

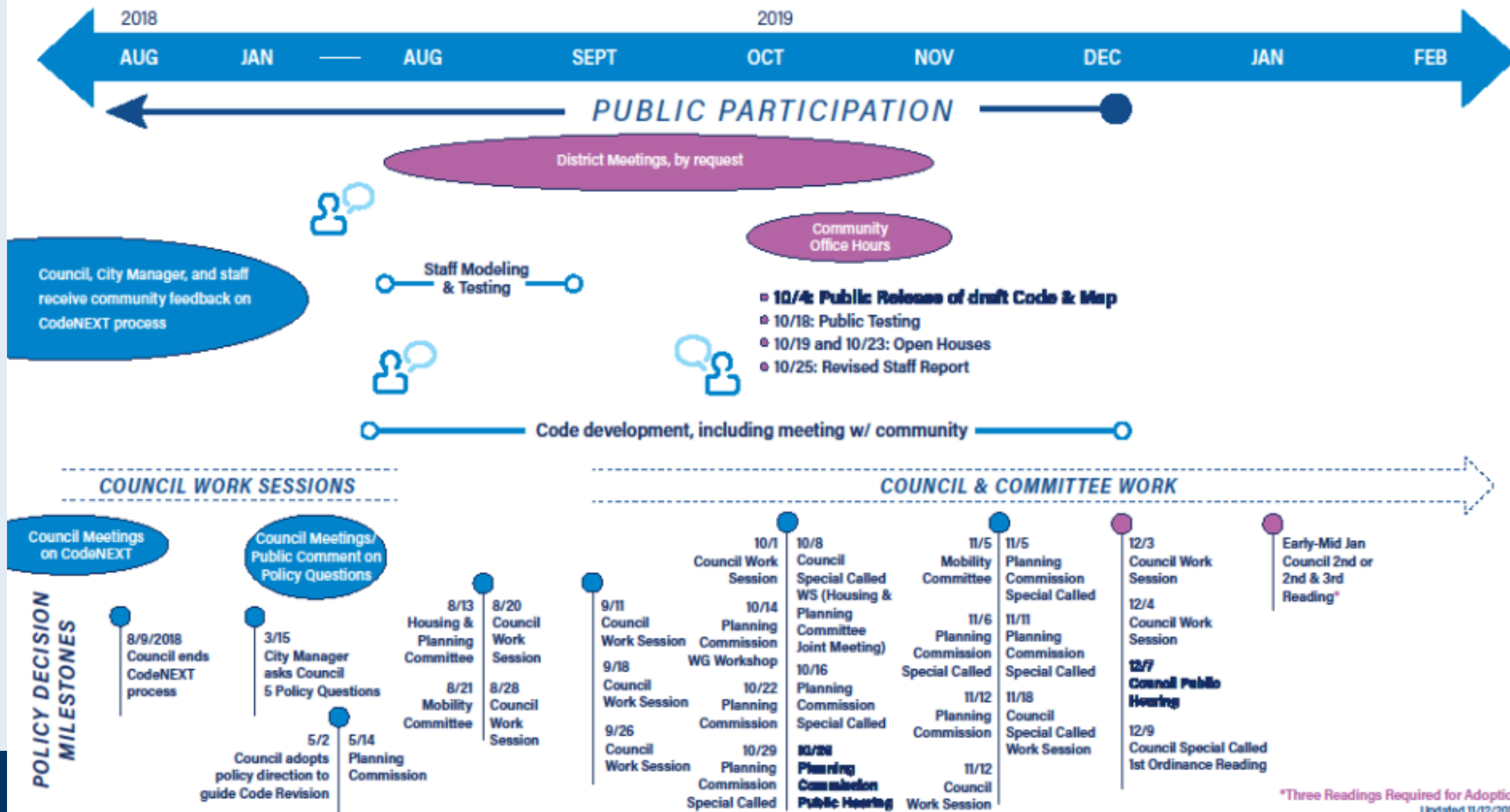
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# LAND DEVELOPMENT CODE REVISION

