

# AUSTIN LAND DEVELOPMENT CODE

## Draft 3

Staff Policy Recommendation  
PC and ZAP Joint Working Session

February 13, 2018

SHAPING THE AUSTIN WE IMAGINE



CODENEXT

FEBRUARY 13, 2018

- I. Introduction: The Process to Date
- II. The Code Text
- III. The Zoning Map
- IV. Next Steps



# Introduction



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## AN EXTRAORDINARY PUBLIC PROCESS

In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.



2012

### Process To Date



**2013 - 2014**  
Listening to the Community



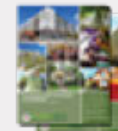
**2014**  
Code Diagnosis



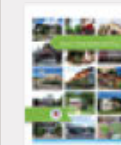
**2014 - 2015**  
Community Character Manual



**2015**  
Alternative Approaches to the Code



**2016**  
Code Prescriptions



**2017 - Jan**  
Draft 1



**2017 - Sep**  
Draft 2



**2018**  
Draft 3

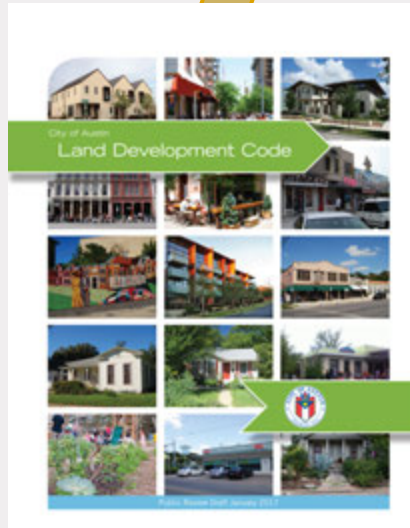


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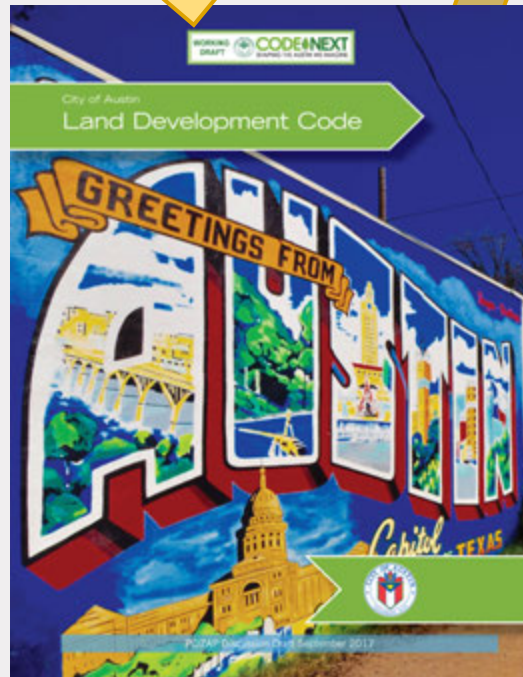


+4,100  
Comments

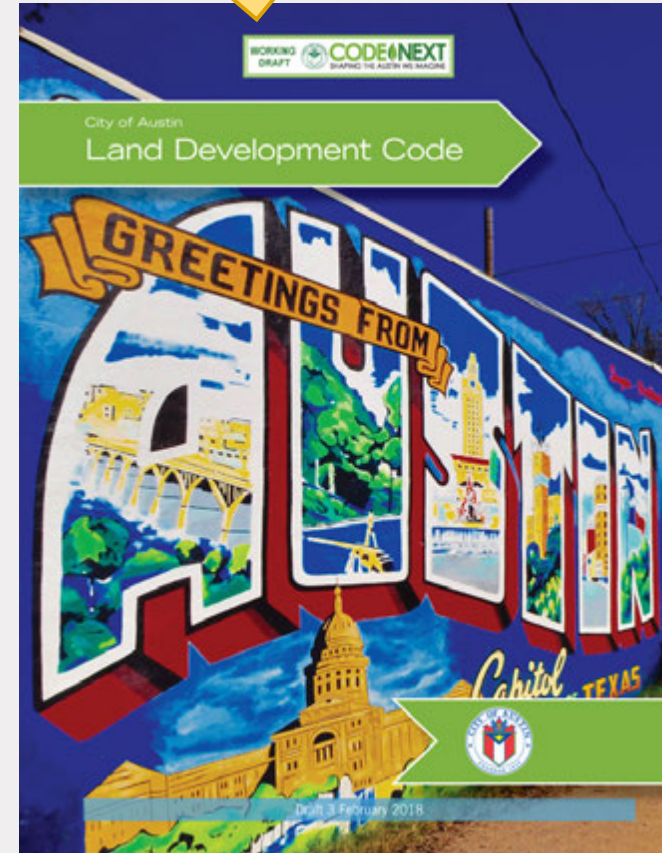


**January 2017**  
**Draft 1**  
**Public Review**  
**Draft**

+5,850  
Comments



**September 2017**  
**Draft 2**  
**PC/ZAP Discussion Draft**



**February 2018**  
**Draft 3**  
**Staff Recommendation**



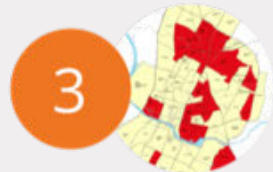
# Top 10 Issues Identified in the Code Diagnosis



**1** Ineffective Base Zoning Districts



**2** Competing Layers of Regulations



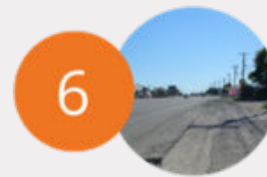
**3** Complicated "Opt-in, Opt-out" System



**4** Lack of Household Affordability and Choice



**5** Auto-Centric Code



**6** Not Always In Line with Imagine Austin



**7** Lack of Usability and Clarity



**8** Ineffective Digital Code



**9** Code Changes Adversely Affect Department Organization



**10** Incomplete and Complicated Administration and Procedures



# PUBLIC FEEDBACK

DRAFT 3 PREVIEW | 7

MORE THAN

5,850

comments on the text  
through the code text online tool

MORE THAN

3,733

comments on the map  
through the map online tool

OVER

150

submitted position papers



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# EVENTS AND MEETINGS:

DRAFT 3 PREVIEW | 8

200 OFFICE HOURS

30 MEETINGS

5 CODETALK PANELS

HELD FOR ONE-ON-ONE MEETINGS

ON CODE TEXT AND MAP

HELD ON THEMES

MORE THAN 200 MEETINGS

STAKEHOLDER GROUPS



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# What we've heard:

**"More  
Mobility  
Choices"**

**"Focus growth  
on Imagine  
Austin  
Corridors and  
Centers"**

**"More housing  
and more  
housing  
options"**

**"Protect  
neighborhood  
character"**

**"Support our  
creative  
community"**

**"More flexible  
design  
standards"**

**"More consistency"**



# Outreach Toolkit

An outreach toolkit will be available to any interested party containing slide decks, scripts, and handouts. While these materials alone do not equip Austinites to become code experts, they provide a simple, consistent way for interested residents to share basic information about CodeNEXT and initiate a dialogue with their communities.



# Code Comment Tool

Starting on February 12<sup>th</sup>, anyone can provide specific comments on any portion of Draft 3 using a tool (CiviComment) that has been used in previous versions. Staff will collect comments and share with the various commissions and the City Council in advance of public meetings.

City Staff will be able to appropriately sort comments as a way to organize topics of interest as requested by the commissions and Council.



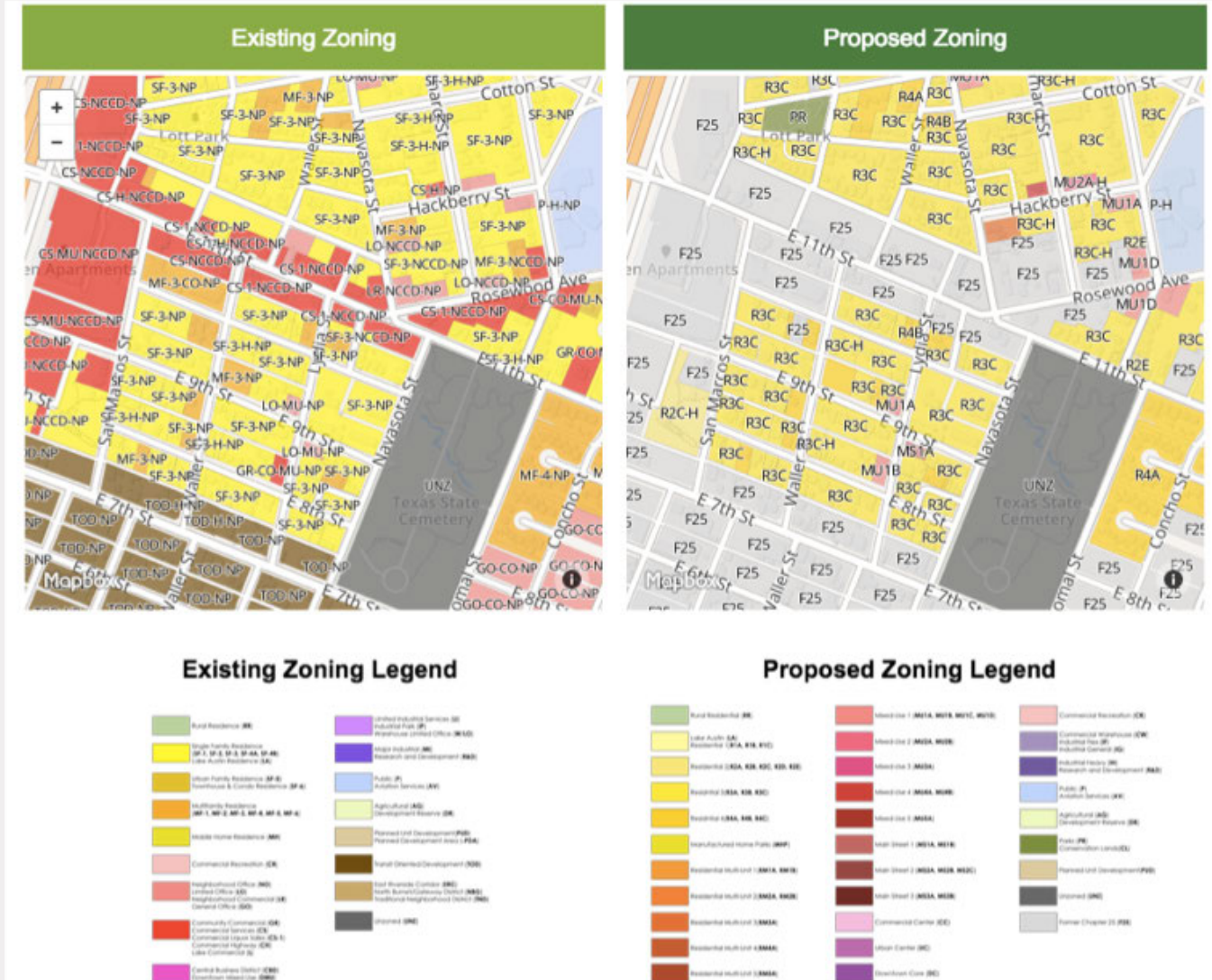
<https://CodeNEXT.civiccomment.org/>

A screenshot of the CodeNEXT website interface. At the top, there's a navigation bar with "Home" and "My Comments" links, and "Register" and "Log In" buttons on the right. Below the navigation bar is the CodeNEXT logo with the tagline "SHAPING THE AUSTIN WE IMAGINE" and the text "City of Austin Draft Land Development Code". The main heading is "Chapter 23-4: Zoning Code". Below this, a note states: "This chapter has been divided into 3 documents for ease of use. To navigate between the documents, use the arrows at the bottom of the page." There's a "+ See More" link. A section selector shows "Current section" as "Sections A-C" with search and navigation icons. A "Download" button and a search bar are also present. A green banner at the bottom of the header area says: "Click on text within the document to add a comment. Select a bubble to view comments." The main content area shows the "23-4C-1010 Applicability" section. It lists two sub-sections: (A) **Connectivity.** Sites three acres or larger must comply with requirements of Section 23-4C-1040 (Internal Circulation), except: (1) Sites that are subdivided into design sites less than 3 acres in size are exempt from this section. For applicable standards, see Chapter 23-5 (Subdivision) and Article 23-9H (Connectivity). (B) **Open Space.** (1) **Common.** Sites two acres or larger must comply with the Common Open Space requirements of Section 23-4C-1050 (Common Open Space); and (2) **Civic.** Sites four acres or larger must comply with Civic Open Space requirements of Section 23-4C-1060 (Civic Open Space).



# Map Comment Tool

This tool allows for specific comments on any property within Austin's zoning jurisdiction. Comments will be captured for specific properties and shared with the commissions and Council.



<https://codenext.engagingplans.org/codenext-comparison-map>

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# Office Hours

Commencing on February 13<sup>th</sup>, any individual or group can sign up online or call (512) 974-3583 to make an appointment to speak to a CodeNEXT staff member about the draft code or zoning map. Appointments are made for 30 minute slots and will be available through Council consideration of the code.

Staff will also be out in the community hosting mobile office hours at various libraries, community centers, and city facilities.

Upon request, translation services will be available.



<https://tiny.cc/CodeNEXTofficehours>

**CODENEXT**  
SHAPING THE AUSTIN WE IMAGINE

Search for events:

From

18 Sep 2017

To

25 Sep 2017

Site

Central Austin Office Hours

Location

One Texas Center, 505 Barton Springs Road, Suite 575

Description

To schedule office hours over the phone, please call (512) 974-3583. To view and comment on the draft map, visit [codenext.engagingplans.org](https://codenext.engagingplans.org).

Search

[Manage your bookings for free on Sagenda!](#)

Click on an event to book it:

25 Sep 2017 10:00 AM - 10:30 AM

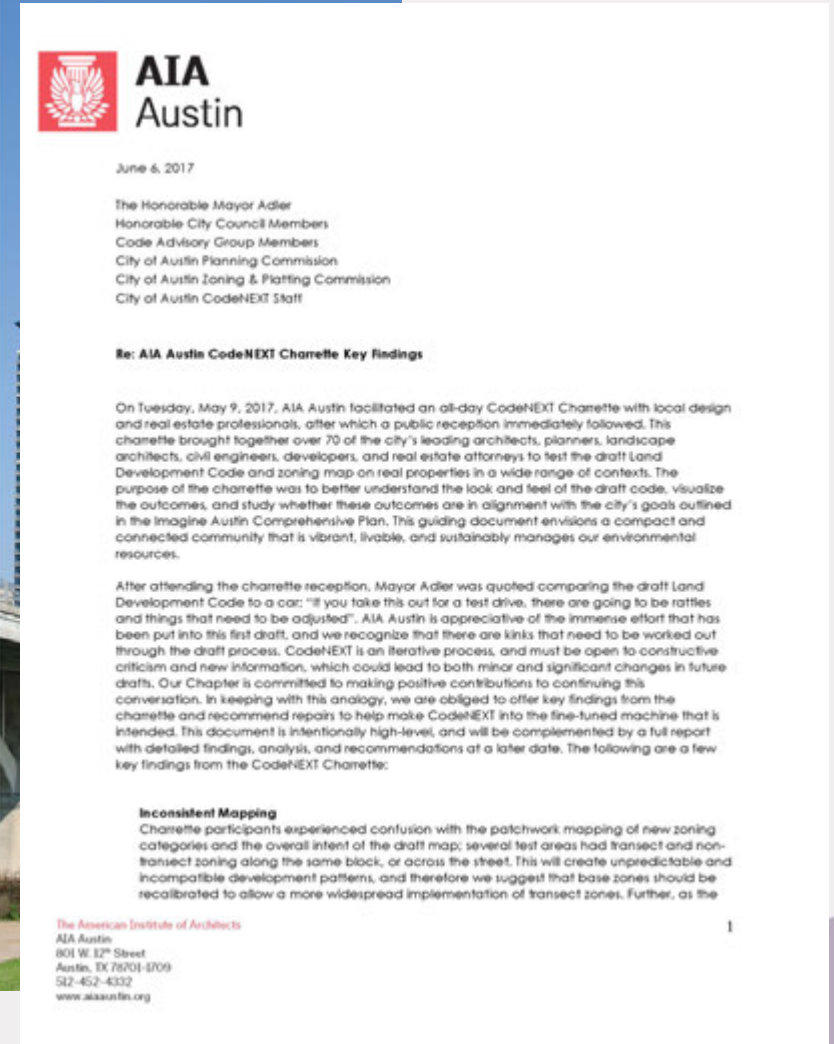
25 Sep 2017 10:30 AM - 11:00 AM

25 Sep 2017 1:00 PM - 1:30 PM

< 1 >

# Viewpoints & Community Issues Papers

The community is invited to continue drafting viewpoints and community issue papers related to Draft 3. These will be shared with the commissions and Council and posted on the CodeNEXT document-hosting site.



