility between westbound traffic on Woodland Avenue and southbound traffic on Summit Drive at Woodland Avenue is at least 320 feet, 200 feet is adequate for stopping sight distance.

Alternative action: An "intersection ahead" symbol warning sign will be installed on Woodland Avenue in advance of Summit Drive.

**Recommendation:**

Conduct a traffic calming study along Burleson Road between Oltorf Street and Ben White Blvd. and apply an appropriate traffic mitigation strategy to reduce speeding vehicles (the form of traffic calming used in the Shoal Creek Project is preferred by neighborhood stakeholders) (PW).

Departmental Comments (PW):

Burleson Road is classified as an arterial roadway contained in the AMATP Plan. The traffic calming program was established to reduce speeding on local residential streets with low traffic levels on which the impediment to mobility caused by traffic calming devices would not be an issue.

**Recommendation:**

Investigate the feasibility of closing Burleson Road at Ben White Blvd. to increase safety and reduce disruptions to the single-family neighborhoods along Burleson Road (PW)

Departmental Comments (PW):

Burleson Road is classified as an arterial roadway contained in the AMATP Plan. We cannot terminate its connection to a freeway. If in future the roadway is removed from the AMATP, this issue can be reconsidered.

**Recommendation:**

Install appropriate signage going eastbound on Woodland Avenue to warn drivers of the upcoming 4-way stop at Parker Lane and Woodland Avenue (PW).

Departmental Comments (PW):

Currently, in addition to stop signs on all approaches, there is an advance warning of the stop ahead for eastbound drivers at Sylvan Drive and overhead flashing red lights are visible to eastbound traffic at least 540 feet in advance of the stop signs. There has been only one reported collision at this intersection since October 2001, in which a southbound vehicle struck a westbound vehicle.

**Recommendation:**

Install a landscaped parkway belt between the east and west bound lanes of Riverside Drive to minimize the visual impact of the roadway (PW)

Departmental Comments (PW):

It appears that the neighborhood envisions a wide division between opposing lanes for aesthetic reasons. It would be necessary to purchase right-of-way to accomplish this. This would negatively impact adjacent businesses, and since we must demonstrate a public purpose to acquire right-of-way under threat of condemnation, we might not be able to demonstrate this for a purely aesthetic project. Existing lanes would require reconstruction. Depending on exactly what the neighborhood envisions, the cost would likely be tens to millions of dollars, which would be very hard to justify. Since this is an aesthetic, rather than a capacity or maintenance project, perhaps it should be considered by the Parks and Recreation Department, which would have to assume responsibility for maintenance of any landscaping that it added.

**Recommendation:**

Restrict truck traffic from accessing Lakeshore Blvd. between Riverside Drive and Pleasant Valley Road (PW).

Departmental Comments (PW)

Lakeshore Blvd is classified as an arterial roadway. Roadways classified as arterial are intended to serve as the major transportation network to provide for large volumes of traffic, including trucks. Truck prohibitions are installed only on non-arterial roadways if a specific problem with truck traffic can be identified and observed. If the neighborhood can provide details regarding what the perceived problem is and when it can be observed, we will investigate and might find another solution.

**Recommendation:**

Provide a safe trail crossing across Wickshire Lane from Linder Elementary School to Mabel Davis Park (PW)

Departmental Comments (PW)

Mabel Davis Park is surrounded by a tall chain link fence with "Authorized Personnel Only" signs and has no trail or sidewalk opposite the school. There is currently a marked crosswalk across Wickshire Lane at Metcalfe Road that is the safest and most convenient location at which pedestrians can cross from the school to the park.

**Recommendation:**

Reinstall “No Truck” signs along Burleson Road between Oltorf Street and Ben White Blvd (which were removed during I-35/Ben White construction) (PW).

Departmental Comments (PW):

Burleson Road is classified as an arterial roadway. Roadways classified as arterial are intended to serve as the major transportation network to provide for large volumes of traffic, including trucks. Truck prohibitions are installed only on non-arterial roadways if a specific problem with truck traffic can be identified and observed. If the neighborhood can provide details regarding what the perceived problem is and when it can be observed, we will investigate and might find another solution.

**Recommendation:**

Improve the striping of the existing bike lane along Burleson Road between Oltorf Street and Ben White Blvd and/or investigate installing curbs or other forms of permanent separation between the bike lane and the automobile travel lane to improve safety (PW).