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# Land Development Code Revision: Proposed Timeline\*

\*Proposed dates, subject to change based on Council direction & outcome of public process



# Process Update

- **October 25 Supplemental Staff Report Additional Provisions**
- **November 12, 2019 Planning Commission Recommendation**
- **November 25, 2019 2<sup>nd</sup> Supplemental Staff Report**
- **December 7, 2019 City Council Public Hearing – City Hall, 10 AM**
- **December 9, 2019 City Council 1<sup>st</sup> Ordinance Reading – City Hall, 10 AM**

# Agenda

- Planning Commission Recommendation Overview
- Refinement to Residential Zones (RM1, R4, R2)
- Refinement to Mapping
  - Transition Areas
  - High Opportunity Areas
- Preview of November 25 2<sup>nd</sup> Supplemental Staff Report



# Planning Commission Recommendation

## Overview: Non-Residential

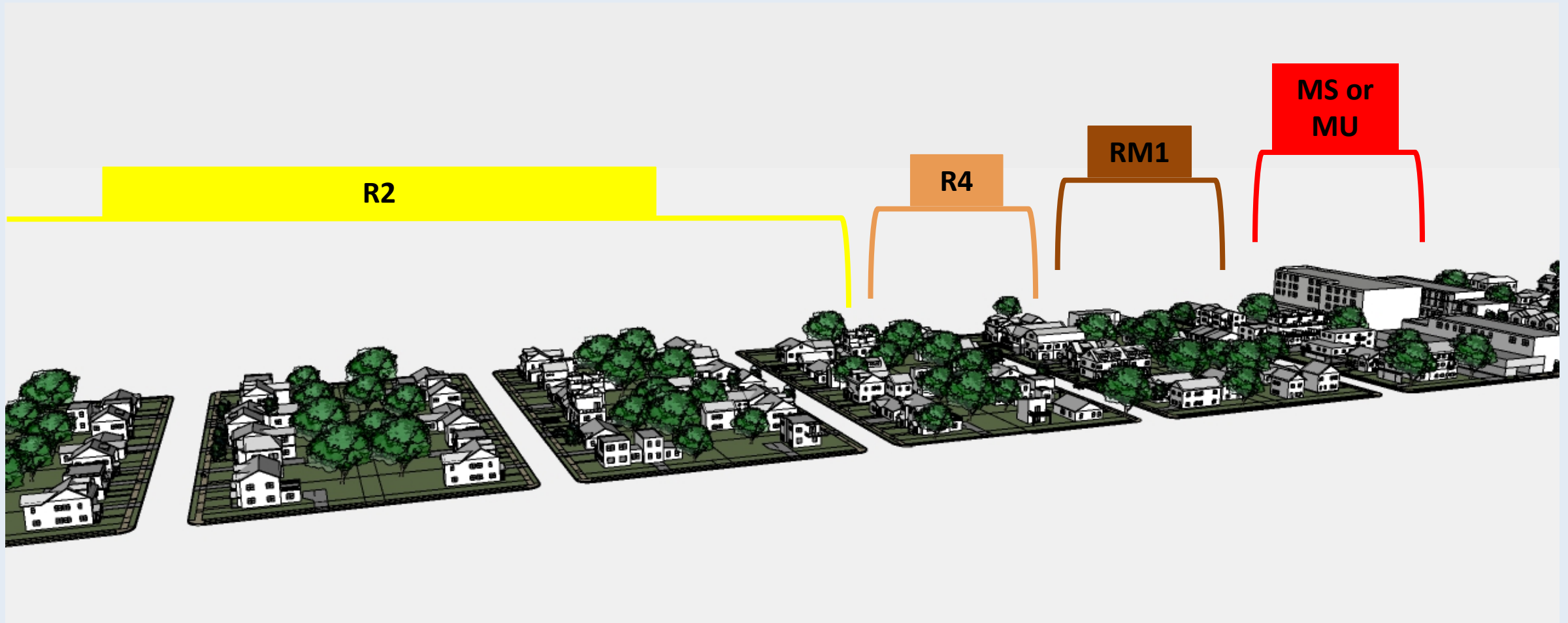
- Generally increase transition area depth and intensity on Corridors consistent with funding allocated through the 2016 Mobility Bond Program
- Count above ground parking against Floor to Area Ratio (FAR) in all residential zones that have a Bonus with unlimited FAR
- Tailor utilities review and requirements for missing middle housing
- Further clarify and streamline site plan requirements for missing middle housing
- Wherever CC is zoned in Downtown allow unlimited height and FAR through the Downtown Density Bonus Program