Previous Group Position Papers can be found here:  
<http://www.austintexas.gov/departments/issue-papers>

## The Code Text

- ✓ Easier to Use and Understand
- ✓ Neighborhood Character
- ✓ Environment
- ✓ Mobility and Connectivity
- ✓ Housing Supply, Affordability, and Equity

## The Zoning Map

- ✓ Adopted Policies, Mapping Criteria, & Scenarios
- ✓ Neighborhood Character
- ✓ Corridors and Centers
- ✓ Context-based Standards
- ✓ Housing Supply and Affordability Outcomes



# THE CODE

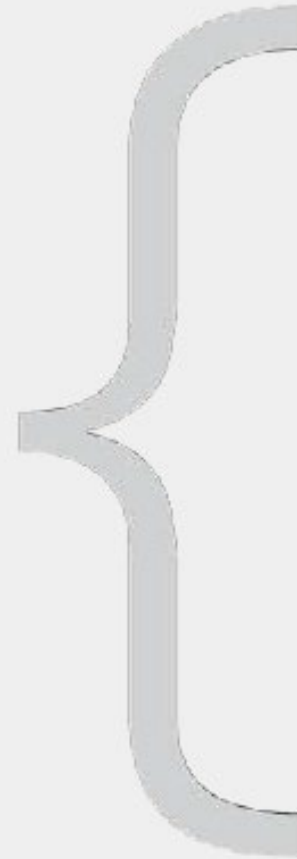
- ✓ Easier to Use and Understand
- ✓ Neighborhood Character
- ✓ Environment
- ✓ Mobility and Connectivity
- ✓ Housing Supply, Affordability, and Equity





# DRAFT 3 IMPROVEMENTS

Creating a framework to help improve quality of life for everyone.



- M** MOBILITY
- C** COMMUNITY
- E** ENVIRONMENT
- H** HOUSING
- P** PERMITTING



# THE CODE

✓ Easier to Use and Understand



CODENEXT

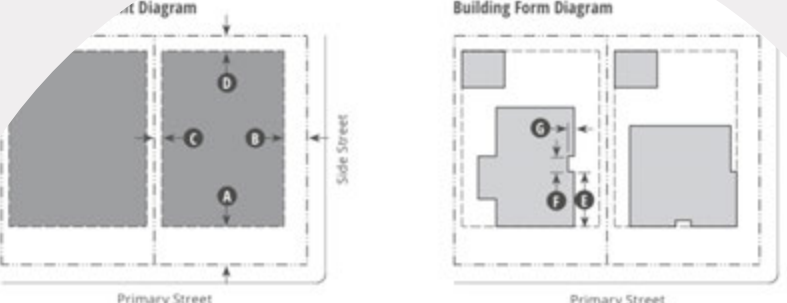
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# Consolidated Information to Improve Navigation

Existing Code: Over 30 years of amendments and additions has created a code that is hard to navigate, with requirements buried in paragraphs of text.

The new code consolidates requirements and presents information in both paragraph and table format.

Examples include the consolidation of compatibility, residential compatibility design standards and commercial design standards.



**Key for Diagrams**

- ROW / Lot Line
- Buildable Area
- Building Setback Line
- Building Footprint

**Table 23-4D-2100(B) Building Placement**

(1) Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear <sup>2</sup> D
Minimum	25' <sup>1</sup>	15' <sup>1</sup>	5'	10' <sup>2</sup>

<sup>1</sup> Front and side street setback exceptions are provided in Section 23-4E-7070 (Setback Exceptions).

<sup>2</sup> The rear setback is five feet for an accessory structure with a maximum height of fifteen feet.

**(2) Additional Setbacks**

(a) Additional setback and/or easement may be required where street right-of-way, public easement, or utilities easement is required.

**Table 23-4D-2100(C) Building Form**

(1) Building Articulation, New Construction		
Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.		
(2) Facade(s), All Stories		
Unarticulated Facade Length (max.)	36'	1
Articulation Length (min.)	10'	1
Articulation Depth (min.)	4'	6



# Consistent Format and Language

Existing Code: Existing Title 25 has various organizational systems in place that have created an inconsistent organization, format and terminology.

The new code creates a new organizational system, presents the information in a consistent format and creates a unified set of terms, definitions and measurements.

25. Definitions and Measurements

## Contents

### Article 23-13A: Definitions and Measurements

#### Division 23-13A-1: Terms and Measurements

- 23-13A-1010 Purpose
- 23-13A-1020 Applicability
- 23-13A-1030 General Terms and Phrases

#### Division 23-13A-2: Land Uses

- 23-13A-2010 Purpose
- 23-13A-2020 Applicability
- 23-13A-2030 Land Uses





# Clear Zone District Names

Existing Code: Single-Family (SF) zones the numbering system has not relationship to number of units.

Other zone districts the abbreviation has no relationship to the name of the zone district. Community Commercial abbreviation is (GR) and Neighborhood Commercial abbreviation is (LR).

## 23-4D-5080 Main Street 2A (MS2A) Zone

- (A) **Purpose.** Main street 2A (MS2A) zone is intended to provide convenient access to employment, services, and amenities for residents in a medium-intensity main street environment with frontages located near transit along a neighborhood edge, corridors, or in neighborhood nodes served by transit.
- (B) **Overview.** This zone allows multi-unit residential, office, and limited retail uses in attached block-scale buildings. It is summarized as:
  - (1) not eligible for affordable housing bonus program; and
  - (2) the compatibility effects in this zone may require additional setbacks triggered or height setbacks by residential height scale.
- (C) **Requirements.** A lot zoned main street 2A shall comply with the requirements of this subsection, which are established in the following tables:
  - (1) Table (A) (Lot Size and Intensity);
  - (2) Table (B) (Building Placement);
  - (3) Table (C) (Building Form);
  - (4) Table (D) (Height);
  - (5) Table (E) (Encroachments);
  - (6) Table (F) (Parking);
  - (7) Table (G) (Frontages);
  - (8) Table (H) (Impervious Cover); and
  - (9) Table (I) (Open Space).



# Arrange Zones Along a Single Spectrum

Draft 2 creates a single spectrum of zones that can respond to specific on-the-ground conditions found throughout Austin.

Draft 3 carries forward the **single spectrum** and have been calibrated to specifically address concerns over character, scale, proximity, and land uses.

Land Uses in Residential House-Scale Zones R2A-R2C					
	Specific to Use Requirements	R2A	R2B	R2C	
Single-Family Detached	23-4E-6030	P	P	P	P
Single-Family Attached	23-4E-6090	CUP	CUP	CUP	—
Cooperative Housing	—	—	CUP	CUP	CUP
Duplex	23-4E-6170	P	P	P	P
Home Occupations	23-4E-6200	P	P	P	P
Senior/Retirement Housing					
≤12	23-4E-6330	MUP	P	P	P
>12	23-4E-6330	—	—	—	—
Single-Family		P	P	P	P
Single-Family Attached		P	P	P	P
Short-term Rental					
Types 1	23-4E-6340	P	P	P	P
Types 2	23-4E-6340	—	—	—	—
Types 3	23-4E-6340	—	—	—	—
Residential Support					
Residential Support uses allowed					
Services					
≤20		P	P	P	P
		CUP	CUP	CUP	C
		—	CUP	CUP	



# NEW ORGANIZATION

## Categories:

Zone Districts are organized into theme categories

Residential House-Scale	(LA-R4)
Residential Multi-Unit	(RM1-RM5)
Mixed-Use	(MU1-MU5)
Main Street	(MS1-MS3)
Regional Center	(CC, UC, DC)
Commercial & Industrial	(CR, CW, IF, IG, IH, R&D)
Other	(AG, AV, CL, F25, P, PR, F25, PUD)
Overlays	

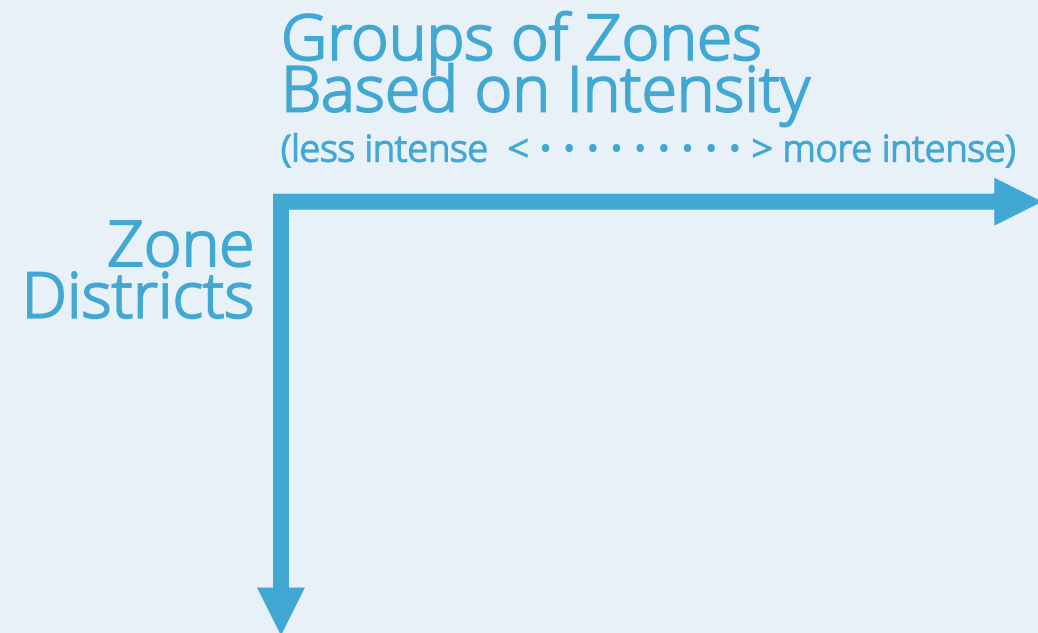


**ZONE Districts** are organized in to  
Categories and Groups

**CATEGORIES** are overall themes  
such as house-scaled residential  
or mixed-use

**GROUPS** are zones that share  
common intensities of  
development.

## Zones are organized into Theme Categories



A  
B  
C  
D  
E

## VARIATIONS ON STANDARDS:

- Lot size
- Form controls (McMansion)
- Setbacks
- Land uses

As a way to nuance differences in community character.  
These variations do the work of existing conditional overlays  
and can provide more tailored form and land use controls.





Category:

Residential House-Scale

Groups:

Residential 1,  
Residential 2, Residential 3

Zones:

Residential 1A,  
Residential 1B,  
Residential 1C ...

## Residential House-Scale

Zone Group	R1	R2	R3
Zone Districts	R1A R1B R1C	R2A R2B R2C	R3A R3B R3C R3D

# Predictable Review Process

Draft 3 improves the application process by:

- Crafting clearer zoning districts with consistent standards.
- Land uses have been fine-tuned to consider context.
- Residential review includes developments up to six units without a site plan.
- Reorganization of the code for predictability of standards.



# THE CODE

- ✓ Easier to Use and Understand
- ✓ Neighborhood Character



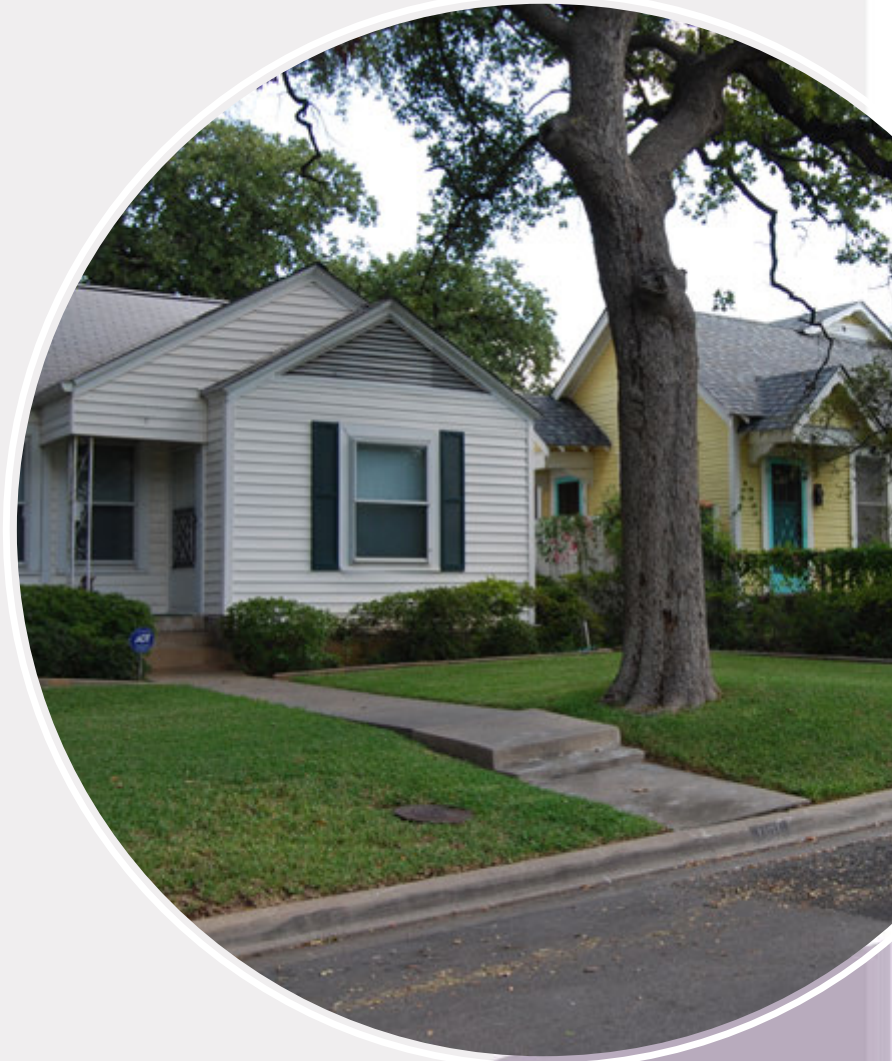
# Retains and Improves Compatibility Standards

Draft 3 creates a more consistent approach across zones.  
**Standards have been recalibrated to improve effectiveness.**

Refined allowed land uses.

Add landscape requirements within the compatibility setbacks.

Balances the need for additional housing capacity along corridors and centers while considering adjacent residential areas.

