

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

City Council Work Session
Code Draft Preview
February 22, 2017



CODENEXT

22-FEB-17

1

PROCESS

Update on
outreach
efforts

5 minutes

2

Zoning
additional
details on
standards

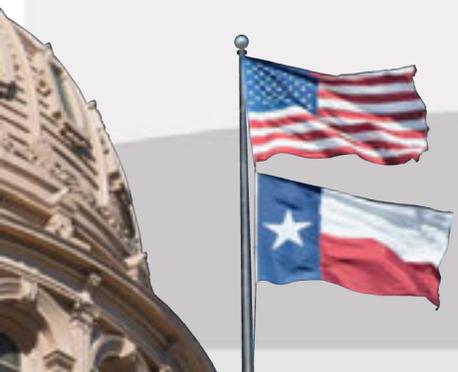
30 minutes

3

Next Steps

What to expect
over the next
few months

5 minutes



PART 1

PROCESS



Code Roll Out February 1, 2017

District 1: 38	District 6: 6
District 2: 17	District 7: 36
District 3: 39	District 8: 26
District 4: 20	District 9: 82
District 5: 39	District 10: 35
Owner: 254	
Renter: 127	



500+
People

*Not all participants provided information on District or Owner vs Renter

Open House February 18, 2017

First of five public open houses to discuss the Code Text.



Future Open Houses Across Austin

- **February 25th 1-3pm**

Lanier High School

1201 Payton Gin Rd.

- **March 4th 1:30-3:30pm**

LBJ Early College High School

7309 Lazy Creek Dr.

- **March 25th Noon-2pm**

Stephen F. Austin High School

1715 Cesar Chavez St.

- **April 1th Noon-2pm**

Westwood High School,

12400 Mellow Meadow Dr.

Code Comment Tool

Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.

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

The image shows a screenshot of the CodeNext website interface. At the top, the browser address bar shows the URL <https://codenext.civiccomment.org/chapter-23-3-general-planning-standards>. The website header includes the CodeNext logo with the tagline 'SHAPING THE AUSTIN WE IMAGINE' and the text 'City of Austin Draft Land Use Code'. The main content area displays the title 'Chapter 23-3: General Planning Standards for...' with a 'See More' link. Below the title is a navigation bar with search, page (13 of 106), and download options. A table of contents is visible, listing sections like 'Division 23-3B-1: Parkland Dedication' and 'Contents' with sub-sections like 'Purpose and Applicability', 'Dedication of Land or Payment in Lieu of Building Permits', and 'Administrative Authority'. A large purple '184+' and 'USERS' overlay is positioned in the upper right, and a large orange '328+' and 'COMMENTS' overlay is in the lower right. The CodeNext logo is also present in the bottom right corner of the screenshot.

Code Comment Tool

184 Users have been registered; and

328+ Comments have been made.

25% questions that will be addressed in the Frequently Asked Questions

67% recommendations that will be evaluated for the PC/ZAP Draft

8% responses to a comment or question.

<https://codenext.civicomment.org/>



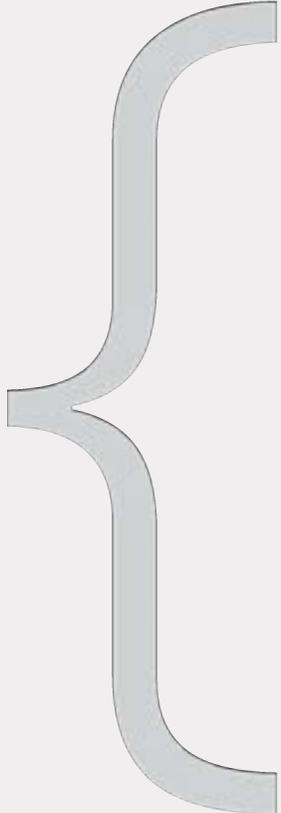
The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

Imagine Austin lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.

2012



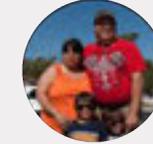
Core Principles for Action



Grow as a compact, connected city



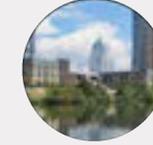
Integrate nature into the city



Provide paths to prosperity for all



Develop as an affordable and healthy community

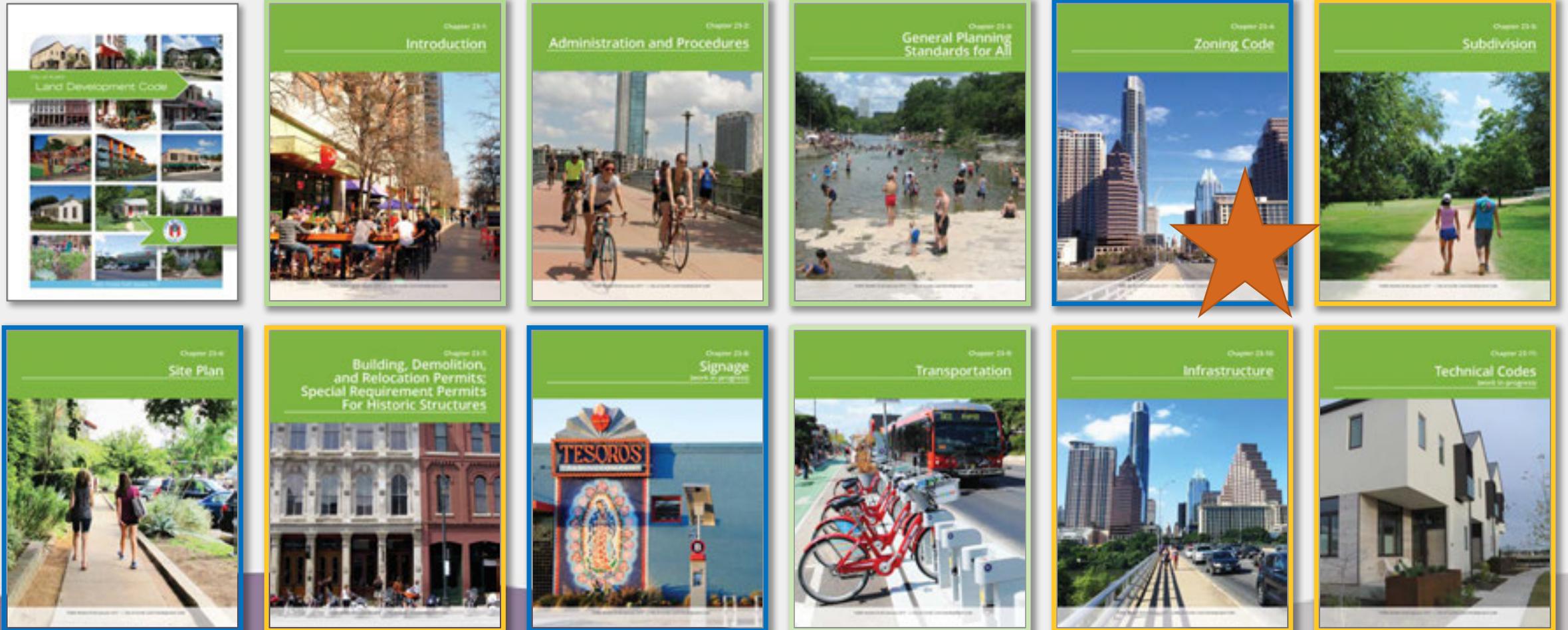


Sustainably manage water, energy and other environmental resources



Endorse innovation and creativity throughout the city

anatomy of THE CODE



PRIMARY AUTHOR



Staff

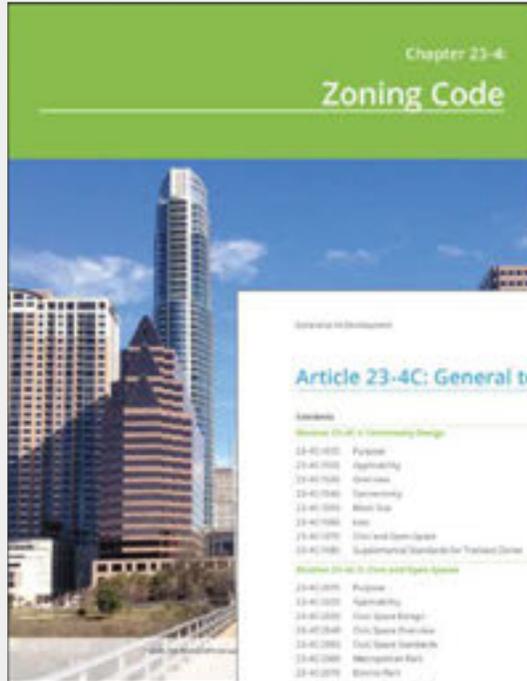


Staff & Consultant



Consultant

ARTICLE 23-4C



General to All Development

Article 23-4C: General to All Development

Section 23-4C-1: Community Design

- 23-4C-1-010 Purpose
- 23-4C-1-020 Applicability
- 23-4C-1-030 Objectives
- 23-4C-1-040 Community
- 23-4C-1-050 Urban Form
- 23-4C-1-060 Art
- 23-4C-1-070 Civic and Open Space
- 23-4C-1-080 Supplemental Standards for Transit Corridor

Section 23-4C-2: Civic and Open Spaces

- 23-4C-2-010 Purpose
- 23-4C-2-020 Applicability
- 23-4C-2-030 Civic Space Strategy
- 23-4C-2-040 Civic Space Provision
- 23-4C-2-050 Civic Space Standards
- 23-4C-2-060 Metropolitan Park
- 23-4C-2-070 Historic Park
- 23-4C-2-080 Neighborhood Park
- 23-4C-2-090 Regional Park
- 23-4C-2-100 Open Space
- 23-4C-2-110 Garden
- 23-4C-2-120 Square
- 23-4C-2-130 Plaza
- 23-4C-2-140 Pocket Plaza
- 23-4C-2-150 Pocket Park
- 23-4C-2-160 Family-Friendly Play Area
- 23-4C-2-170 Community Garden

10/18/16 Supplemental Development Code - 1 Public Review Draft/January 2017

46/48

General to All Development

Community Design

Civic and Open Spaces

Connected Subdivisions

Strengthening existing regulations for street, sidewalk, and trail connectivity encourages development that is compact and connected.



austintexas.gov/codenext/housing

Human-scale Street Design

Everyone starts and ends trips as a pedestrian. Requirements for street design include human-scale elements to invite walkability including sidewalks, street trees for shade, and frontage designs that reflect the character of their context.