# Planning Commission Recommendation

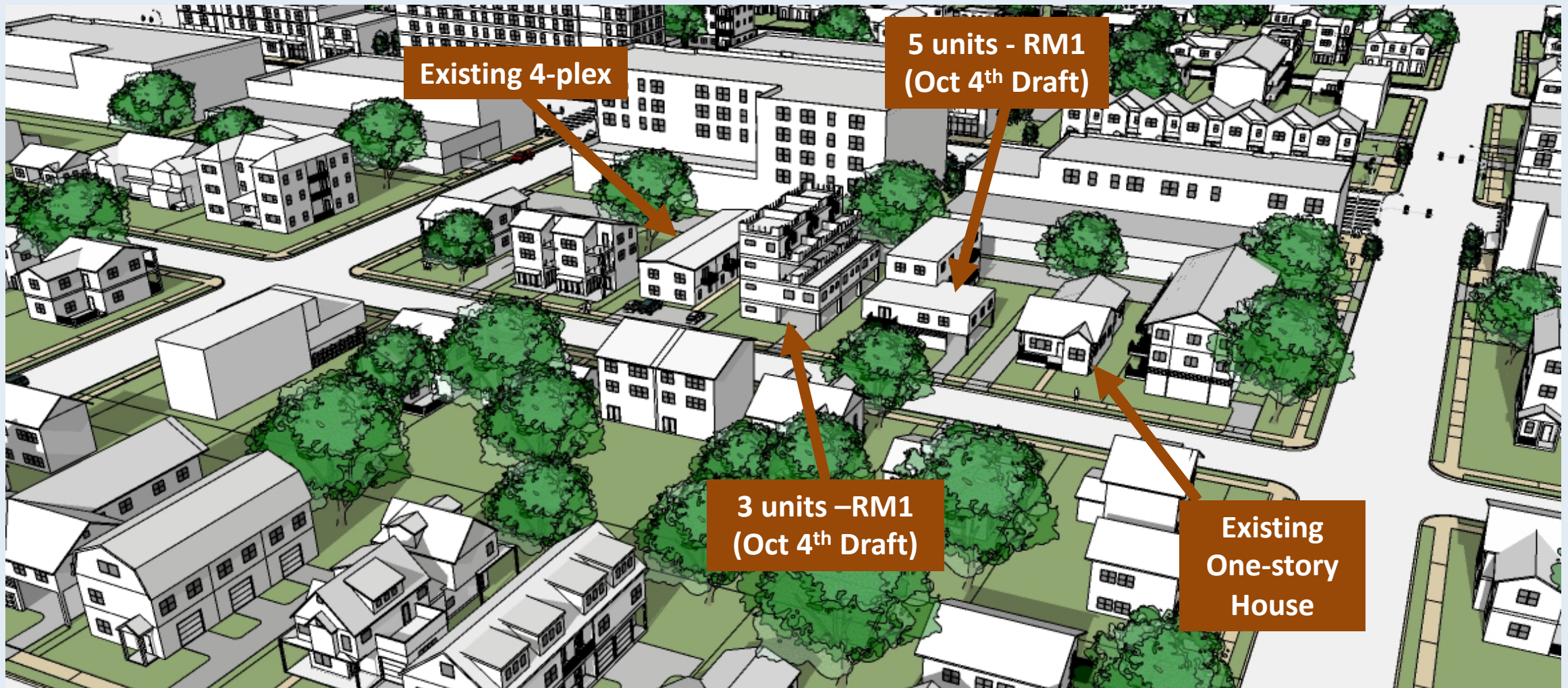
## Overview: Residential

- Reduce single unit impervious cover
- Graduate Impervious Cover for more than one unit
- Graduated FAR by unit count
- Exempt ADU from FAR calculation
- Cap preservation bonus FAR
- Re-implementation of the garage exemption
- Double height spaces count twice towards FAR