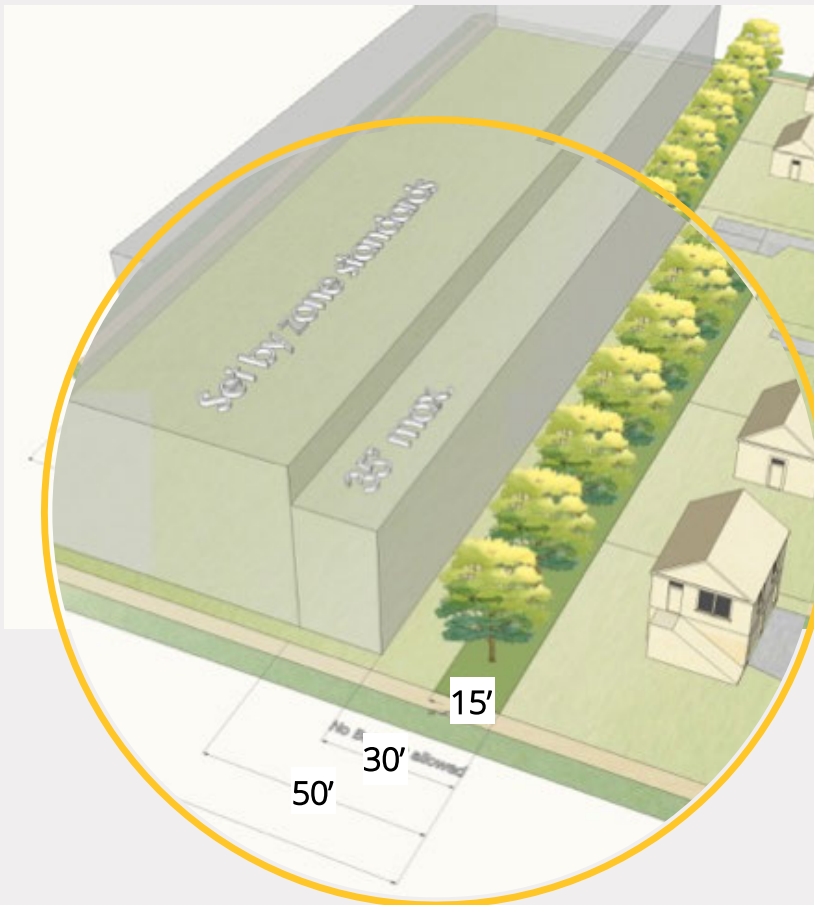




## Existing Title 25



## DRAFT 3: MS2



## DRAFT 3: MS3



# Improves Small Lot Amnesty Protections

The new draft incorporates smaller lots sizes calibrated from existing small lot conditions found in older Austin neighborhoods.

This improvement allows existing homes to be considered conforming and allow renovations and additions.





# Incentives Retention of Existing Homes when adding Accessory Dwelling Units



Retains and Improves  
Impervious Cover,  
Building Cover and  
Floor Area Ratio  
for House Scale  
Residential zones





# Creates a toolbox for effective planning in the future.

Draft 3 creates new zoning districts that can be applied in a nuanced way to specific areas of the city with a priority on small area planning.



# THE CODE

- ✓ Easier to Use and Understand
- ✓ Neighborhood Character
- ✓ Environment



# Enhances the Protection of Natural Resources

- CodeNEXT will carry forward Austin's historic watershed regulations, like the Save Our Springs Ordinance, as well as the improvements of the 2013 Watershed Protection Ordinance.
- The new code will require sites to beneficially use their stormwater on-site for smaller storms, allowing opportunity to do more with rainfall, create more sustainable developments, and relieve pressure on water supply lakes as well as reduce localized flooding.
- Functional Green bring ecological and stormwater benefits to urban developments with over 80% impervious cover.





# Refines Landscape Elements

The CodeNEXT green infrastructure recommendations optimize nature's ability to provide a healthy ecosystem that naturally functions to improve air quality, provide habitat, reduce urban temperature, and enhance water filtration.

- Landscape and tree planting standards are expanded.
- Prioritize landscape requirements for on-site water filtration and tree preservation.
- Functional Green bring additional landscape options to urban developments over 80% impervious cover.





# Strengthens Tree Protection

Protect and replenish Austin's urban forest as an integral component of our infrastructure that provides social, ecological, cultural, and economic benefits

- Increase accessibility by reducing unnecessary jargon
- Clarify that Keystone Tree preservation is incentive-based for single-family development



# THE CODE

- ✓ Easier to Use and Understand
- ✓ Neighborhood Character
- ✓ Environment
- ✓ Mobility and Connectivity



# Improves Connectivity

- Draft 3 promotes new street tree requirements to ensure street trees are required with all types of development at the subdivision stage.
- Updated street block lengths are context sensitive and vary by zone, so neighborhoods will be served by an appropriate street layout.
- Improves Pedestrian and Bicycle connectivity





# Supports Increased Transit Ridership Through Enabling More Housing Capacity Along Corridors

Draft 3 emphasizes increased housing opportunities and a mix of uses along corridors by allowing residential uses where only commercial uses are currently allowed.

Improved setbacks, landscaping and height standards provide transitions to adjacent residential uses while allowing more potential residential development along corridors.



# Improves Standards for Accommodating a Variety of Mobility Choices

- Updated Transportation Impact Analysis (TIA) section now includes Active Modes requirement that will provide an analysis for all modes of transportation.
- Updated Sidewalk standards to include bicycle facilities and urban trail construction/connections.





# Refines minimum parking requirements in zones.

Draft 3 accommodates a reduction of minimum parking requirements in residential zones to minimize impervious cover and reduce the cost of providing excess parking if not needed.

Parking reductions prioritized near transit corridors along 1/8<sup>th</sup> to 1/4<sup>th</sup> of a mile from the corridor.

Supports small business by provides allowances for uses under 2,500 square feet in size.



# THE CODE

- ✓ Easier to Use and Understand
- ✓ Neighborhood Character
- ✓ Environment
- ✓ Mobility and Connectivity
- ✓ Housing Supply, Affordability, and Equity



# Expands Opportunities for Appropriately-Sized Accessory Dwelling Unit (ADU)

Current code makes it near impossible to build an ADU as they are either not allowed, or the site development standards of the current zones prevent their development.

**Draft 3 incentivizes where ADUS can be built** by allowing them across most residential zones and providing standards that make them proportionate to the size and scale of the lot allowing for up to a maximum up to 1,100 sq. ft.

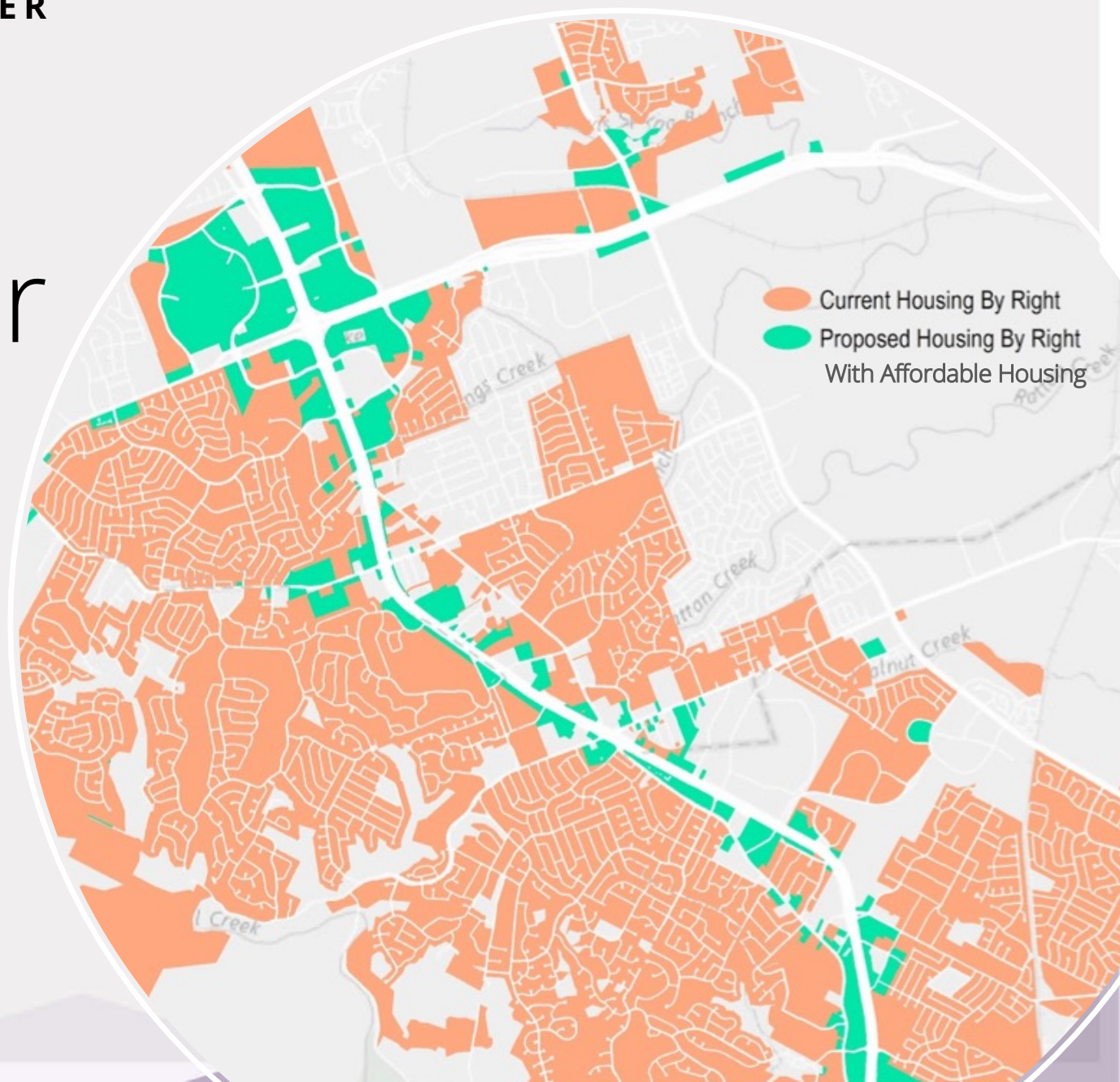
In Draft 3, an accessory dwelling unit does not count toward the floor area ratio (FAR) limit when the existing house is preserved (existing house must be at least 10 years old).





# Provide More Opportunities for Housing

Draft 3 encourages residential development in more places by **allowing residential in former commercial only districts**. This approach allows more areas in Austin to accommodate growth and help meet the goals of Imagine Austin.

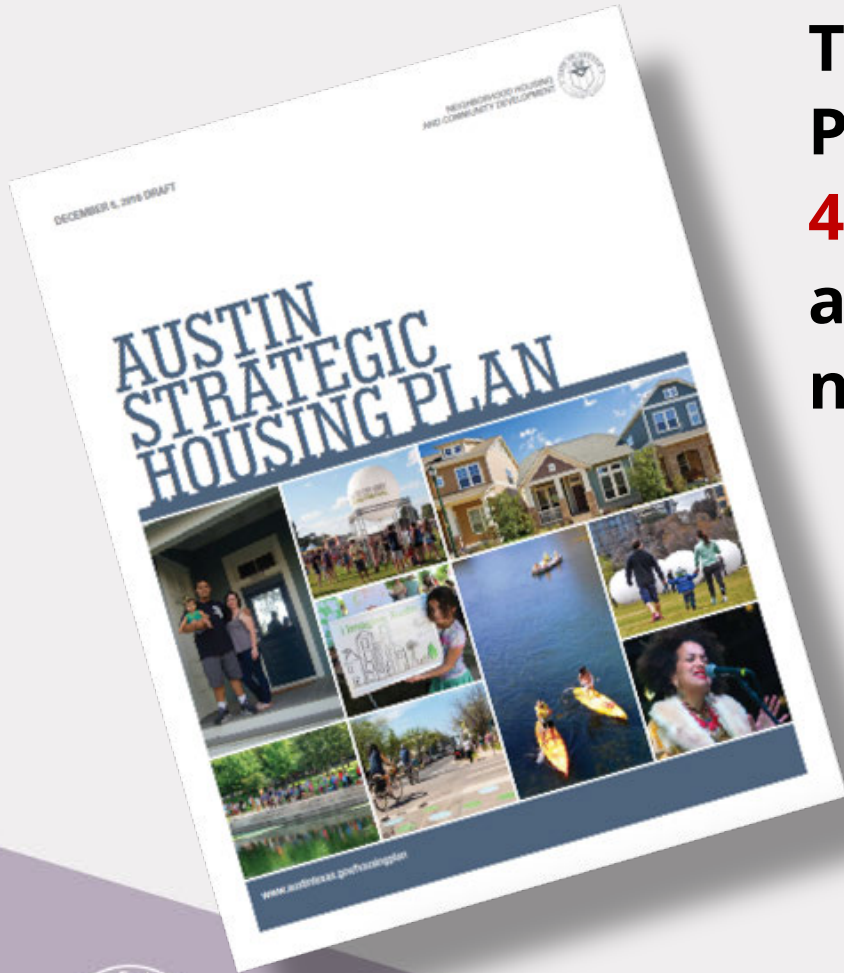


# Expands Affordable Housing Program

- Bonuses in more places, including more high-opportunity areas.
- Enhanced bonus effectiveness, including “-A” (VMU-like) bonuses in MU zones.
- Bonus implementation refinement, including proposed NHCD procedures.



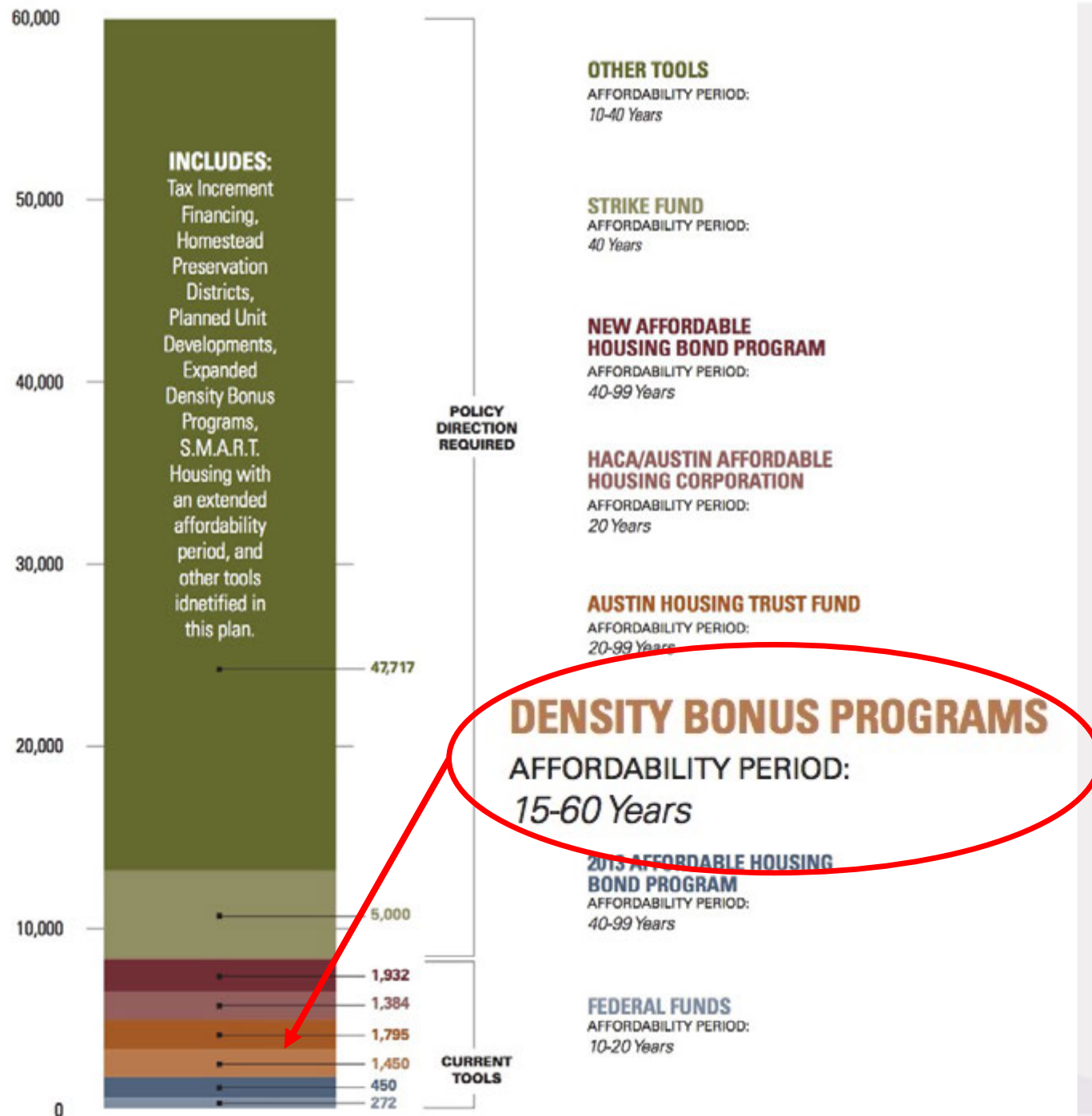




**The Citywide Affordable Housing Bonus Program directly implements**  
**4 of 65**  
**affordable housing tactics deemed necessary in the City's Housing Blueprint.**