Anticipate Future Growth

The new code provides tools to refine growth along corridors and centers, allow neighborhoods to grow intentionally while maintaining their distinct character, and create walkable places in greenfield development.



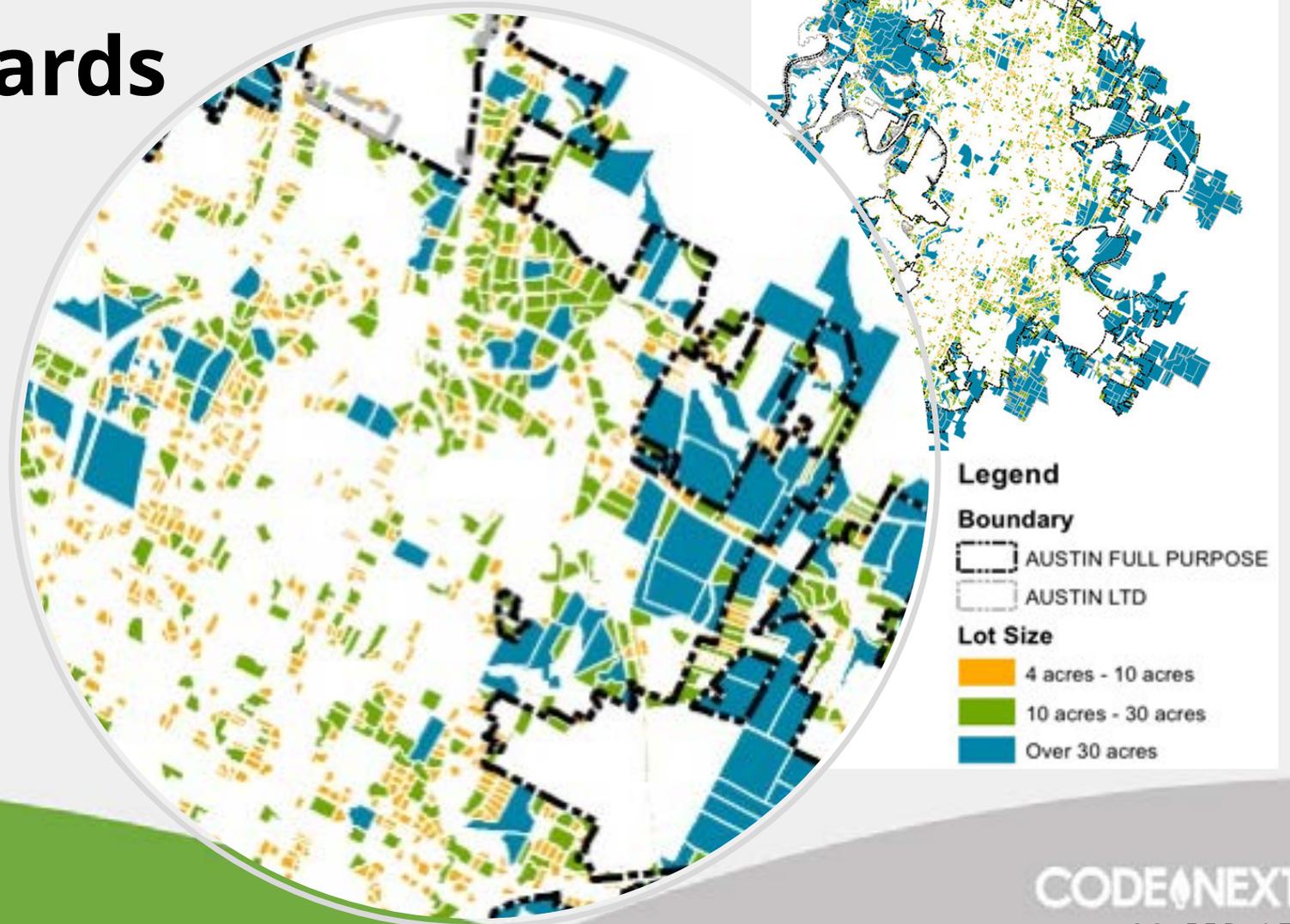
austintexas.gov/codenext/community

23-4C-1

COMMUNITY DESIGN

Additional Standards for Large Sites

Connectivity have been made clearer.



Connectivity

Connectivity have been made clearer.

1

Streets

Organize a network of streets in compliance with the standards in Section 23-4C-1040 (Connectivity) using the allowed thoroughfare types.



2

Blocks

Create a series of blocks in compliance with the standards in Section 23-4C-1050 (Block Size).



3

Civic Space

Create lots in compliance with the standards in Section 23-4C-1060 (Lots).



4

Alleys

Allocate civic spaces and civic buildings in compliance with the standards in 23-4C-1070 (Civic and Open Space) and Article 23-3B (Parkland Dedication).



5

Transect Zones

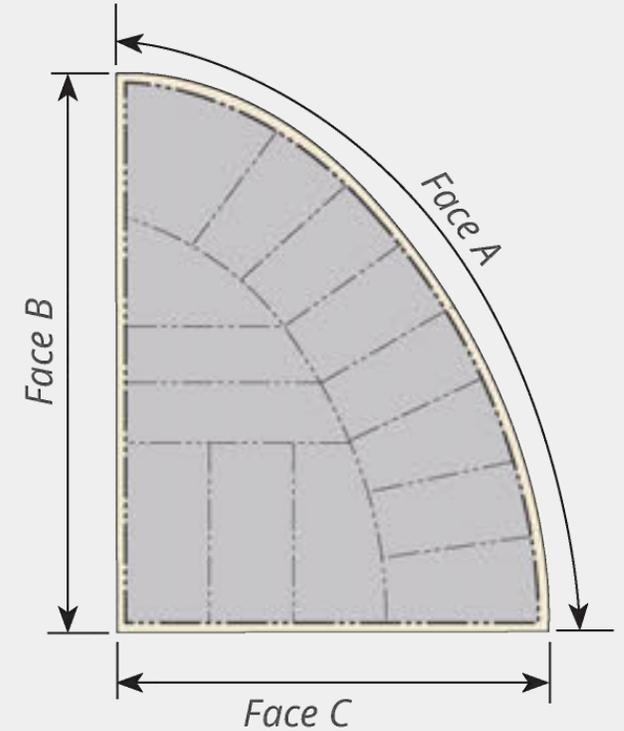
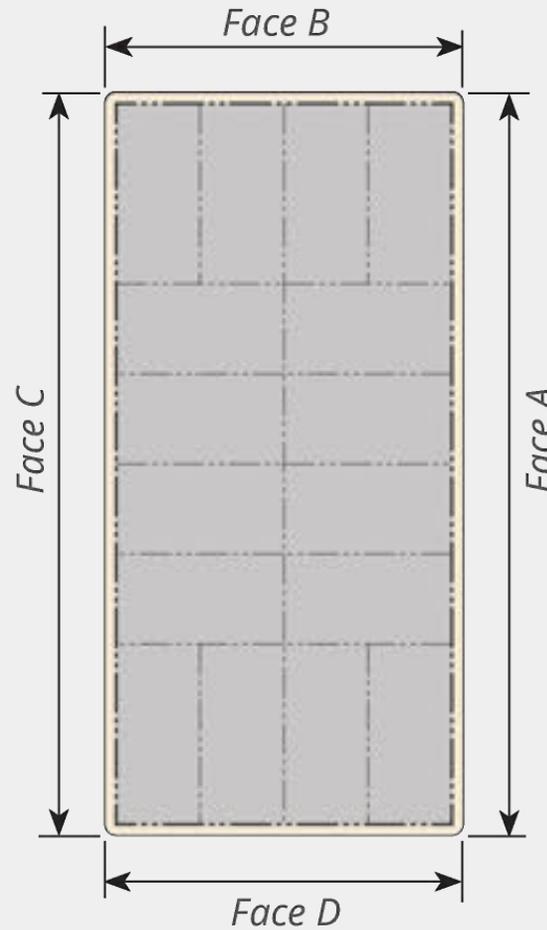
For developments in Transect Zones, allocate transect zones in compliance with the standards in 23-4C-1080 (Supplemental Standards for Transect Zones).

23-4C-1

COMMUNITY DESIGN

Block Size

New standards are calibrated for creating walkable and connected environment.



Lots

Provides standards for the lots.

