

Kazi Corridor Transitions Directive

| | | | | | | ← Distance from Corridor → | | | | | | | | | | | | | | | | |
|------|----------|-----------|--------------|-------------|-------|----------------------------|-----------|-------|-----------|------------|------------|----------------------|----------|-------|-----------|---------|-------|----------------------|---------|-------|-------|-------|
| Tier | Regional | Community | Neighborhood | Gentrifying | Rural | CORRIDOR | Block 1 | | < 60' ROW | Block 2 | | < 60' ROW - 1/8 mile | Block 3 | | < 60' ROW | Block 4 | | < 60' ROW - 1/4 mile | Block 5 | | | |
| | | | | | | | Lot 1 | Lot 2 | | Lot 1 | Lot 2 | | Lot 1 | Lot 2 | | Lot 1 | Lot 2 | | Lot 1 | Lot 2 | Lot 1 | Lot 2 |
| 8 | IA | | | | | | MS2B/MS3B | MS2B | | RM4A 60/80 | RM2B 40/55 | | RM 40 | R4 | | R3 | R3 | | R2 | R2 | | |
| 7 | | | | | | | MS2B/MS3B | RM4A | | RM2B | RM1B/RM2A | | RM 35/45 | R4 | | R3 | R3 | | R2 | R2 | | |
| 6 | | Comm | | | | | MS2B/MS3B | RM2B | | R4B | R4B/R3 | | R2++ | R2++ | | R2++ | R2++ | | R2 | R2 | | |
| 5 | | | Comm | | | | MS1B | RM1A | | R4B/R3 | R3 | | R4 | R3 | | R3 | R2++ | | R2 | R2 | | |
| 4 | | | | | | | RM2B | R4D | | R4 | R3 | | R3 | R3 | | R2++ | R2++ | | R2 | R2 | | |
| 3 | | | | | | | MU1A/R4 | R3 | | R2++ | R2++ | | R2++ | R2++ | | R2++ | R2++ | | R2 | R2 | | |
| 2 | | | | | | | MS2B/MS3B | RM1C | | R2++ | R2++ | | R2++ | R2++ | | R2++ | R2++ | | R2 | R2 | | |
| 1 | | | | | | RM1C | RM1C | R2++ | R2++ | R2++ | R2++ | R2++ | R2++ | R2 | R2 | | | | | | | |

Block 2 and on are guidance for the future

Staff to use the assigned spectrum of Corridor Zones applicable to each corridor type to develop maps based on the following criteria:

- Using the Corridor type tab, identify the corridor as Regional, Community, or Neighborhood.
- Apply the a mix of zone on the corridor based on its corridor type and the chart above. No less than 1/3 of developable land area shall be the highest intensity T-type, and no more than 1/3 of developable land area shall be the lowest intensity T-type. Developable land area shall be exclusive of Critical Water Quality Zones, Floodplain, publicly owned land, parks, greenbelts, and other areas unsuitable for development or redevelopment. Don't decrease beyond the draft 3 entitlements. Use the appropriate zone based on the height above and the right zone based on amendments made to draft 3 at Planning Commission.
- If segments of corridors in census tracts are identified as "Dynamic," "Early:Type 1," and "Susceptible" and beyond in the Gentrification Study Map, they shall be zoned as "Gentrifying." Downzone if the census tract is "Early: Type 1" and "Susceptible," but don't decrease entitlements if "Dynamic."

| | |
|--------------|--|
| Regional | used across town traffic; predominantly commercial; higher traffic speeds |
| Community | used between multiple neighborhoods; intermittent to significant commercial presence; mix of lot sizes |
| Neighborhood | used primarily by neighbors; very light commercial or smaller scale commercial; slower speeds |
| Rural | used for primarily undeveloped areas with low density mix of uses; significant vacant or ag land |