- Explore all possible mechanisms to incentivize the development of income-restricted housing
- Implement consistent density bonus programs for centers and corridors
- Revise SMART Housing program
- Implement density bonus program for missing middle housing

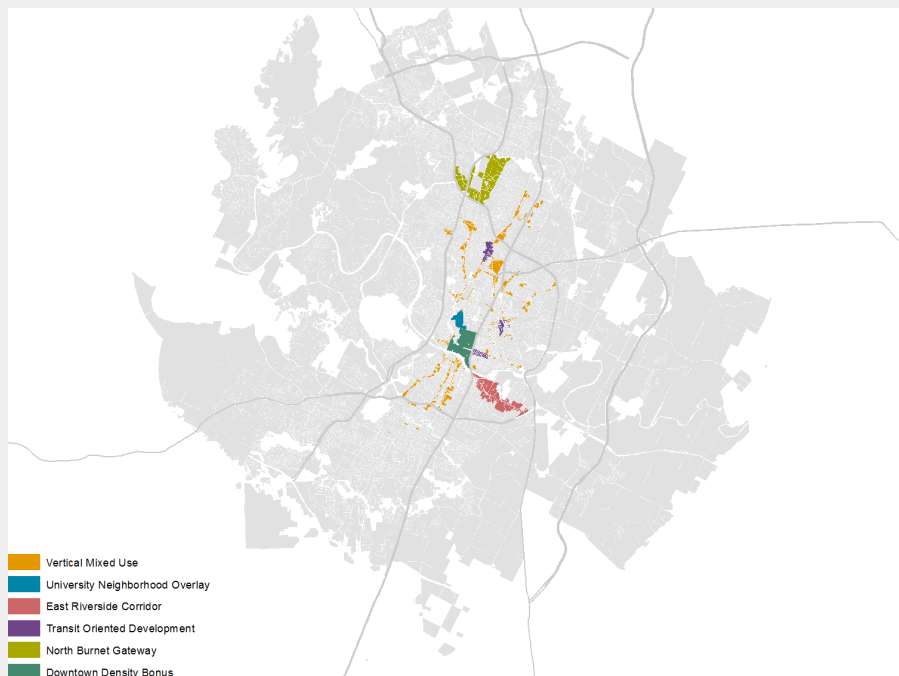




## Most existing density bonus programs will continue to exist:

- Downtown (included in CodeNEXT)
- UNO (included in CodeNEXT)
- ERC (remains F25)
- NBG (remains F25)
- TODs (remain F25)
- VMUs with COs (remain F25)

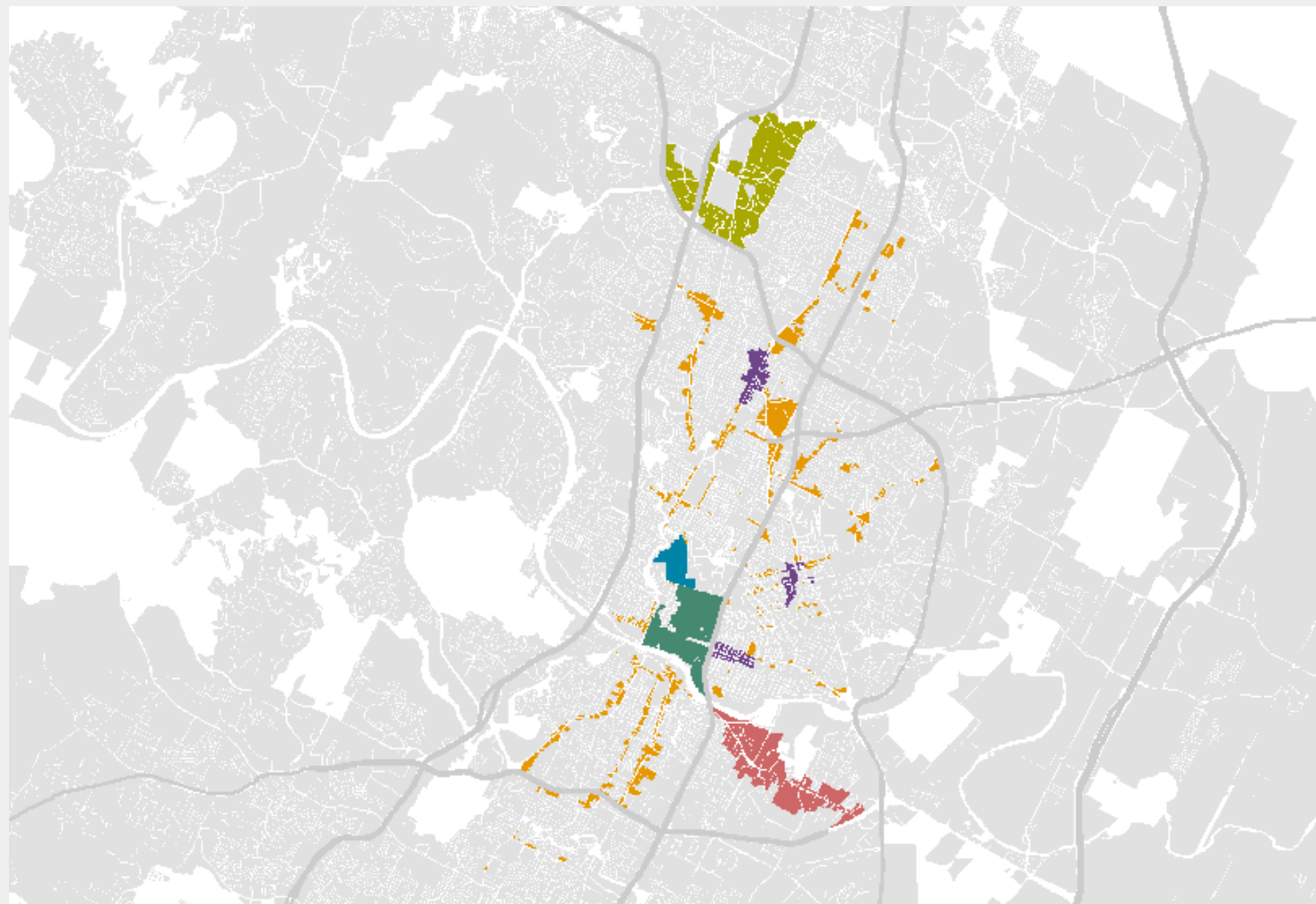
# Existing Bonus Programs\*



Current Code: **~5,600** Acres



\*Does NOT include PUDs and negotiated bonuses

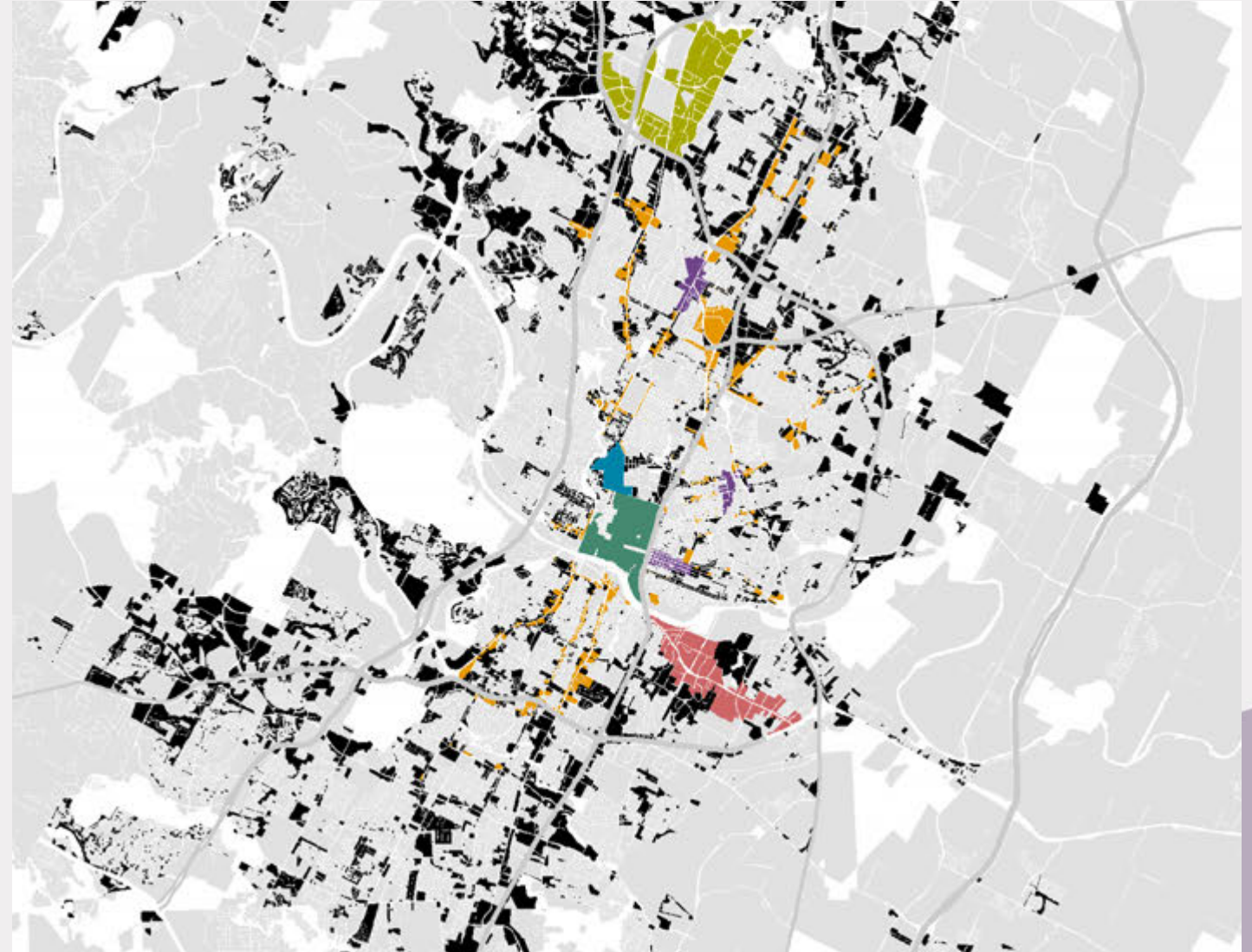
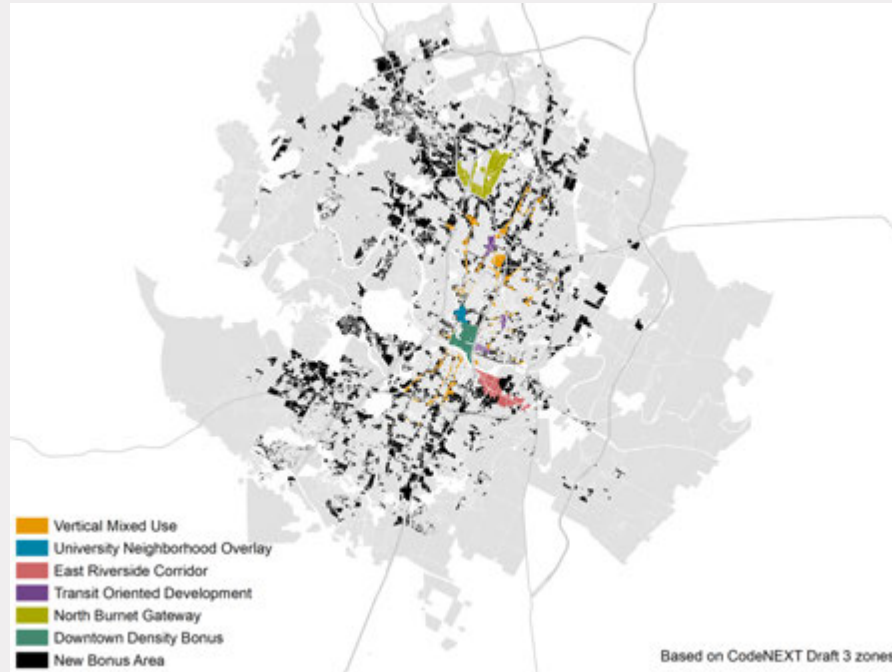


FEBRUARY 13, 2018



# DRAFT 3 **HOUSING** IMPROVEMENTS OVER EXISTING LAND DEVELOPMENT CODE

## DRAFT 3: MORE PROPOSED BONUS AREAS



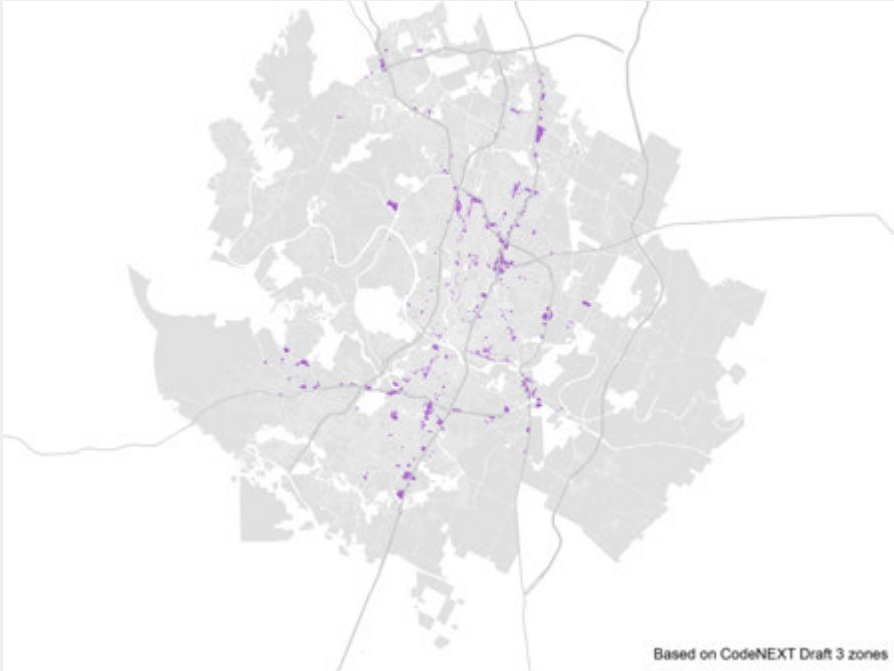
Current Code: ~**5,600** Acres  
 CodeNEXT D2: ~**24,100** Acres  
 CodeNEXT D3: ~**30,000** Acres





