# Zoning Capacity and Redevelopment Analysis (V. 11)

## Background

City staff estimates that Austin could experience a population increase of 750,000 people over the next thirty years within its entire planning jurisdiction, which includes the City limits and its Extra-Territorial Jurisdiction (ETJ) area that extends up to five miles from the City limits. This projection has been used throughout the ongoing Imagine Austin Comprehensive Plan effort. During this effort, City Council directed staff to measure the impact of various scenarios on environmental, economic, and transportation infrastructure sustainability. In addition, some stakeholders in the Imagine Austin process have also asked staff to measure a concept they call zoning capacity to establish the ability of existing zoning to accommodated projected growth. Zoning Capacity is defined as a future number of dwelling units and non-residential floor area, or development potential, that might be expected given certain assumptions about zoning regulations. Since zoning regulations apply only in the City Limits, this study does not include zoning capacity estimates for the ETJ areas.

In addition to the lack of zoning in the ETJ, there are several concerns when using zoning as a tool to project development potential. Properties are seldom built to their maximum zoning capacity because of the property owner's intentions or market conditions. Also, in some areas, the current zoning map is inconsistent with how the property is actually used. Specifically, there are several residential developments in older commercial zoning districts because the previous zoning ordinance, which existed before 1985 and allowed that situation, was carried over to the current zoning map. The City has rezoned a number of properties to bring them up to current zoning standards, but a number of residential properties are still zoned commercial to this day.

More importantly, the complexity of zoning regulations requires broad assumptions to be used in this study. Some of these complexities are indicated in Appendices 3 through 5. There are 39 base zoning districts and 13 combining districts. Each district has varying regulations on the number of units and commercial floor area allowed, plus varying limits on impervious cover, building coverage, setbacks, lot width, and building heights. Furthermore, additional development regulations are found in the Land Development Code that supersedes traditional zoning regulations. For example, impervious cover limitations in the zoning districts shown in Appendix 2 can be superseded by limitations in the watershed regulations shown in Appendix 5. Developments might also have further height limitations than those prescribed in zoning districts, but it depends on what size the development is, as shown in Appendix 3. Most developments must also provide adequate parking, open space and drainage areas that reduce the development potential. Appendix 4 shows the City's parking requirements which play a significant role in determining development potential. Some properties also have special ordinances, often in the form of conditional overlays, with altered limits on the maximum number of dwelling units or floor area. Finally, community support for or against certain developments may affect what is ultimately built. Together, these additional considerations tend to reduce the scale of development well below what can be achieved under base zoning district regulations.

## Terminology

- Base Districts – general zoning districts that establish basic site development regulations and performance standards that are intended to promote compatible land use patterns
- Commercial Base Districts - areas designated for commercial use that provide for a broad range of commercial densities (stated in FAR) consistent with the Comprehensive Plan and standards of public

health, safety, and welfare. For the purpose of this study, this includes non-residential uses, such as office and industrial uses

- Development Potential – the potential amount of development given a wide variety of factors, not necessarily zoning
- Developed – an area of land which has been purposed or improved for human activity. Any future development in these areas would be considered redevelopment. This also includes areas that have been set aside for environmental protection or mitigation, such as preserves and natural areas. This does not include steep slopes, flood plains, and stream buffer setbacks, though these features can be present within developed areas.
- DU – a residential dwelling unit providing complete, independent living facilities including permanent provisions for living, sleeping, eating, and cooking. For the purposes of this study, dwelling unit represents a total amount covering the study area, and not a single dwelling unit.
- Environmental Areas - areas with steep slopes, flood plains, and stream buffer setbacks
- FAR – the floor-to-area ratio which equals the gross floor area divided by the gross site area. In this study, it represents the rate at which development can be built in a non-residential base district
- Floor Area – the total enclosed area of all floors in a non-residential building. This includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas. For the purposes of this study, the floor area represents a total amount covering the study area, and not a single building.
- Gross Areas - represents all land area in each zoning district
- Net Areas – the Gross Areas, less environmental areas for the purpose of establishing the area that is suitable for building
- Non-residential – a development or areas of development used primarily for purposes other than residential
- NBG - North Burnet/Gateway (NBG) district, which is an area in Northwest Austin that is zoned for higher density urban mixed-use redevelopment
- PUD - planned unit development district, which is a designation for a large or complex single or multi-use development that is planned as a single contiguous project under unified control
- PPU - persons per household, which is the average number of persons occupying dwelling units for an area
- Redevelopment - the replacement and repurposing of old development with new development
- Residential Base Districts - areas designated for residential occupancy that provide for a broad range of residential densities (stated in UPA) and variety of housing types consistent with the Comprehensive Plan and standards of public health, safety, and welfare
- TOD – a transit oriented development district, which is a designated area around certain transit stations in Austin that are zoned to provide for transit and pedestrian oriented development.
- Undeveloped – an area of land which has not been purposed or improved for human activity, and could be developed.
- UPA - units per acre, or the number of dwelling units that are possible given the total acreage of a site, or of an aggregation of sites. Represents the rate at which a development or developments can be built in a residential base district.
- Zoning – mechanism to regulate use and site development standards (height, setbacks, building coverage, impervious cover, parking, and others)

## Two Methods to Measure Zoning Capacity

Two methods of calculating zoning capacity have emerged during conversations with stakeholders. Method 1 uses the base zoning limits on maximum units per acre (UPA) and floor to area (FAR) ratios to calculate zoning capacity, although it does not take into account the zoning limits on impervious cover, building coverage, setbacks, lot width, and building heights. Method 1 also does not make any distinction between developed or undeveloped land – all land, no matter what its development status, is initially considered for development. Method 2 attempts to incorporate all of the zoning regulations, plus the additional development requirements that are part of the City's Land Development Code. In order to do this, Method 2 uses conservative assumptions about development yields, simply because there is not a simple way to calculate zoning capacity using the myriad of zoning regulations beyond the basic limits on UPA and FAR.

Both methods share certain common elements. In particular, both methods:

- Summarize the amount of land area in each major zoning district and reduce that amount by the environmental areas in each district. The exception is the Gross Areas calculation in Method 1
- Multiply the remaining net land areas by the assumed UPA and FAR rates. The exception is Method 1, which simply adds up the number of lots in most single family districts
- Do not include the land areas for non-traditionally zoned areas in the calculations, including TOD, PUD, and NBG. Instead, we use the planned or projected number of dwelling unit and floor area projections provided by developers or the projected by City staff. Since the City does not have complete information on some projects, assumptions about UPA and FAR were made for these developments in the calculations for Neighborhood Planning Areas (NPA)
- Exclude areas in the City Limits zoned Public (P), such as property owned by the City, County, State or the University of Texas
- Do not estimate a zoning capacity for residential units in the Central Business District (CBD) and Downtown Mixed Use (DMU) zones, which make up a majority of the Downtown Planning Area. The City has estimated that this area can accommodate an additional total square footage of 37 million. An estimate of the potential gross and net floor area was made for DMU and CBD in Method 1 since a maximum FAR for these zones is provided in the zoning base district standards.

## Method 1

Staff met with certain stakeholders on September 8, 2010 regarding zoning capacity. At the end of that meeting, these stakeholders requested staff to provide a "Gross Areas" and "Net Areas" zoning capacity calculation. This method has also been referred to as the "Legal Limits" method. The Gross Areas represents a development potential by zoning district for all areas, and does not subtract environmentally sensitive areas from the calculations. The Net Areas calculation subtracts the environmentally sensitive areas from the Gross Areas before making the development potential calculations. This method also uses the traditional base zoning districts, and does not make assumptions about mixed use and vertical mixed used combining districts.

The theory behind this method is that the maximum UPA and FAR limits stated in the zoning Site Development Standards (see Appendix 2) are the starting point when computing development potential. However, as mentioned previously, development potential is a function of a myriad of requirements, and not just the stated UPA and FAR standards. Specifically, the rates used in measuring capacity should reflect all

restrictions that fall into four areas – base zoning districts, overlay and combining districts, additional development ordinances, and site specific issues. Base zoning establishes limits on FAR and UPA, but also limits on impervious cover, building coverage, setbacks, lot width, and height. Many base zoning districts are also subject to overlay and combining districts that alter the amount of development allowed, or limit the types of uses allowed in the base district regulations. Additional development ordinances that should be considered include provisions on parking, open space, compatibility standards, and additional impervious cover restrictions in certain watershed areas. Finally, site issues, such as topography, lot configuration, and environmental features unique to a site (ex. sinkholes, heritage trees and flood plains) can alter the amount of development built.