# Refinement to Residential Zones



# RM1 Refinement: Calibrate FAR and Height by Unit

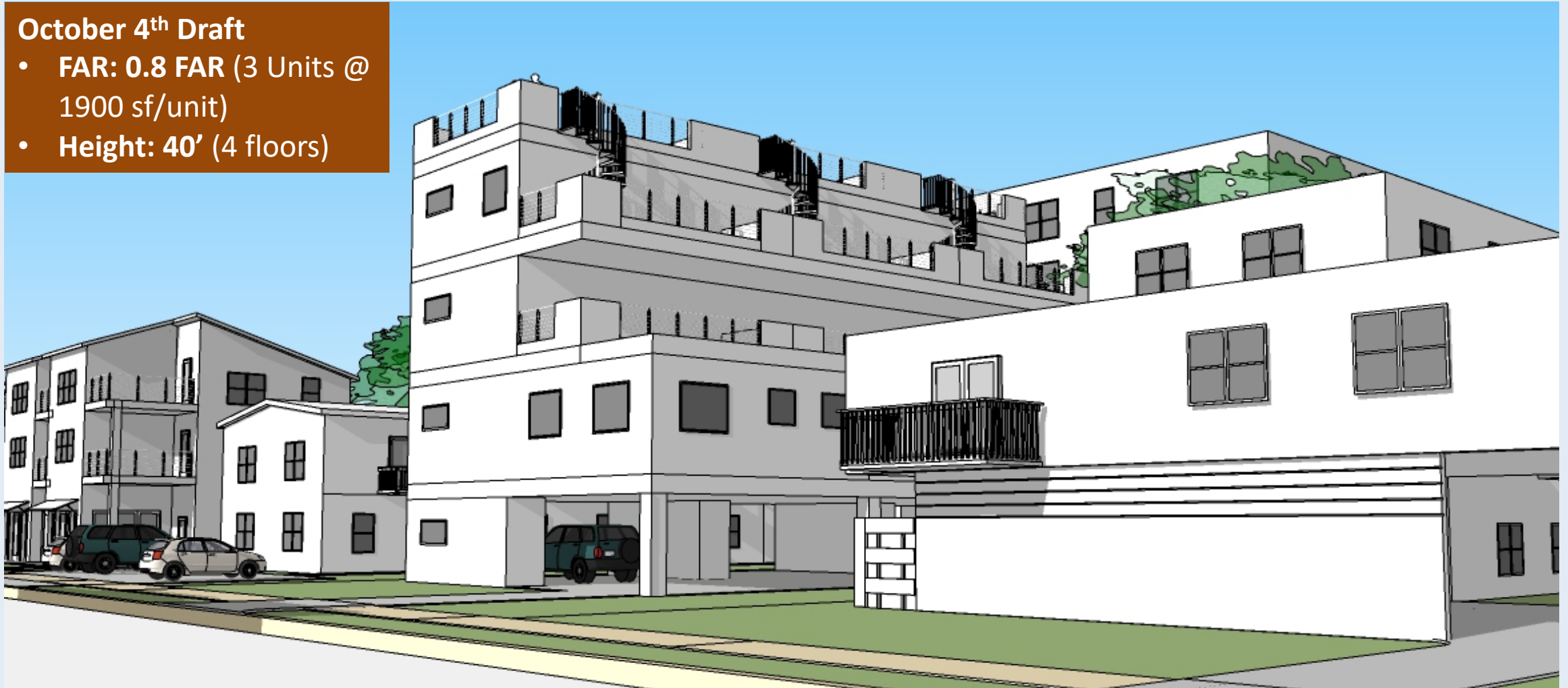




# RM1 Refinement: Calibrate FAR and Height by Unit