Departmental Comments (PW):

The bike lane on Burleson Road between Oltorf Street and Ben White Blvd. has very few impediments. There is no parking 24/7 and the sight lines are long and unobstructed. The only maintenance that will be required in future years is the re-striping. A cost for this regularly scheduled maintenance need not be considered here.

Barriers between bike lanes and traffic lanes are used when contra-flow conditions exist (e.g. southbound bike facing northbound cars). This is not a condition on Burleson Road.

*PARKS, OPEN SPACE AND THE NATURAL ENVIRONMENT ITEMS*

**Recommendation:**

Provide the following public amenities at Mabel Davis Park:  
Amphitheater and stage and a fishing dock.

Departmental Comments (PARD):

This item (stage and amphitheater) requires funding through a Capital Improvement Project bond; it is not recommended due to restrictions on use of remediation cap. This item (fishing dock) requires funding through a Capital

Improvement Project bond, the Department recommends that this item not be implemented in an effort to maintain local, informal fishing.

**Recommendation:**

Encourage PARD to purchase the undeveloped lot at 1701 Windoak Drive for future neighborhood open space

Departmental Comments (PARD):

PARD understands that the lot is not for sale separate from the rest of the property. The asking price in March '05 was reported to PARD to be \$675,000 for approx. 3.5 acres & 5000 square feet of house. The property is best suited for continued residential use.

**Recommendation:**

Revise the Scenic Roadway Ordinance so that issues such as landscaping, roadway size and design, etc. are addressed

Departmental Comments (NPZD):

- The Scenic Roadway Ordinance currently only regulates signage. Council recently approved a commercial design policy document, now being converted to ordinance language that recommends removing the Scenic Roadway designation, and instead tying sign regulations to the five design roadway types (Transit, Urban, Local, Hill Country and Highway).
- Landscaping should be regulated through the landscaping ordinance applicable to the Riverside Roadway type, which is at this time considered a Transit Roadway
- The Council-approved Austin Area Metropolitan Plan (AMATP) regulates roadway size and design for Riverside

**Recommendation:**

Add a gateway sign at some point along Riverside Drive to welcome visitors to Austin.

Departmental Comments (NPZD):

Urban Design staff may be available to assist in developing the site and design criteria for a gateway element such as a sign. Funding source for design, construction and maintenance would need to be identified.

**Recommendation:**



Request that the city acquire the single-family lots in the floodplain at approximately 2407-2408 Princeton Drive and 2413 Douglas Street (there are approximately 20 undeveloped lots) so that the area is protected from development and maintained as open space.

Departmental Comments (WPDR):

Currently the voluntary floodplain home buy-out program is funded for structures which are subject to high hazard of creek flooding. Due to the limitation of funding, the program is offered on a priority order based on the severity of flooding. There are several hundreds of houses that are on the list targeted for future home buyout. As there are no houses on the subject lots, there is no justification of funding for WPDR to purchase these lots. Please contact PARD to see if there is interest to purchase these lots for a park or greenbelt. (there is currently a recommendation in the plan to work with property owners and PARD to see about acquiring these properties in order to create a trail system along Country Club Creek).

**Recommendation:**

Encourage PARD to purchase the property at 1605 Old Riverside Drive as a neighborhood open space/pocket park (Neighborhood; PARD).

Departmental Comments (PARD)

The lot belongs to the adjacent lot with a house, which appears to be for sale as one piece. The lot is sloping, too small and too intimately related to the adjacent house for public use. The lot is best used for residential purposes.

**Recommendation:**

Request formal approval from PARD to allow for the construction of Country Club Creek Trail.

Departmental Comments (PARD)

The request is premature and out of sequence; refer to Recommendation 103 in the plan regarding the construction of the CCC trail. PARD questions whether the Alliance could actually apply for and receive public grant funds.

**Recommendation:**

Establish and maintain green islands in public rights-of-way for the beautification of corridors

Departmental Comments (PW)

We have raised medians, which are typically vegetated, specified on new divided arterials. We support raised medians only where they are specified in the roadway plan because of the added vehicular capacity that we might obtain with left turn bays that would be included with the median. We would not reconstruct a roadway simply to add a median, unless it were called for in the roadway plan and the left turn lanes we could provide with the median greatly enhanced capacity on a congested roadway. We have no recommendation in relation to providing green islands for beautification. We oppose use of limited roadway funding to add medians purely for beautification, but would be neutral on medians funded from other sources, provided all applicable roadway design standards are met.