**Table 1: Zoning Capacity Using Method 1**

| **RESIDENTIAL DWELLING UNIT CAPACITY** | **GROSS AREAS DWELLING UNITS** | **NET AREAS DWELLING UNITS** | **EXISTING DWELLING UNITS[9]** |
|---|---|---|---|
| SINGLE FAMILY ZONED LOTS[1] | 110,949 | 110,949 | |
| SF-3 UNITS IN LOTS > 7000 Sq. Feet[2] | 107,177 | 107,177 | |
| PROJECTION OF MF UNITS[3] | 241,617 | 166,663 | |
| PROJECTION OF TOD, PUDS, NBG UNITS[4] | 110,881 | 110,881 | |
| **TOTAL DWELLING UNITS[5]** | **570,625** | **495,670** | **360,302** |
| | | | |
| **NON-RESIDENTIAL FLOOR AREA CAPACITY** | **FLOOR AREA** | **FLOOR AREA** | **EXISTING FLOOR AREA[9]** |
| | | | |
| PROJECTION OF BASE ZONED AREAS[6] | 2,056,934,126 | 1,427,012,428 | |
| PROJECTION OF TOD, PUDS, NBG[7] | 84,239,295 | 84,239,295 | |
| | | | |
| **TOTAL FLOOR AREA (SQ. FT.)[8]** | **2,141,173,421** | **1,511,251,723** | **191,992,723** |

*Note: Totals may not sum due to rounding in tables throughout this report*

**Explanation of Table 1 Footnotes:**

1. The capacity of DU's in single family (SF) zoned areas, excluding SF-3 lots greater than 7000 square feet, but including SF-3 lots less than 7000 square feet. This total is calculated by summarizing the number of lots (and not acreage) in these zones. It is assumed that each lot has a capacity of one DU, so lots and units are treated as one in the same. Gross and net areas have the same number of lots because there is no specific guidance in the development code on how to determine how many units can be calculated from lots partially covered by environmental areas. The following table shows the number of lots in each single family (SF) zoned area:

| **Base Zone** | LA | RR | SF-1 | SF-2 | SF-3 < 7000 Sq. Feet | SF-4 | SF-5 | SF-6 | **Grand Total** |
|---|---|---|---|---|---|---|---|---|---|
| **Lots** | 1,638 | 3,061 | 7,321 | 67,067 | 20,407 | 9,161 | 123 | 2,171 | 110,949 |

2. The capacity of DU's in lots zoned SF-3 and over 7000 square feet, which is the minimum threshold to build a duplex on an SF-3 lot. It is calculated by summarizing the total area of these

lots, diving that sum by 7000, and multiplying by 2. No distinction is made between gross and net areas. The following table shows the calculations used to obtain this number.

| Units in Areas Zoned SF-3 with Lots > 7000 Sq. Ft. | DU's |
|---|---|
| | |
| Area (Sq. Ft.) (1) | 375,123,000 |
| Minimum Lot Size (2) | 7,000 |
| Potential Number Lots (divide 1 by 2) | 53,589 |
| Potential Number Units | 107,177 |

3. The capacity of DU's in multi-family (MF) zoned areas in Gross and Net Areas. It is calculated by summarizing the total acreage of these areas by their respective base zones and multiplying each by the maximum UPA allowed in each zone, which is indicated in Appendix 2. Net Areas are Gross Areas, less environmental areas, as defined in the terminology section. The following table shows the calculations used to obtain this number.

| Base Zone | Data | Total |
|---|---|---|
| MF-1 | Gross Area Units | 14,319 |
| | Net Area Units | 8,981 |
| MF-2 | Gross Area Units | 77,834 |
| | Net Area Units | 57,374 |
| MF-3 | Gross Area Units | 102,641 |
| | Net Area Units | 64,410 |
| MF-4 | Gross Area Units | 40,030 |
| | Net Area Units | 31,124 |
| MF-5 | Gross Area Units | 5,492 |
| | Net Area Units | 3,785 |
| MF-6 | Gross Area Units | 1,301 |
| | Net Area Units | 989 |
| **Total Gross Area MF DU's** | | **241,617** |
| **Total Net Area MF DU's** | | **166,663** |

4. The number of DU's expected in these areas, provided by either the project developers or projections made by City staff, as follows:

| Project Name | Dwelling Units | Floor Area Sq Ft |
|---|---|---|
| Brodie 31 PUD | 0 | 44,000 |
| Chestnut Commons | 64 | 36,000 |
| Crestview Station | 1,654 | 150,000 |
| Dell Jewish Community Center | 0 | 331,000 |
| East Avenue PUD | 1,450 | 925,000 |
| East Riverside PUD | 0 | 850,000 |
| Four Points Centre | 0 | 1,350,000 |
| Goodnight Ranch | 3,533 | 225,000 |
| Harris Branch | 1,307 | 0 |
| Harris Branch PUD | 1,008 | 13,995,237 |
| Lakeline Station PUD | 2,775 | 0 |

| Project Name | Dwelling Units | Floor Area Sq Ft |
|---|---|---|
| Las Maderas Section 2 | 28 | 0 |
| Las Praderas at Pioneer Crossing | 2,989 | 0 |
| Leander Rehabilitation PUD | 3,500 | 11,000,000 |
| Little Texas PUD | 0 | 555,825 |
| Martin Luther King, Jr Blvd | 1,521 | 0 |
| North Austin Medical Center PUD | 0 | 4,518,767 |
| North Burnet/Gateway | 40,000 | 21,000,000 |
| Oerlti PUD | 700 | 605,000 |
| Pioneer Crossing | 520 | 4,870,542 |
| Pioneer Crossing PUD | 740 | 0 |
| Plaza Saltillo TOD | 2,116 | 0 |
| Ribelin Ranch | 1,250 | 1,053,500 |
| RMMA PUD (MUELLER) | 5,750 | 4,200,000 |
| Robinson Ranch | 25,000 | 10,000,000 |
| St. Davids PUD | 0 | 149,846 |
| Triangle | 600 | 120,000 |
| Village at Pleasant Valley | 58 | 0 |
| Watersedge PUD | 1,821 | 389,900 |
| West 71 Office Park PUD | 0 | 20,000 |
| West Park PUD | 480 | 901,600 |
| Whisper Valley PUD | 6,188 | 660,200 |
| Wildhorse Crossing | 0 | 1,000,000 |
| Wildhorse PUD | 5,829 | 5,287,878 |
| **Grand Total** | **110,881** | **84,239,295** |

5. The total capacity of DU's that might be accommodated in the study area, calculated by summarizing footnotes 1 through 4.
6. The capacity of non-residential square footage. It is calculated by adding up the total non-residential acreage of these areas by their respective base zones, removing the environmental areas acreage from those sums, and multiplying each by the maximum FAR allowed in each zone, which is indicated in Appendix 2. The following table shows the calculations used to obtain these numbers.

| Base Zone | Data | Total |
|---|---|---|
| CBD | FLOOR AREA | 79,943,150 |
| | NET FLOOR AREA | 72,156,870 |
| CH | FLOOR AREA | 53,701,431 |
| | NET FLOOR AREA | 43,190,897 |
| CR | FLOOR AREA | 5,553,148 |
| | NET FLOOR AREA | 22,377 |
| CS | FLOOR AREA | 552,184,718 |
| | NET FLOOR AREA | 457,619,619 |
| CS-1 | FLOOR AREA | 4,581,242 |
| | NET FLOOR AREA | 3,208,842 |
| DMU | FLOOR AREA | 19,105,752 |
| | | |

| Base Zone | Data | Total |
|---|---|---|
| DR | FLOOR AREA | 363,465,577 |
| | NET FLOOR AREA | 73,082,398 |
| GO | FLOOR AREA | 102,592,157 |
| | NET FLOOR AREA | 74,095,318 |
| GR | FLOOR AREA | 330,407,331 |
| | NET FLOOR AREA | 253,843,301 |
| I | FLOOR AREA | 75,633 |
| | NET FLOOR AREA | 24,360 |
| IP | FLOOR AREA | 95,779,434 |
| | NET FLOOR AREA | 79,640,828 |
| L | FLOOR AREA | 5,643,192 |
| | NET FLOOR AREA | 3,974,901 |
| LI | FLOOR AREA | 318,485,828 |
| | NET FLOOR AREA | 256,773,449 |
| LO | FLOOR AREA | 60,683,297 |
| | NET FLOOR AREA | 44,199,461 |
| LR | FLOOR AREA | 21,415,446 |
| | NET FLOOR AREA | 16,681,752 |
| MI | FLOOR AREA | 4,112,613 |
| | NET FLOOR AREA | 4,099,286 |
| NO | FLOOR AREA | 2,718,440 |
| | NET FLOOR AREA | 2,199,349 |
| R&D | FLOOR AREA | 33,360,624 |
| | NET FLOOR AREA | 24,114,544 |
| W/LO | FLOOR AREA | 3,125,114 |
| | NET FLOOR AREA | 2,310,828 |
| **Total Floor Area** | | **2,056,934,126** |
| **Total Net Floor Area** | | **1,427,012,428** |

7. The amount of non-residential floor expected in these areas, similar to footnote 4.
8. The total capacity of non-residential floor area that might be accommodated in the study area, which is a summation of items in footnotes 6 and 7.
9. An estimate of the number of DU's and non-residential square footage that exists on the ground as of year 2008, based on 2008-2009 data from the City and Travis Central Appraisal District. This information is provided for reference only.

## Method 2

Method 2 uses conservative maximum UPA and FAR rates that account for the myriad of regulations that are not addressed in Method 1. This method has also been referred to as the "Reasonable Limits" method. These assumed rates are based on actual data from existing and future developments, and an in-depth 1987 study of FAR, which reviewed actual FAR by zoning district. In their research, Staff discovered that a number of developments throughout the City have FAR and UPA that are much lower than the maximum allowed rates. For example, Staff chose to use an FAR rate of 0.45:1 for General Commercial Services (CS) districts, even though a majority of projects in this zone typically have FAR's of 0.2:1.

Method 1 also assumed that all areas, regardless of whether they were already developed, would be redeveloped at some point to the maximum UPA and FAR rates. Method 2 differs from this by assuming that only 10 percent of developed areas will be redeveloped to their full development potential. The remaining ninety percent of the developed areas will be accounted for by taking the existing number of residential dwelling units and adding them to the number of Additional units to get a total capacity. The exception to this is that all areas zoned with a Mixed Use (MU) or Vertically Mixed Use (VMU) combining districts will be redeveloped. MU and VMU areas are also broken down into residential and commercial area splits: 50/50 for MU and 60/40 for VMU.