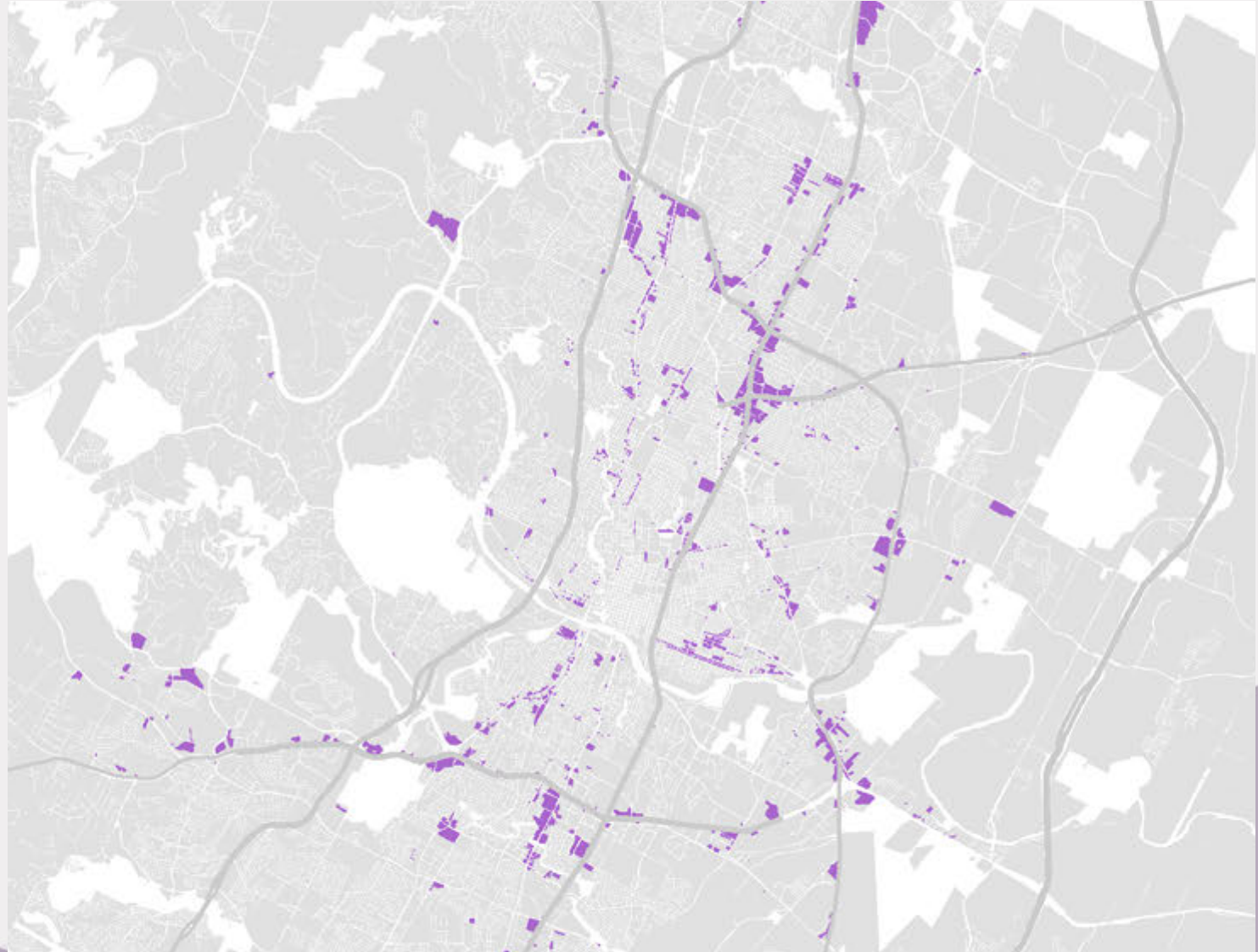
# DRAFT 3 **HOUSING** IMPROVEMENTS OVER EXISTING LAND DEVELOPMENT CODE

## DRAFT 3: AREA WITH **HEIGHT** BONUSES



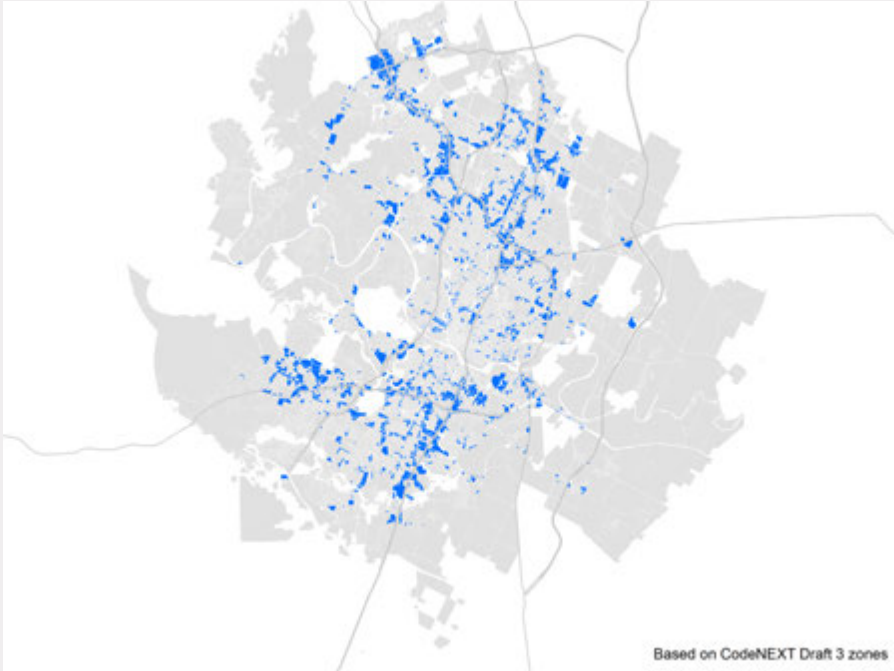
CodeNEXT D2: ~**2,600** Acres

CodeNEXT D3: ~**4,100** Acres



## DRAFT 3 **HOUSING** IMPROVEMENTS OVER EXISTING LAND DEVELOPMENT CODE

### DRAFT 3: AREA WITH **UNIT** BONUSES\*



CodeNEXT D2: **~15,800** Acres

CodeNEXT D3: **~18,000** Acres



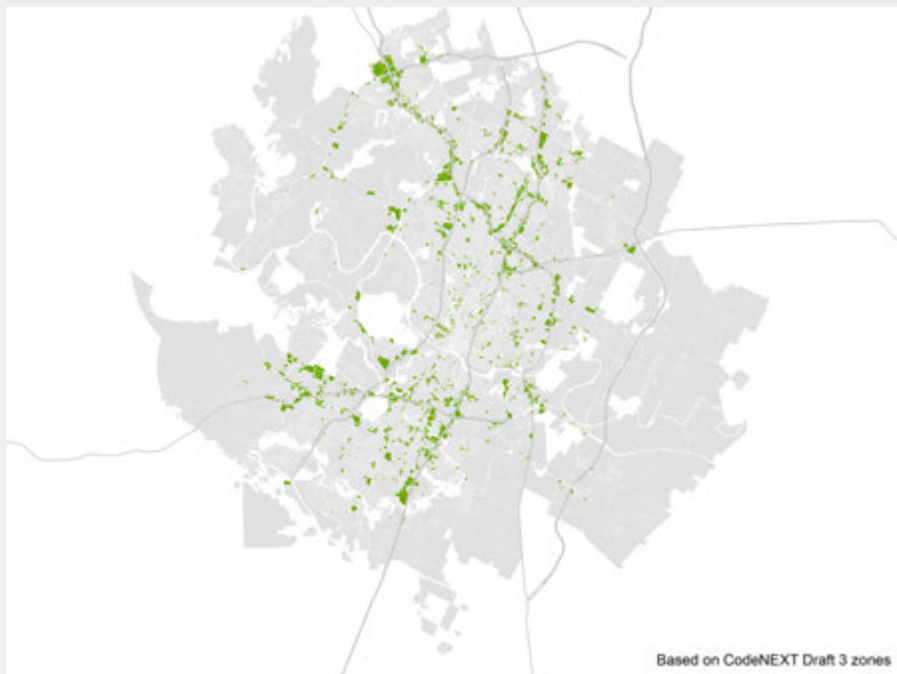
\*Does NOT include affordable ADU bonus for large lot R1



# DRAFT 3 **HOUSING** IMPROVEMENTS OVER EXISTING LAND DEVELOPMENT CODE

DRAFT 3 PREVIEW | 54

## DRAFT 3: AREA WITH **BULK** BONUSES



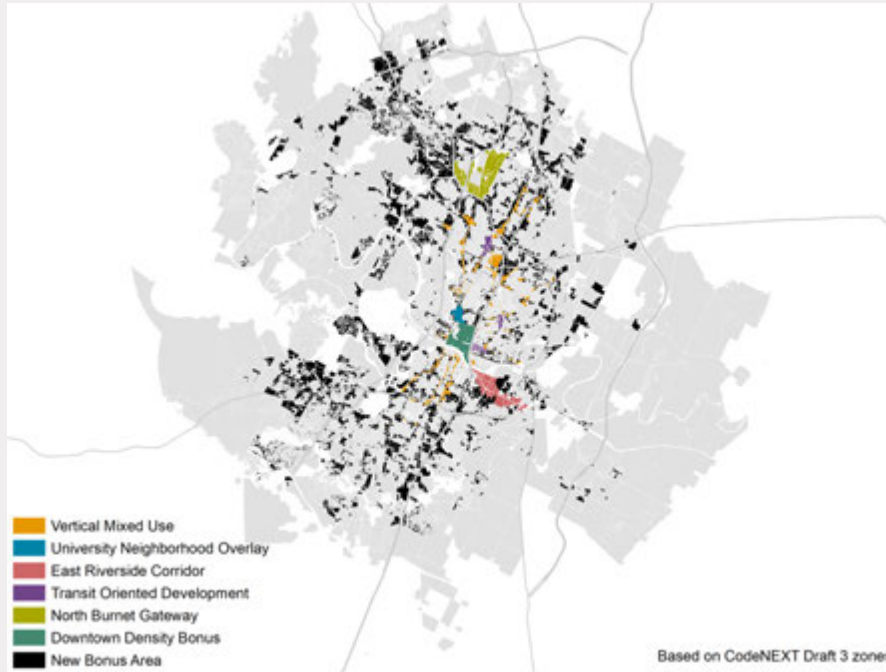
CodeNEXT D2: ~**9,400** Acres

CodeNEXT D3: ~**11,500** Acres



# DRAFT 3 HOUSING IMPROVEMENTS OVER EXISTING LAND DEVELOPMENT CODE

## DRAFT 3: MORE BONUS AREA IN HIGH OPPORTUNITY LOCATIONS



Acres In High /  
Very High



% Bonus Acres In  
High / Very High

Current Code: ~**1,400** Acres

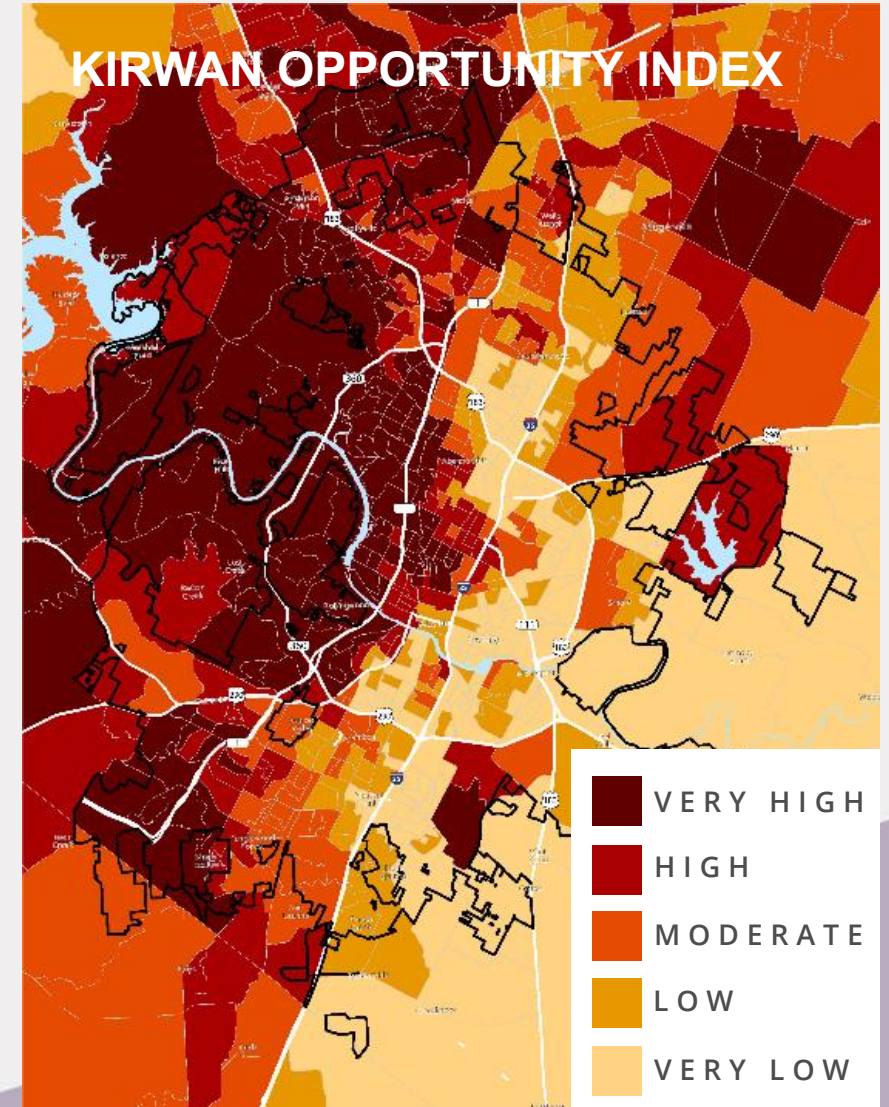
CodeNEXT D2: ~**7,900** Acres

CodeNEXT D3: ~**15,000** Acres

25%

33%

50%





# THE ZONING MAP

- ✓ Adopted Policies, Mapping Criteria, Scenarios
- ✓ Neighborhood Character
- ✓ Corridors and Centers
- ✓ Context-based Standards
- ✓ Housing Supply and Affordability Outcomes



# Adopted Policies, Mapping Criteria, Scenarios

- EXISTING ADOPTED POLICIES + MAPPING CRITERIA + PUBLIC INPUT informed and improved the staff recommendation map.
- The PC Working Group process contributed to the creation of a new approach and tool for evaluating trade-offs between different priorities and their effects on potential housing capacity.
- The tools will continue to inform refinements to the Zoning Map throughout the PC/ZAP and City Council deliberations.