## Appendix B

### INITIAL SURVEY RESULTS

Total survey replies: 250

16,448 surveys sent out (18,276 – 10% for returns and duplicates)

Survey response rate ~ 2%

Of the surveys returned that responded to each question...

**In which neighborhood planning area do you live, own property, work, or operate a business?**

Parker Lane	101	41%
Pleasant Valley	50	20%
Riverside	97	39%

**What things do you like most about your neighborhood? (Top 10 responses)**

1 Central Location	6 Single family homes
2 Easy access to downtown	7 Quiet
3 Affordability	8 Natural areas, green space
4 Character	9 Views
5 Trees	10 Low traffic

**What are the most important issues in the neighborhood? (Top 10 responses)**

1 Managing new development	6 Preserving the natural environment
2 Crime – Safety/Security	7 Quality of the neighborhood, cleanliness
3 Maintaining single family dwellings	8 Revitalization of Riverside, improving current and bring in new businesses
4 Maintenance and improvements of infrastructure –roads, need more sidewalks	9 Traffic
5 Need park improvements	10 Code Enforcement

**Are there adequate shops and stores to serve your neighborhood? (Paper Survey Only)**

Yes: 83%

No: 17%

**Are there adequate professional offices to serve your neighborhood? (Paper Survey Only)**

Yes: 69%

No: 31%

**New local/neighborhood stores would be acceptable in the following parts of the neighborhood?**

Location	Count
Along major roads	102
Along major roads, Along some local streets	26
Along major roads, Anywhere, Along some local streets	2
Along some local streets	21
Anywhere	14
Anywhere, Along some local streets	1

**Mixed-use development would be acceptable in the following parts of the neighborhood?**

Location	Count
Along major roads	71
Along major roads, Along some local streets	23
Along major roads, Anywhere, Along some local streets	1
Along some local streets	25
Along some local streets, Nowhere	1
Anywhere	28
Nowhere	69

**New apartments, townhouses, and/or condominiums would be acceptable in the following parts of the neighborhood?**

Location	Count
Along major roads	34
Along major roads, Along some local streets	14
Along major roads, Anywhere, Along some local streets	1
Along major roads, Nowhere	1
Along some local streets	24
Along some local streets, Nowhere	1
Anywhere	36
Anywhere, Along some local streets	1
Nowhere	105

**New employment centers (e.g. office complexes, industrial parks) would be acceptable in the following parts of the neighborhood?**

Location	Count
Along major roads	63
Along major roads, Along some local streets	13
Along major roads, Anywhere, Along some local streets	1
Along some local streets	18
Anywhere	11
Nowhere	114

**Acceptable locations for businesses in the neighborhood?**

Location	Count
Along major roads	113
Along major roads, Along some local streets	21
Along major roads, Anywhere	1
Along major roads, Anywhere, Along some local streets	2
Along major roads, Nowhere	1
Along some local streets	12
Anywhere	13
Anywhere, Along some local streets	1
Nowhere	60

**Do you support lowering the lot size required for single-family homeowners to build one small apartment (e.g. garage apartment) that is not attached to the main house?**

	Parker Lane		Pleasant Valley		Riverside	
<b>Agree</b>	27	28%	16	34%	31	34%
<b>Disagree</b>	51	53%	23	49%	38	42%
<b>Neutral</b>	19	20%	8	17%	21	23%

**Do you support lowering the lot size for new single-family homes in your neighborhood?**

	Parker Lane		Pleasant Valley		Riverside	
<b>Agree</b>	29	30%	17	36%	26	30%
<b>Disagree</b>	51	53%	22	47%	40	47%
<b>Neutral</b>	16	17%	8	17%	20	23%

**Could you support the corner store infill option in your neighborhood?**

	Parker Lane		Pleasant Valley		Riverside	
<b>Agree</b>	34	51%	25	56%	36	57%
<b>Disagree</b>	20	30%	11	24%	19	30%
<b>Neutral</b>	13	19%	9	20%	8	13%

**Are there any important historic buildings or places that deserve special recognition and preservation?**

Mabel Davis Park	Country Club Creek Greenbelt
Mansion across the street from Parker Lane United Methodist Church	Riverside Golf Course
1603 & 1605 Taylor Gaines Street	Old East Riverside Dr
Town Lake hike & bike trail	Longhorn Dam