**Table 2: Zoning Capacity Using Method 2**

| **Additional Residential From** | **Dwelling Units** |
|---|---|
| | |
| Undeveloped Areas [1] | 35,222 |
| 10% of Developed SF and MF Areas (217,187 X 10%)[2] | 21,719 |
| All Mixed Use Areas [3] | 56,708 |
| Projection of TOD, PUDS, NBG [4] | 110,881 |
| | |
| **Potential Additional**[5] | **224,530** |
| Existing [6] | 360,302 |
| **Total Potential** [7] | **584,832** |
| | |
| **Additional Non-residential From** | **Floor Area (Sq Ft)** |
| | |
| Undeveloped Areas [8] | 150,353,335 |
| 20% of Developed Commercial Areas (351,000,048 X 20%)[9] | 70,200,010 |
| All Mixed Use Areas [10] | 28,125,460 |
| Projection of TOD, PUDS, NBG [11] | 84,239,295 |
| **Additional Non-residential Subtotal** [12] | **332,918,099** |
| Existing [13] | 191,992,723 |
| **Total Potential** [14] | **524,910,822** |

**Explanation of Table 2 Footnotes:**

1. The DU capacity in undeveloped areas zoned residential, excluding mixed use and vertical mixed use zones. It is calculated by summarizing the total acreage of these areas by their respective zones, removing the environmental areas from those sums, and multiplying each by the assumed UPA in each zone. The following table shows the calculations used to obtain the totals for footnotes 1 and 2. "Total" under the Acres column corresponds to acres in Gross Areas, while "Buildable" corresponds to Net Areas. "Peracre" corresponds to UPA.

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| Residential Data Supporting Table 2 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Undeveloped | | | | | Developed | | | | |
| | ACRES | | | UNITS | | ACRES | | | UNITS | |
| BASEZONE | TOTAL | UNBUILDABLE | BUILDABLE | PERACRE | YIELD | TOTAL | UNBUILDABLE | BUILDABLE | PERACRE | YIELD |
| SF-1 | 283.5 | 80.4 | 203.1 | 2 | 406 | 2,973.1 | 582.9 | 2,390.2 | 2 | 4,780 |
| SF-2 | 2,610.6 | 737.1 | 1,873.6 | 3 | 5,621 | 16,558.2 | 3,668.5 | 12,889.7 | 3 | 38,669 |
| SF-3 | 1,003.3 | 322.2 | 681.1 | 5 | 3,406 | 17,674.9 | 4,217.0 | 13,458.0 | 5 | 67,290 |
| SF-4 | 1,310.6 | 331.8 | 978.8 | 6 | 5,873 | 971.8 | 96.5 | 875.3 | 6 | 5,252 |
| SF-5 | 3.6 | 1.3 | 2.3 | 7 | 16 | 50.9 | 17.2 | 33.7 | 7 | 236 |
| SF-6 | 580.8 | 173.0 | 407.7 | 7 | 2,854 | 1,452.8 | 348.0 | 1,104.8 | 7 | 7,734 |
| LA | 738.4 | 375.6 | 362.8 | 1 | 181 | 1,301.7 | 663.0 | 638.7 | 1 | 639 |
| MH | 19.6 | 2.3 | 17.2 | 4 | 69 | 606.2 | 170.9 | 435.2 | 4 | 1,741 |
| RR | 4,016.8 | 1,384.5 | 2,632.3 | 1 | 2,632 | 4,804.8 | 1,549.8 | 3,255.0 | 1 | 3,255 |
| MF-1 | 220.9 | 90.0 | 130.9 | 12 | 1,571 | 538.5 | 141.3 | 397.2 | 10 | 3,972 |
| MF-2 | 548.6 | 160.3 | 388.3 | 18 | 6,989 | 2,743.1 | 653.5 | 2,089.6 | 16 | 33,434 |
| MF-3 | 275.3 | 116.9 | 158.4 | 24 | 3,802 | 2,314.3 | 687.2 | 1,627.1 | 20 | 32,542 |
| MF-4 | 82.3 | 23.6 | 58.7 | 30 | 1,762 | 641.1 | 126.6 | 514.4 | 30 | 15,433 |
| MF-5 | 2.1 | 0.6 | 1.5 | 26 | 39 | 99.5 | 31.1 | 68.4 | 20 | 1,368 |
| MF-6 | | | | 50 | | 23.7 | 5.4 | 18.3 | 46 | 843 |
| | | | | | | | | | | |
| **Totals** | **11,696.4** | **3,799.6** | **7,896.8** | | **35,222** | **52,754.5** | **12,958.8** | **39,795.7** | | **217,187** |

2. The DU capacity in developed areas zoned residential, excluding mixed use and vertical mixed use zones. It is calculated the same way undeveloped areas are, with an additional step of multiplying the total by 10 percent, which is an assumption about how much of the developed area would be redeveloped. See table in footnote 1.
3. The dwelling unit capacity in developed and undeveloped areas zoned mixed use (MU) and vertical mixed use (VMU). It is calculated by summarizing the total acreage of these areas by their respective zones and removing the environmental areas acreage from those sums. Then, these areas are split into residential and non-residential areas – 50/50 for areas zoned mixed use, and 60/40 for areas zoned vertical mixed use (VMU). Finally, the totals for residential and non-residential areas are multiplied by their respective UPA and FAR assumptions. The following table shows the calculations used to obtain the totals for footnotes 3 and 10.

| Mixed Use Data Supporting Table 2 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | SQ FEET | | | COMMERCIAL | | | | RESIDENTIAL | | |
| | | | | | | | | | UNITS | |
| BASEZONE | TOTAL | UNBUILDABLE | BUILDABLE | PERCENT | BASE_SQFT | RATIO (FAR) | YIELD | ACRES | PERACRE | YIELD |
| CH-V | 142,300 | 0 | 142,300 | 0.40 | 56,920 | 1.75 | 99,610 | 2.0 | 42 | 82 |
| CS-MU | 56,846,641 | 11,065,091 | 45,781,550 | 0.50 | 22,890,775 | 0.30 | 6,867,233 | 525.5 | 30 | 15,765 |
| CS-V | 39,732,177 | 10,251,467 | 29,480,710 | 0.40 | 11,792,284 | 0.30 | 3,537,685 | 406.1 | 42 | 17,055 |
| CS-1-MU | | | | 0.50 | | 0.30 | | | 30 | |
| CS-1-V | | | | 0.40 | | 0.30 | | | 42 | |
| LO-MU | 6,432,899 | 1,523,619 | 4,909,281 | 0.50 | 2,454,640 | 0.40 | 981,856 | 56.4 | 16 | 902 |
| LO-V | 2,917,373 | 600,834 | 2,316,539 | 0.40 | 926,616 | 0.45 | 416,977 | 31.9 | 20 | 638 |
| LR-MU | 6,708,164 | 986,127 | 5,722,038 | 0.50 | 2,861,019 | 0.30 | 858,306 | 65.7 | 6 | 394 |
| LR-V | 1,077,304 | 391,758 | 685,546 | 0.40 | 274,218 | 0.35 | 95,976 | 9.4 | 10 | 94 |
| NO-MU | 912,665 | 203,568 | 709,097 | 0.50 | 354,549 | 0.30 | 106,365 | 8.1 | 16 | 130 |
| NO-V | 121,808 | 16,035 | 105,773 | 0.40 | 42,309 | 0.35 | 14,808 | 1.5 | 20 | 29 |
| GO-MU | 16,305,485 | 5,292,824 | 11,012,661 | 0.50 | 5,506,331 | 0.65 | 3,579,115 | 126.4 | 12 | 1,517 |
| GO-V | 4,962,279 | 926,315 | 4,035,964 | 0.40 | 1,614,386 | 0.60 | 968,631 | 55.6 | 14 | 778 |
| GR-MU | 61,463,894 | 15,806,839 | 45,657,056 | 0.50 | 22,828,528 | 0.40 | 9,131,411 | 524.1 | 28 | 14,674 |
| GR-V | 14,185,246 | 3,806,213 | 10,379,033 | 0.40 | 4,151,613 | 0.35 | 1,453,065 | 143.0 | 32 | 4,575 |
| L-V | 296,137 | 115,861 | 180,276 | 0.40 | 72,111 | 0.20 | 14,422 | 2.5 | 30 | 74 |
| | | | | | | | | | | |
| **TOTALS** | **212,104,373** | **50,986,548** | **161,117,825** | | **75,826,299** | | **28,125,460** | **1958.0** | | **56,708** |

4. The DU capacity projected by the City in separate studies of these areas. The table showing these projections is provided under Method 1, footnote 4.
5. The **additional** DU capacity that might be accommodated in the study area, which is a summation of items in footnotes 1 through 4.
6. The number of DU's that exists on the ground as of year 2008. See footnote 9 in Table 1.
7. The total zoning DU capacity that might be accommodated in the study area, which is a summation of items in footnotes 5 and 6.
8. The non-residential floor area capacity in undeveloped areas zoned non-residential, excluding mixed use and vertical mixed use zones. It is calculated by summarizing the total acreage of these areas by their respective zones, removing the environmental areas acreage from those sums, and multiplying each by the assumed FAR in each zone. The following table shows the calculations used to obtain the totals for footnotes 8 and 9.