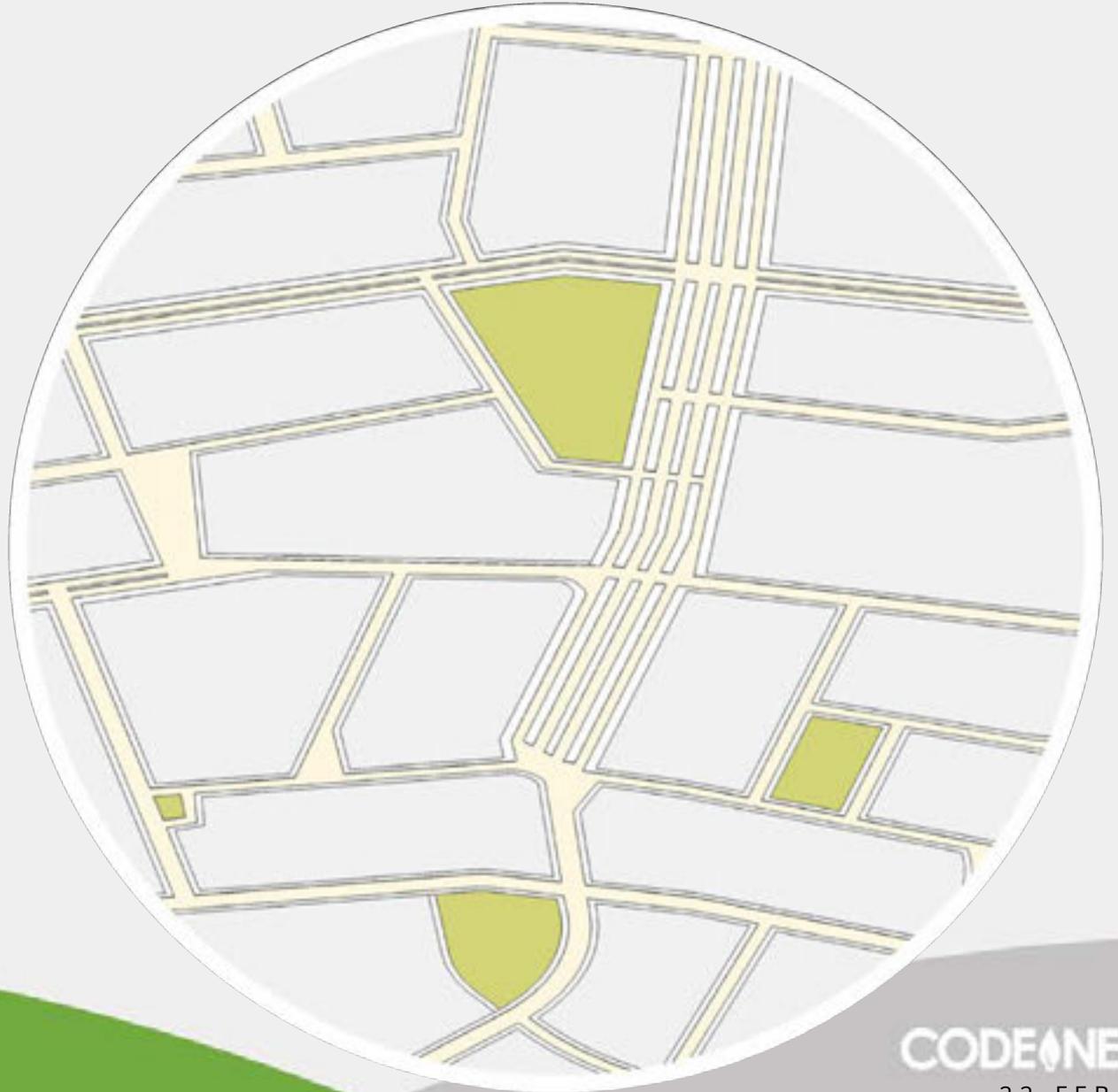


23-4C-1

COMMUNITY DESIGN

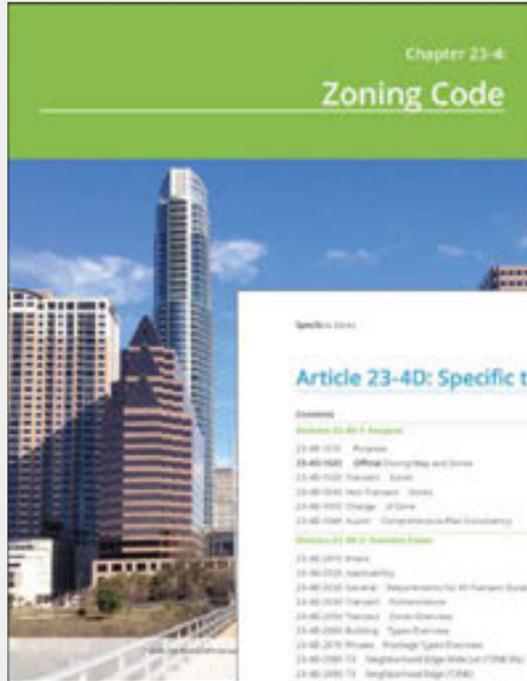
Connected Civic and Open Space

Distributed throughout neighborhoods.



ARTICLE 23-4D

Specific to Zones



Article 23-4D: Specific to Zones

Sections

Section 23-4D-1: Purpose

- 23-4D-101 Purpose
- 23-4D-102 Official Zoning Map and Order
- 23-4D-103 Residential Zones
- 23-4D-104 Non-Residential Zones
- 23-4D-105 Change of Zone
- 23-4D-106 Future Comprehensive Plan Consistency

Section 23-4D-2: Residential Zones

- 23-4D-201 Intent
- 23-4D-202 Applicability
- 23-4D-203 Historical Requirements for All-Purpose Zones
- 23-4D-204 Transit- Oriented Communities
- 23-4D-205 Transit- Oriented Communities
- 23-4D-206 Building Type Overview
- 23-4D-207 Office Working Type Overview
- 23-4D-208 TA Neighborhood Edge Model (TAEM)
- 23-4D-209 TA Neighborhood Edge (TAEM)
- 23-4D-210 TA Neighborhood Edge District (TAEMD)
- 23-4D-211 TA Neighborhood Intermediate District (TAEMID)
- 23-4D-212 TA Neighborhood Intermediate District (TAEMID)
- 23-4D-213 TA Neighborhood Middle District (TAEMMD)
- 23-4D-214 TA Neighborhood Middle District (TAEMMD)
- 23-4D-215 TA Neighborhood District (TAEMD)
- 23-4D-216 TA Urban District (TAEMUD)
- 23-4D-217 TA Urban (TAEMU)
- 23-4D-218 TA Urban (TAEMU)
- 23-4D-219 TA Urban (TAEMU)
- 23-4D-220 TA Urban (TAEMU)
- 23-4D-221 Supplementary Grouped Building Type Standards
- 23-4D-222 Supplementary Grouped Building Type Standards

Section 23-4D-3: Residential Non-Transsect Zones

- 23-4D-301 Intent
- 23-4D-302 Applicability
- 23-4D-303 Residential Zones

- Transect Zoning Districts
- Residential Non-Transsect Zones
- Commercial Non-Transsect Zones
- Industrial Non-Transsect Zones
- Other Zones
- Overlay Zones

Strengthen Neighborhoods

More refined zoning districts that better reflect the variety of conditions found in Austin neighborhoods and the integration of existing tools such as Residential Design standards make development more predictable.



austintexas.gov/codenext/community

Diverse Places for People

By refining existing zones and adding a suite of place-based transect zones, the new code allows for the creation of more diverse places with a variety of housing types in a range of suburban and urban settings.



austintexas.gov/codenext/community

More Diverse Housing Choice

Austinites will be able to find the type of housing that makes the most sense for them by allowing a greater diversity of housing types in neighborhoods and more diverse opportunities for places to live.



austintexas.gov/codenext/housing

Walk to Shops and Services

The new zoning code allows for more Austin neighborhoods beyond the urban core to enjoy the convenience of neighborhood retail and services within walking distance of homes.



austintexas.gov/codenext/mobility

Right-size Zoning

Compatibility regulations have been embedded into base zones, and new transect zones have been developed with finer-grain regulations for form of buildings, size, and placement to minimize the need for additional overlays.

