



works



The East Riverside Master Plan project was initiated in 2007 by a discussion with the Austin City Council. By 2008 there was an RFQ issued and a consulting team hired to go through the process of public engagement, transportation and land use studies, and a resulting master plan. Following this process, a regulating plan was written by the consultants and City staff that put in place the ordinances that will control development and redevelopment in the planning district. Vista Planning & Design became involved at the very end of the project. At the request of attorneys for the property and business owners, Vista performed a comprehensive review of the regulating plan and developed a series of proposed amendments aimed at preserving property rights identified by the Property Owner's Working Group to present to Council. Major issues addressed were appropriate triggers for new ordinances, remodelling and redeveloping rights, adaptive reuse rights, drive-throughs, appropriateness of multiple stories on certain uses, allowing automotive uses, and general land use restrictions.



East Riverside Regulating Plan Property & Business Owners Representation

Client Representative: Ms Nikelle Meade

Brown & McCarroll Atty; Partner
(512) 479-1147
nmeade@brownmccarroll.com



Fig. 30.3.3.1.1	It is a very strong policy concerning the design of the building to be constructed in the process of its development during the period of time.
Fig. 30.3.3.1.2	Check a design continuity for each construction business may not be suitable.
Fig. 30.3.3.1.3	Work with the business that the design is for to determine if the design is suitable for the business.
Fig. 30.3.3.1.4	Work with the business that the design is for to determine if the design is suitable for the business.
Fig. 30.3.3.1.5	Work with the business that the design is for to determine if the design is suitable for the business.
Fig. 30.3.3.1.6	Work with the business that the design is for to determine if the design is suitable for the business.
Fig. 30.3.3.1.7	Work with the business that the design is for to determine if the design is suitable for the business.
Fig. 30.3.3.1.8	Work with the business that the design is for to determine if the design is suitable for the business.
Fig. 30.3.3.1.9	Work with the business that the design is for to determine if the design is suitable for the business.
Fig. 30.3.3.1.10	Work with the business that the design is for to determine if the design is suitable for the business.

Fig. 11.1.1	The area associated with the project is a special area to Austin. All business development within the area should be consistent with the vision and goals of the area.
Fig. 25.2.1.1	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.
Fig. 25.2.1.2	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.
Fig. 25.2.1.3	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.
Fig. 25.2.1.4	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.
Fig. 25.2.1.5	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.
Fig. 25.2.1.6	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.
Fig. 25.2.1.7	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.
Fig. 25.2.1.8	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.
Fig. 25.2.1.9	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.
Fig. 25.2.1.10	Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged. Adaptive reuse shall be encouraged.

Regulating Plan for the EAST RIVERSIDE CORRIDOR ZONING DISTRICT

DATE ADOPTED: XXXXXXXX
DATE EFFECTIVE: XXXXXXXX

BASED ON THE EAST RIVERSIDE CORRIDOR MASTER PLAN:
Adopted February 25, 2010

October 14, 2012 DRAFT

East Riverside Blvd. Master Planning Study Area

EXH 2