

AUSTIN LAND DEVELOPMENT CODE

Draft 3
Mapping Overview
Council Briefing
April 26, 2018

SHAPING THE AUSTIN WE IMAGINE



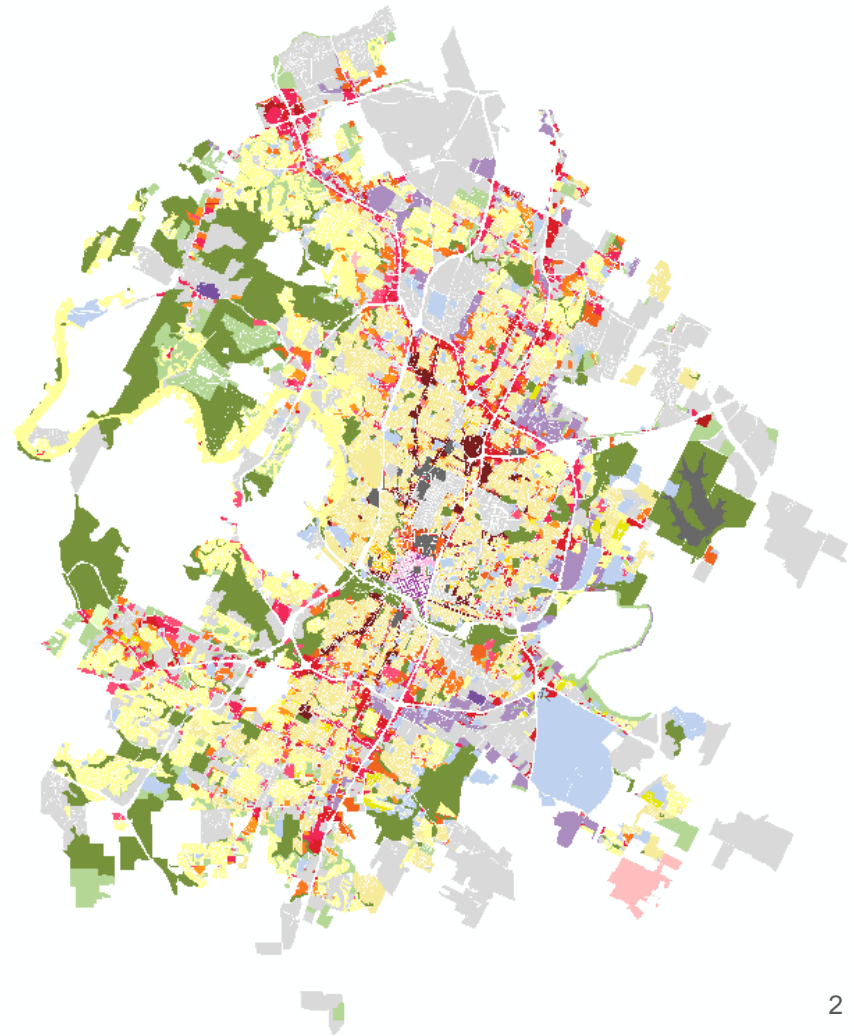
CODENEXT

SPRING 2018

Mapping Process

The majority of properties have a new zone that is comparable to its current zoning and entitlements which include:

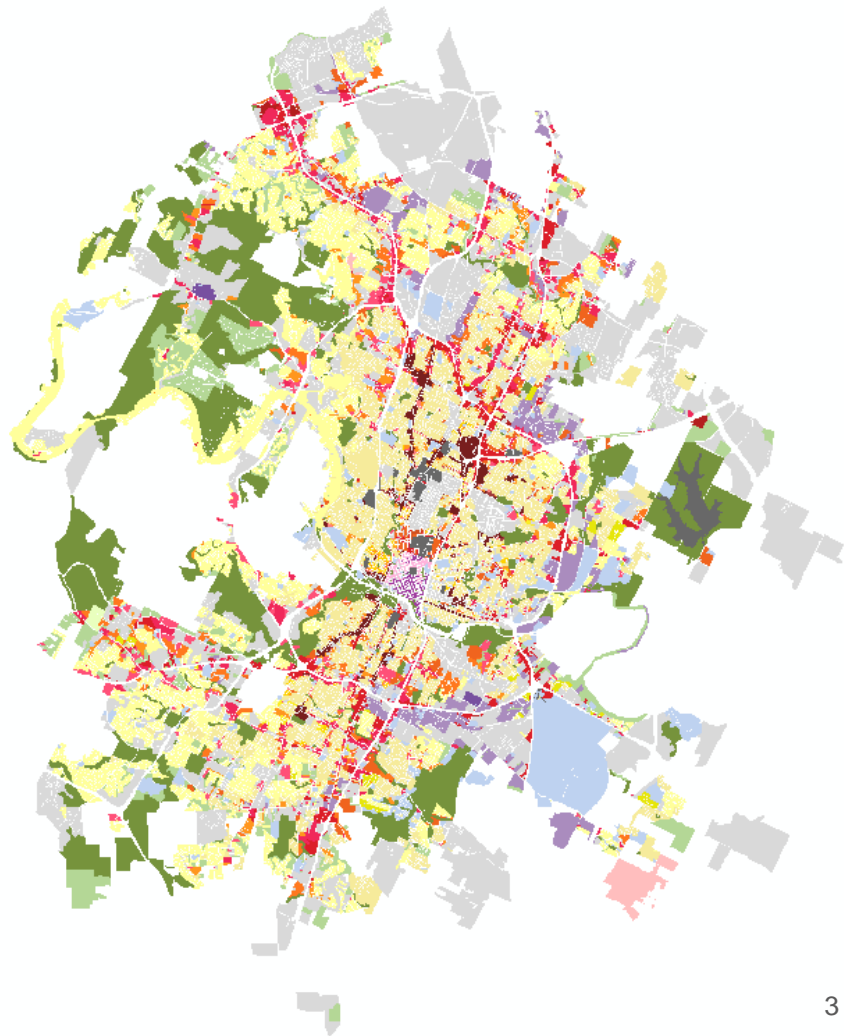
- Base Zoning
 - Height
 - Uses
 - Impervious cover
 - Site development regulations
- Overlays
- Compatibility/Residential Design Standards