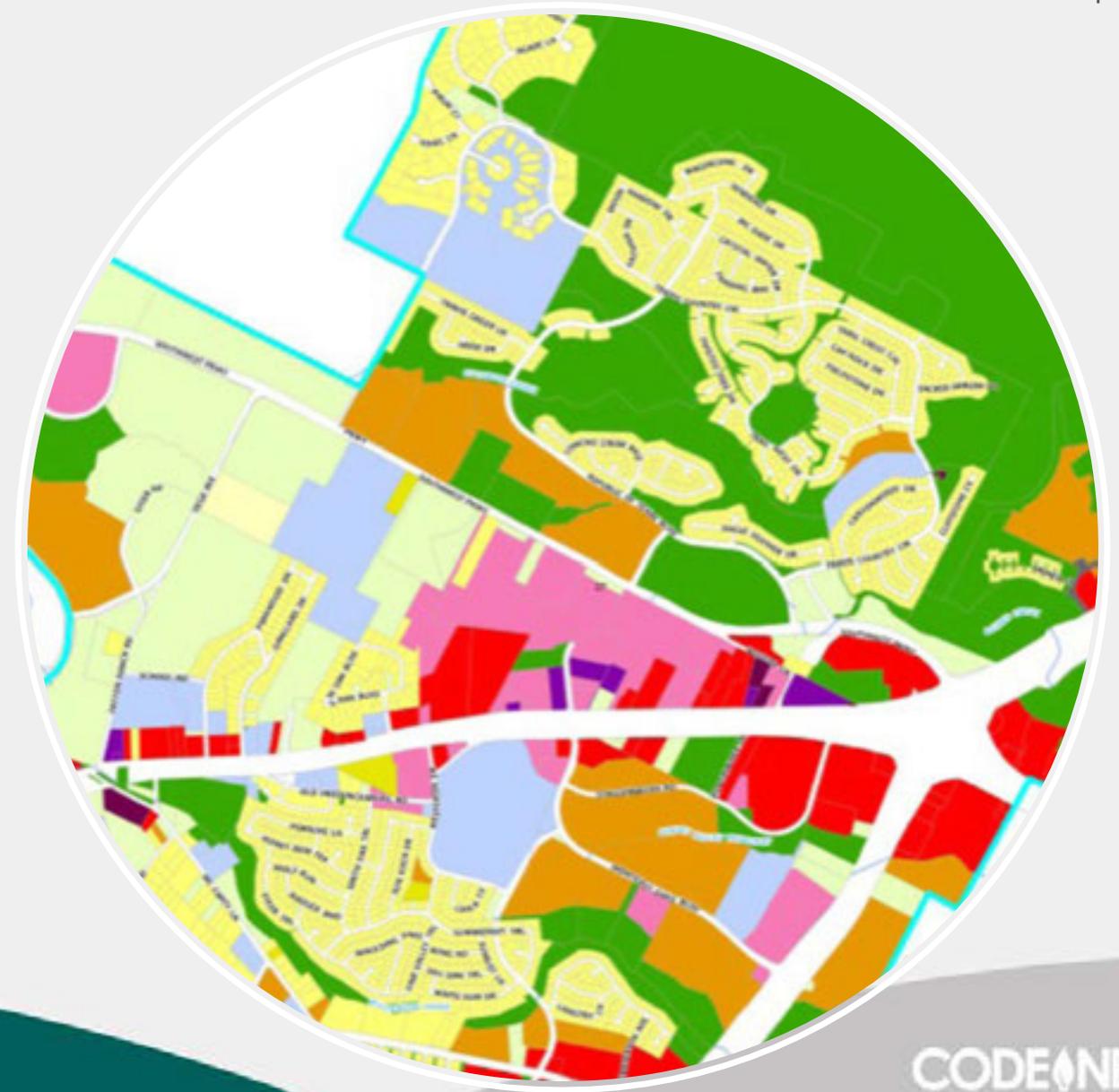


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PERMITTING

Clearer Zoning Districts

Complete, predictable design standards with emphasis on compatibility are embedded within zones. Robust base zones allow overlays to be simplified or eliminated, reducing complexity.



austintexas.gov/codenext/permitting

Article 10

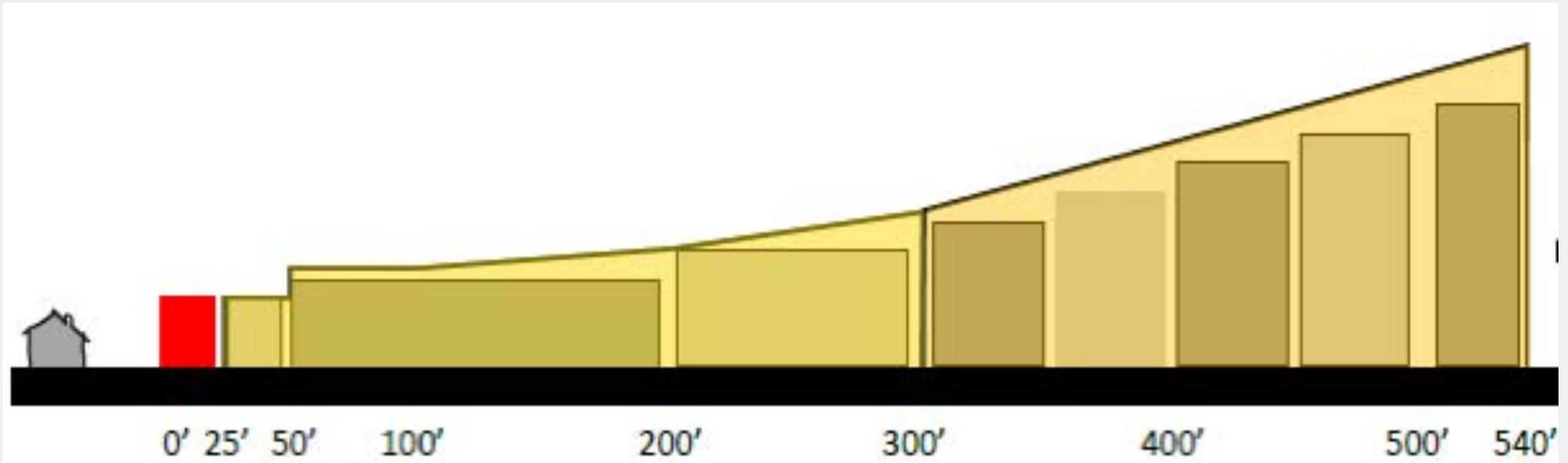
Compatibility

Height
Building Setbacks
Screening
Building Design
Scale & Clustering



Article 10

Existing Compatibility



Article 10 Compatibility

Allowed Heights

-  No Structure Allowed
-  30' or 2 Stories
-  40' or 3 Stories
-  Up to 50'
-  Up to 60'
-  Up to 85'
-  Up to 110'
-  Up to 120'



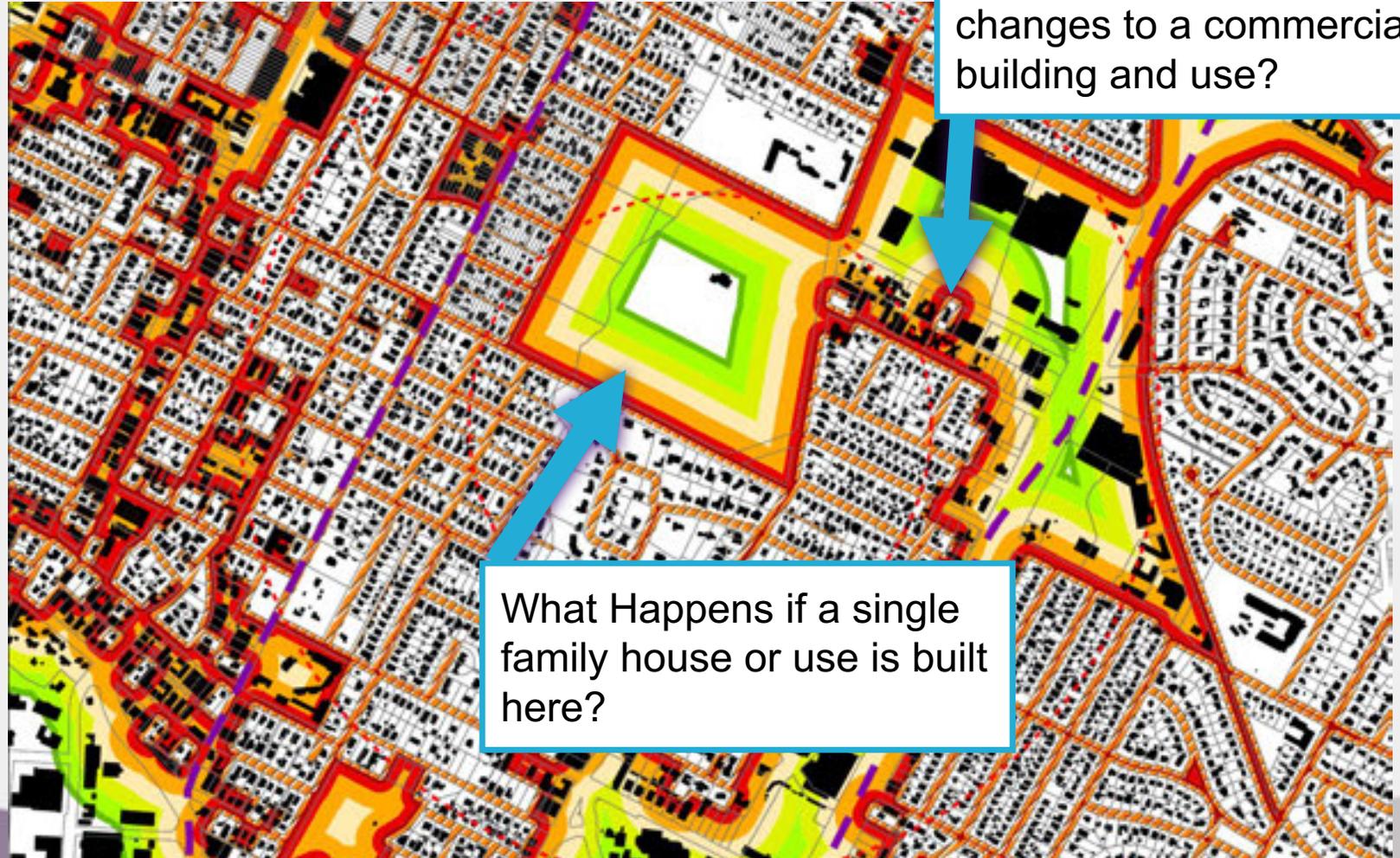
What Happens if this single family house changes to a commercial building and use?