# Neighborhood Character

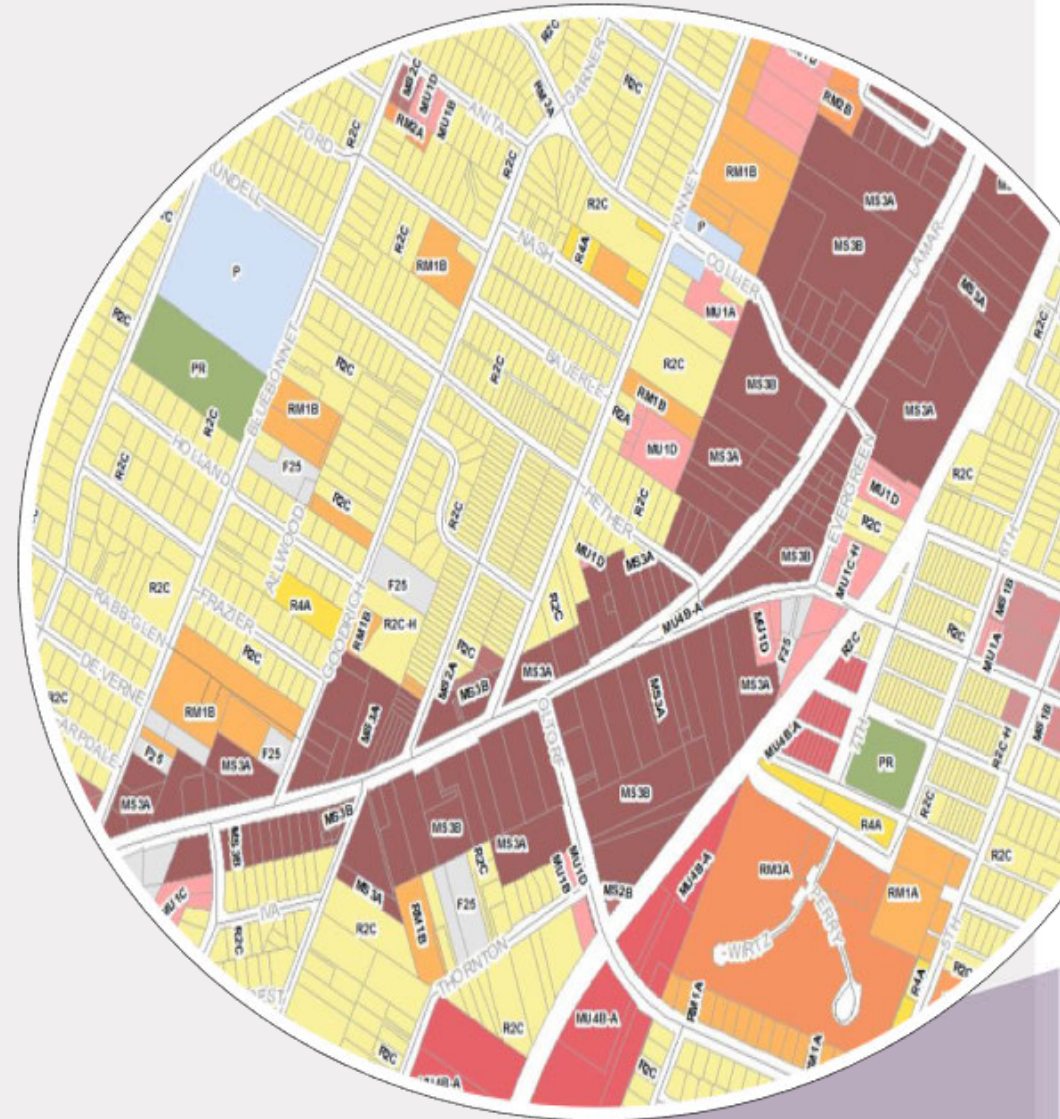
Mapping of the improved zones strengthens and supports neighborhoods while providing more housing supply and diverse options.





# Corridors and Centers

Mapping of the improved zones prioritizes adding capacity in Imagine Austin Corridors and Centers to support more mobility options (esp. transit, walking, biking) and a more “Compact and Connected” Austin in the future.





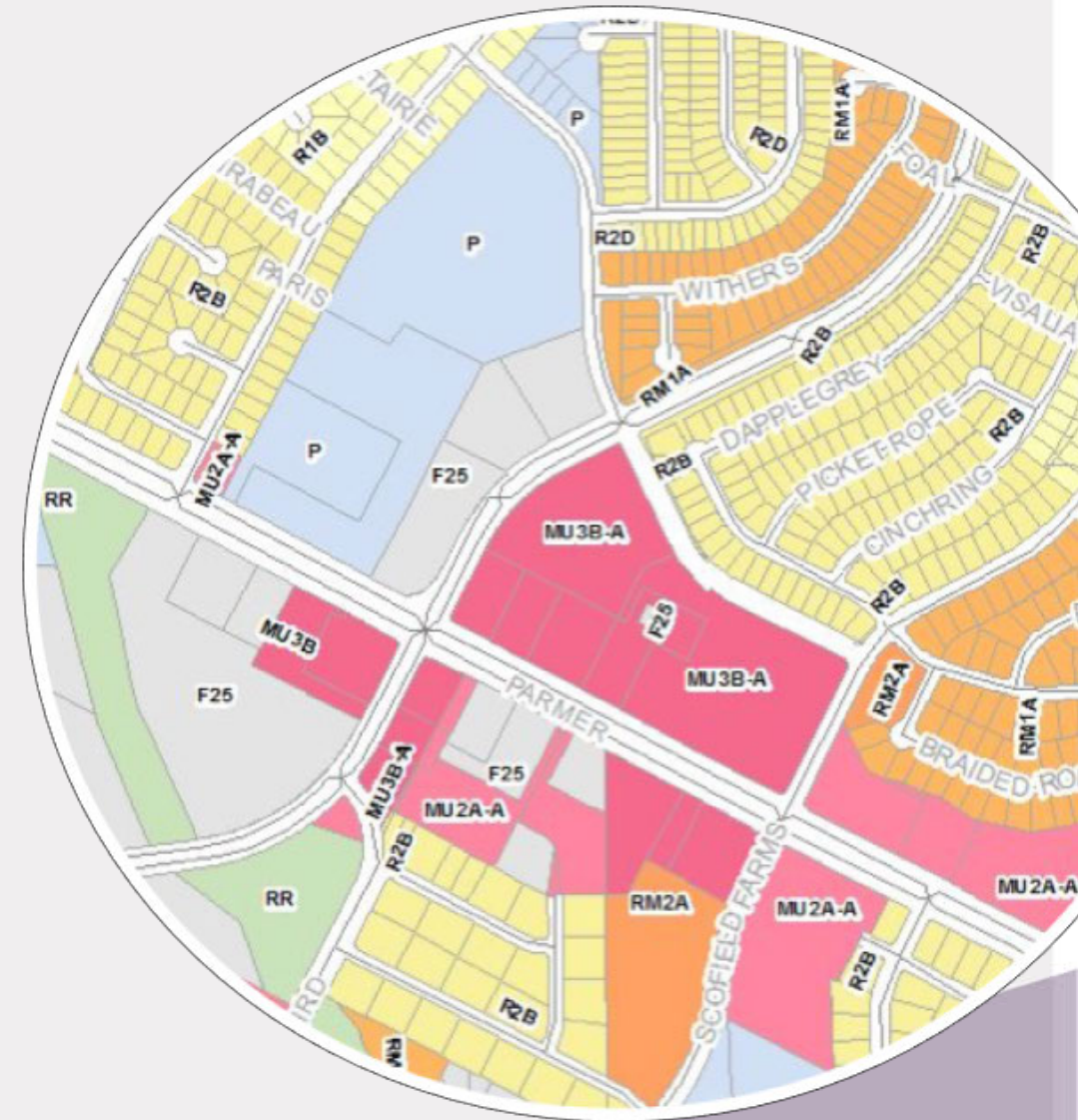
# Context-based Standards

Mapping of the improved zones applies contextually appropriate Use, Parking, and Design Standards.



# Housing Supply and Affordability Outcomes

Mapping of the improved zones provides the 135k housing capacity goal identified in the Strategic Housing Plan



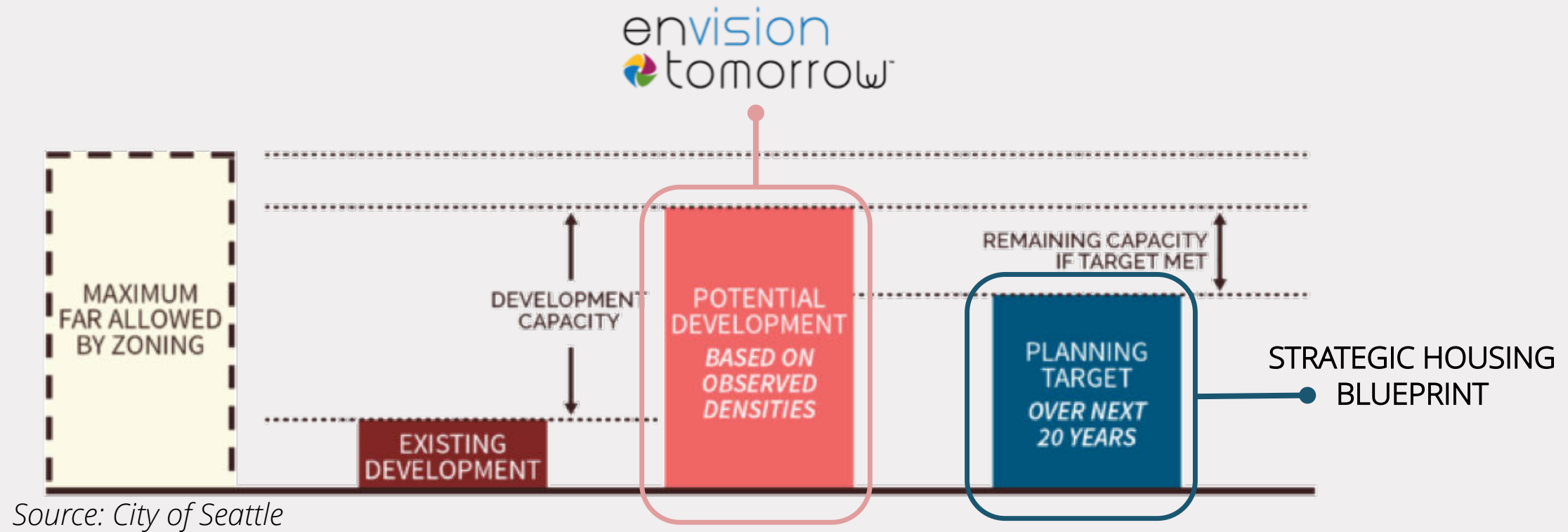
# HOUSING SUPPLY AND AFFORDABILITY OUTCOMES



CODENEXT

FEBRUARY 13, 2018

# HOUSING CAPACITY



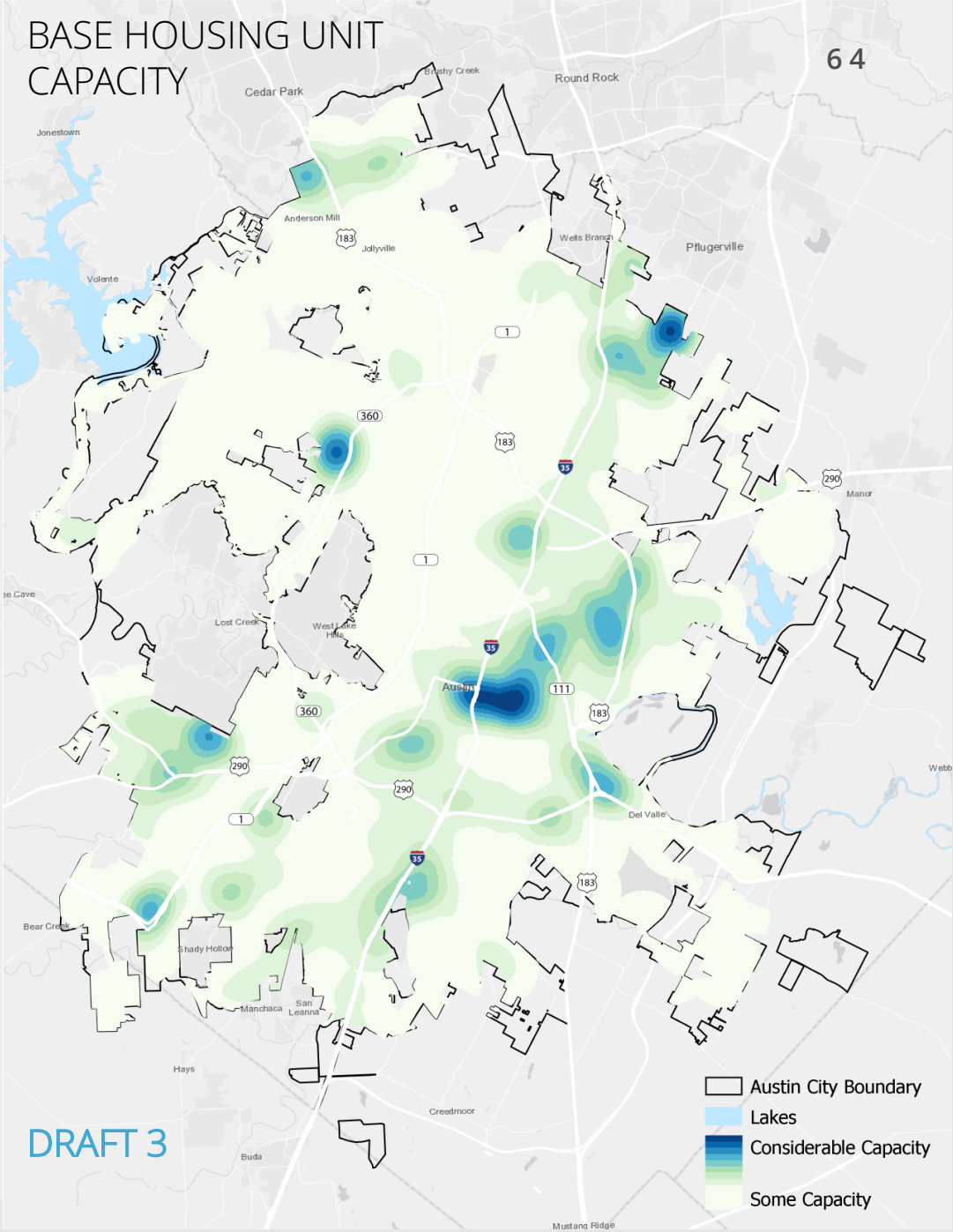
CAPACITY  $\neq$  FORECAST

CAPACITY  $= 2 \times$  FORECAST  
(OR MORE)



# DRAFT 3: A HIGH LEVEL LOOK

	NEAREST EQUIVALENCY: Current Code With Draft 2 Language	DRAFT 3: Staff Recommended Map and Code Language
BASE UNIT CAPACITY:	140,000	200,000
BONUS UNIT CAPACITY:	5,000	87,000
AFFORDABLE UNIT CAPACITY:	1,500	6,000
TOTAL UNIT CAPACITY:	145,000	287,000



COMPLETE COMMUNITIES

THRIVING

Healthy  
Austin



Creative  
Economy



Compact &  
Connected



**IMAGINEAUSTON**  
Vibrant. Livable. Connected.

Workforce    Affordability



Water



Environment



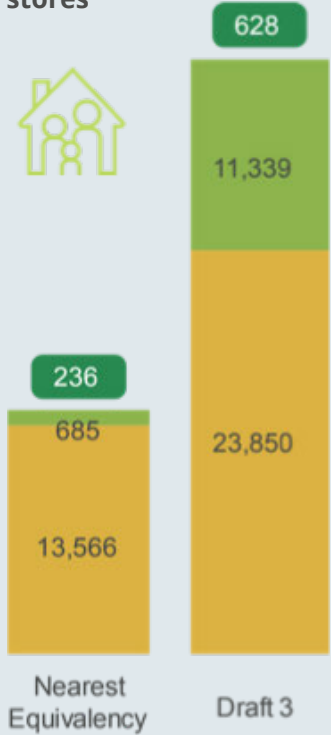
NATURE INTO CITY

PATHS TO PROSPERITY

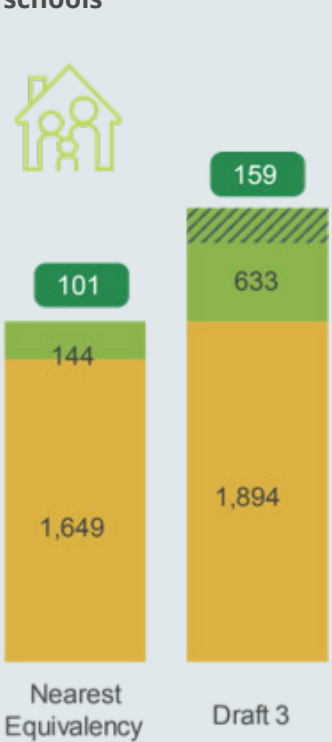


# THRIVING AUSTIN

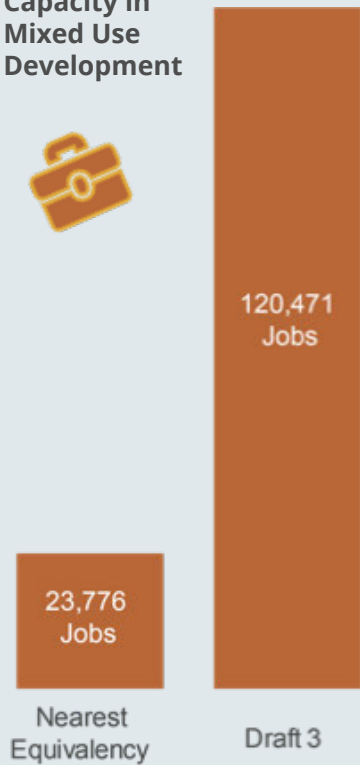
Housing unit capacity within 1/2 mile of grocery stores