Mapping Process

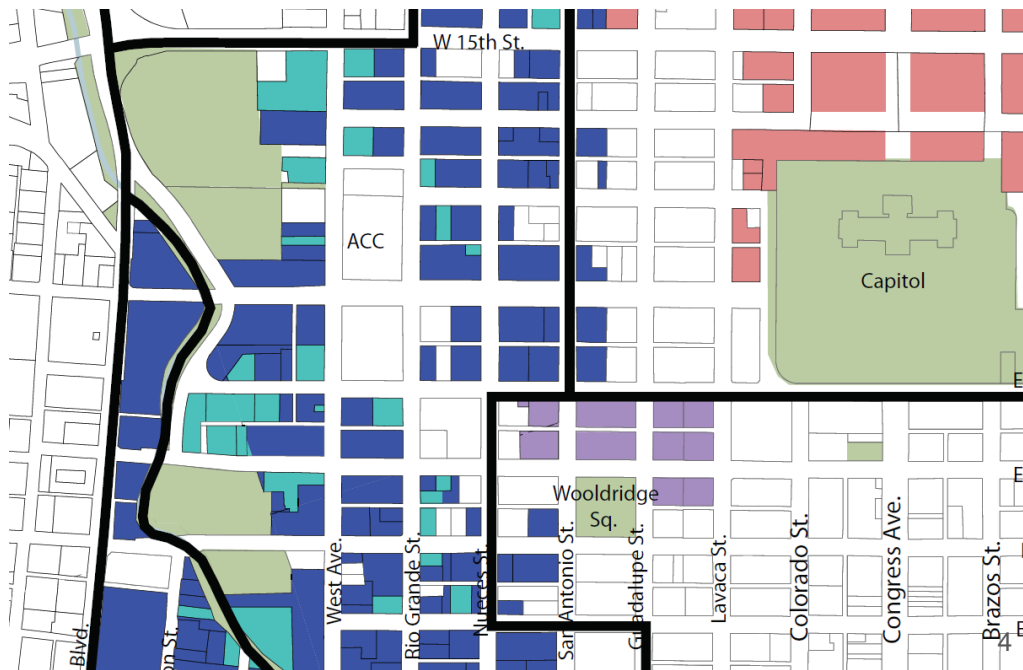
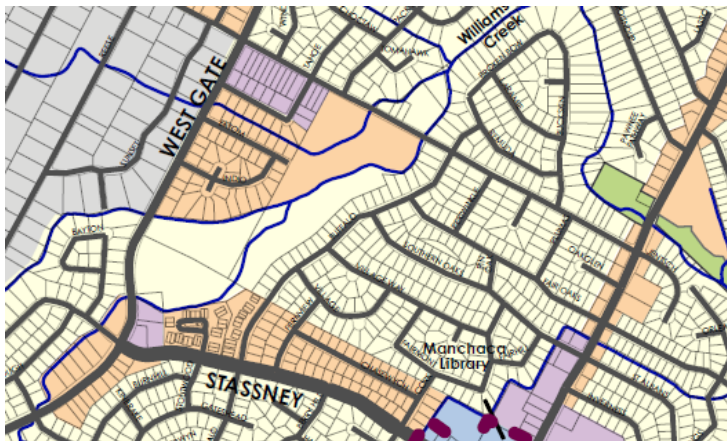
The following encompass the categories that informed zoning decisions in addition to current entitlements:

- Small Area Plans
- ADU Expansion
- Interim Zoning/Development Reserve
- Park and Conservation Land Zones
- Right-Size Zoning
- Mixed Use Zones
- Main Street Zones
- Conditional Overlays



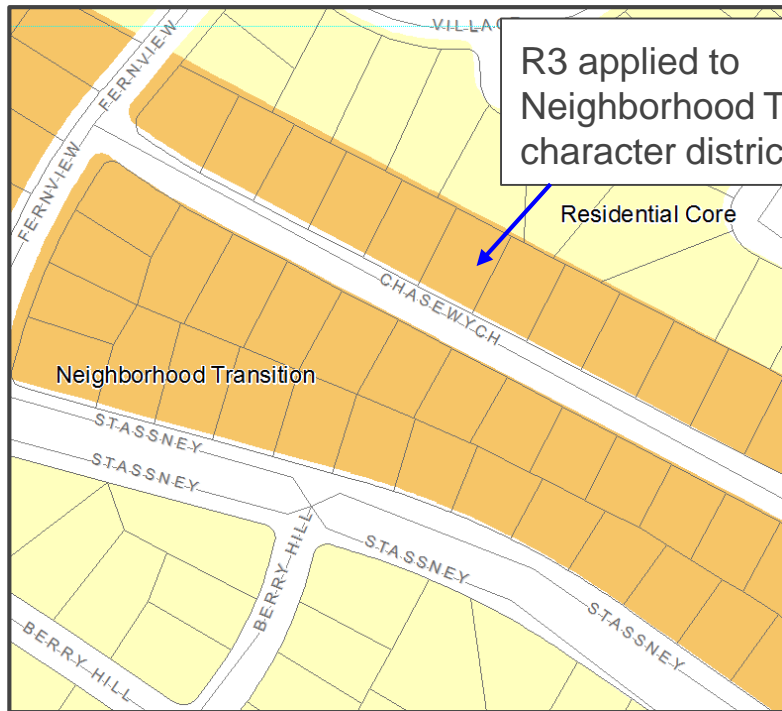
Small Area Plans

- Downtown Austin Plan
- South Austin Combined Neighborhood Plan
- Airport Blvd. Initiative
- North Shoal Creek Draft Plan
- Neighborhood Plans