| Commercial Data Supporting Table 2 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Undeveloped | | | | | Developed | | | | |
| | SQ FEET | | | FLOOR AREA | | SQ FEET | | | FLOOR AREA | |
| BASEZONE | TOTAL | UNBUILDABLE | BUILDABLE | RATIO (FAR) | YIELD | TOTAL | UNBUILDABLE | BUILDABLE | RATIO (FAR) | YIELD |
| CH | 10,220,322 | 1,562,617 | 8,657,706 | 1.50 | 12,986,558 | 5,332,725 | 599,328 | 4,733,397.2 | 1.50 | 7,100,096 |
| CR | 153,892 | 113,161 | 40,731 | 0.15 | 6,110 | 46,919 | 3,802 | 43,116.1 | 0.15 | 6,467 |
| CS | 36,573,032 | 3,145,591 | 33,427,441 | 0.45 | 15,042,348 | 136,704,758 | 19,070,559 | 117,634,199.3 | 0.45 | 52,935,390 |
| CS-1 | 141,890 | 77,691 | 64,199 | 0.45 | 28,889 | 2,030,236 | 544,135 | 1,486,100.8 | 0.45 | 668,745 |
| DR | 45,802,262 | 17,453,499 | 28,348,763 | 0.50 | 14,174,382 | 61,435,634 | 18,007,117 | 43,428,517.2 | 0.50 | 21,714,259 |
| GO | 23,360,701 | 6,073,424 | 17,287,277 | 0.75 | 12,965,458 | 53,008,208 | 11,563,443 | 41,444,764.2 | 0.75 | 31,083,573 |
| GR | 53,679,171 | 9,698,370 | 43,980,801 | 0.60 | 26,388,480 | 184,825,671 | 34,699,607 | 150,126,064.8 | 0.60 | 90,075,639 |
| IP | 33,102,086 | 3,708,936 | 29,393,150 | 0.50 | 14,696,575 | 59,880,435 | 10,396,185 | 49,484,250.1 | 0.50 | 24,742,125 |
| L | 6,612 | 6,612 | | 4.00 | | 402,649 | 86,063 | 316,586.2 | 4.00 | 1,266,345 |
| LI | 118,491,385 | 32,263,355 | 86,228,031 | 0.40 | 34,491,212 | 193,952,487 | 26,345,179 | 167,607,307.8 | 0.40 | 67,042,923 |
| LO | 14,118,176 | 3,892,177 | 10,225,999 | 0.50 | 5,112,999 | 59,243,309 | 14,171,751 | 45,071,558.3 | 0.50 | 22,535,779 |
| LR | 11,166,027 | 2,829,919 | 8,336,108 | 0.40 | 3,334,443 | 22,252,489 | 4,209,901 | 18,042,587.3 | 0.40 | 7,217,035 |
| MI | | | | 0.60 | | 4,112,613 | 13,327 | 4,099,286.4 | 0.60 | 2,459,572 |
| NO | 4,119,382 | 587,492 | 3,531,890 | 0.40 | 1,412,756 | 2,355,491 | 479,674 | 1,875,816.9 | 0.40 | 750,327 |
| R&D | 5,342,229 | 759,035 | 4,583,194 | 1.00 | 4,583,194 | 23,382,369 | 6,093,978 | 17,288,391.2 | 1.00 | 17,288,391 |
| W/LO | 7,113,071 | 1,983,142 | 5,129,929 | 1.00 | 5,129,929 | 5,387,384 | 1,274,002 | 4,113,382.5 | 1.00 | 4,113,382 |
| | | | | | | | | | | |
| **TOTALS** | **363,390,238** | **84,155,019** | **279,235,219** | | **150,353,335** | **814,353,378** | **147,558,052** | **666,795,326** | | **351,000,048** |

9. The non-residential floor area capacity in developed non-residential zoned areas, excluding mixed use zones. It is calculated the same way undeveloped areas are, with an additional step of multiplying the total by 20 percent, which is an assumption about how much of the developed area would be redeveloped.
10. See footnote 3.
11. The amount of non-residential floor area expected in these areas. See footnote 4 under Table 1.
12. The additional non-residential floor area capacity, which is a summation of items in footnotes 8 through 11.
13. The amount of non-residential floor area that exists on the ground as of year 2008. See footnote 9 in Table 1.
14. The total non-residential floor area capacity that might be accommodated in the study area, which is a summation of items in footnotes 12 and 13.

## Zoning Capacity by Neighborhood Planning Areas

Certain stakeholders also requested the City project zoning capacity by Neighborhood Planning Areas (NPA's), which are provided in Table 3 and 5, and to project the future population and population density

that might be accommodated in those areas, provided in Table 4. Staff used Method 2 to calculate these numbers.

The issues raised before about accuracy are more pronounced when providing this information on a NPA level. Each NPA has unique characteristics and specific regulatory issues that are not directly addressed using the broad City-wide assumptions used in this study. It could be said that each NPA deserves a separate study to ensure that these nuances are captured. Areas that have unique issues include the East and West Oak Hill Planning that are subject to much stricter impervious cover restrictions than are other neighborhoods. The West University NPA is subject to permissive height regulations which allow for much greater density than what is stated here. A number of neighborhoods have differing vertical mixed use options, allowing for a wide variety of development density. A final example of unique neighborhoods are the St. Johns and Coronado Hills areas that have a number of existing multi-family developments that are currently zoned commercial.

It is also worth noting that the assumptions for persons per household can change over time. For example, there has been a trend towards smaller households in some areas of the City, and larger ones in other areas that might reduce or increase future population.

**Table 3: Residential Dwelling Unit Potential and Population by Neighborhood Planning Areas**

| | Dwelling Units | | | | Population | | |
|---|---|---|---|---|---|---|---|
| Neighborhood Planning Area | Total Additional[1] | Existing[2] | Total Potential[3] | PPU[4] | Existing[5] | Total Projected[6] | Additional[7] |
| ALLANDALE | 2,567 | 3,536 | 6,103 | 1.8 | 6,467 | 11,161 | 4,694 |
| BARTON HILLS | 1,087 | 5,113 | 6,200 | 1.7 | 8,511 | 10,320 | 1,809 |
| BOULDIN CREEK | 1,478 | 2,819 | 4,297 | 2.2 | 6,170 | 9,404 | 3,234 |
| BRENTWOOD | 4,182 | 4,144 | 8,326 | 2.0 | 8,214 | 16,504 | 8,290 |
| CENTRAL EAST AUSTIN | 2,036 | 1,976 | 4,012 | 2.6 | 5,181 | 10,521 | 5,340 |
| CHESTNUT | 479 | 635 | 1,114 | 2.9 | 1,832 | 3,213 | 1,381 |
| CORONADO HILLS | 307 | 1,601 | 1,908 | 2.3 | 3,739 | 4,457 | 718 |
| CRESTVIEW | 1,374 | 2,152 | 3,526 | 1.9 | 4,079 | 6,684 | 2,605 |
| DAWSON | 1,247 | 1,406 | 2,653 | 2.5 | 3,539 | 6,678 | 3,139 |
| EAST CESAR CHAVEZ | 1,180 | 1,263 | 2,443 | 3.1 | 3,899 | 7,542 | 3,643 |
| EAST CONGRESS | 1,454 | 1,537 | 2,991 | 2.3 | 3,495 | 6,802 | 3,307 |
| EAST OAK HILL | 7,290 | 7,175 | 14,465 | 1.9 | 13,890 | 28,002 | 14,112 |
| FRANKLIN PARK | 1,563 | 4,493 | 6,056 | 3.7 | 16,739 | 22,563 | 5,824 |
| GALINDO | 830 | 2,001 | 2,831 | 2.0 | 4,084 | 5,777 | 1,693 |
| GARRISON PARK | 1,514 | 4,932 | 6,446 | 2.4 | 11,710 | 15,305 | 3,595 |
| GEORGIAN ACRES | 1,219 | 3,906 | 5,125 | 2.2 | 8,680 | 11,389 | 2,709 |
| GOVALLE | 2,919 | 1,424 | 4,343 | 3.5 | 4,946 | 15,085 | 10,139 |
| HANCOCK | 1,072 | 2,610 | 3,682 | 2.0 | 5,168 | 7,290 | 2,122 |
| HERITAGE HILLS | 306 | 2,389 | 2,695 | 2.3 | 5,377 | 6,066 | 689 |
| HIGHLAND | 4,709 | 2,165 | 6,874 | 2.1 | 4,600 | 14,605 | 10,005 |
| HOLLY | 2,435 | 1,553 | 3,988 | 2.9 | 4,551 | 11,687 | 7,136 |
| HYDE PARK | 384 | 3,548 | 3,932 | 1.8 | 6,330 | 7,015 | 685 |
| JOHNSTON TERRACE | 1,843 | 608 | 2,451 | 3.2 | 1,956 | 7,887 | 5,931 |
| MCKINNEY | 962 | 1,128 | 2,090 | 3.4 | 3,827 | 7,092 | 3,265 |
| MLK | 2,903 | 1,882 | 4,785 | 3.1 | 5,747 | 14,612 | 8,865 |
| MLK-183 | 4,272 | 2,858 | 7,130 | 2.8 | 8,083 | 20,164 | 12,081 |