Housing unit capacity within 1/8 mile of AISD schools



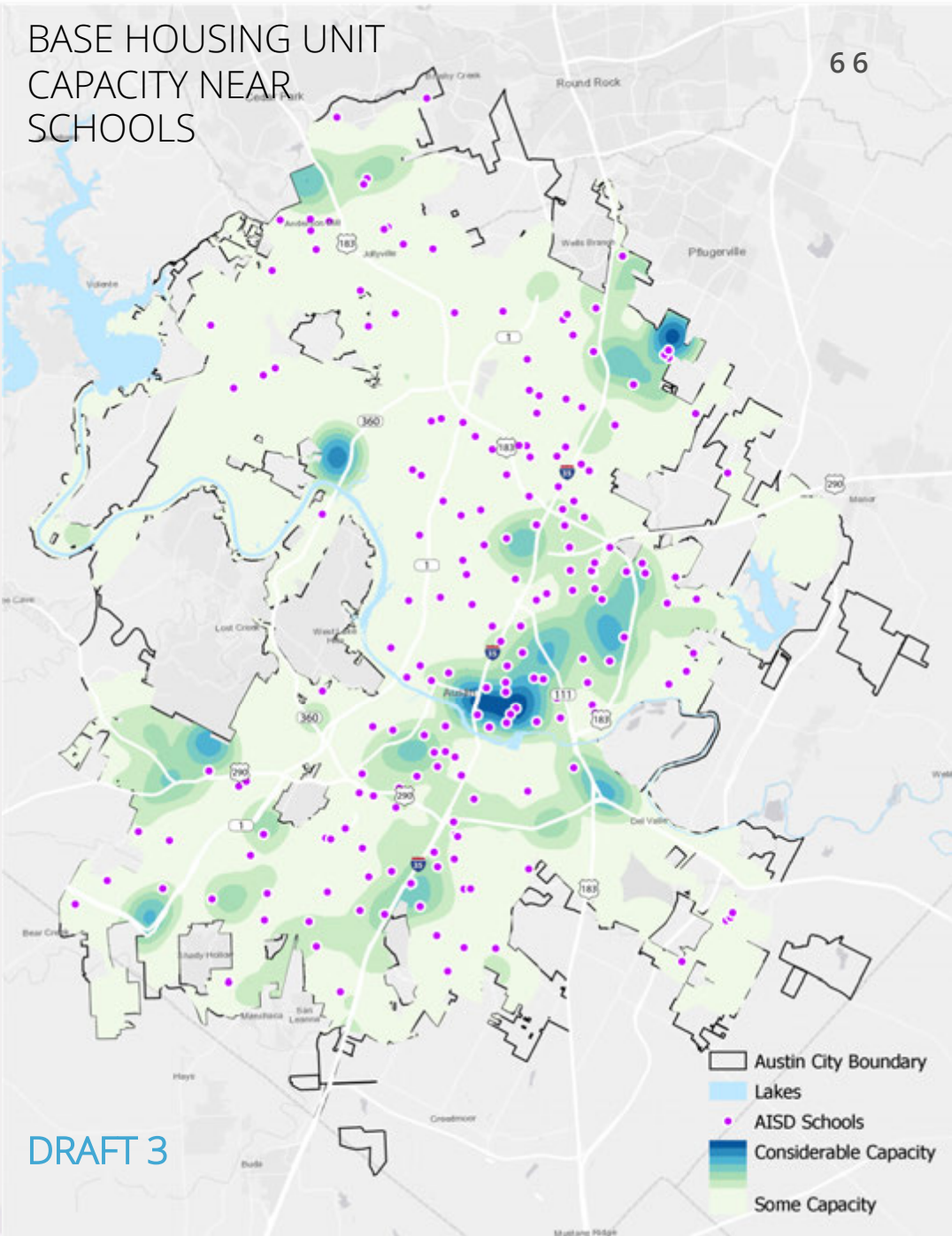
Employment Capacity in Mixed Use Development



/// Affordable    ■ Bonus    ■ Base    ■ Jobs



BASE HOUSING UNIT CAPACITY NEAR SCHOOLS

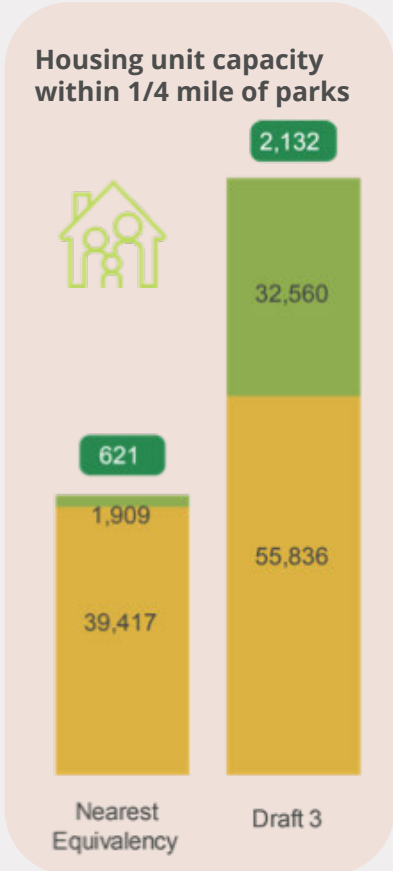
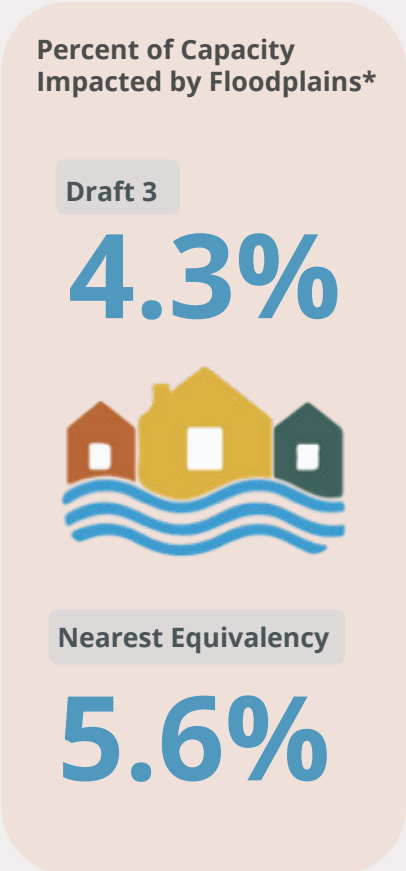
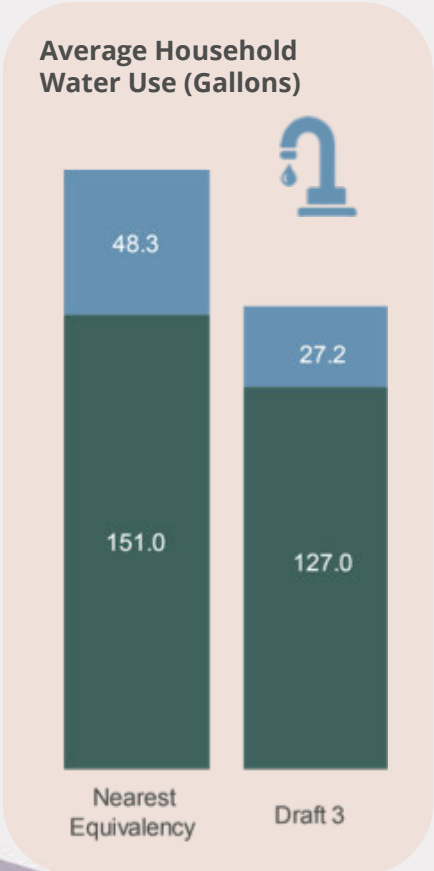


DRAFT 3

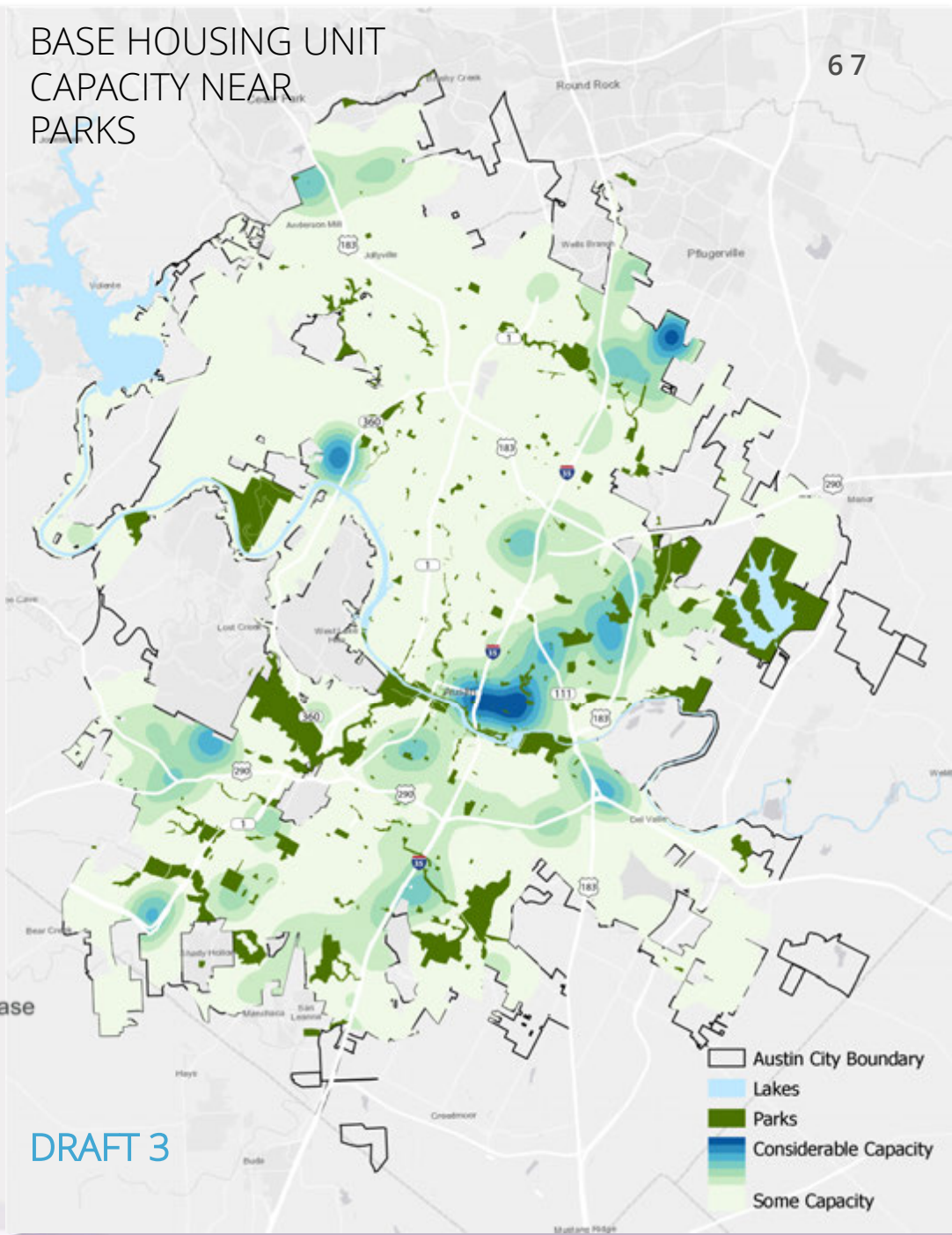
□ Austin City Boundary  
■ Lakes  
● AISD Schools  
■ Considerable Capacity  
■ Some Capacity