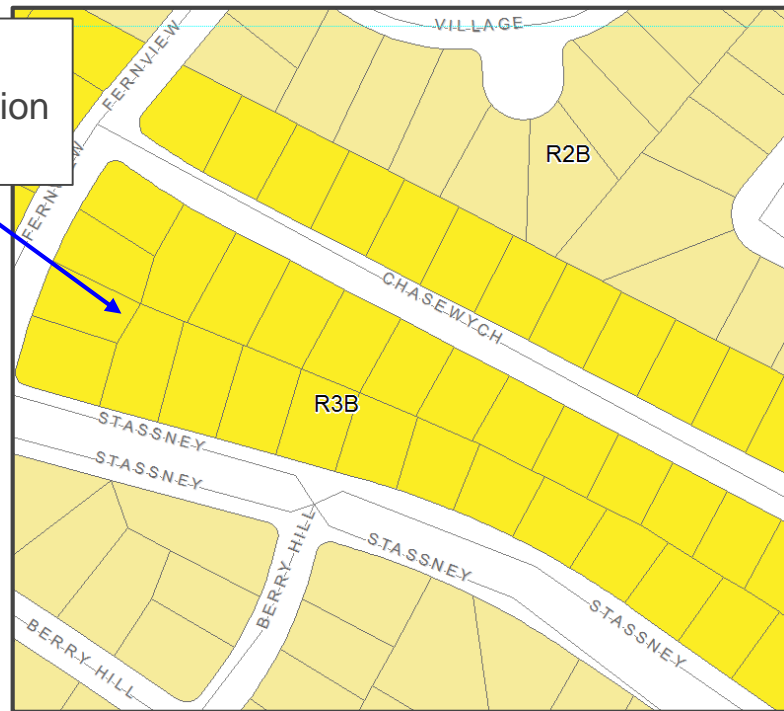
Small Area Plans

South Austin Combined Neighborhood Plan



Character District Map

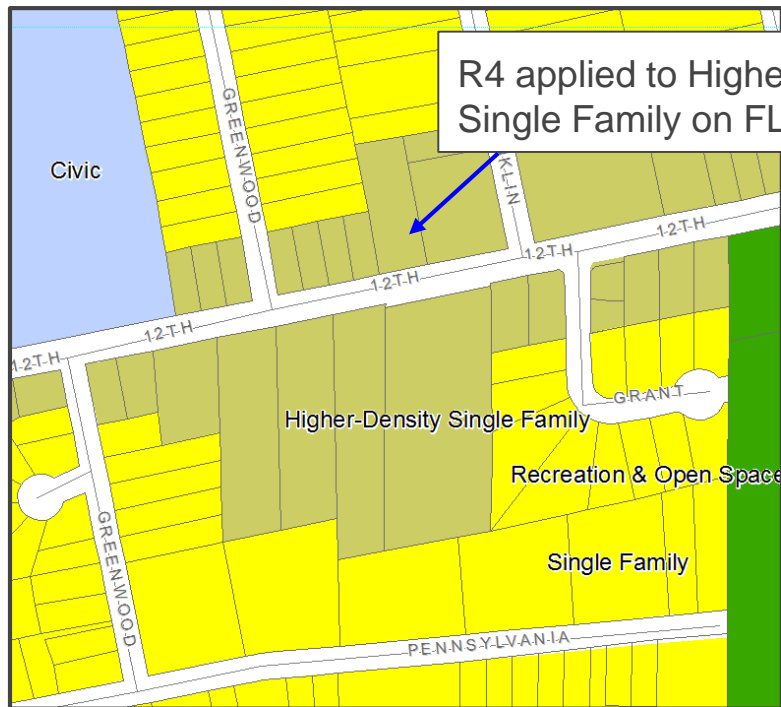
R3 applied to
Neighborhood Transition
character district.



Proposed Zoning

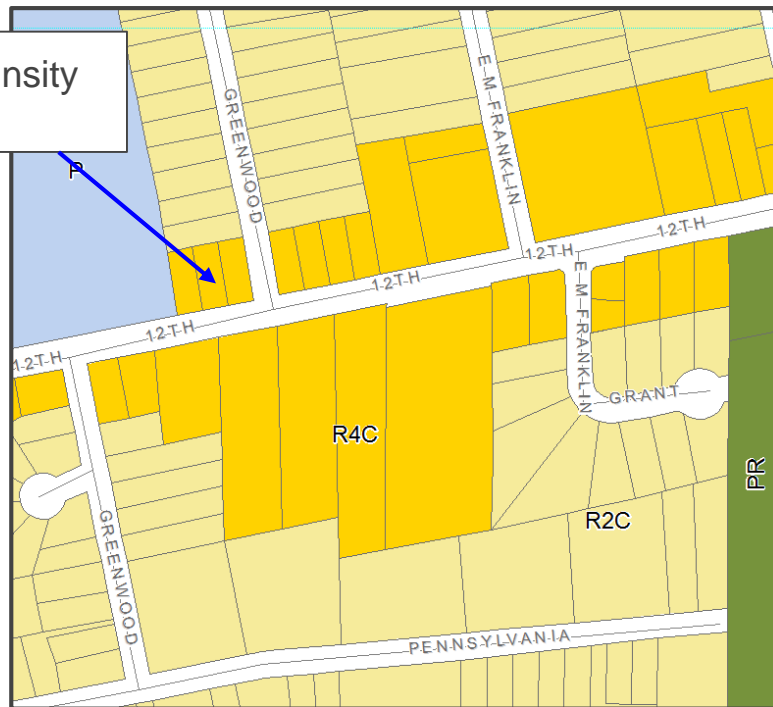
Small Area Plans

East MLK Combined Neighborhood Plan



Future Land Use Map

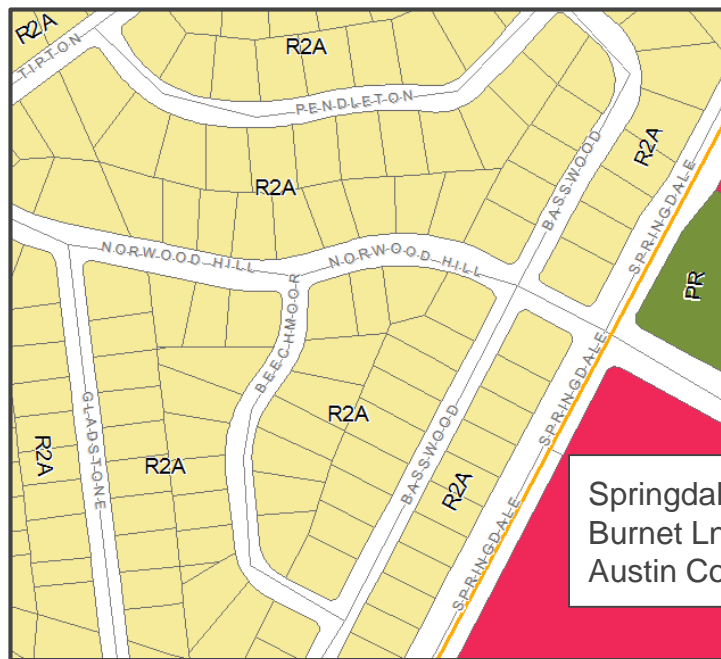
R4 applied to Higher-Density Single Family on FLUM.



Proposed Zoning

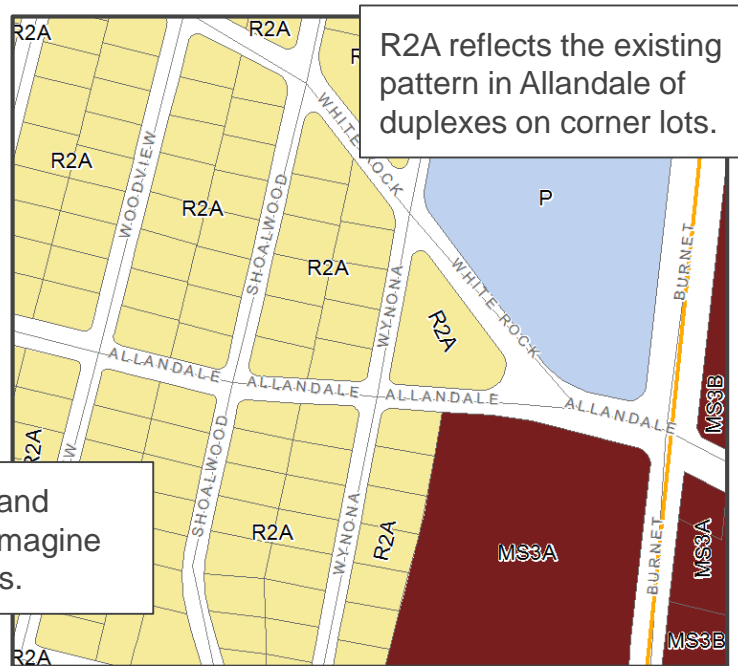
Corner Duplex

R2A was applied to properties with SF-1 or SF-2 zoning and either have access to an Imagine Austin Corridor/Center or have the existing pattern of corner duplexes. This zone incorporates McMansion standards and was applied within the urban core boundary.



