

## **RESOLUTION NO.**

**WHEREAS**, on February 25, 2010, Council adopted the East Riverside Corridor Master Plan as a vision for the corridor and as framework for new regulations; and

**WHEREAS**, the boundaries of the corridor are generally within  $\frac{1}{4}$  to  $\frac{3}{4}$  mile of East Riverside Drive between Interstate Highway 35 and State Highway 71/Ben White Boulevard; and

**WHEREAS**, an implementation item of the adopted Master Plan is to revise land development regulations as appropriate to implement the vision and to create a development bonus system to codify elements of the Master Plan; and

**WHEREAS**, two key issues remain to be addressed before land development regulations and a development bonus system for the Corridor can be brought back to City Council for consideration and adoption: discussion of compatibility standards for nearby single-family properties; and development of details of a density bonus program, including maximum building heights and densities allowed, priorities for community benefits and potential fees-in-lieu, and exchanges between increased entitlements and community benefits; and

**WHEREAS**, community members both within and beyond the East Riverside Corridor have expressed an interest in an expedited process for producing the proposed revised development regulations; **NOW THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is directed to establish an expedited public input process to address key issues needing community input to result in new land development regulations and a development bonus system for the East Riverside Corridor. To expedite the process, the City Manager should consider all available resources including the use of outside consultants to assist existing staff.

**BE IT FURTHER RESOLVED:**

That the City Council directs that once a proposed set of new land development regulations and a proposed development bonus system have been developed through this condensed and expedited public input process, the board and commission process for the proposed regulations and bonus system shall be limited to the Planning Commission (and its appropriate committees), who will conduct a public hearing, review, and make a recommendation to the City Council. The City Council respectfully requests that the Planning Commission and its appropriate committees conduct their review and action in a timely manner to maximize the benefits of this expedited process.

**ADOPTED:** \_\_\_\_\_, 2010    **ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk

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