Article 10

Compatibility

Allowed Heights

-  No Structure Allowed
-  30' or 2 Stories
-  40' or 3 Stories
-  Up to 50'
-  Up to 60'
-  Up to 85'
-  Up to 110'
-  Up to 120'



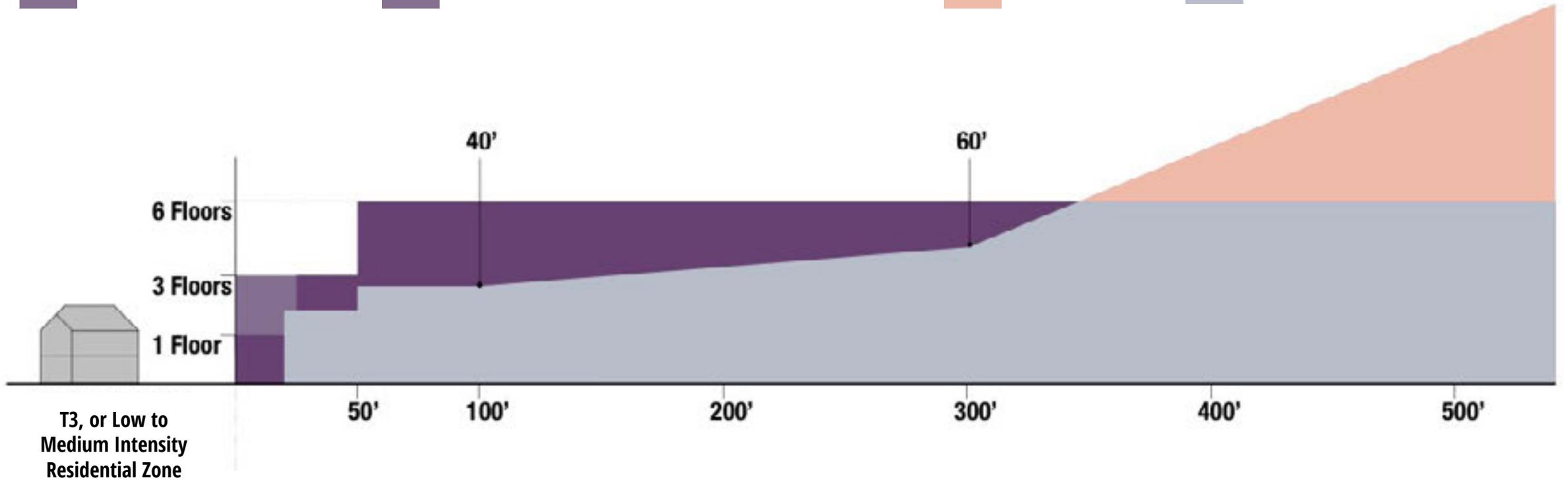
What Happens if this single family house changes to a commercial building and use?

What Happens if a single family house or use is built here?

23-4D-2

TRANSECT ZONING DISTRICTS

T4 MAIN STREET **T5 MAIN STREET & T5 URBAN** **EXISTING** **SAME STANDARD**



Article 10

Compatibility

Allowed Heights

-  No Structure Allowed
-  30' or 2 Stories
-  40' or 3 Stories
-  Up to 50'
-  Up to 60'
-  Up to 85'
-  Up to 110'
-  Up to 120'



Height limit can be accomplished in the mapping of an appropriate zone.

Aerial



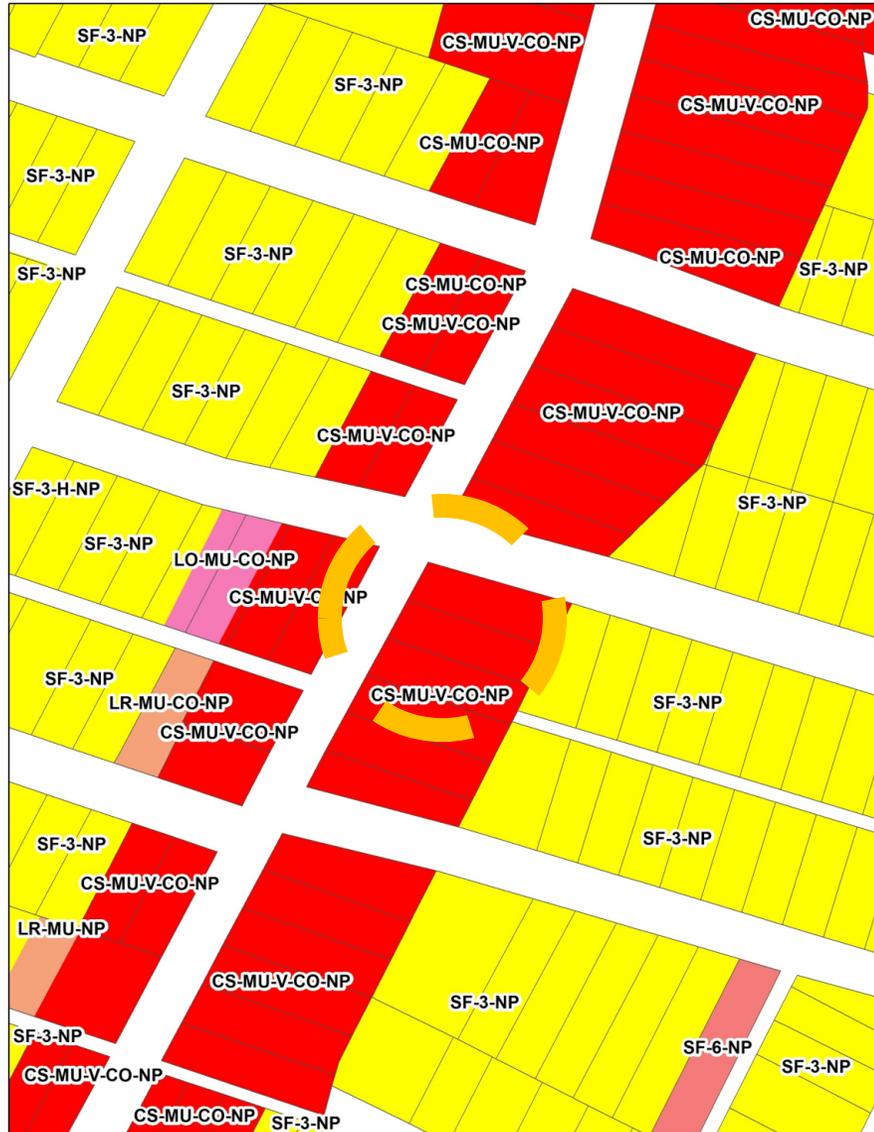
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Gmapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



S. FIRST AT MARY ST.

Existing Zoning (Title 25)

CS-MU-V-CO-NP



Article 10

Compatibility

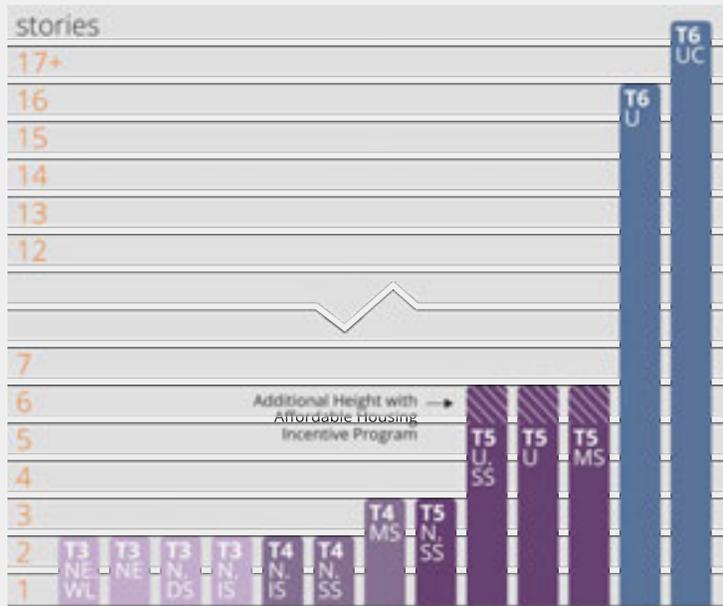


F. Height

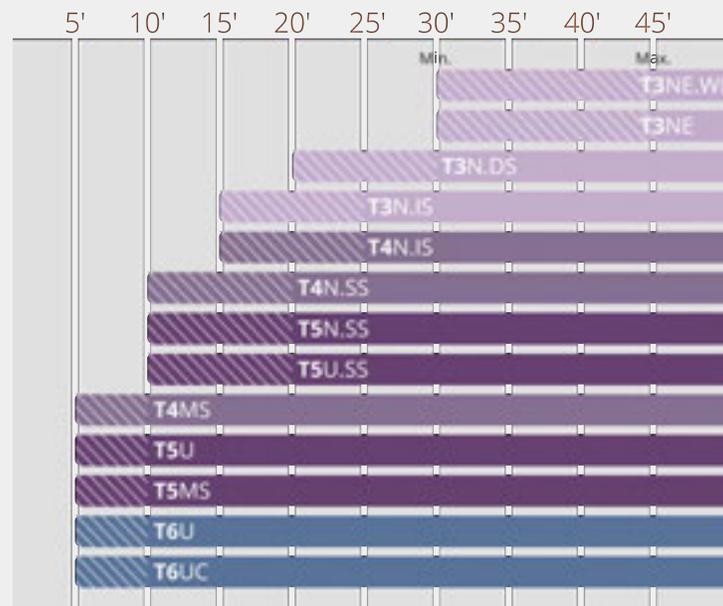
Building Height	Stories (max.)	To Eave/ Parapet (max.) N	Overall (max.)
Primary Building	3	45'	55'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	—