Springdale Rd and Burnet Ln are Imagine Austin Corridors.

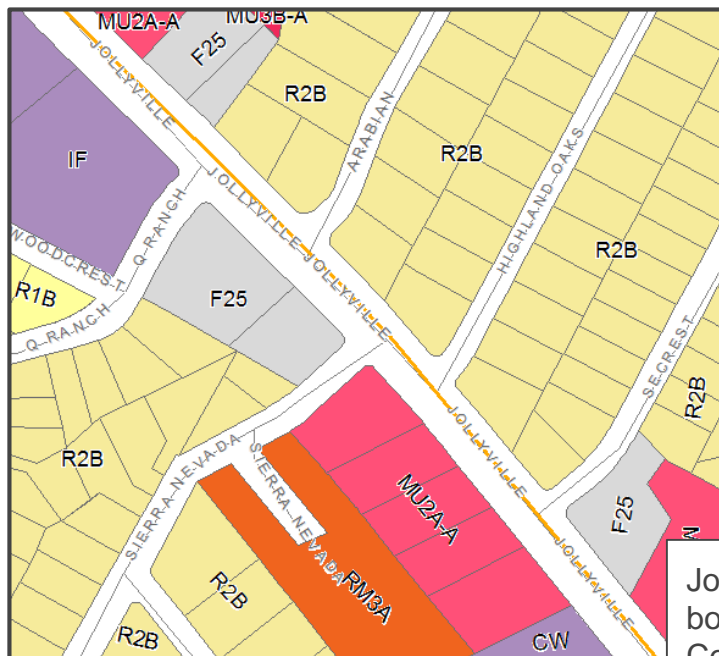
Proposed Zoning



R2A reflects the existing pattern in Allandale of duplexes on corner lots.

ADU Expansion

R2B was applied to properties with SF-1 or SF-2 zoning that have access to an Imagine Austin Corridor/Center. This zone does not incorporate McMansion standards and was outside the urban core boundary.

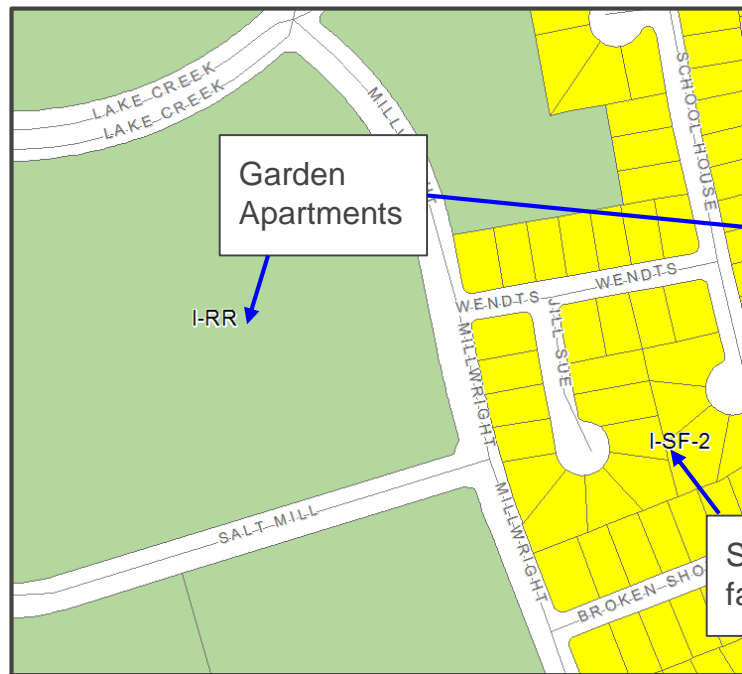


Jollyville and S. 1st are both Imagine Austin Corridors.

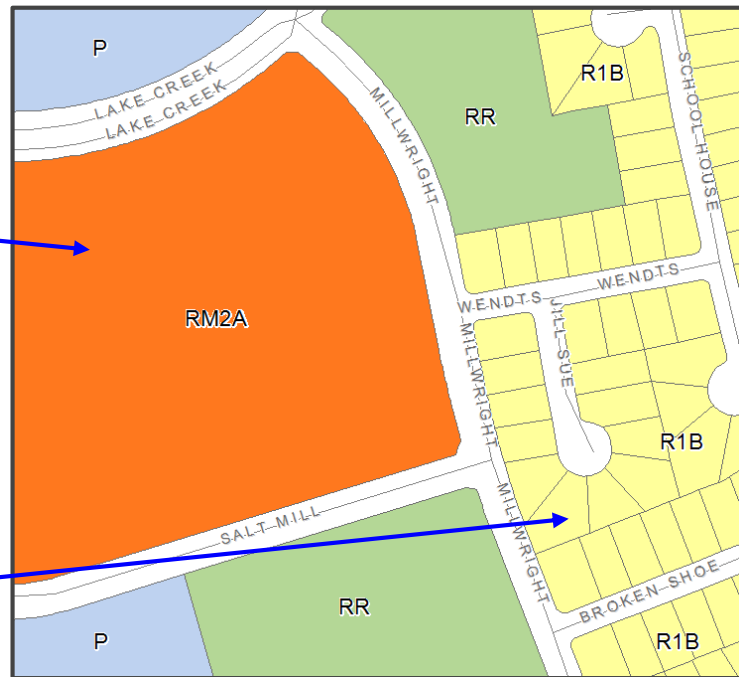
Proposed Zoning

Interim and Development Reserve Zoning

On properties that currently have a temporary zone, proposed zoning is assigned based on land use.