**Which streets in the neighborhood need sidewalks the most? (Top 8 responses)**

1 Oltorf	5 Sunridge
2 Parker Lane	6 Riverside Dr
3 Pleasant Valley	7 Summit
3 Woodland	7 Wickersham

**Does your neighborhood lack any of the following?**

	Parker Lane	Pleasant Valley	Riverside
<b>Bike Lanes</b>	30	26	20
<b>Convenient bus routes</b>	5	3	5
<b>Trails</b>	29	17	15
<b>Sidewalks</b>	21	13	23
<b>Through streets</b>	5	1	5

**Are any of the following in need of major repair or reconfiguration?**

	Parker Lane	Pleasant Valley	Riverside
<b>Bike Lanes</b>	7	3	6
<b>Sidewalks</b>	14	4	10
<b>Bus routes</b>	3	0	3
<b>Street Network</b>	19	12	15
<b>Trails</b>	8	1	4

**What Austin Park do you frequent the most?**

Town Lake	50
Zilker	27
Big/Little Stacy	21
Mabel Davis Park	19
Colorado River Park	12
Barton Springs/Creek	3
Riverside Dog Park	2
Moya	1
Travis Heights	1
Pease Park	1
Emma Long	1
Patterson	1
Lake Travis	1
Auditorium Shores	1

# East Riverside/Oltorf Combined Neighborhood Plan

If a nearby park, greenbelt, or recreational area was to be developed or improved, what would your priorities be?

1 Safety – patrols, well lit	4 Accessibility, interconnectivity
2 Hike/ bike trails	5 Balance between developed and natural park space
3 Park Clean up, cleanliness	

Are there parts of the neighborhood that experience flooding during heavy rains?

	Parker Lane	Pleasant Valley	Riverside
No	73%	76%	68%
Yes	27%	24%	32%

Do you wish to prohibit front yard parking in your neighborhood?

	Parker Lane	Pleasant Valley	Riverside
No	26%	43%	34%
Yes	74%	57%	66%

How long have you lived in the neighborhood?

	Parker Lane		Pleasant Valley		Riverside	
Less than 1 year	11	12%	6	14%	5	8%
1-4 years	29	31%	21	49%	31	51%
5-9 years	24	26%	8	19%	10	16%
10-14 years	9	10%	0	0%	4	7%
15-20 years	10	11%	6	14%	6	10%
21 or more years	10	11%	2	5%	5	8%

What type of housing do you live in?

	Parker Lane		Pleasant Valley		Riverside	
Apartment	16	17%	23	53%	29	48%
Duplex/ Four-plex	5	5%	1	2%	0	0%
House	60	64%	13	30%	22	36%
Townhouse/Condo	12	13%	5	12%	10	16%
Other	1	1%	1	2%	0	0%

Are you a homeowner or renter?

	Parker Lane	Pleasant Valley	Riverside
Own	74	21	29
Rent	0	0	0

East Riverside/Oltoif Combined Neighborhood Plan

**What is your ethnic background?**

<b>Ethnicity</b>	<b>Parker Lane</b>	<b>Pleasant Valley</b>	<b>Riverside</b>
<b>African-American</b>	2	2	1
<b>Anglo</b>	58	35	36
<b>Anglo, Asian</b>	0	0	1
<b>Anglo, Hispanic</b>	3	1	2
<b>Asian</b>	4	1	2
<b>Hispanic</b>	15	1	8
<b>Multi-racial</b>	1	1	3
<b>Other</b>	5	2	4



## Appendix C

### DOCUMENTATION OF ENVIRONMENTAL FEATURES

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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 mounds 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.

## East Riverside/Oltorf Combined Neighborhood Plan



### City of Austin

Founded by Congress, Republic of Texas, 1839  
Witnessed 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@midcityhomes.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 cannot accept responsibility for the accuracy of this information.  
Review the information to be used for your own purposes only.*

## 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

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

Ed Peacock  
Melissa Schardt (COA Neighborhood Planning)

*The City of Austin is committed to working with the community to develop a  
Reasonable and Feasible plan for the future of the city.*

## 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 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.

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

## East Riverside/Oltorf 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 Oltorf

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%

## 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%

East Riverside/Oltorf Combined Neighborhood Plan

**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, paulhilgers@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 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.