# Zoning Capacity and Redevelopment Analysis (V. 11)

| | Dwelling Units | | | | Population | | |
|---|---|---|---|---|---|---|---|
| **Neighborhood Planning Area** | **Total Additional[1]** | **Existing[2]** | **Total Potential[3]** | **PPU[4]** | **Existing[5]** | **Total Projected[6]** | **Total Additional[7]** |
| MONTOPOLIS | 4,957 | 3,339 | 8,296 | 2.7 | 9,030 | 22,435 | 13,405 |
| NORTH AUSTIN CIVIC ASSOCIATION | 1,462 | 11,228 | 12,690 | 2.5 | 27,525 | 31,110 | 3,585 |
| NORTH LAMAR | 767 | 2,257 | 3,024 | 2.6 | 5,931 | 7,946 | 2,015 |
| NORTH LOOP | 1,709 | 2,793 | 4,502 | 2.1 | 5,814 | 9,371 | 3,557 |
| NORTH SHOAL CREEK | 687 | 2,164 | 2,851 | 1.8 | 3,949 | 5,203 | 1,254 |
| NORTH UNIVERSITY | 311 | 2,762 | 3,073 | 1.7 | 4,754 | 5,288 | 534 |
| OLD ENFIELD | 187 | 659 | 846 | 1.8 | 1,186 | 1,523 | 337 |
| OLD WEST AUSTIN | 1,256 | 3,252 | 4,508 | 1.4 | 4,508 | 6,249 | 1,741 |
| PARKER LANE | 2,107 | 5,003 | 7,110 | 1.8 | 9,224 | 13,109 | 3,885 |
| PECAN SPRINGS-SPRINGDALE | 2,748 | 1,709 | 4,457 | 3.3 | 5,564 | 14,510 | 8,946 |
| PLEASANT VALLEY | 2,147 | 6,320 | 8,467 | 1.8 | 11,381 | 15,248 | 3,867 |
| RIVERSIDE | 1,551 | 7,592 | 9,143 | 2.1 | 16,285 | 19,612 | 3,327 |
| ROSEDALE | 895 | 3,392 | 4,287 | 1.8 | 6,132 | 7,750 | 1,618 |
| ROSEWOOD | 1,873 | 1,739 | 3,612 | 2.8 | 4,853 | 10,080 | 5,227 |
| SOUTH LAMAR | 2,756 | 4,881 | 7,637 | 2.0 | 9,549 | 14,940 | 5,391 |
| SOUTH MANCHACA | 2,257 | 3,049 | 5,306 | 2.4 | 7,179 | 12,494 | 5,315 |
| SOUTH RIVER CITY | 1,597 | 3,682 | 5,279 | 1.9 | 7,067 | 10,132 | 3,065 |
| SOUTHEAST | 1,865 | 628 | 2,493 | 2.9 | 1,830 | 7,264 | 5,434 |
| ST. EDWARDS | 3,420 | 2,337 | 5,757 | 2.0 | 4,701 | 11,580 | 6,879 |
| ST. JOHNS | 505 | 3,354 | 3,859 | 3.0 | 9,917 | 11,411 | 1,494 |
| SWEETBRIAR | 4,045 | 1,966 | 6,011 | 3.0 | 5,938 | 18,155 | 12,217 |
| UNIVERSITY HILLS | 1,481 | 1,954 | 3,435 | 2.7 | 5,343 | 9,392 | 4,049 |
| UPPER BOGGY CREEK | 2,002 | 2,795 | 4,797 | 2.0 | 5,649 | 9,695 | 4,046 |
| WEST AUSTIN NEIGH | 1,109 | 5,806 | 6,915 | 1.8 | 10,451 | 12,447 | 1,996 |
| WEST CONGRESS | 2,567 | 947 | 3,514 | 3.3 | 3,107 | 11,530 | 8,423 |
| WEST OAK HILL | 8,419 | 6,038 | 14,457 | 2.7 | 16,004 | 38,320 | 22,316 |
| WEST UNIVERSITY | 1,375 | 7,464 | 8,839 | 1.7 | 12,691 | 15,029 | 2,338 |
| WESTGATE | 276 | 1,740 | 2,016 | 2.4 | 4,132 | 4,788 | 656 |
| WINDSOR HILLS | 647 | 2,793 | 3,440 | 2.4 | 6,682 | 8,231 | 1,549 |
| WINDSOR PARK | 6,812 | 6,641 | 13,453 | 2.6 | 17,337 | 35,120 | 17,783 |
| WINDSOR ROAD | 564 | 1,371 | 1,935 | 3.1 | 4,274 | 6,032 | 1,758 |
| WOOTEN | 1,547 | 2,148 | 3,695 | 2.8 | 5,957 | 10,248 | 4,291 |
| ZILKER | 1,902 | 3,311 | 5,213 | 1.9 | 6,308 | 9,931 | 3,623 |
| **TOTALS** | **119,416** | **185,968** | **305,384** | | **421,066** | **713,998** | **292,932** |

**Explanation of Table 3 Footnotes:**

1. The additional dwelling units that might be achieved using Method 2. See note 5 in Table 2.
2. A current estimate of the existing number of dwelling units. See note 9 in Table 1.
3. The total zoning DU capacity that might be accommodated in the study area, which is a summation of items in footnotes 1 and 2.
4. An assumption about the number of persons living in each unit. It was obtained by dividing the total in footnote 5 by the total in footnote 2. The West Austin Neighborhood Group and Old Enfield were not established in 2005. The persons per unit assumptions are based on similar neighborhoods.

5. An estimate of existing population in each NPA provided by the City Demographer in 2005
6. A projection of future population capacity obtained by multiplying the item in footnote 5 by the item in footnote 4.
7. The additional population capacity, obtained by subtracting the item in footnote 5 from the item in footnote 6.

**Table 4: Residential Gross Density (Persons per Acre) in Neighborhood Planning Areas**

| | Population | | | Persons Per Acre | |
|---|---|---|---|---|---|
| | | Total | Total | | |
| Neighborhood Planning Area | Existing | Projected | Acres[1] | Existing[2] | Projected[3] |
| ALLANDALE | 6,467 | 11,161 | 1,301 | 5.0 | 8.6 |
| BARTON HILLS | 8,511 | 10,320 | 2,041 | 4.2 | 5.1 |
| BOULDIN CREEK | 6,170 | 9,404 | 764 | 8.1 | 12.3 |
| BRENTWOOD | 8,214 | 16,504 | 1,015 | 8.1 | 16.3 |
| CENTRAL EAST AUSTIN | 5,181 | 10,521 | 619 | 8.4 | 17.0 |
| CHESTNUT | 1,832 | 3,213 | 181 | 10.1 | 17.7 |
| CORONADO HILLS | 3,739 | 4,457 | 353 | 10.6 | 12.6 |
| CRESTVIEW | 4,079 | 6,684 | 652 | 6.3 | 10.2 |
| DAWSON | 3,539 | 6,678 | 317 | 11.2 | 21.1 |
| EAST CESAR CHAVEZ | 3,899 | 7,542 | 436 | 8.9 | 17.3 |
| EAST CONGRESS | 3,495 | 6,802 | 772 | 4.5 | 8.8 |
| EAST OAK HILL | 13,890 | 28,002 | 4,968 | 2.8 | 5.6 |
| FRANKLIN PARK | 16,739 | 22,563 | 1,402 | 11.9 | 16.1 |
| GALINDO | 4,084 | 5,777 | 436 | 9.4 | 13.2 |
| GARRISON PARK | 11,710 | 15,305 | 1,258 | 9.3 | 12.2 |
| GEORGIAN ACRES | 8,680 | 11,389 | 670 | 13.0 | 17.0 |
| GOVALLE | 4,946 | 15,085 | 1,010 | 4.9 | 14.9 |
| HANCOCK | 5,168 | 7,290 | 541 | 9.5 | 13.5 |
| HERITAGE HILLS | 5,377 | 6,066 | 879 | 6.1 | 6.9 |
| HIGHLAND | 4,600 | 14,605 | 864 | 5.3 | 16.9 |
| HOLLY | 4,551 | 11,687 | 456 | 10.0 | 25.6 |
| HYDE PARK | 6,330 | 7,015 | 485 | 13.0 | 14.5 |
| JOHNSTON TERRACE | 1,956 | 7,887 | 618 | 3.2 | 12.8 |
| MCKINNEY | 3,827 | 7,092 | 1,708 | 2.2 | 4.2 |
| MLK | 5,747 | 14,612 | 989 | 5.8 | 14.8 |
| MLK-183 | 8,083 | 20,164 | 2,130 | 3.8 | 9.5 |
| MONTOPOLIS | 9,030 | 22,435 | 1,421 | 6.4 | 15.8 |
| NORTH AUSTIN CIVIC ASSOCIATION | 27,525 | 31,110 | 1,962 | 14.0 | 15.9 |
| NORTH LAMAR | 5,931 | 7,946 | 627 | 9.5 | 12.7 |
| NORTH LOOP | 5,814 | 9,371 | 615 | 9.5 | 15.2 |
| NORTH SHOAL CREEK | 3,949 | 5,203 | 656 | 6.0 | 7.9 |
| NORTH UNIVERSITY | 4,754 | 5,288 | 235 | 20.2 | 22.5 |
| OLD ENFIELD | 1,186 | 1,523 | 210 | 5.6 | 7.2 |
| OLD WEST AUSTIN | 4,508 | 6,249 | 597 | 7.5 | 10.5 |
| PARKER LANE | 9,224 | 13,109 | 1,131 | 8.2 | 11.6 |
| PECAN SPRINGS-SPRINGDALE | 5,564 | 14,510 | 978 | 5.7 | 14.8 |
| PLEASANT VALLEY | 11,381 | 15,248 | 1,462 | 7.8 | 10.4 |
| RIVERSIDE | 16,285 | 19,612 | 730 | 22.3 | 26.9 |

| | Population | | | Persons Per Acre | |
|---|---|---|---|---|---|
| | | Total | Total | | |
| Neighborhood Planning Area | Existing | Projected | Acres[1] | Existing[2] | Projected[3] |
| ROSEDALE | 6,132 | 7,750 | 846 | 7.2 | 9.2 |
| ROSEWOOD | 4,853 | 10,080 | 572 | 8.5 | 17.6 |
| SOUTH LAMAR | 9,549 | 14,940 | 777 | 12.3 | 19.2 |
| SOUTH MANCHACA | 7,179 | 12,494 | 889 | 8.1 | 14.1 |
| SOUTH RIVER CITY | 7,067 | 10,132 | 725 | 9.7 | 14.0 |
| SOUTHEAST | 1,830 | 7,264 | 1,800 | 1.0 | 4.0 |
| ST. EDWARDS | 4,701 | 11,580 | 726 | 6.5 | 15.9 |
| ST. JOHNS | 9,917 | 11,411 | 763 | 13.0 | 15.0 |
| SWEETBRIAR | 5,938 | 18,155 | 601 | 9.9 | 30.2 |
| UNIVERSITY HILLS | 5,343 | 9,392 | 726 | 7.4 | 12.9 |
| UPPER BOGGY CREEK | 5,649 | 9,695 | 713 | 7.9 | 13.6 |
| WEST AUSTIN NEIGH GROUP | 10,451 | 12,447 | 2,033 | 5.1 | 6.1 |
| WEST CONGRESS | 3,107 | 11,530 | 375 | 8.3 | 30.7 |
| WEST OAK HILL | 16,004 | 38,320 | 6,155 | 2.6 | 6.2 |
| WEST UNIVERSITY | 12,691 | 15,029 | 473 | 26.9 | 31.8 |
| WESTGATE | 4,132 | 4,788 | 537 | 7.7 | 8.9 |
| WINDSOR HILLS | 6,682 | 8,231 | 789 | 8.5 | 10.4 |
| WINDSOR PARK | 17,337 | 35,120 | 1,525 | 11.4 | 23.0 |
| WINDSOR ROAD | 4,274 | 6,032 | 545 | 7.8 | 11.1 |
| WOOTEN | 5,957 | 10,248 | 614 | 9.7 | 16.7 |
| ZILKER | 6,308 | 9,931 | 743 | 8.5 | 13.4 |
| **TOTALS** | **421,066** | **713,998** | **60,418** | **7.0** | **11.8** |