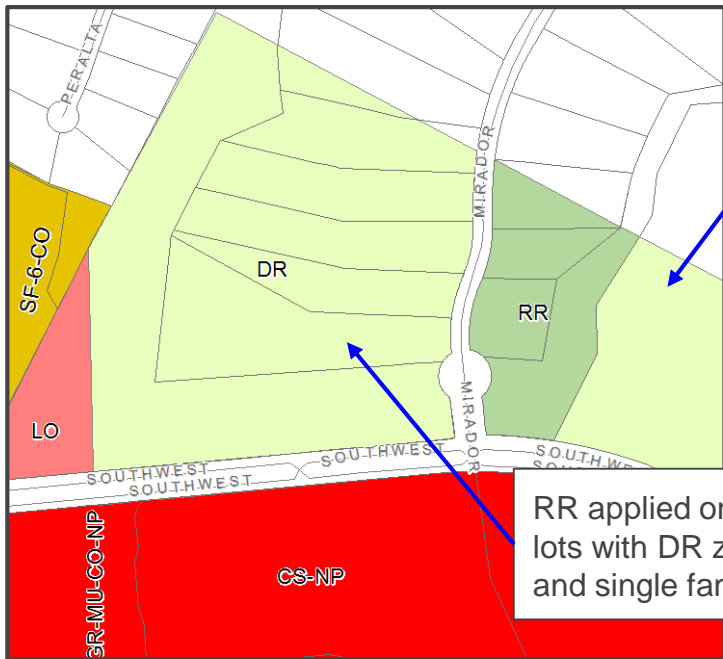
Current Zoning



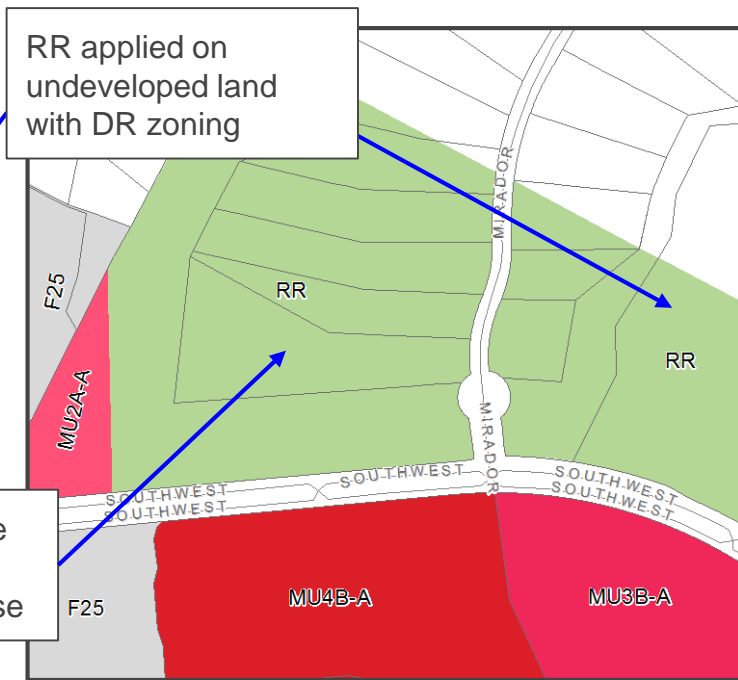
Proposed Zoning

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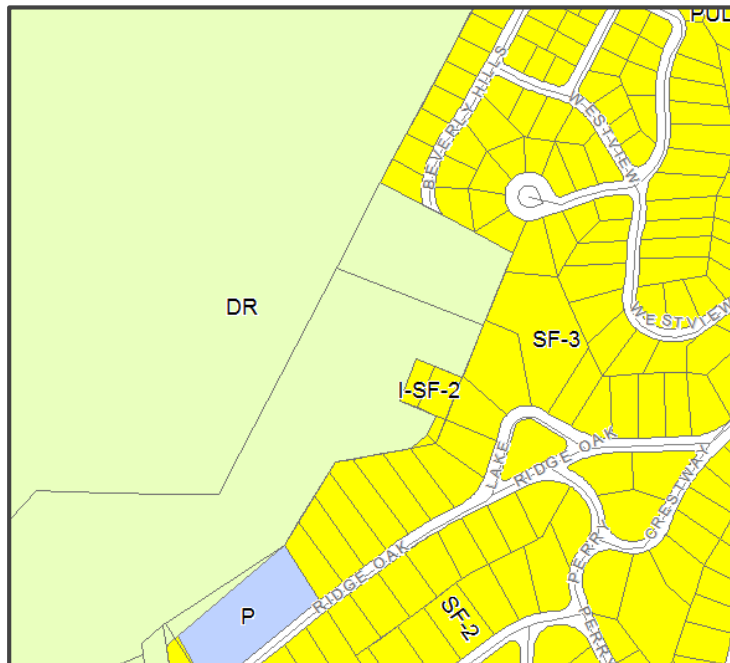
Current Zoning



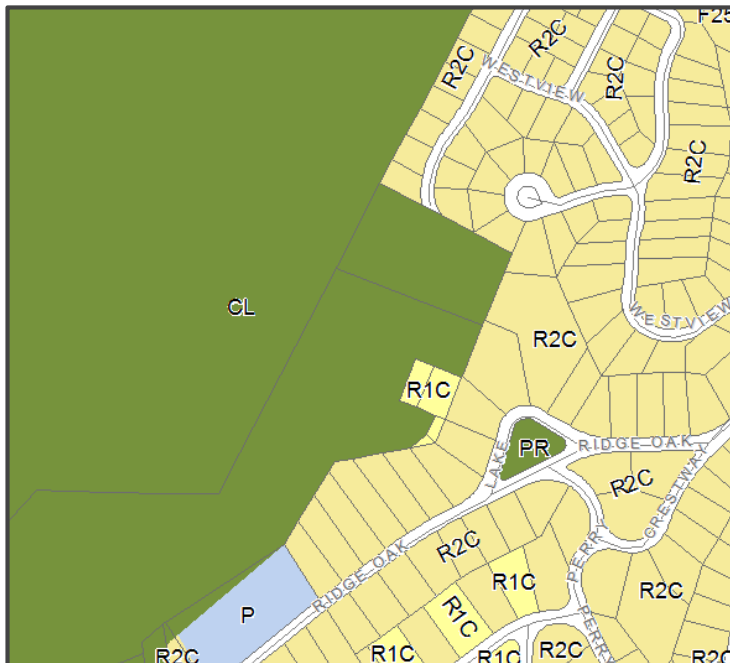
Proposed Zoning

Park and Conservation Land Zones

Park (PR) and Conservation Land (CL) are new zones that reinforce protections on existing open space.



