

City of Austin zoning

CS-V-ETOD-DBETOD breaks down into **layers** rather than a single zoning district. Here's what each part means in plain English and how it applies to your property:

◆ ZONING BREAKDOWN

CS — Commercial Services

- **Base zoning district**
- Allows a wide range of commercial uses, including:
 - Restaurants (by right)
 - Retail
 - Bars (subject to spacing rules)
 - Personal services
 - Office
- This is a **strong commercial zoning** for a restaurant property.

☒ *Restaurant use is clearly permitted.*

V — Vertical Mixed Use (Combining District)

- Allows **residential units above ground-floor commercial**.
- Encourages denser, urban development.
- Does **not require** residential use — it's optional.

☒ Adds redevelopment or long-term upside.

ETOD — East Riverside Transit-Oriented Development

- A **special overlay district** tied to transit-oriented planning.
- Focuses on:
 - Walkability
 - Reduced parking requirements
 - Density near major corridors and transit routes
- Even though the name says "East Riverside," this overlay extends into parts of South Austin.

☒ Often attractive to investors and developers.

DBETOD — Density Bonus ETOD

- Allows **additional height, density, or floor-area ratio**
- In exchange for:
 - Affordable housing participation **or**
 - Fee-in-lieu payment
- **Optional**, not mandatory.

- ✓ Provides future development flexibility.

WHAT THIS MEANS IN PRACTICE

For your listing, this zoning means:

- ✓ Restaurant use is **fully allowed**
- ✓ Property has **strong redevelopment potential**
- ✓ Mixed-use or higher-density projects may be possible
- ✓ Transit-oriented incentives may reduce parking constraints
- ✓ Valuable to **owner-operators, investors, and developers**

Zoned CS-V-ETOD-DBETOD, allowing a wide range of commercial uses with additional mixed-use and transit-oriented development potential.

Commercial zoning with mixed-use and transit-oriented development overlays.

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Best Regards,

Herbert C. Martinez, Pres/CEO, Broker, REALTOR®

Real Estate Executives of Austin, LLC

Fountain Park Plaza III

2800 South IH 35, Suite #150,

Austin, TX 78704

Cell: 512-923-2745

Website: www.Look4YourHome.com?

Email: herb@hsmartinez.com

These are the professional designations I have earned throughout my career.

ABR- Accredited Buyer Representative

CRS - Certified Residential Specialist

CNE- Certified Negotiations Expert

CIC - Certified Insurance Counselor

CPIA- Certified Professional Insurance Agent

NCP - National Association of Hispanic Real Estate Professionals Certified

SRS - Seller Residential Specialist

TRC - Transnational Referral Certification