**Explanation of Table 4 Footnotes:**

1. The total acres of the Neighborhood Planning Area based on 2011 data
2. Existing Population divided by the Total Acres
3. The Projected Population divided by the Total Acres

**Table 5: Non-residential Floor Area Potential by Neighborhood Planning Areas**

| Neighborhood Planning Area | Total Floor Area Potential[1] |
|---|---|
| ALLANDALE | 2,510,801 |
| BARTON HILLS | 3,775,867 |
| BOULDIN CREEK | 2,317,988 |
| BRENTWOOD | 2,478,548 |
| CENTRAL EAST AUSTIN | 1,496,890 |
| CHESTNUT | 229,868 |
| CORONADO HILLS | 446,926 |
| CRESTVIEW | 1,645,972 |
| DAWSON | 844,451 |
| EAST CESAR CHAVEZ | 1,198,628 |
| EAST CONGRESS | 5,339,920 |
| EAST OAK HILL | 12,593,669 |
| FRANKLIN PARK | 5,958,314 |
| GALINDO | 581,837 |
| GARRISON PARK | 1,558,531 |

# Zoning Capacity and Redevelopment Analysis (V. 11)

| Neighborhood Planning Area | Total Floor Area Potential |
|---|---|
| GEORGIAN ACRES | 2,769,029 |
| GOVALLE | 3,040,118 |
| HANCOCK | 2,179,006 |
| HIGHLAND | 4,876,687 |
| HOLLY | 1,728,573 |
| HYDE PARK | 300,321 |
| JOHNSTON TERRACE | 2,132,591 |
| MCKINNEY | 15,662,865 |
| MLK | 1,151,974 |
| MLK-183 | 6,010,399 |
| MONTOPOLIS | 5,266,383 |
| NORTH AUSTIN CIVIC ASSOCIATION | 5,592,150 |
| NORTH LAMAR | 2,724,467 |
| NORTH LOOP | 2,382,376 |
| NORTH SHOAL CREEK | 3,921,545 |
| NORTH UNIVERSITY | 361,011 |
| OLD WEST AUSTIN | 1,808,869 |
| PARKER LANE | 6,406,229 |
| PECAN SPRINGS-SPRINGDALE | 1,519,173 |
| PLEASANT VALLEY | 2,975,529 |
| RIVERSIDE | 1,904,917 |
| ROSEDALE | 1,429,154 |
| ROSEWOOD | 656,017 |
| SOUTH LAMAR | 2,384,463 |
| SOUTH MANCHACA | 1,890,172 |
| SOUTH RIVER CITY | 2,206,738 |
| SOUTHEAST | 19,625,175 |
| ST. EDWARDS | 4,861,427 |
| ST. JOHNS | 4,216,123 |
| SWEETBRIAR | 1,820,137 |
| TRIANGLE STATE | 767,037 |
| UNIVERSITY HILLS | 971,334 |
| UPPER BOGGY CREEK | 966,608 |
| WEST AUSTIN NEIGH. GROUP | 521,238 |
| WEST CONGRESS | 1,270,591 |
| WEST OAK HILL | 11,840,380 |
| WEST UNIVERSITY | 2,860,847 |
| WESTGATE | 1,162,386 |
| WINDSOR HILLS | 1,806,245 |
| WINDSOR PARK | 3,621,070 |
| WINDSOR ROAD | 1,320,668 |
| WOOTEN | 2,376,779 |
| ZILKER | 2,167,277 |
| **TOTAL** | **194,258,543** |

**Explanation of Table 5 Footnotes:**

1. The total floor area potential for each NPA using Method 2.

## Redevelopment Analysis

The City of Austin has encouraged redevelopment through a variety of overlay and combining districts, with the intention of promoting stability of existing neighborhoods, sustainable development, and accommodating the demand for affordable housing, to name a few. The purpose of this redevelopment analysis was to determine what parts of the City might redevelop in the foreseeable future, and incorporate this information in the Reasonable Limits Analysis.

Unfortunately, detailed information on redevelopment is not readily available. There are a number of on-going and well publicized redevelopments in the City, such as those occurring in the previously mentioned PUD, TOD, and NBG areas, among others. In the meantime, City staff compared building permits issued in the years 2007 to 2010 to areas that were previously developed as of 2006. They determined that approximately two percent of residential areas and 8 percent of non-residential areas were redeveloped during those four years, which were considered to be average periods of development activity. This compares to the 10 percent redevelopment rate that was assumed for residential and commercial areas in the Reasonable Limits Analysis (while all mixed and vertical mixed use areas were assumed to redevelop). Additional study is needed to develop a useful percentage of redevelopment that can be applied to future zoning capacity studies.

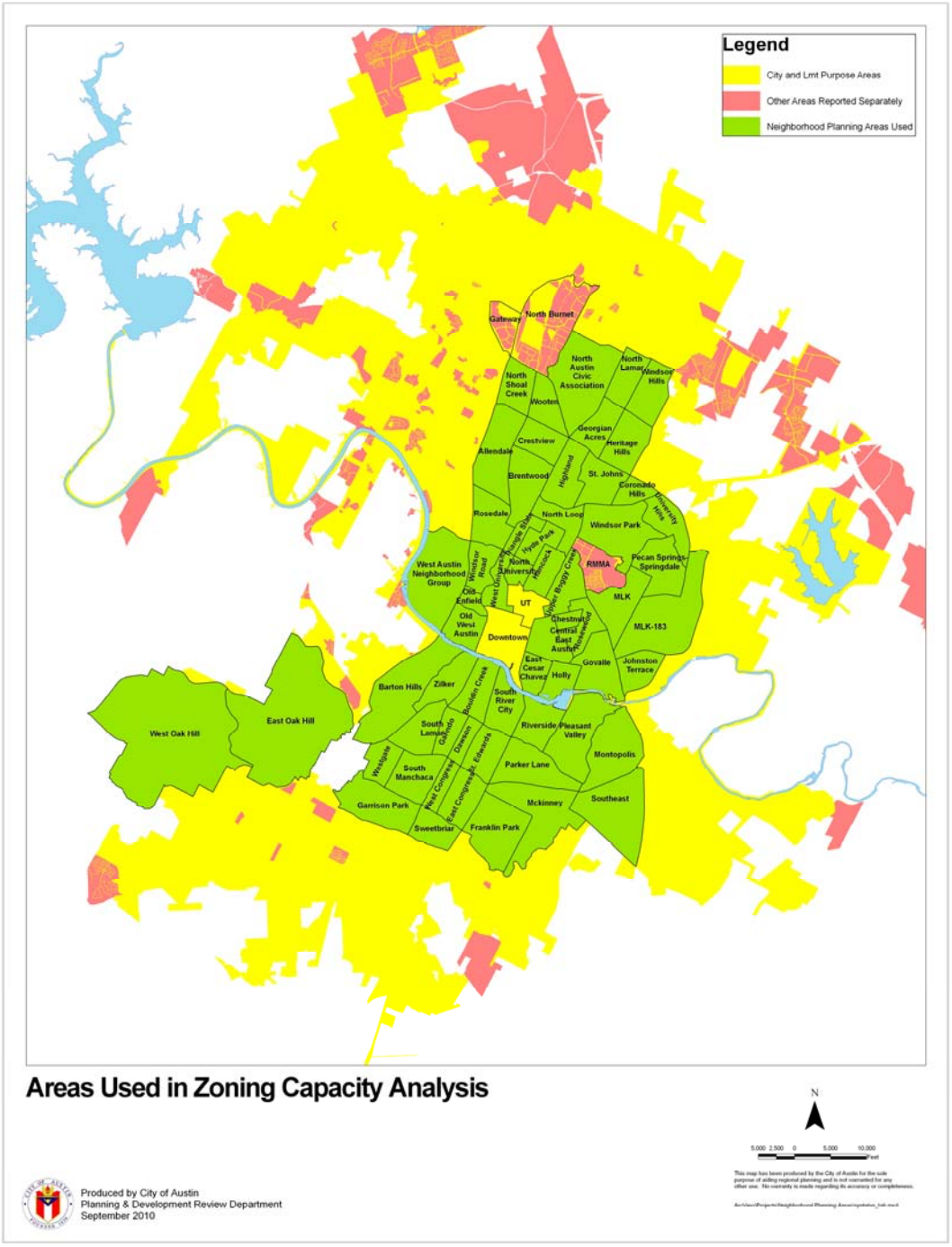
**Table 6: Acres Redeveloped by Land Use**

| | | Redeveloped Since 2006 | |
|---|---|---|---|
| **Land Use** | **Total Acres 2006** | **Acres** | **% of 2006** |
| | | | |
| Single Family | 43,054 | 696 | 1.6% |
| Mobile Homes | 1,550 | 8 | 0.5% |
| Large-lot Single Family | 2,009 | 144 | 7.2% |
| Multi-family | 8,997 | 300 | 3.3% |
| **Residential Totals** | **55,610** | **1,148** | **2.1%** |
| | | | |
| Commercial | 8,082 | 735 | 9.1% |
| Office | 4,984 | 175 | 3.5% |
| Industrial and Mining | 7,132 | 422 | 5.9% |
| Civic | 8,731 | 1,553 | 17.8% |
| Open Space | 45,588 | 1,681 | 3.7% |
| Transportation | 4,849 | 1,984 | 40.9% |
| Utilities | 1,707 | 3 | 0.2% |
| **Non-residential Totals** | **81,074** | **6,553** | **8.1%** |

## Appendices:

1. Areas Used in Zoning Capacity Analysis
2. Site Development Standards
3. Compatibility and Height Setbacks
4. City of Austin Parking Ratio Requirements
5. Watershed Regulations Summary Table

## Appendix 1




Zoning Capacity data was calculated for the areas in green and yellow. Areas in pink represent the PUD's, TOD's, and NBG areas where estimates of future development were previously provided, and added to the zoning capacity analyses. The areas in green represent Neighborhood Planning areas.