Current Zoning



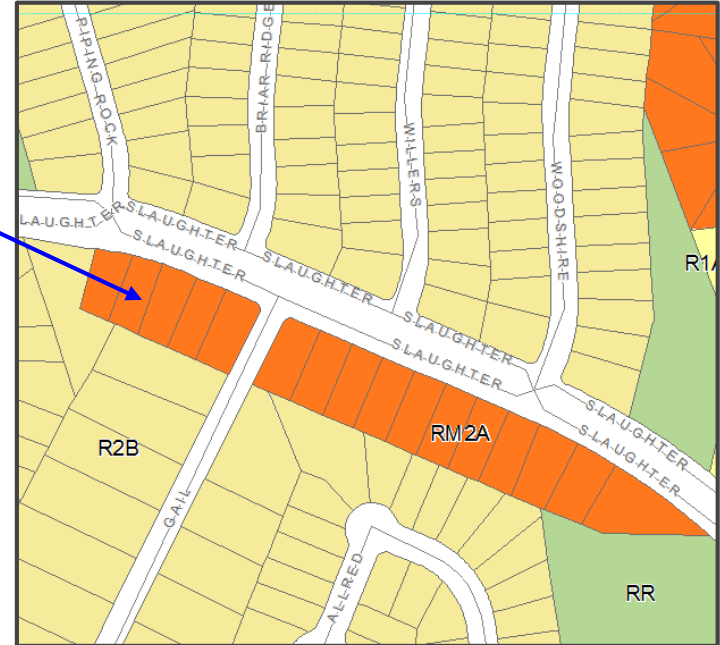
Proposed Zoning

Right-Size Zoning

In some cases where there are existing nonconforming land uses, proposed zoning is changed to make uses or residential units conforming.



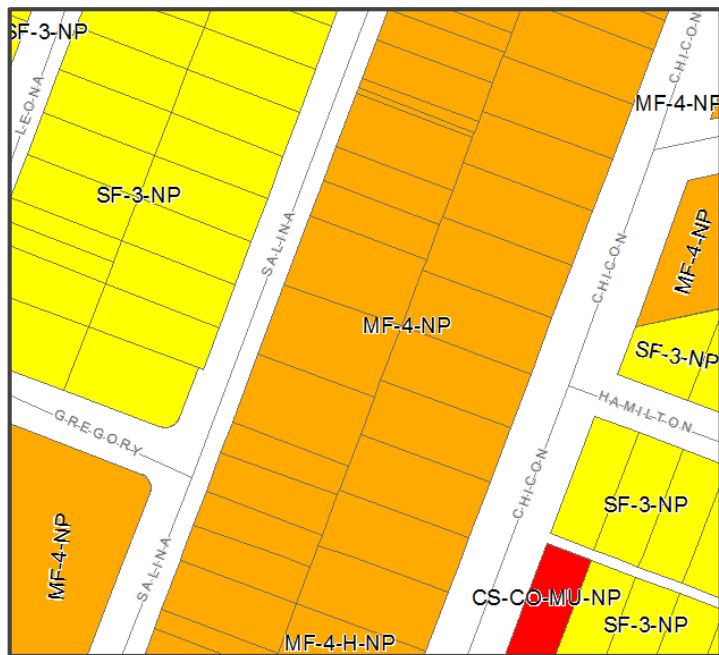
Example: Slaughter Ln



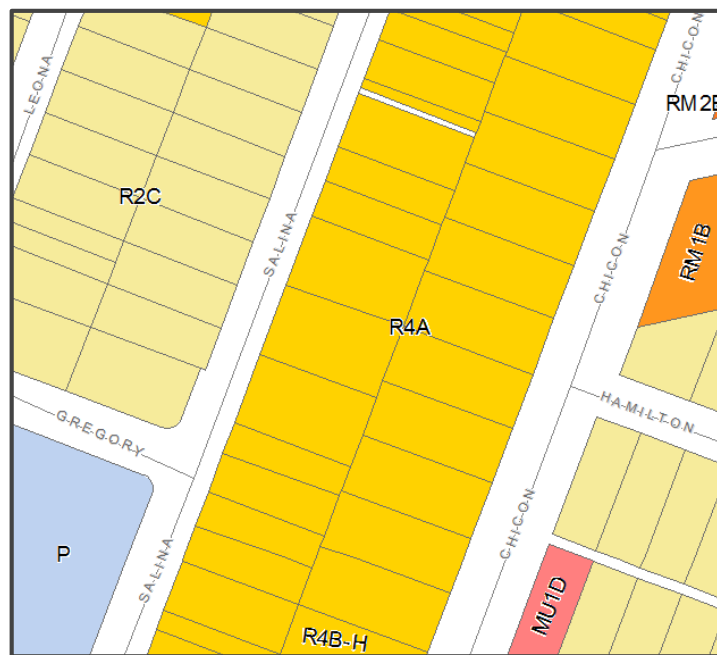
Proposed Zoning

Right-Size Zoning

R4 applied on lots that are under 8000 square feet and have multifamily zoning.



Current Zoning



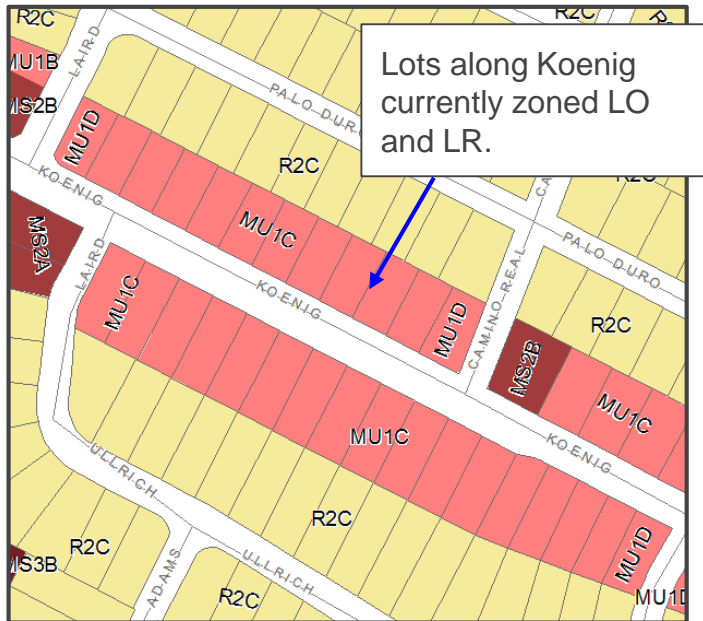
Proposed Zoning

Right-Size Zoning

Small scale mixed use zones allow for office and commercial uses while preserving house-scale development.