| Current Zone | Current Height | D3 Zone | D3 Base | D3 Bonus | Fayez2 Base | Fayez2 Bonus | App'd Base | App'd Bonus |
|--|----------------|---------|---------|----------|-------------|--------------|------------|-------------|
| NO-MU/ LO-MU | 35/40 | MU1A | 32 | - | | | 40 | - |
| LR-MU / GR-MU / CS-MU | 40/60/60 | MU1B | 32 | - | | | 40 | - |
| NO-MU / LO-MU / GO-MU | 35/40/60 | MU1C | 45 | - | | | 45 | - |
| LR-MU / GR-MU / CS-MU | 40/60/60 | MU1D | 45 | - | | | 45 | - |
| LR-MU / GR-MU / CS-MU | 35/40/40 | MU2A | 45 | - | | | 45 | 80 |
| GO-MU / GO | 60 | MU2B | 60 | - | 65 | | 60 | 95 |
| GR-MU | 60 | MU3A | 60 | - | 65 | | 60 | 95 |
| GR-MU | 60 | MU3B | 60 | - | 65 | | 60 | 95 |
| CS-CO-MU | 60 | MU4A | 60 | 75 | 65 | | 60 | 95 |
| CS-MU / CS-1 | 60 | MU4B | 60 | 75 | 65 | | 60 | 120 |
| CH | no cap | MU5A | 80 | | 85 | | 80 | no cap |
| | | | | | | | | |
| Current Zone | Current Height | D3 Zone | D3 Base | D3 Bonus | | | App'd Base | App'd Bonus |
| NO / LO / GO | 35/40/60 | MS1A | 35 | - | | | 40 | - |
| LR-V / GR-V / CS-V | 40/60/60 | MS1B | 35 | - | | | 40 | - |
| NO-V / LO-V / GO-V | 35/40/60 | MS2A | 45 | - | 50 | | 45 | - |
| LR-V / GR-V / CS-V | 40/60/60 | MS2B | 45 | - | 60 | | 45 | 80 |
| LR-V / GR-V / CS-V | 40/60/60 | MS2C | 45 | - | 60 | | 45 | 80 |
| GR-V / CS-V | 60 | MS3A | 60 | 75 | 65 | | 60 | 95 |
| GR-V / CS-V | 60 | MS3B | 60 | 75 | 65 | | 60 | 120 |
| | | | | | | | | |
| Gray = no change from prior iteration | | RM1A | 35 | | | | | |
| Common Mixed Use Building Heights | | RM1B | 45 | | | | | |
| 45' (3 stick over 1 conc) | | RM2A | 40 | | | 50 | | |
| 65' (4 stick over 1 conc OR 5-story stick fram | | RM2B | 40 | 55 | 50 | 65 | | |
| 75' (5 stick over 1 conc) | | RM3A | 60 | | 65 | 80 | | |
| 90' (cold formed steel over conc) | | RM4A | 60 | 80 | 65 | 90 | | |
| 120' | | RM5A | 90 | | | 105 | | |