## Appendix 2

### Site Development Standards

Residential Zoning Districts

| | LA | RR | SF-1 | SF-2 | SF-3 | SF-4A | SF-4B | SF-5 | SF-6 | MF-1 | MF-2 | MF-3 | MF-4 | MF-5 | MF-6 | MH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Minimum Lot Size (Square Feet) | 43,560 | 43,560 | 10,000 | 5,750 | 5,750 | 3,600** | ** | 5,750 | 5,750 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | -- |
| Minimum Lot Width | 100 | 100 | 60 | 50 | 50 | 40 | ** | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | -- |
| Maximum Dwelling Units Per Lot | 1 | 1 | 1 | 1 | ** | 1 | ** | -- | -- | ** | ** | ** | ** | ** | ** | -- |
| Maximum Height | 35 | 35 | 35 | 35 | 35 | 35 | ** | 35 | 35 | 40 | 40 or 3 stories | 40 | 60 | 60 | 90 | -- |
| Minimum Setbacks | | | | | | | | | | | | | | | | -- |
| Front Yard | 40 | 40 | 25 | 25 | 25 | 15 | ** | 25 | 25 | 25 | 25 | 25 | 15 | 15 | 15 | -- |
| Street Side Yard | 25 | 25 | 15 | 15 | 15 | 10 | ** | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | -- |
| Interior Side Yard | 10 | 10 | 5 | 5 | 5 | ** | 10 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | -- |
| Rear Yard | 20 | 20 | 10 | 10 | 10 | ** | ** | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | -- |
| Maximum Building Coverage | -- | 20% | 35% | 40% | 40% | 55% | 40% | 40% | 40% | 45% | 50% | 55% | 60% | 60% | 70% | -- |
| Maximum Impervious Cover | ** | 25% | 40% | 45% | 45% | 65% | 60% | 55% | 55% | 55% | 60% | 65% | 70% | 70% | 80% | -- |
| Maximum Floor Area Ratio | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 0.75:1 | 0.75:1 | 1:1 | -- | -- |
| Maximum Units Per Acre | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17 | 23 | 36 | 36-54** | 54 | -- | -- |

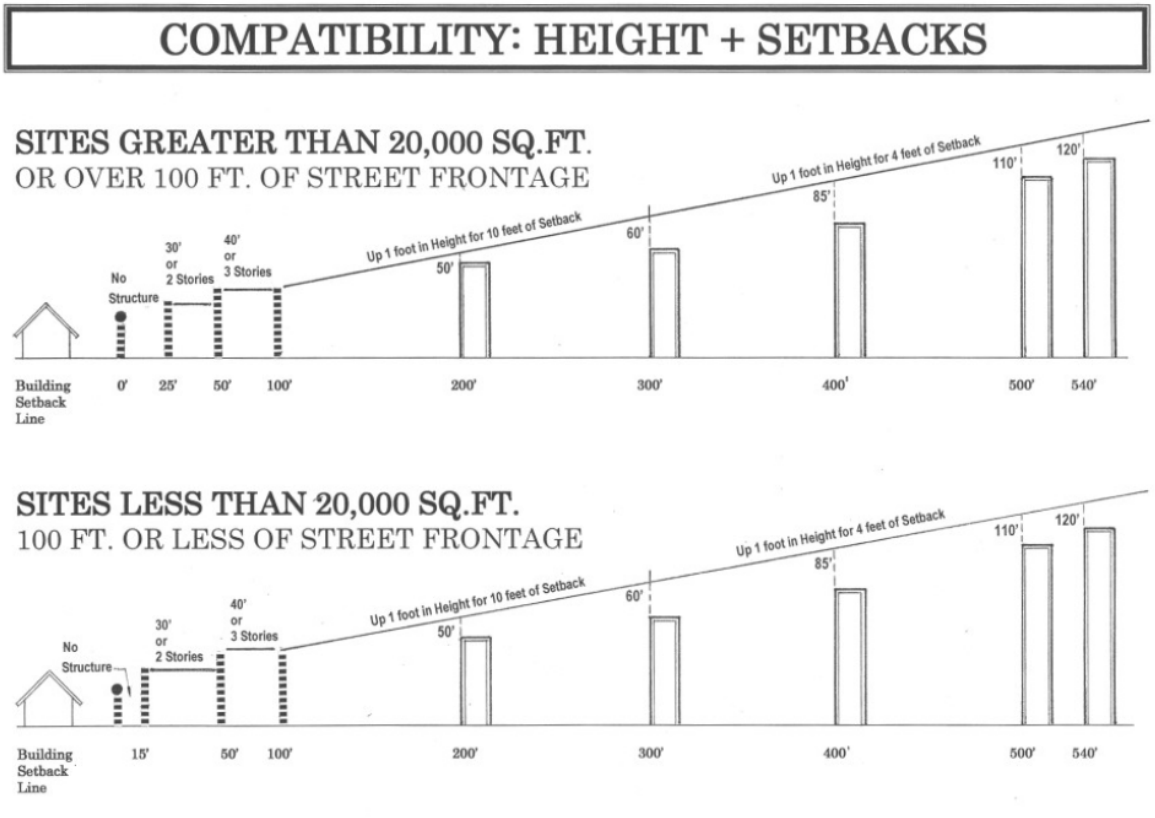
Commercial Zoning Districts

| | NO | LO | GO | CR | LR | GR | L | CBD | DMU | W/LO | CS | CS-1 | CH | IP | MI | LI | R&D | DR | AV | AG | P |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Minimum Lot Size (Square Feet) | 5,750 | 5,750 | 5,750 | 20,000 | 5,750 | 5,750 | 5,750 | -- | -- | 43,560 | 5,750 | 5,750 | 20,000 | 43,560 | 50 acres | 5,750 | ** | 10 acres | ** | 10 acres | ** |
| Minimum Lot Width | 50 | 50 | 50 | 100 | 50 | 50 | 50 | -- | -- | 100 | 50 | 50 | 100 | 100 | 250 | 50 | 100 | 100 | ** | -- | ** |
| Maximum Height | 35 or 2 stories | 40 or 3 stories | 60 | 40 | 40 or 3 stories | 60 | 200 | ** | 120 | 25 or 1 story | 60 | 60 | ** | 60 | 120 | 60 | 45 | 35 | ** | 60 | ** |
| Minimum Setbacks | | | | | | | | | | | | | | | | | | | | | |
| Front Yard | 25 | 25 | 15 | 50 | 25 | 10 | 10 | -- | -- | 25 | 10 | 10 | 50 | 25 | -- | -- | 75 | 25 | ** | 100 | ** |
| Street Side Yard | 15 | 15 | 15 | 50 | 15 | 10 | 10 | -- | -- | 25 | 10 | 10 | 50 | 25 | -- | -- | ** | 25 | ** | 100 | ** |
| Interior Side Yard | 5 | 5 | 5 | 20 | -- | -- | -- | -- | -- | 5 | -- | -- | 25 | ** | ** | ** | ** | 10 | ** | 100 | ** |
| Rear Yard | 5 | 5 | 5 | 20 | -- | -- | -- | -- | -- | 25 | -- | -- | 25 | ** | ** | ** | ** | 10 | ** | 100 | ** |
| Maximum Building Coverage | 35% | 50% | 60% | 25% | 50% | 75% | 50% | 100 % | 100 % | -- | 95% | 95% | 85% | 50% | 75% | 75% | 40% | 12,000 | ** | -- | ** |
| Maximum Impervious Cover | 60% | 70% | 80% | 60% | 80% | 90% | 50% | 100 % | 100 % | 70% | 95% | 95% | 85% | 80% | 80% | 80% | ** | 15,000 | ** | -- | ** |
| Maximum Floor Area Ratio | 0.35:1 | 0.7:1 | 1:1 | 0.25:1 | 0.5:1 | 1:1 | 8:1 | 8:1 | 5:1 | 0.25:1 | 2:1 | 2:1 | 3:1 | 1:1 | 1:1 | 1:1 | ** | -- | ** | -- | ** |

*** See Austin City Code Volume III (Land Development Code)*

Updated 2/23/2006

**Appendix 3**




Notes:

Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from a lot zoned SF-5 or more restrictive.

Compatibility includes:

(1) Height (2) Setback Provisions (3) Scale & Clustering (4) Buffering (5) Recognition of passive uses within flood plain (6) Design of Signs (7) Noise of Mechanical Equipment (8) Lighting (9) Parking & Driveways.

## Appendix 4

# CITY OF AUSTIN PARKING RATIO REQUIREMENTS

**(Excerpts from the Land Development Code Sec. 25-6 Appendix A)**

Parking requirements for development in the City of Austin are based upon the proposed specific land use as identified in the tables below. For uses not listed below, refer to the Land Development Code, Sec. 25-6 Appendix A or visit the City of Austin website address at www.ci.austin.tx.us/development.