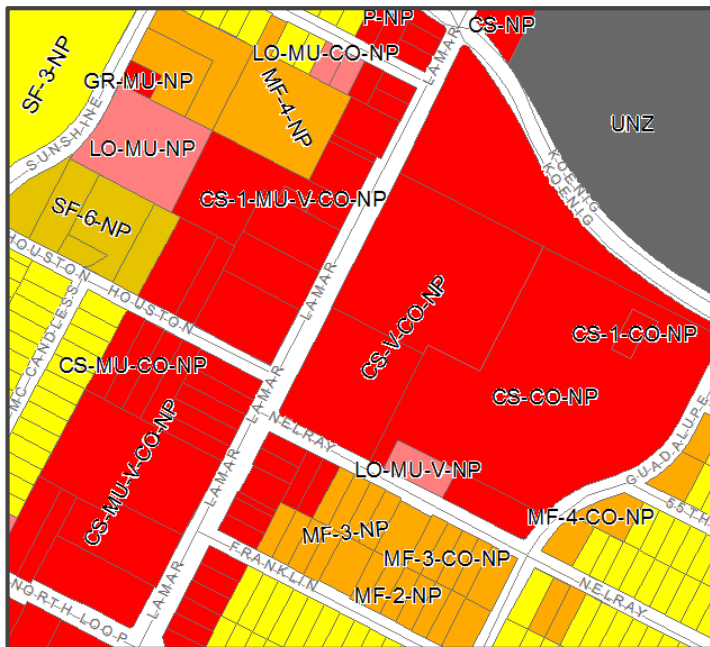
Example: Koenig Ln



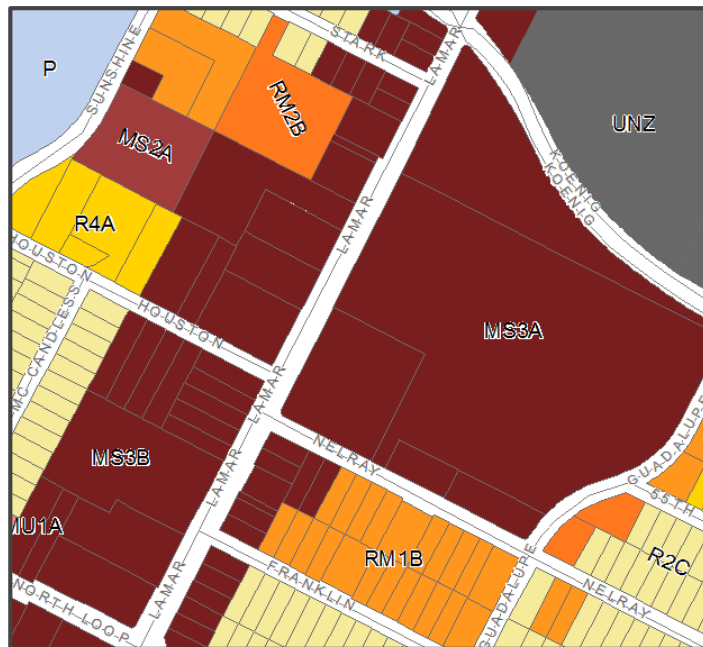
Proposed Zoning

Main Street Zones

Mapped along corridors and centers within the urban core. Applied on lots with and without the VMU overlay.



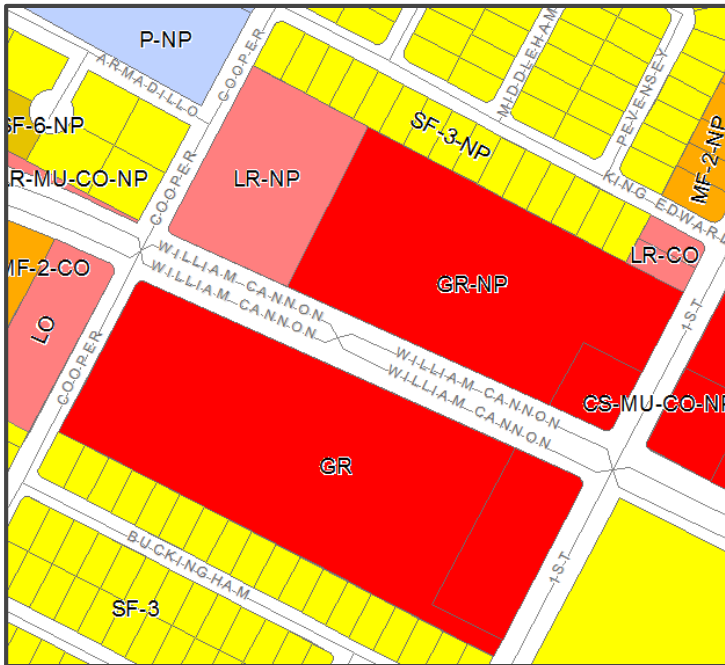
Current Zoning



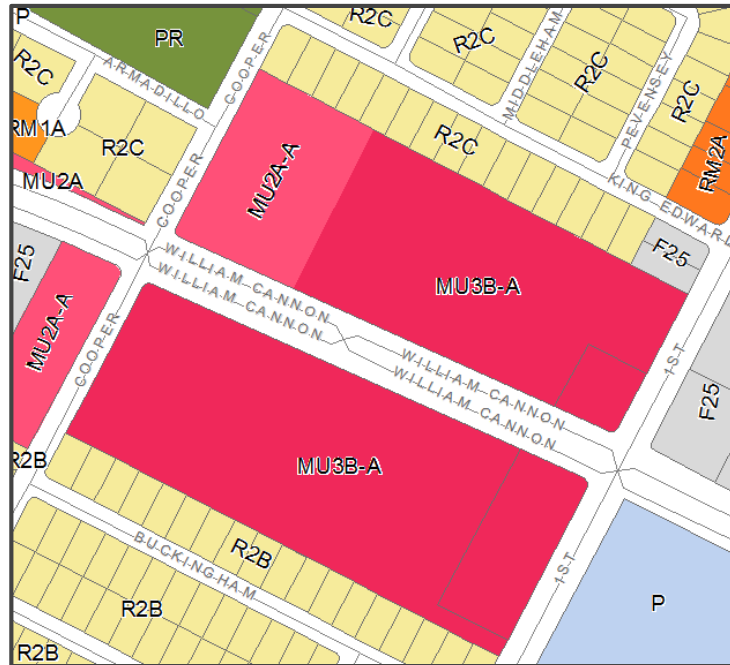
Proposed Zoning

Mixed Use Zones (-A)

Properties where only commercial or office is allowed today, residential is allowed if the development opts into the density bonus program.