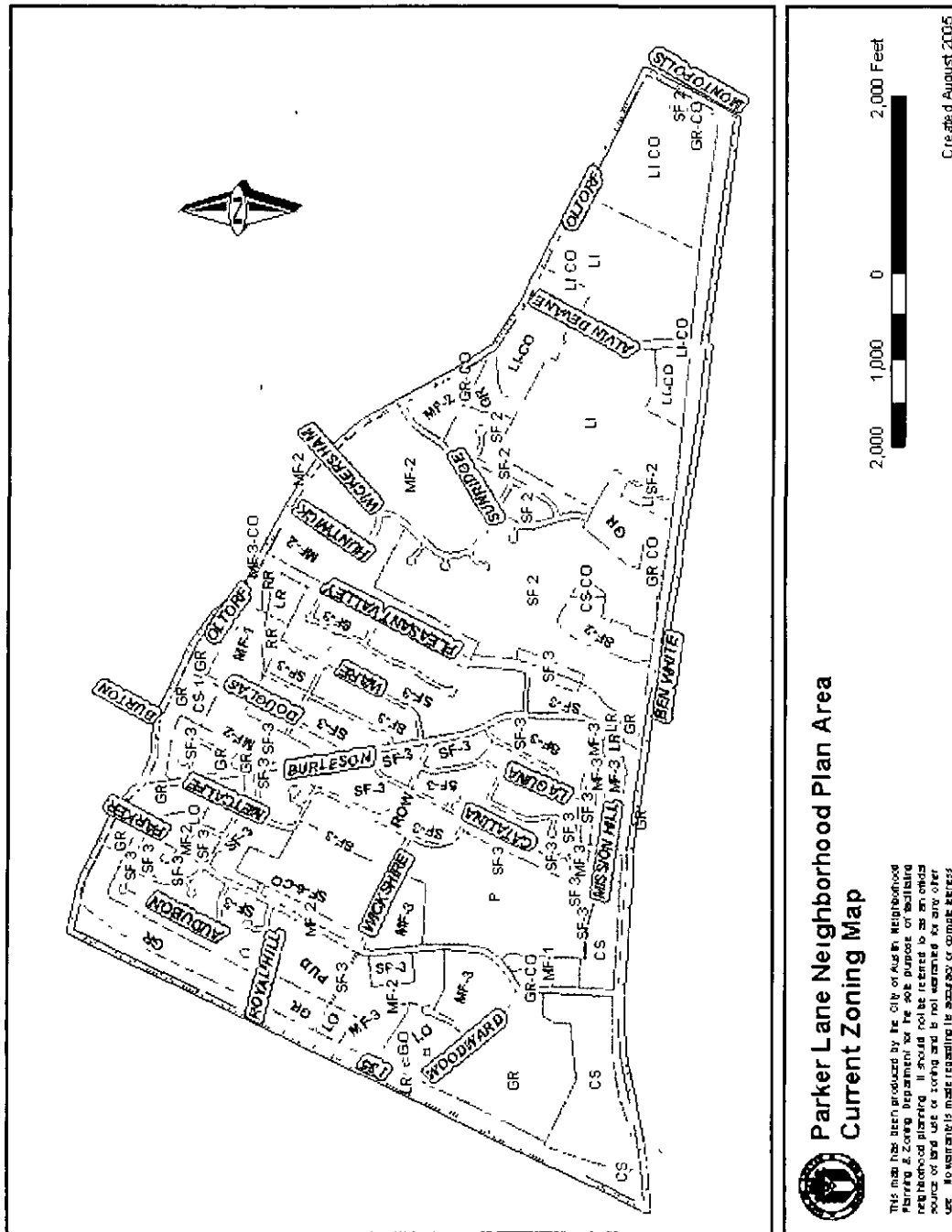
Please contact Gina Copic at (512) 974-3180 if you need additional information.