## October 4<sup>th</sup> Draft

- FAR: 0.8 FAR (3 Units @ 1900 sf/unit)
- Height: 40' (4 floors)



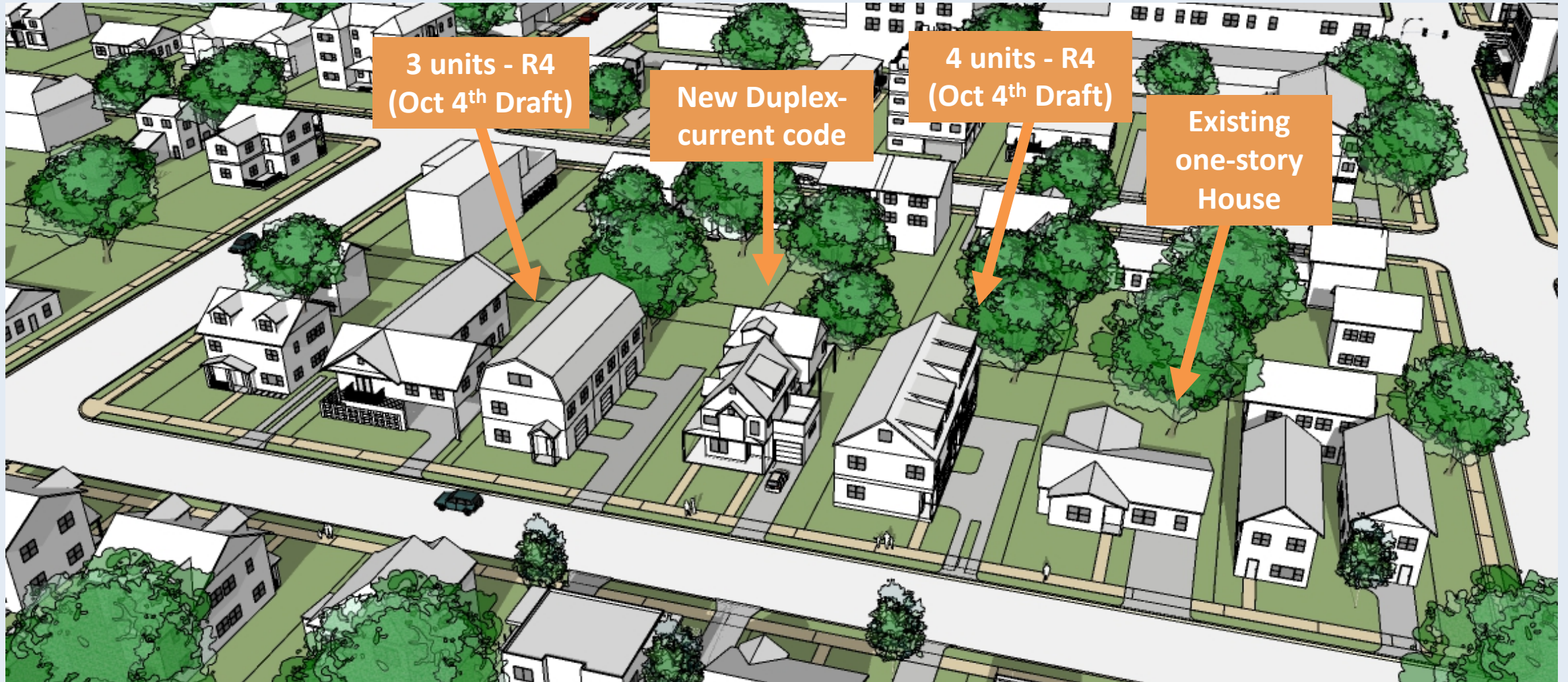
# RM1 Refinement: Calibrate FAR and Height by Unit