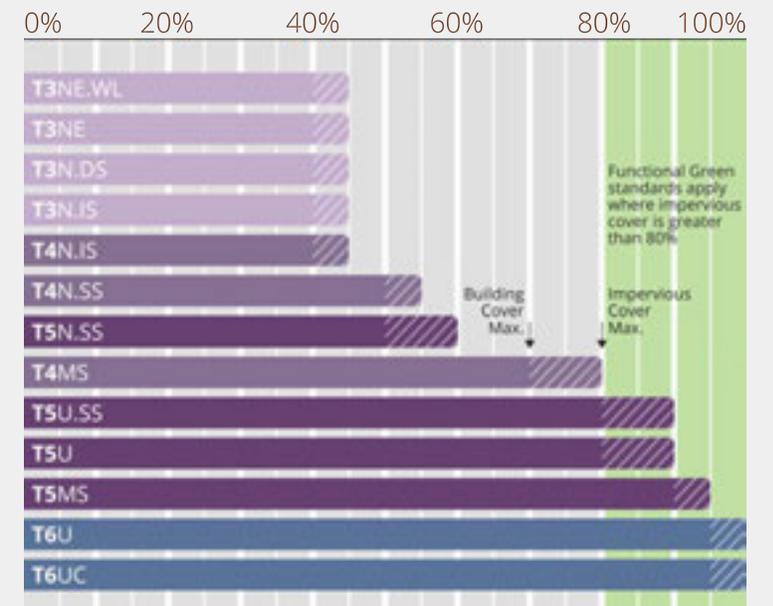
transect zone COMPARISONS



Building Height



Front Setback



Building Cover / Impervious Cover

building TYPES

Small House Form



Cottage House



Small House



Duplex:
Front-and-back



Duplex:
Stacked

Medium House Form



Wide House



Long House



Duplex:
Side-by-Side



Multiplex:
Medium



Missing Middle Housing

A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

Large House Form



Rowhouse:
Medium



Multiplex:
Large

Multiple House Form



Cottage Court



Cottage Corner

Accessory Building Form



Accessory Dwelling Unit (ADU)

Block Form



Live/Work



Main Street



Courtyard Building



Rowhouse:
Large



Low-Rise

Large Block Form



Mid-Rise



High-Rise/
Tower



transect zones AT-A-GLANCE

T3

T4

T5

T6

LESS URBAN ←

→ MORE URBAN

<p>T3 Neighborhood Edge - Wide Lot</p> <p>T3 Neighborhood Edge</p> <p>T3 Neighborhood - Deep Setback</p> <p>T3 Neighborhood - Intermediate Setback</p>				<p>T4 Neighborhood - Intermediate Setback</p> <p>T4 Neighborhood - Shallow Setback</p> <p>T4 Main Street</p>			<p>T5 Neighborhood - Shallow Setback</p> <p>T5 Urban - Shallow Setback</p> <p>T5 Urban</p> <p>T5 Main Street</p>				<p>T5 Urban</p> <p>T6 Urban Core</p>			
<p>T3NE.WL</p> <p>T3NE</p> <p>T3N.DS</p> <p>T3N.IS</p>				<p>T4N.IS*</p> <p>T4N.SS*</p> <p>T4MS*</p>			<p>T5N.SS*</p> <p>T5U.SS*</p> <p>T5U*</p> <p>T5MS*</p>				<p>T6U</p> <p>T6UC</p>			
<p>Building Height Up to 2 Stories</p> <p>Building Types Wide House Long House Duplex: Side-by-side ADU</p>				<p>Building Height Up to 2 Stories</p> <p>Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU</p>			<p>Building Height Up to 3 Stories</p> <p>Building Types Rowhouse: Medium Live/Work Main Street ADU</p>				<p>Building Height Up to 6 Stories</p> <p>Building Types Main Street Live/Work Mid-Rise</p>		<p>Building Height Up to 16 Stories</p> <p>Building Types Main Street Mid-Rise High-Rise/Tower</p>	

* Zone may be designated with "Open" sub-zone having the same building form regulations but allowing for a more diverse mix of uses.

23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

Compatibility- Applicability

Medium to High Intensity Residential Zone or any Commercial Non-Transsect Zone located

directly adjacent to or across an alley from

a Low to Medium Intensity Residential Zone or T3 Transect Zone

Trigger Zones	Compatibility Required In
<ul style="list-style-type: none">• Rural Residential• Very Low Density• Low Density• Low Medium Density• Low Medium Density-Small Lot• T3	<ul style="list-style-type: none">• Medium Density• Medium High Density• High Density• Very High Density• Neighborhood Commercial• Local Commercial• General Commercial• Regional Commercial• Service Commercial• Highway Commercial• Commercial Core• Flex Industrial

23-4D-3&4

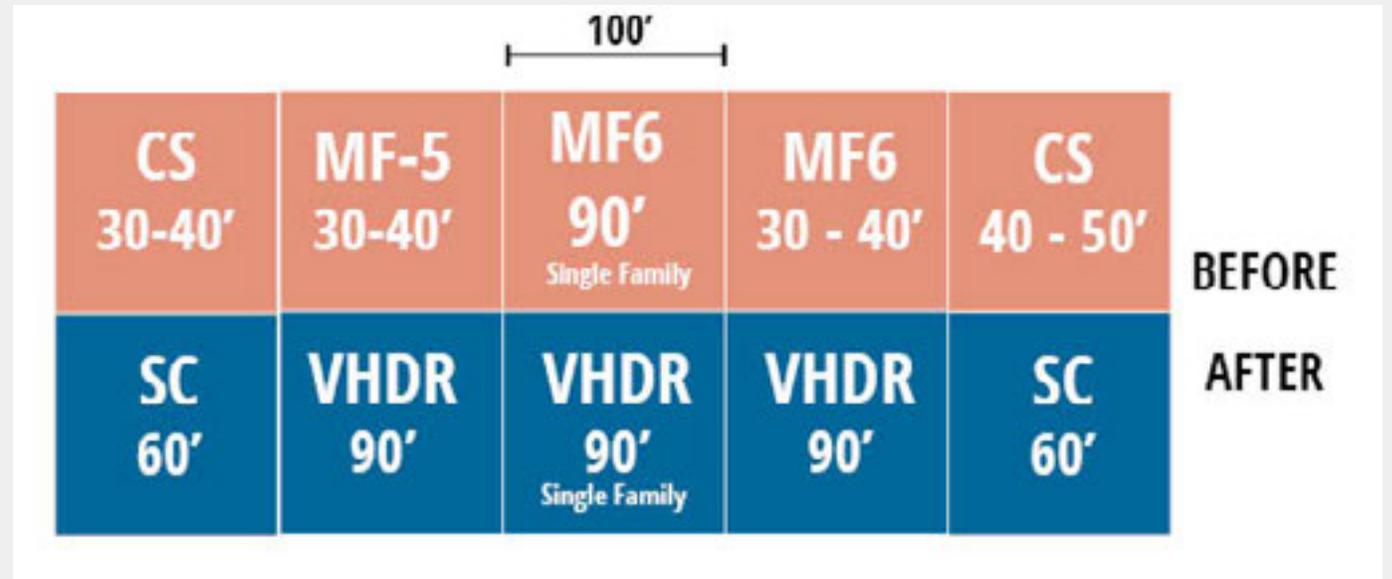
NON-TRANSECT ZONING DISTRICTS

Compatibility- Applicability

Protects low density areas.

Allows commercial areas to transition and accommodate growth.

Simplifies applicability, doesn't change.



23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

Compatibility-Setbacks

Increase building setback.

Impervious Cover may not be ... due to unique site characteristics, such as ... berways, and steep slopes. Where necessary, ... subject shall reduce the impervious cover to ... ply with other requirements of this Title.