Current Zoning

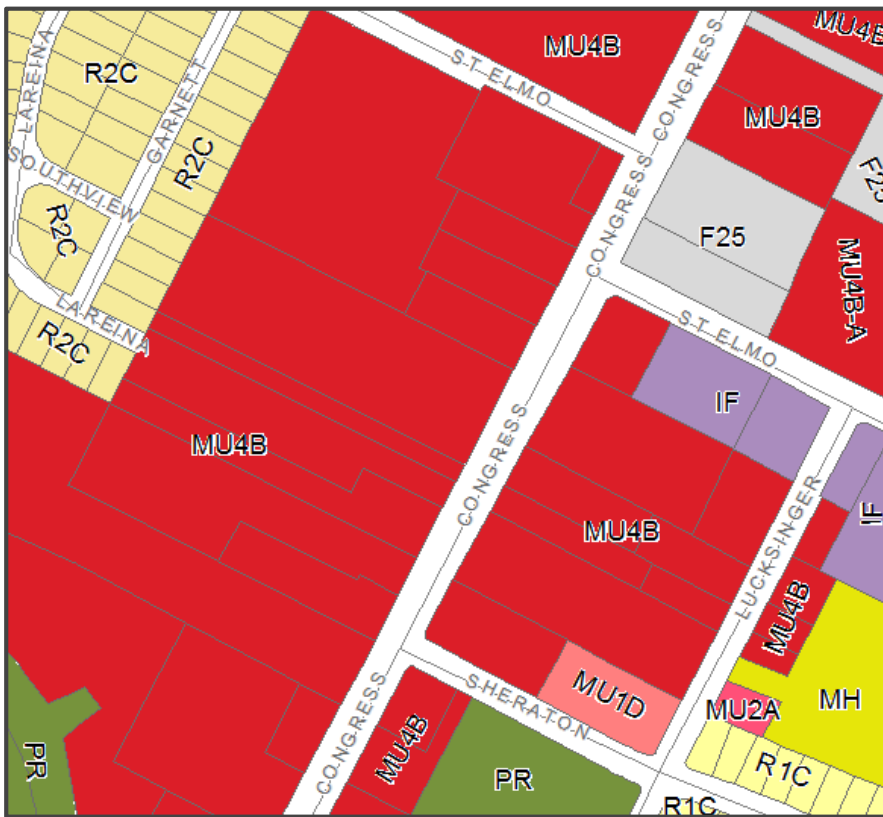


Proposed Zoning

Conditional Overlays

MU4B applied west of S. Congress:

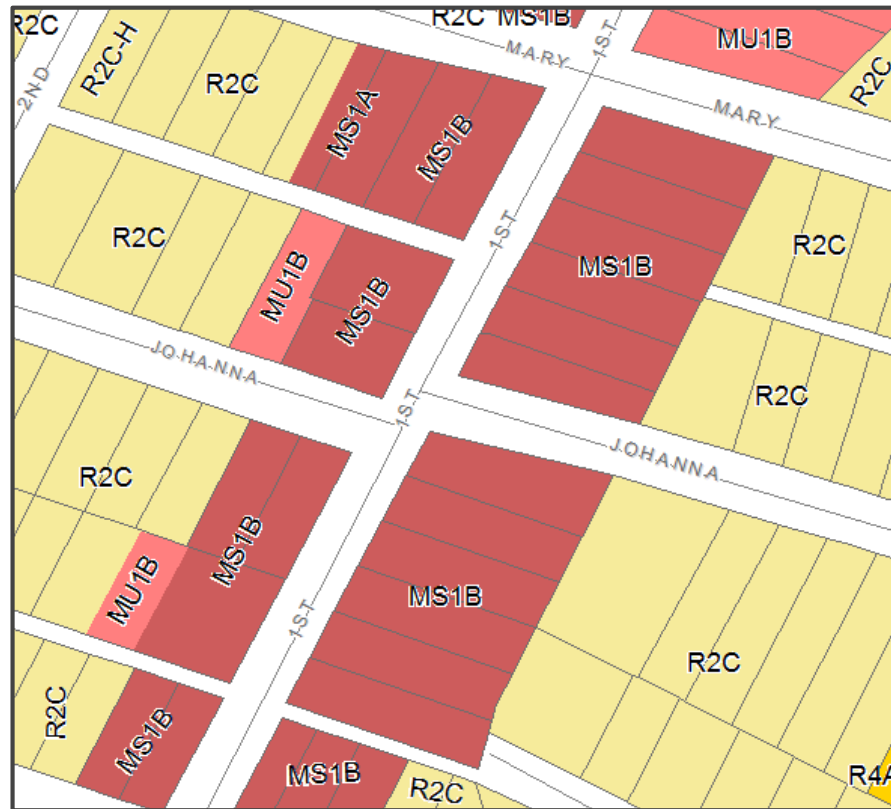
- Currently zoned CS-MU-CO-NP
- Conditional Overlay requires a 30 foot vegetative buffer
- MU4B requires vegetative buffer adjacent to the R2C and a 30 foot setback
- MU4B incorporates the Mixed-Use overlay



Conditional Overlays

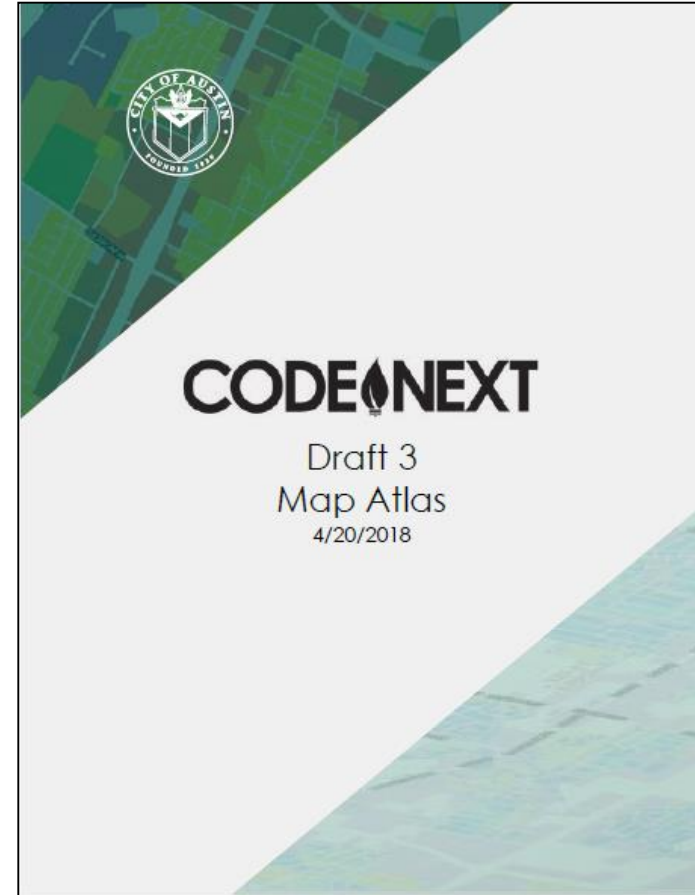
MS1B applied along South 1st:

- Currently zoned CS-MU-V-CO-NP
- Conditional Overlay
 - Portion of a building or structure that exceeds 35 feet in height must fit within an envelope delineated by a 60-degree angle measured from the top of the structure to a property line that adjoins a public street.
 - General Retail exceeding 20,000 (on some tracts)
- MS1B overall height maximum is 35'
- General Retail cannot exceed 10,000 square feet



Map Atlas

- Guide to understand changes in Draft 3 Map.
- Shows updates on a citywide, district and small area scale.
- Includes corrections to data errors and refinements to reflect edits to zones.
- Contains an appendix that list properties address/locations, the Draft 3 zone, the Addendum zone and an explanation.



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Questions?

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

Review and comment on the draft code
<https://codenext.civicomment.org/>

Review and comment on the map
<http://codenext.engagingplans.org/>



CODENEXT

APRIL 2018