**Other Parking Related Provisions:**

- Sites with more than 12 spaces may designate up to 30 percent of the parking for compact vehicles.
- Handicapped parking spaces are required per the. LDC, Sec. 25-6-474.
- Special parking provisions apply for sites zoned Central Bus. District (CBD), Downtown Mixed Use (DMU), Reductions in Urban Core, Sec. 25-6-478, and CURE districts in accordance with LDC Sec. 25-6-591 and 25-6-593.
- Loading space and bicycle parking spaces may be required in accordance with LDC Sec. 25-6 Appendix A

**Residential**

| Land Use | Parking Ratio |
|---|---|
| Single Family Residential | 2 spaces/dwelling unit |
| Duplex or Single Family Attached (Standard) | 2 spaces/dwelling unit |
| Duplex or Single Family Attached (Greater than 4,000 sq. ft. or more than 6 bedrooms) | 1 space per bedroom |
| Townhouse Residential | 2 spaces/dwelling unit |
| Lodginghouse Residential (Bed and Breakfast) | 1 space/dwelling unit plus 1 space/rented room |

| Land Use | Parking Ratio |
|---|---|
| Multifamily or Condominium | |
| Efficiency | 1.0 spaces/unit |
| One Bedroom | 1.5 spaces/unit |
| Two Bedroom | 2.0 spaces/unit |
| Three Bedroom | 2.5 spaces per unit |
| Each Addn Bedroom | 0.5 spaces per bedroom per unit |
| Group Residential (Boarding House) | 1 space/dwelling unit plus 1 space per 2 lodgers or tenants |

**Civic**

| Land Use | Parking Ratio |
|---|---|
| Convalescent Services | 1 space per 4 beds patient cap. plus 1 per 2 employees max. shift |
| Guidance Services | |
| • Residential | 1 space per 4 patients |
| • Non-Residential | 1 space/275 sq. ft. |
| Day Care Services | 1 space per employee |
| Hospital Services | |
| • General | 1 space/4 beds patient cap. plus 1 space/2 employees max. shift |
| Telecommunication Tower | Director Determination |

| Land Use | Parking Ratio |
|---|---|
| Religious Assembly | |
| • Within mixed use shopping ctr/bldg. | 1 space per 275 sq. ft. |
| • Stand-Alone Site | |
| Fixed Seating | 1 space/10 seats in sanctuary (18" linear pew space equals 1 seat) |
| (or) | |
| Non-Fixed Seating | |
| Sanctuary/Lobby | 1/70 s.f. |
| Fellowship Hall | 1/150 |
| Religious. Ed. | 1/200 |
| Kitchen | 1/2000 |
| Office | 1/275 s.f. |
| Halls/Restrooms | None |

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## Commercial

| Land Use | Parking Ratio |
|---|---|
| Admin./Prof. Office | 1 space/275 sq. ft. |
| Automotive Repair | 1 space/275 sq. ft. |
| Auto Sales or Rental<br>Office<br>Indoor Sales<br>Outdoor Sales<br>Indoor Warehs/Mfg<br>Outdoor Storage | <br>1/275 s.f.<br>1/500 s.f.<br>1/750 s.f.<br>1/1000 s.f.<br>1/2000 s.f. |
| Auto Washing<br>Automatic<br><br><br>Manual (coin-op) | <br>1 space per 2 employees and 6 queue spaces per queue line<br>3 queue spaces per queue line (the car wash bay may be counted as 1 space) |
| Cocktail Lounge<br>• up to 2,500 sq. ft.<br>• 2,501 to 10,000 sq. ft.<br>• 10,000+ sq. ft. | <br>1 space/100 sq. ft.<br>1 space/50 sq. ft.<br>1 space/25 sq. ft. |
| Convenience Storage (Mini-warehouse) | 1 space per 4,000 sq. ft. |
| Meeting Halls | 1 space per 50 sq. ft. |
| Financial Services<br>Drive-In | 1 space/275 sq. ft.<br>8 queue spaces/lane |
| Food Sales (Conv. Store) | 1 space/275 sq. ft. |
| Furniture or Carpet Store | 1 space/500 sq. ft. |
| General Retail Sales (Convenience or general) | 1 space/275 sq. ft. |
| Hotel/Motel<br>• Other uses within hotel-motel | 1.1 spaces/room<br>• If not an accessory use, 80% of parking otherwise required by the Code |

| Land Use | Parking Ratio |
|---|---|
| Indoor Sports and Rec. (except below)<br>• Billiard Parlor<br>• Bowling Alley | 1 space/500 sq. ft.<br>1 space/100 sq. ft.<br>1 space/275 sq. ft. |
| Liquor Sales (Package Store) | 1 space/275 sq. ft. |
| Medical Office<br>• Free-standing clinic or office<br>• Within shopping ctr or mixed use bldg. | <br>1 space per 200 sq. ft.<br>1 space per 275 sq. ft. |
| Personal Improvement Services | 1 space/275 sq. ft. |
| Personal Services | 1 space/275 sq. ft. |
| Pet Services | 1 space/275 sq. ft. |
| Restaurant<br>• <2,500 sq. ft.<br>• 2,500+ sq. ft.<br>• If no customer service or dining area provided<br>• Drive-thru Lanes | <br>1 space/100 sq. ft.<br>1 space/75 sq. ft.<br>1 space/275 sq. ft.<br>8 queue spaces/lane |
| Service Station/Lube | 1 space/bay plus 3 queuing spaces/bay |
| Warehouse/Mfg.<br>Office<br>Indoor sales/serv.<br>Outdoor sales/serv.<br>Indoor storage, mfg/serv.<br>Outdoor storage | <br>1 space per 275 sq. ft.<br>1 space per 500 sq. ft.<br>1 space per 750 sq. ft.<br>1 space per 1,000 sq. ft.<br>1 space per 2,000 sq. ft. |

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**Appendix 5**

Watershed Protection
Development Review

## WATERSHED ORDINANCES

● Watershed Regulations Summary Table

| | DESIRED DEVELOPMENT ZONE | | | DRINKING WATER PROTECTION ZONE | | |
|---|---|---|---|---|---|---|
| IMPERVIOUS COVER | URBAN | SUBURBAN CITY LIMITS | SUBURBAN North Edwards/ETJ | WATER SUPPLY SUBURBAN | WATER SUPPLY RURAL | BARTON SPRINGS ZONE |
| Uplands (Net Site Area) | | | | | | R = Recharge<br>BC = Barton Creek<br>C = Contributing |
| | | | | | | R / BC / C |
| Single-Family | No Limitation | 45-60% | 45-60% | 30-40% | 1 Unit / 1-2 acres | 15% / 20% / 25% |
| Multi-Family | No Limitation | 60-70% | 60-65% | 40-55% | 20-25% | 15% / 20% / 25% |
| Commercial | No Limitation | 80-90% | 65-70% | 40-55% | 20-25% | 15% / 20% / 25% |
| | | | | | | |
| Water Quality Transition Zone | N/A | 30% | 30% | 18% | 1 SF Unit / 3 acres | 1 SF Unit / 3 acres<br>None over recharge |
| | | | | | | |
| Transfers Allowed | No | Yes | Yes | Yes | Yes | No |
| | | | | | | |
| WATERWAY CLASSIFICATIONS | URBAN | SUBURBAN CITY LIMITS | SUBURBAN North Edwards/ETJ | WATER SUPPLY SUBURBAN | WATER SUPPLY RURAL | BARTON SPRINGS ZONE |
| Minor | 64 acres | 320-640 acres | 320-640 acres | 128-320 acres | 64-320 acres | 64-320 acres |
| Intermediate | 64 acres | 640-1280 acres | 640-1280 acres | 320-640 acres | 320-640 acres | 320-640 acres |

| | | | | | | |
|---|---|---|---|---|---|---|
| Major | 64 acres | over 1280 acres | over 1280 acres | over 640 acres | over 640 acres | over 640 acres |
| | | | | | | Williamson/Slaughter same as WSS |
| | | | | | | |
| WATERWAY SETBACKS | URBAN | SUBURBAN CITY LIMITS | SUBURBAN North Edwards/ETJ | WATER SUPPLY SUBURBAN | WATER SUPPLY RURAL | BARTON SPRINGS ZONE |
| Critical Water Quality Zone | | | | | | |
| Minor | 50-400 ft. | 50-100 ft. | 50-100 ft. | 50-100 ft. | 50-100 ft. | 50-100 ft. |
| Intermediate | 50-400 ft. | 100-200 ft. | 100-200 ft. | 100-200 ft. | 100-200 ft. | 100-200 ft. |
| Major | 50-400 ft. | 200-400 ft. | 200-400 ft. | 200-400 ft. | 200-400 ft. | 200-400 ft. |
| | | | | | | Barton 400 ft. min. |
| Water Quality Transition Zone | | | | | | |
| Minor | Not Required | 100 ft. | 100 ft. | 100 ft. | 100 ft. | 100 ft. |
| Intermediate | Not Required | 200 ft. | 200 ft. | 200 ft. | 200 ft. | 200 ft. |
| Major | Not Required | 300 ft. | 300 ft. | 300 ft. | 300 ft. | 300 ft. |
| | | | | | | |
| WATER QUALITY CONTROLS | URBAN | SUBURBAN CITY LIMITS | SUBURBAN North Edwards/ETJ | WATER SUPPLY SUBURBAN | WATER SUPPLY RURAL | BARTON SPRINGS ZONE |
| Treatment Standard | Sed/Fil | Sed/Fil | Sed/Fil | Sed/Fil | Sed/Fil | Non-Degradation |
| Alternatives Strategies Allowed | Yes | Yes | Yes | Yes | Yes | No |
| Optional Payment-in-Lieu | Yes | No | No | No | No | No |