Building Placement

Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum, except when adjacent to:	10'	15'	5'	10'
Low to Medium Intensity Residential Zone	15'	15'	50'	50'
Medium to High Intensity Residential Zone and/or T3 Transect Zone	15'	15'	25'	25'
Commercial Zone	15'	15'	15'	15'

Density

Number of Dwelling Units per Acre	54
Ratio (max)	1.0

Affordable Units. Developments ... qualify for a density bonus ... onment meets the

Landscaping

Perimeter Planting Area

Front or Side Street

Quantity and location of street setback must meet Division 23-4E-4 (Landscaping)

Side or Rear

Any Residential Zone or Transect Zone

Commercial Zone

Building and Parking Lot

Foundation Planting parking aisle front:

- 1 story structure
- Greater than

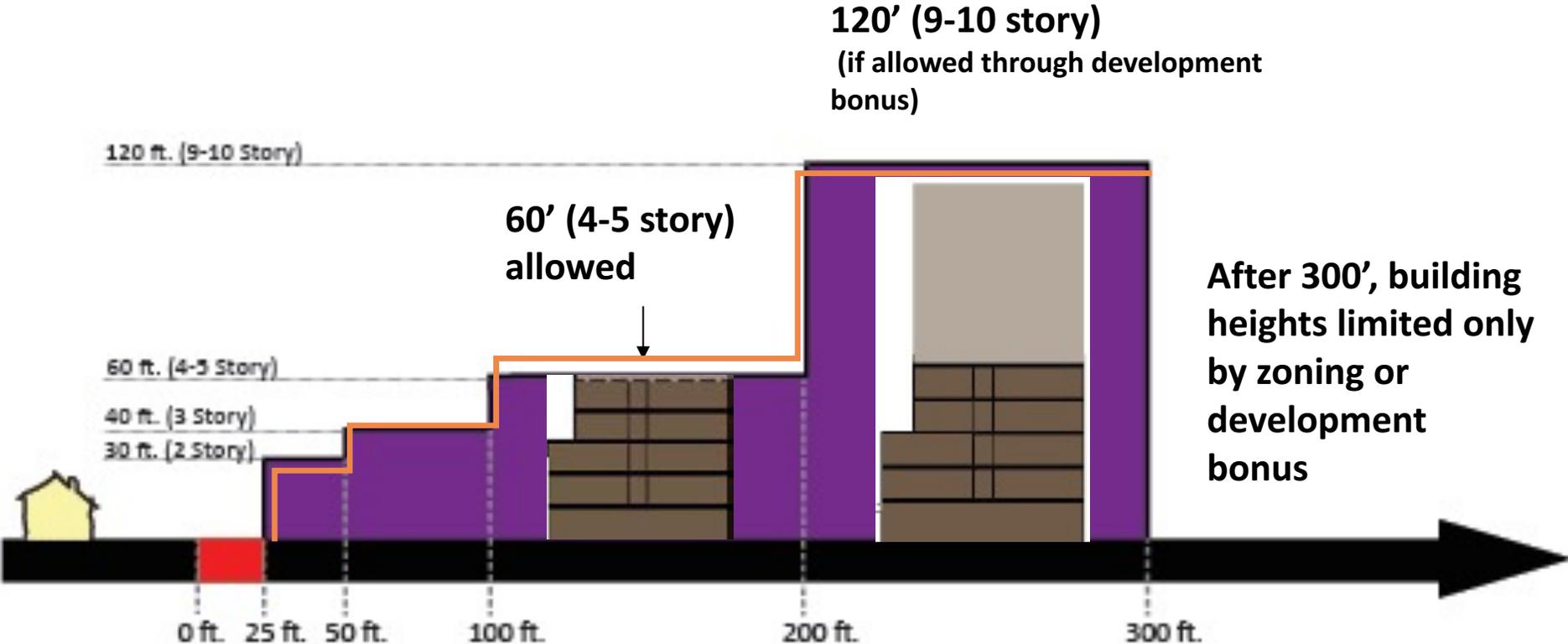
Planting P

See

23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

East Riverside Compatibility



Note: No change in first 100' from current compatibility standards except increased design guidelines.

23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

Compatibility-Height

Distance from trigger property	Height
0-50'	30' max
50'-100'	40' max
> 100'	Base zone max

are not included in the ...
 g FAR. Residential units are allowed ...
 n to maximum FAR.

Building Form	Stories (max.)	Overall (max.)
Building Height	3	40'

Building Height Stepback

Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

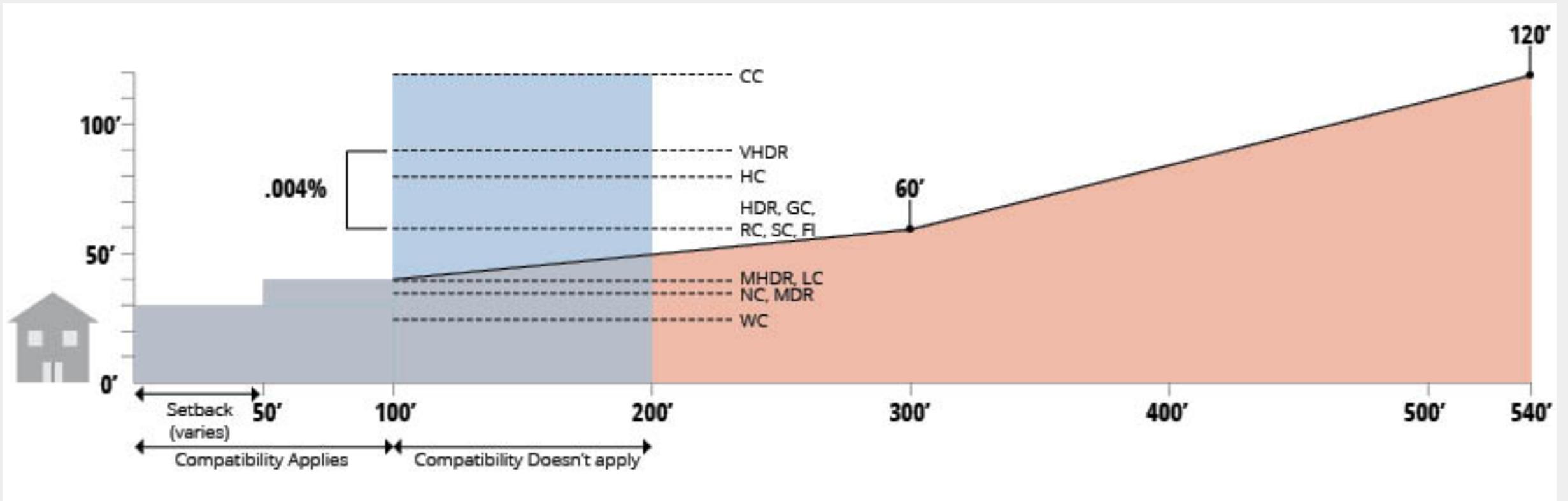
Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
50'-100'	Less than or equal to 40'
More than 100'	Set by Zone Standards

Development Code | P...

23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

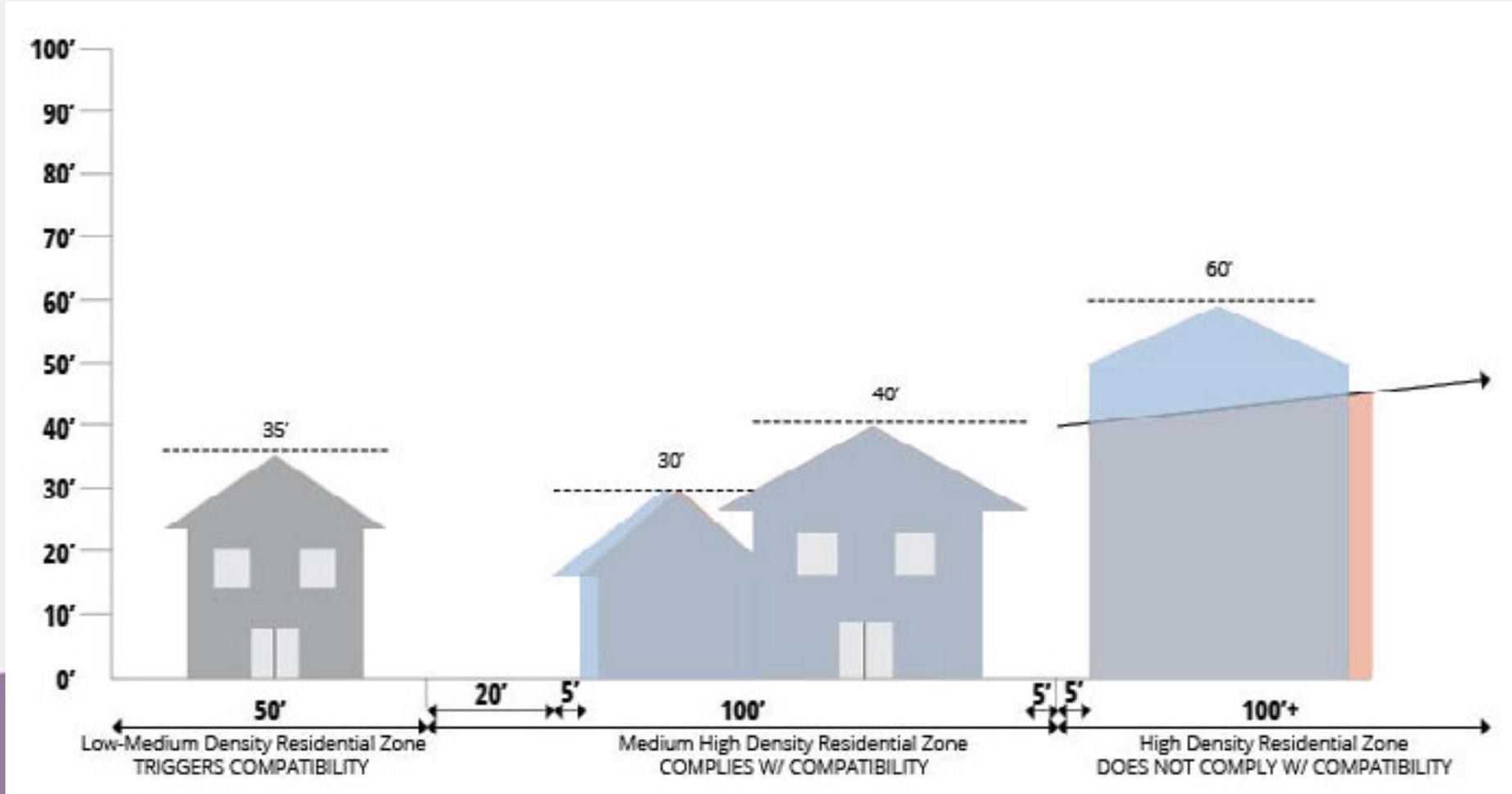
PROPOSED **EXISTING** **SAME STANDARD**



23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

■ PROPOSED **■ EXISTING** **■ SAME STANDARD**



What Happened to...