CORRIDOR TYPES

| Corridors | TYPE | GENTRIFYING SEGMENTS |
|-------------------------|--------------|----------------------|
| 15th/Enfield | Regional | |
| 24th/Windsor | Neighborhood | |
| 38th/35th | Neighborhood | |
| 51st | Community | X |
| 7th | Community | X |
| Airport (East) | Regional | X |
| Airport (West) | Community | |
| Anderson Lane | Community | |
| Anderson Mill | Community | |
| Avery Ranch | Neighborhood | |
| Barton Springs | Community | |
| Beckett Rd | Neighborhood | |
| Berkman | Neighborhood | X |
| Blake Manor Road | Rural | |
| Blocker Ln | Rural | |
| Blue Goose Rd. | Rural | |
| Braker | Regional | |
| Braker Extension | | |
| Brodie Lane | Community | |
| Brush Country | Neighborhood | |
| Burleson (North) | Neighborhood | X |
| Burleson (South) | Regional | X |
| Burnet | Regional | X |
| Cameron (North) | Regional | X |
| Cameron (South) | Community | X |
| Cesar Chavez (East) | Community | X |
| Cesar Chavez (West) | Neighborhood | X |
| Chicon | Neighborhood | X |
| Convict Hill | Neighborhood | |
| Davis Lane | Neighborhood | |
| Dean Keaton | Neighborhood | |
| Decker | Community | X |
| Denson | Neighborhood | |
| Dessau | Community | X |
| Duval Road | Neighborhood | |
| East 12th | Neighborhood | X |
| Elroy Rd | Rural | |
| Escarpment | Community | |
| Exposition | Neighborhood | |
| Far West (East) | Community | |
| Far West (West) | Neighborhood | |
| Ferguson | Community | X |
| FM 1625 | Rural | |
| FM 1825 | Community | |
| FM 3177 (Decker) | Community | X |
| FM 812 | Rural | |
| FM 973 | Rural | |
| FM1626 | Community | |
| Grand Ave Parkway | Community | |
| Great Hills | Community | |
| Greenlawn (North) | Neighborhood | |
| Greenlawn (South) | Community | |
| Guadalupe | Community | |
| Harris Branch | Neighborhood | |
| Heatherwilde | Community | |
| Howard (East) | Regional | |
| Howard (West) | Community | |
| Johnny Morris | Community | X |
| Jollyville | Community | |
| Justin Lane | Neighborhood | |
| Koenig/Allandale (East) | Community | |
| Koenig/Allandale (West) | Neighborhood | |
| Lake Austin | Regional | |
| Lake Creek (East) | Community | |
| Lake Creek (West) | Neighborhood | |
| Lakeline Blvd. | Community | |

| Corridors | TYPE | GENTRIFYING SEGMENTS |
|-----------------------|--------------|----------------------|
| Lakeline Mall Dr. | Community | |
| Latta Dr | | |
| Loyola | Community | X |
| Manchaca | Community | |
| Manor (East) | Community | X |
| Manor (West) | Neighborhood | |
| McCallen Pass | Community | |
| McKinney Falls | Community | X |
| McNeil | Regional | |
| Metric | Community | X |
| MLK | Community | X |
| North Lamar | Regional | X |
| North Loop | Neighborhood | |
| Nuckols Crossing | Neighborhood | X |
| Oltorf (East) | Community | X |
| Oltorf (West) | Neighborhood | X |
| Parkfield | Neighborhood | X |
| Parmer | Regional | |
| Payton Gin | Neighborhood | X |
| Pearce Ln | Rural | |
| Pleasant Valley | Regional | X |
| Pond Springs | Community | |
| Red Bud Trail | Neighborhood | |
| Riverside | Regional | X |
| RM 620 | Regional | |
| Rosewood/Oak Springs | Neighborhood | X |
| Rundberg | Community | X |
| Rundberg Extension | | X |
| Rutland (East) | Neighborhood | X |
| Rutland (West) | Community | X |
| S. 1st (North) | Neighborhood | |
| S. 1st (South) | Community | X |
| S. Congress | Regional | X |
| Slaughter Lane | Regional | X |
| South Lamar | Regional | |
| Southwest Parkway | Regional | |
| Spicewood Springs | Neighborhood | |
| Springdale | Neighborhood | X |
| Springdale Extension | | X |
| St. Elmo | Community | X |
| St. John's | Neighborhood | X |
| Stassney (Central) | Regional | |
| Stassney (East) | Neighborhood | X |
| Stassney (West) | Neighborhood | X |
| Steck | Neighborhood | |
| Taylor Ln | Rural | |
| Thaxton | Rural | |
| Todd Lane | Community | |
| Tuscany Way | Community | |
| W 5th | Neighborhood | |
| W 6th | Neighborhood | |
| Walsh Tarlton | Neighborhood | |
| Well Branch Extension | | |
| Wells Branch | Community | |
| West Gate | Neighborhood | |
| Westlake Dr. | Neighborhood | |
| William Cannon | Regional | X |
| Woodward | Neighborhood | |

Added since May 2nd

| | | |
|---|--------------|--|
| 45th (East of Triangle Ave.) | Community | |
| 45th (West of Triangle Ave.) | Community | |
| W Mary (Between S Congress and S Lamar) | Neighborhood | |
| Mesa Dr. | Neighborhood | |