Paul Hilgers, Community Development Officer  
Neighborhood Housing and Community Development

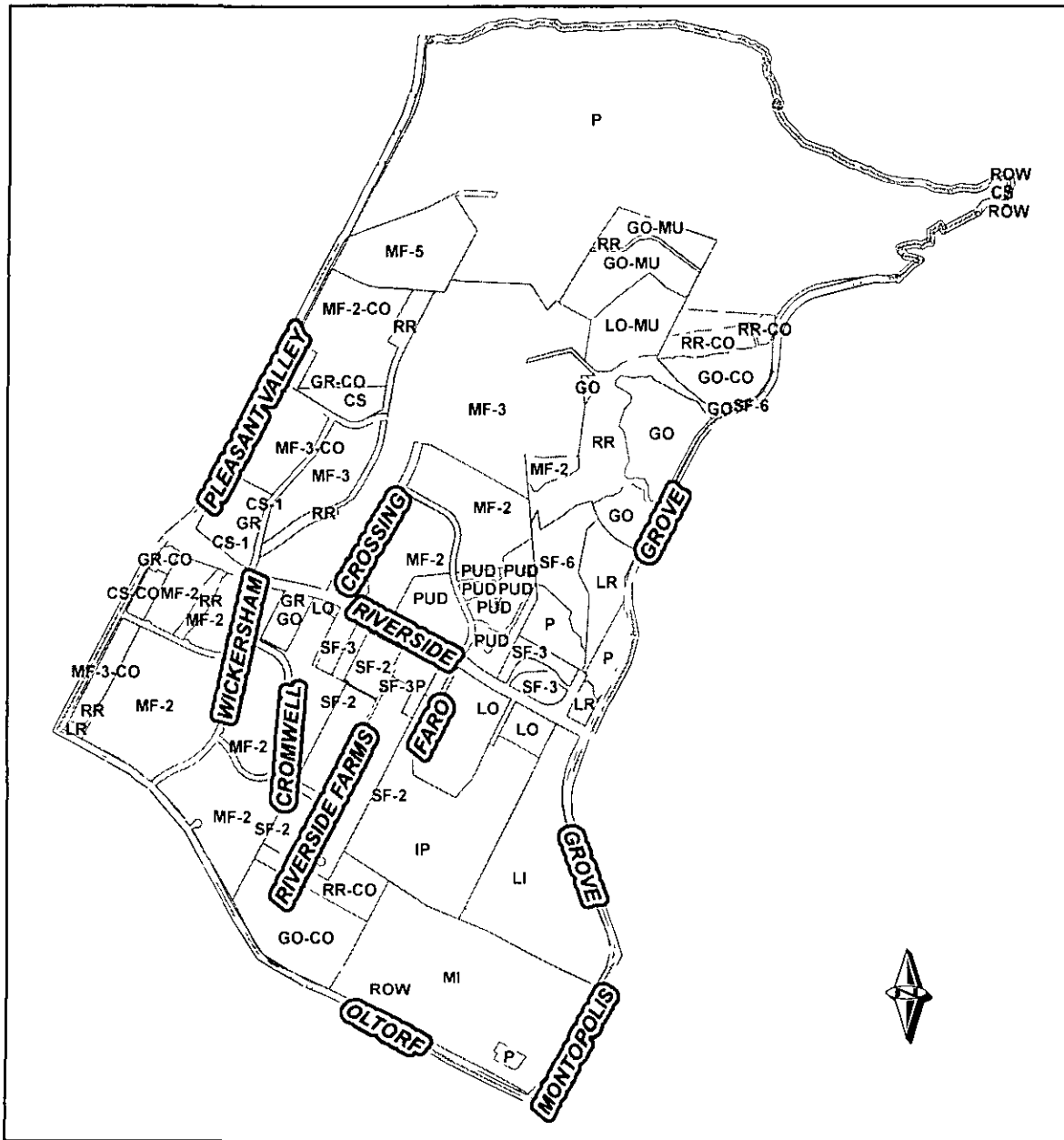
cc Gina Copic, NHCD  
Greg Guernsey, NPZD  
Adam Smith, NPZD,

## Appendix H

# CURRENT ZONING MAPS



# 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.

2,000 1,000 0 2,000 Feet

Created August 2005



[illegible]

1,000 500 0 1,000 Feet

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 Cline	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 Butschi	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