Conditional Overlays

Neighborhood Conservation Combining Districts

Overlay Districts

Conditional Overlays

purpose: adjusts what can be done

Integrated into Base Zones. Where possible COs will be replaced with new base zones (either Transect or Non-Transect) that implement same intent.

Refined Land Use Tables. COs typically limited or prohibited auto uses from the base zone. Now, there are base zones at different intensities that prohibit auto uses.

Additional Levels of Permits. COs added during re-zoning created a public process for which community and policy makers to mitigate potential impacts of new development. Now, an administrative Minor Use Permit (MUP) and discretionary Conditional Use Permit (CUP) allow for similar discretion and an opportunity to impose conditions of approval during land use permitting.

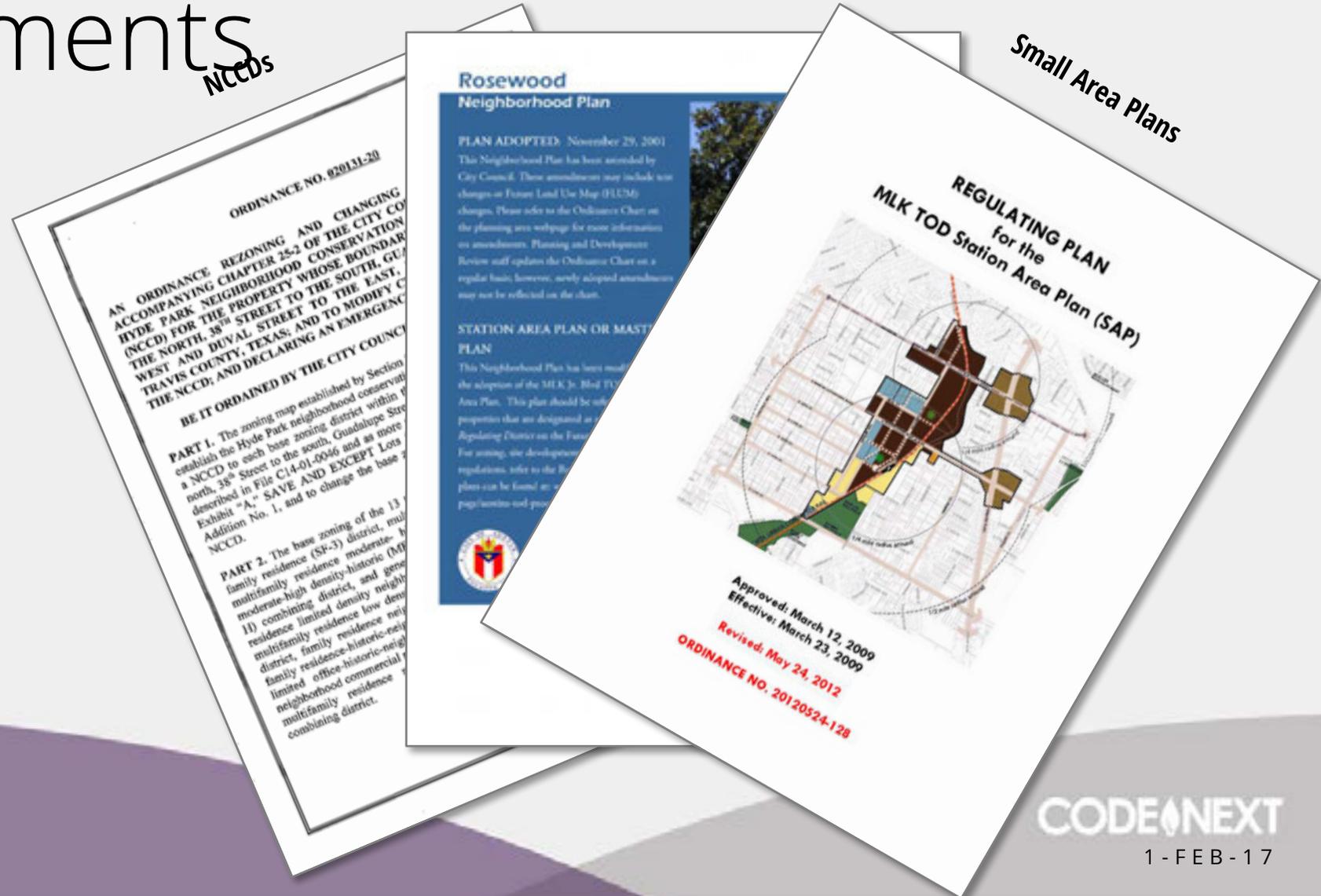
Other Policy Documents

Other Policy Documents Maintained

Through the process of creating the new Land Development Code. Existing localized policy documents have been maintained.

Neighborhood Plans

Small Area Plans



questions
+ ANSWERS

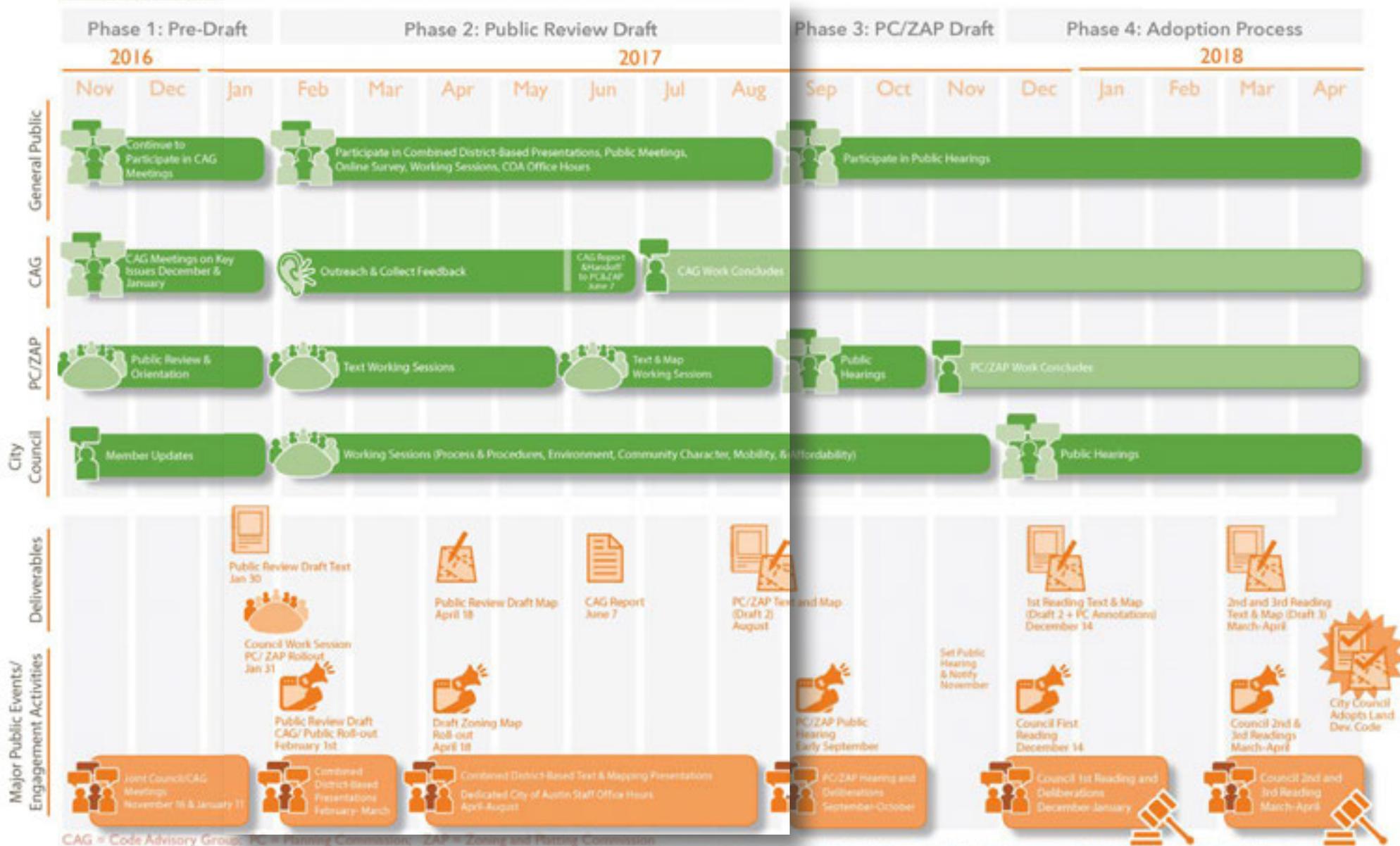


PART 3

NEXT STEPS



CodeNEXT: Land Development Code Timeline



CAG = Code Advisory Group; PC = Planning Commission; ZAP = Zoning and Platting Commission

*"Text" refers to the written standards of the Land Development Code; "Map" refers to the zoning map that implements where the written standards apply

Constructive Conversations

- The first of multiple drafts that will improve with each iteration
- Openness to change that provides improvement
- Progress is a choice



Constructive Conversations

- Better tools to implement Imagine Austin and provide more predictable development outcomes
- Better Code, Better Planning



SHAPING THE AUSTIN WE IMAGINE

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

www.austintexas.gov/codenext
codenext@austintexas.gov



CODENEXT

1 - FEB - 17