## Under Consideration

- **FAR: 0.6 FAR** (3 Units @ 1400 sf/unit)
- **Height: 35'** (3 floors)



# R4 Refinement: Include Attic Exemption





# R4 Refinement: Include Attic Exemption

October 4<sup>th</sup> Draft:

- Attic Floor Area: Not counted toward FAR



McMansion Tent  
under Current Code

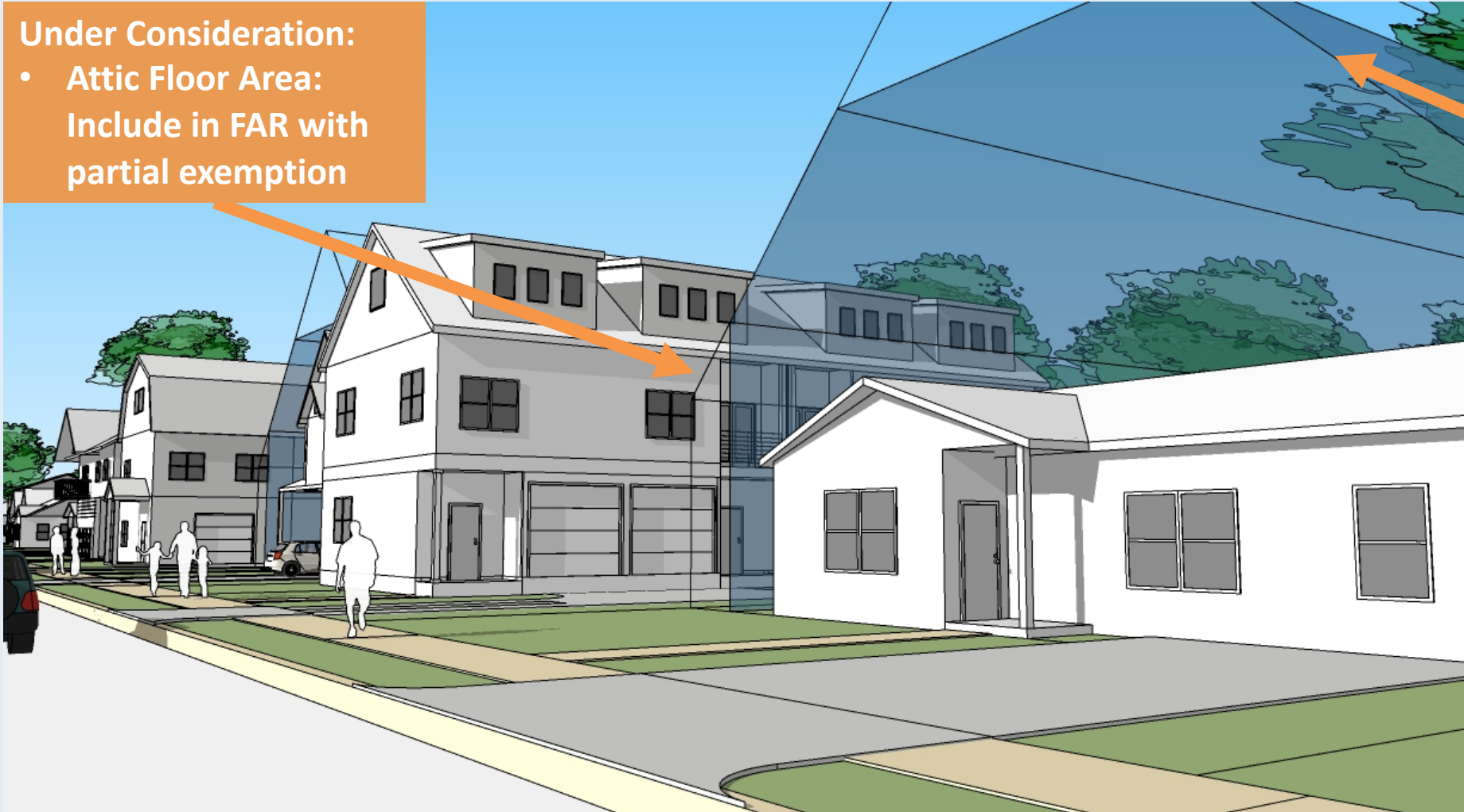


# R4 Refinement: Include Attic Exemption

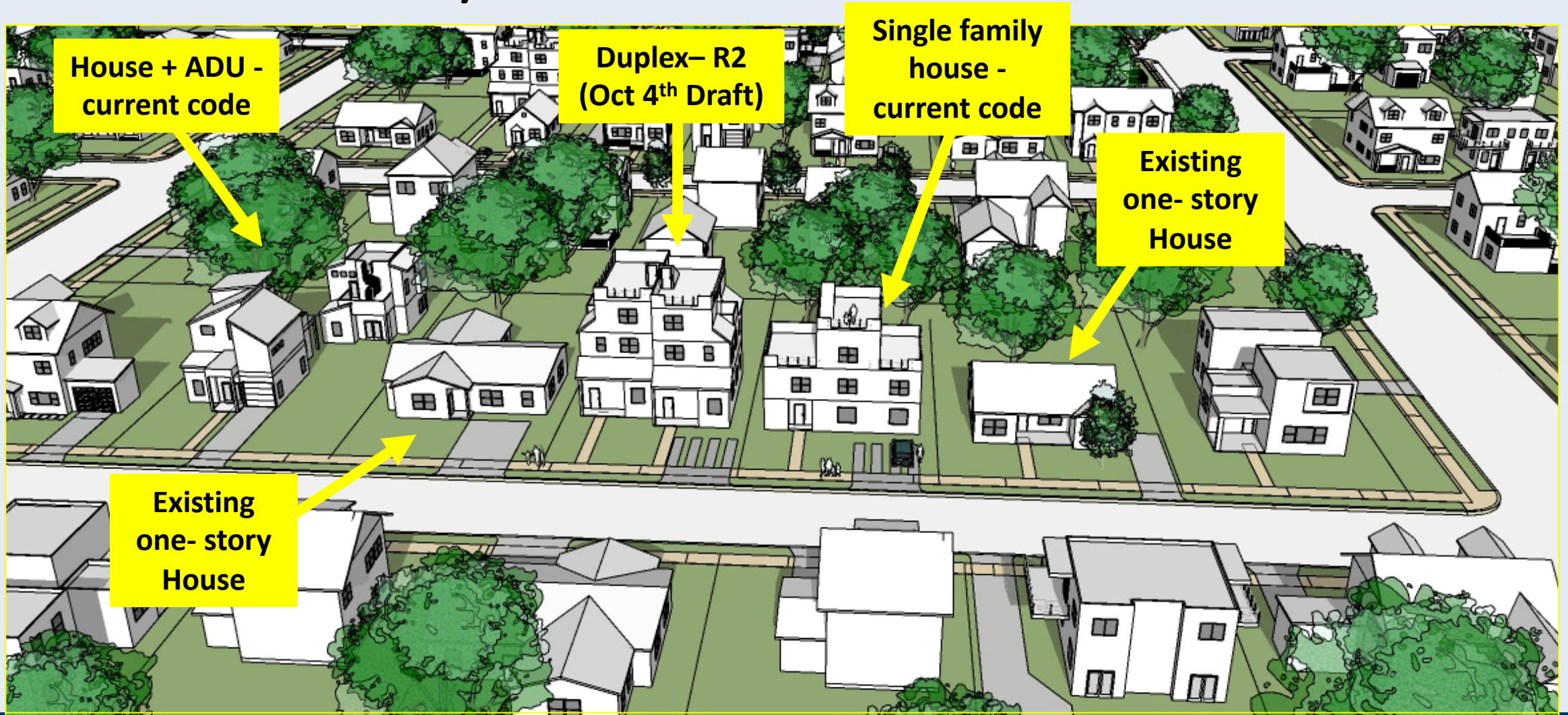
## Under Consideration:

