

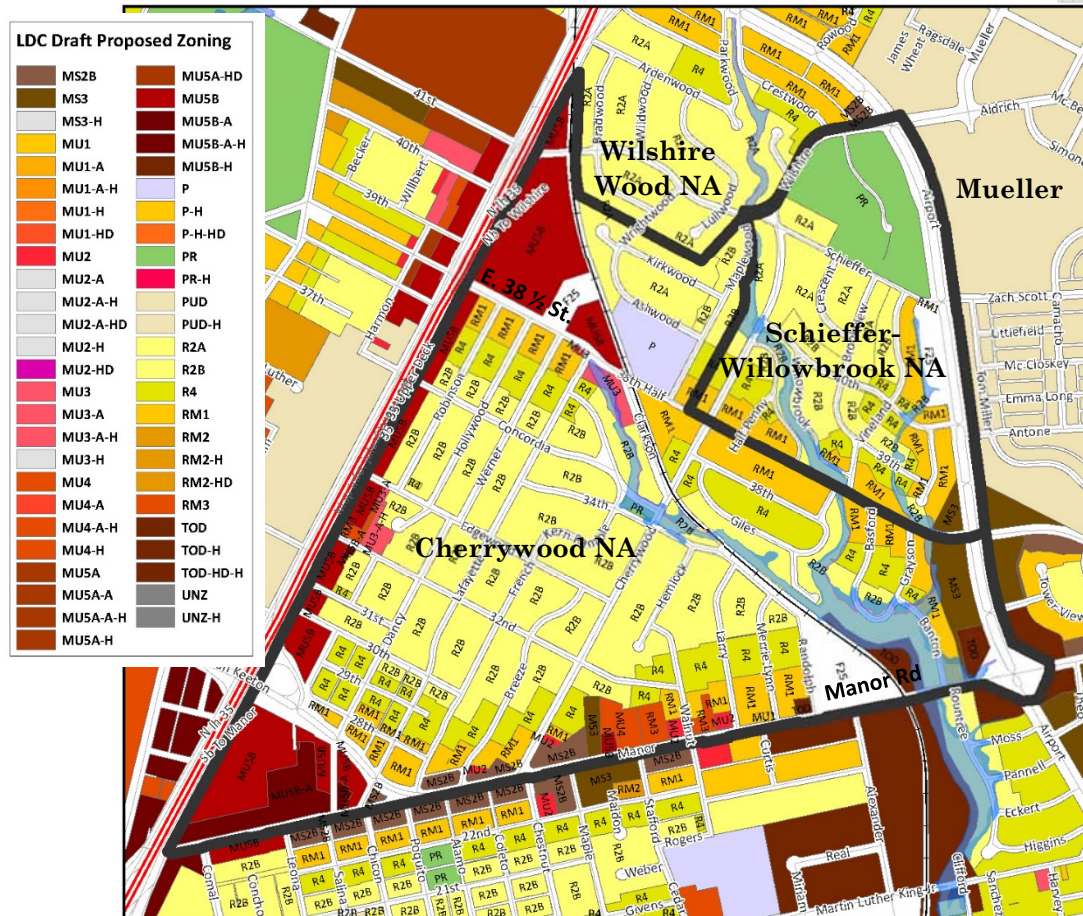
City of Austin Proposed Zoning Map (from Oct. 2019)

Most of the single-family residential lots in Cherrywood are proposed for rezoning into one of three categories (text below adapted from Dec. 13 *Austin Chronicle*). Big commercial lots and apartment buildings are not summarized here. Check out www.austintexas.gov/ldc for more.

R2B is the most common "single-family" zone, replacing most of our SF-3 current zoning, allowing at most a 35' high duplex, or house with an ADU, on a standard lot. The impervious cover limit would be 40%.

R4 is the less intense of the two "missing-middle" zones mapped in the transition areas along corridors, allowing up to 4 units on a standard lot (or 8 with an affordable housing bonus), or townhomes on narrow lots. The height limit would be 45 feet. Existing single-family homes rezoned as R4 would be grandfathered until multifamily is built on the site. Impervious cover and other compatibility requirements are still in flux.

RM1 is the more intense "missing-middle" zone, allowing up to six units on a standard lot (or 10 with affordable housing and preservation bonuses), a 50' height limit, and 60% impervious cover. If the lot is on a corridor, it may be exempt from parking requirements. No retail, office, or restaurant/bar uses would be allowed.



DRAFT - Cherrywood NA Alternative Zoning Map - DRAFT

We haven't had time to contact every owner and renter impacted by the City's proposed map (at left) or our proposed map (below), but we feel these changes reflect the neighborhood. The City's final zoning map will likely be different than either of these! Stay tuned at www.cherrywood.org.

Less R4 and RM1, more R3. R3 is a primarily "single-family" zone. This shift is intended: 1) to decrease the incentive for demolitions of existing one- and two-unit properties in pursuit of new four- and six-unit properties and 2) to increase the potential for existing property owners (owner-occupants and rental properties) to add a second or third unit. This is also intended to focus growth closer to our neighborhood centers and corridors.

Cherrywood Road upzoned as a sub-corridor. This reflects how the street actually functions. Because Cherrywood Road is wider, it can accommodate more on-street parking than other corridors like E. 38 1/2 Street.

Future and ongoing planning is needed to encourage larger development opportunities, as was done in the 2002 Upper Boggy Creek plan, and to formulate an appropriate new edge on the IH-35 corridor after TxDOT's plans are better understood (especially related to possible taking of the properties on the frontage road).