# NATURE IN THE CITY

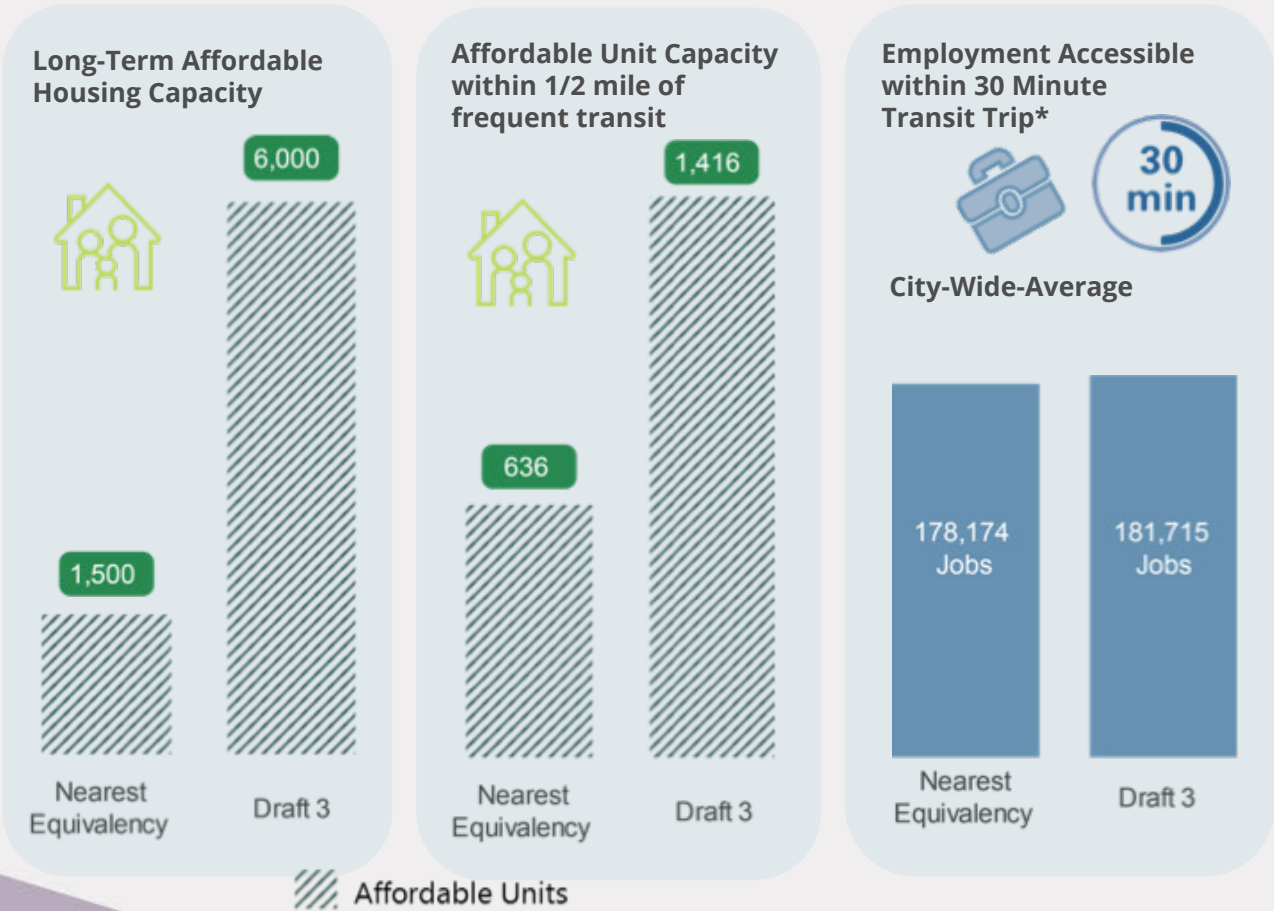


## BASE HOUSING UNIT CAPACITY NEAR PARKS

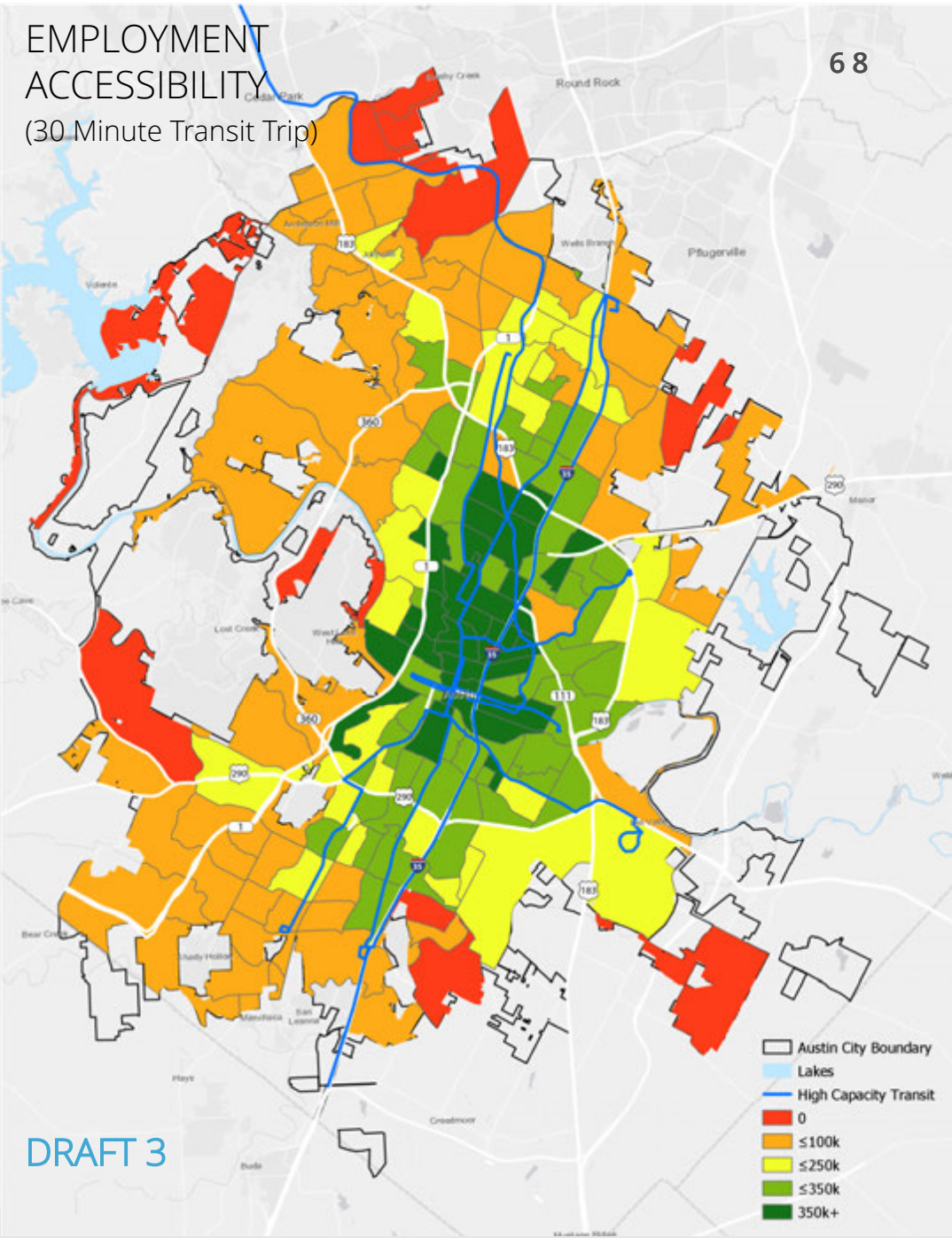


\*based on City of Austin's "Fully Developed Floodplains"

# PATHS TO PROSPERITY

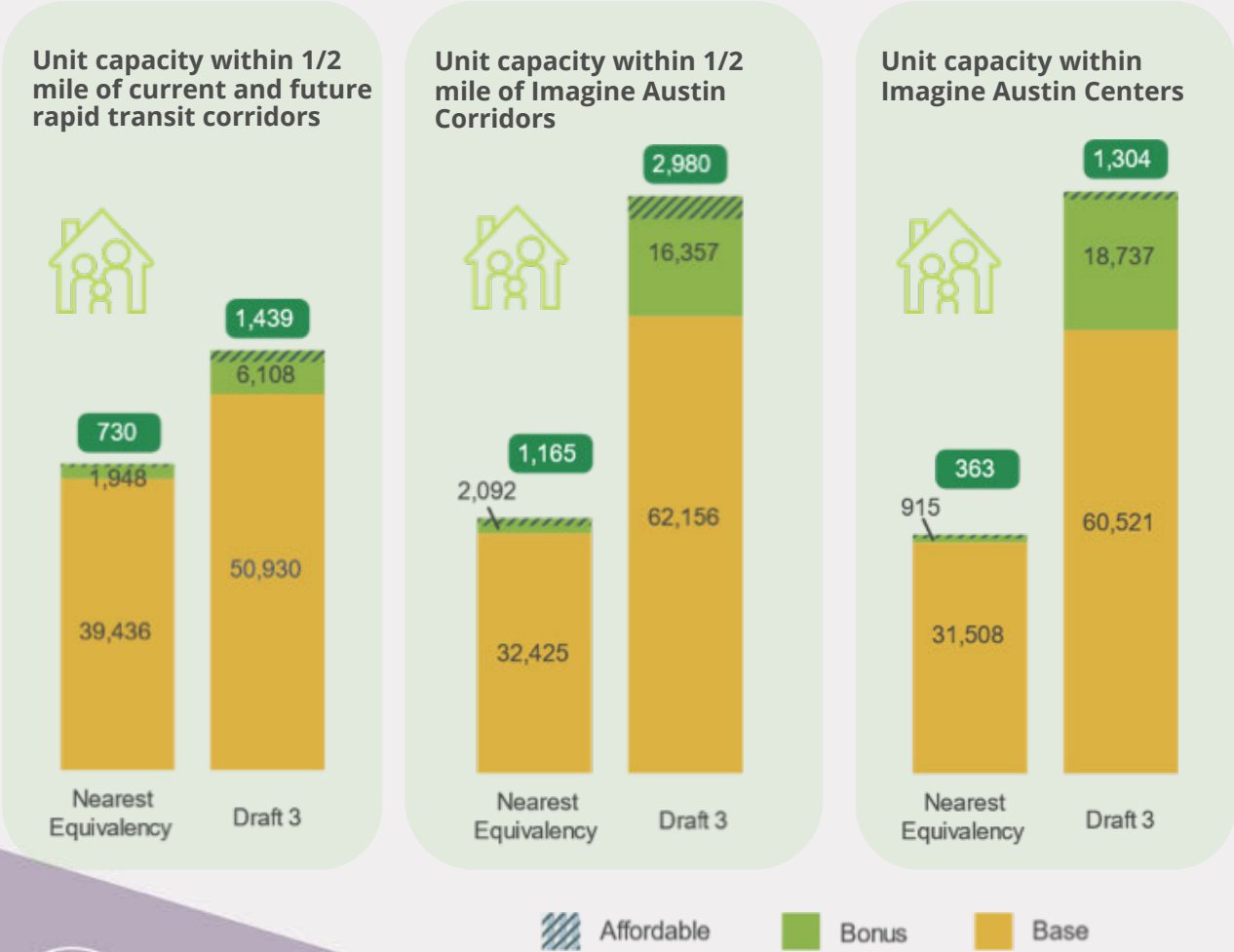


*\*based on Capital Metro's Connections 2025 Network*

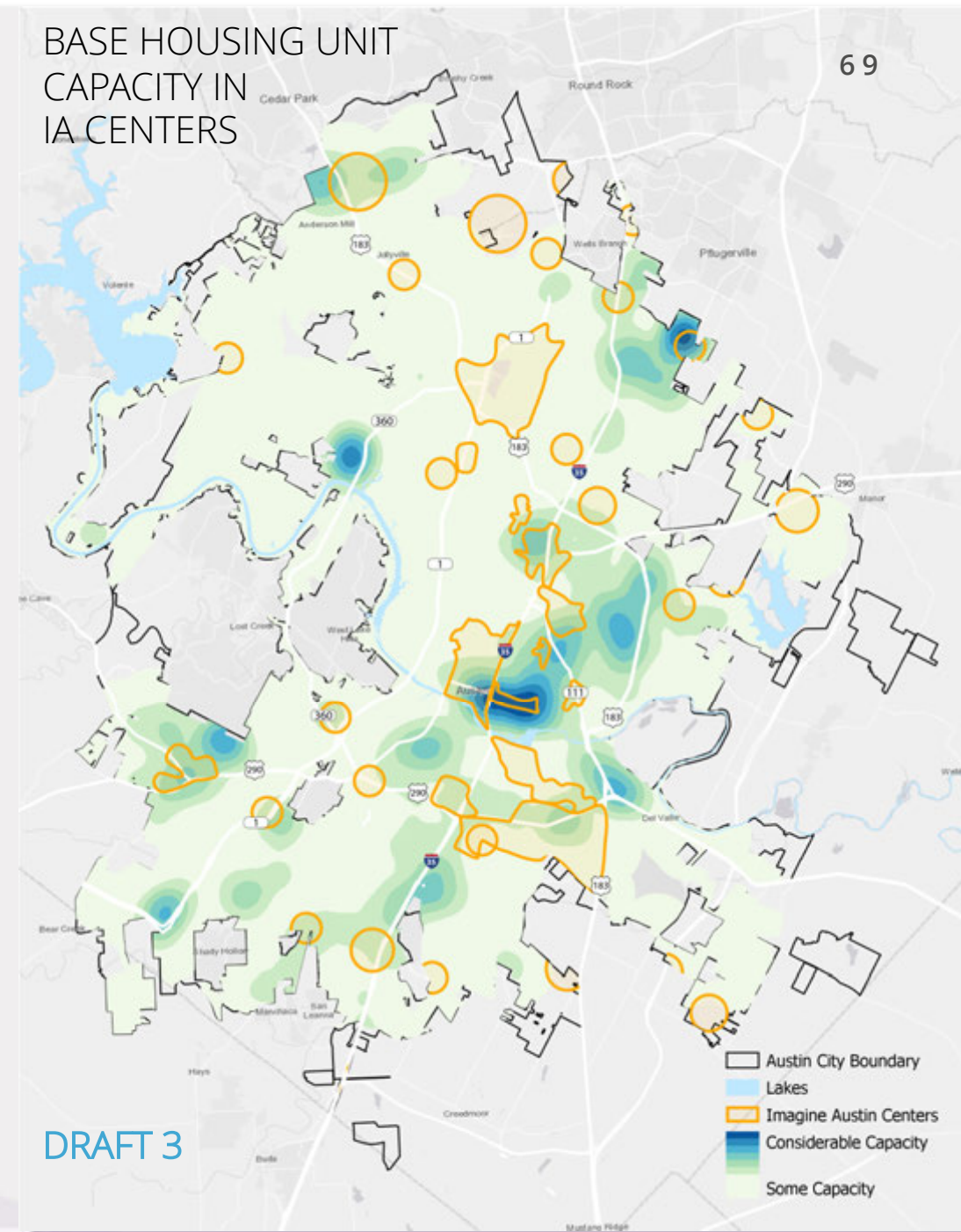




# COMPACT AND CONNECTED



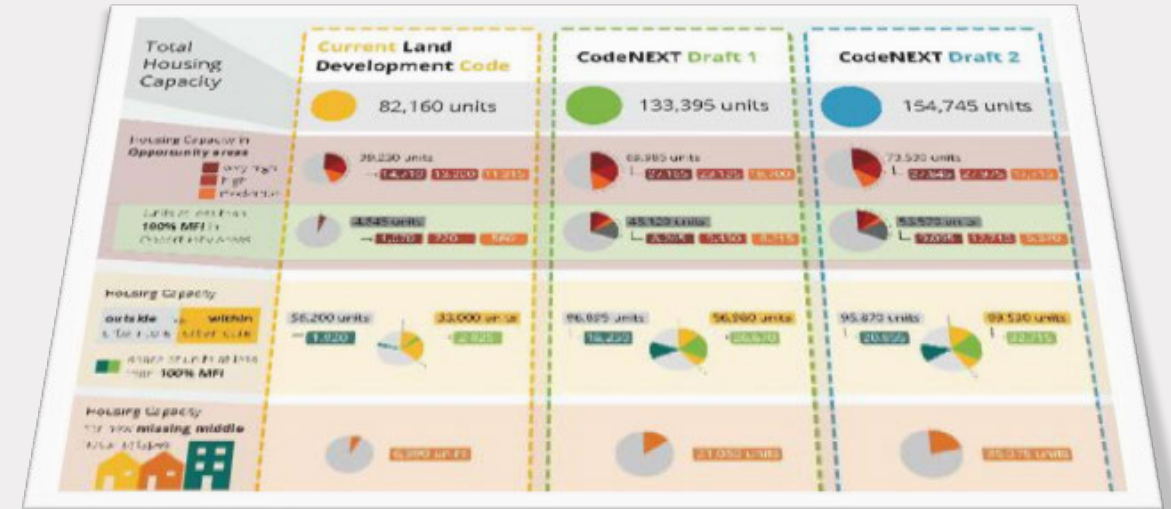
## BASE HOUSING UNIT CAPACITY IN IA CENTERS





PLANNING COMMISSION EVALUATION

	Nearest Equivalency	"Draft 3"
POLICY 1: ALLOW MIXED USE IN COMMERCIAL ZONES		
POLICY 2: ADUs EVERYWHERE		
POLICY 3: INCREASE ENTITLEMENTS IN IA CENTERS		
POLICY 4: INCREASE ENTITLEMENTS ON CORRIDORS		

HOUSING REPORT CARDADDITIONAL INDICATORS

- Household Vehicle Miles Traveled (VMT)
- Household Transit Use
- Tax Revenue Capacity
- Impervious Cover
- And more...

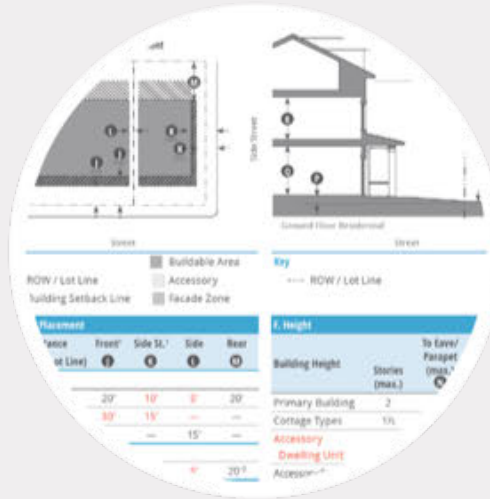
# NEXT STEPS



CODENEXT

FALL 2017

next  
steps



## Code Text

Draft 3  
February 12, 2018



## Code Map

Draft 3  
February 12, 2018



## Adoption Process

Starts April 2018:

- Planning Commission
- Zoning & Platting Commission
- Environmental Commission
- Historic Landmark Commission
- City Council



CODENEXT

FEBRUARY 13, 2018