**EAST RIVERSIDE/OLTORF INTEREST CONTINUED**

Chris Grigassy	John Lacaria	James Ryan
Wayne Gronquist	Frank Ladd	Pamela McGooby
Sophie Gronquist	Robert Laguna	Patrice McGraw
Luis Guevara	Linda Land	Margaret McInroe
Gordon Gunn	Lesley Landrt	Scott McIntosh
Thomas Gunther	Amy Langenkamp	Joe McIntyre
Connie Hagar	Len Layne	Maynard McMahon
R. Stephen Hainsberger	Gil Leal	Charles Medlock
Susan Harris	Judith Lehman	Arlene Metcalfe
Margaret Harrison	James Lindsay	Pam and John Mitchell
Alison Hart	Daniel Llanes	Joshua Mitchell
Roland C. Hayes	Jan Long	Rafik Momin
Jason Hercules	Amelia Lopez-Phelps	Phil Moncada
Tina Hergotz	Sam Lujan	Al Montoya
Curt & Carol Hirsh	Bennett M. H.	Michael Moran
Kathleen & Toni House	Paul Mac Namara	Luis Moreno
Jeff Howard	Victor Madera	Christine Morgan
Keith Husbands	David Mahn	Patrick Morgan
Diane Huska	Tim Mahoney	Tom Mulaux
M. Angela Ingram	Mark Major	Bill Mullane
Keith Jackson	Terri Major	Peter Murray
Bill Jackson	Chris Maldonado	Harold B. Myers
William Jackson	Hope Malkan	Laura Najera
Steven Jackson	Stephanie Mankins	Perry Nite
Garrett Jamison	Karen Marks	Paul Nolte
David Jiles	Elisa Marrone	Shirley Norwood
Allen Johnson	Floyd Marsh	David Oelrich
Brad Joiner	Eric Marsh	Shannon Oelrich
Jud Jones	Ken Marshall	Steve Ogle
John M. Joseph Sr.	Misty Martin	Artoush Ohanian
Kimberley Juarez	Sergio Martin	Robert Olney
Jay Kaplan	Retta Martin	MJ Osgood
Kris Kasper	Cruz Martinez	Jeff Pace
Bryan Kastleman	Jon & Rita Mason	Tim Packard
Kristopher M. Kelley	Marie Masters	Sung Park
Jane Kellogg	Jean Mather	Linda Paulson
Randy Kemper	Patricia Matthews	Jan Perals
Patricia Paloma Kennedy	Fletcher Mattox	Eric Peterson
Gregg Kestranek	Mike May	Mac Pike
Ragheb Khazem	Percy & Dean Maynard	Gordon Placette
Haidar Khazen	David McClinton	Leon Poteet
Mike Killebrew	Ray McDermott	Alex Power
B. C. Kim	Thad McDonald	Don Powers
Bryan King	J. McFeeley	Judy Price
Fred Krebs	Shannon McGee	Shawn Price
Steven Kreytak		Richard Pruitt

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	Hali 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
Marilil 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 Firpak	Janice 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

## East Riverside/Oltorf Combined Neighborhood Plan

- 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.

## East Riverside/Oltorf Combined Neighborhood Plan

**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.

**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.



**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

## East Riverside/Oltorf Combined Neighborhood Plan

- 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.

## **Appendix K**

### **PLAN ADOPTION ORDINANCE**

## **EXHIBIT B**

# EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN

## Future Land Use Map

### Approved November 16, 2006

NOTE: Land uses designated on this map are not intended to denote the underlying zoning district.

#### Legend

- Creeks
- Withdrawn--Possible Future Core Transit Corridor
- Withdrawn for Future Consideration
- Agriculture
- Rural Residential
- Single-family
- Higher-Density Single Family
- Multi-family
- Commercial
- Mixed Use
- High Density Mixed Use
- Office
- Mixed Use/Office
- Industry
- Civic
- Open Space
- Transportation
- Utilities
- Excluded from Neighborhood Plan
- Mixed Use Building and/or Neighborhood Urban Center

0 500 1,000 2,000 3,000 4,000 5,000 Feet

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September 14, 2006  
Modified November 21, 2006



Properties with diagonal lines are located within an identified Overlay and are designated as mixed use and/or multi-family commercial uses.

Conduct a focused corridor study for East Riverside Drive. Refer to Objective 2.2 of the Plan for more information.

Mixed use developments are desired along East Riverside Drive. Refer to Section 7.0 of the Plan titled "Future Land Use" and "Riverside Drive" for detailed development patterns.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties along the B-35 corridor.

Preserve commercial uses along both sides of Oltorf Street.

Property is owned by Austin Community College and is excluded from the East Riverside/Oltorf Combined Neighborhood Plan.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intensive uses.

Maintain industrial campus type development.

Maintain a "hard edge" between the traditional single-family neighborhoods (designated in bright yellow) and all adjacent properties with more intensive uses.

Maintain affordable multi-family housing for seniors.