- Attic Floor Area:  
Include in FAR with  
partial exemption

McMansion Tent  
under Current Code



# R2 Refinement: Calibrate FAR by Unit



# R2 Refinement: Calibrate FAR by Unit

**October 4<sup>th</sup> Draft:**

- **FAR: 0.6 for Duplex**  
(2100 sf/unit)





# R2 Refinement: Calibrate FAR by Unit

## Under Consideration:

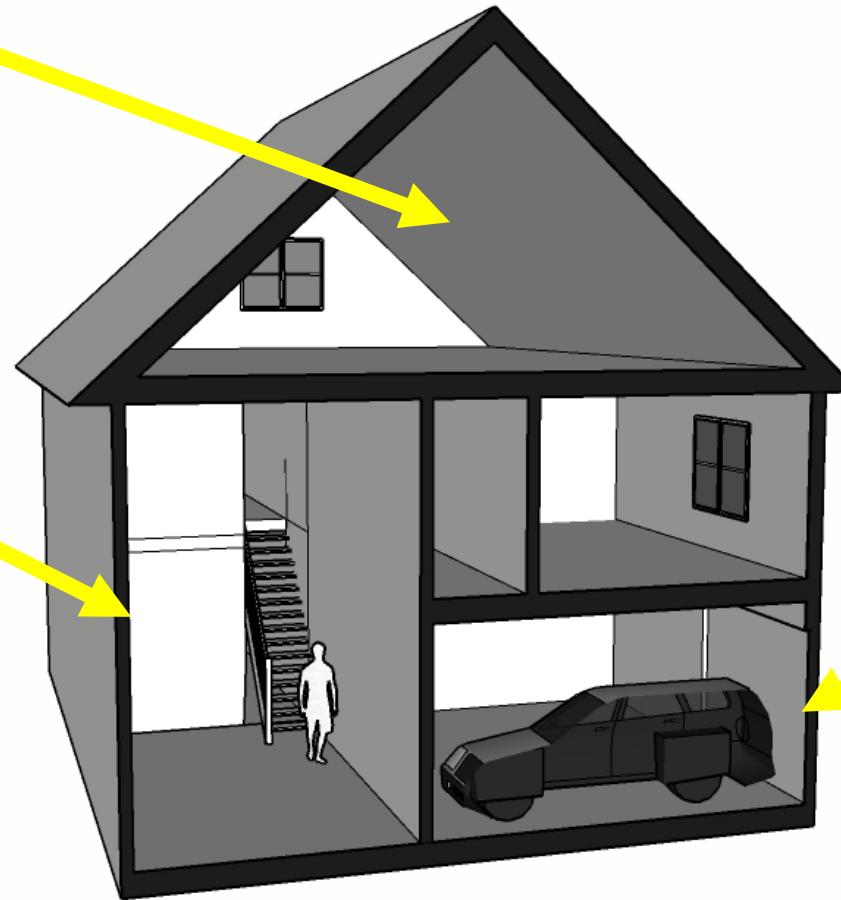
- **FAR: 0.4 for Duplex**  
(1500 sf/unit)



# R2 Refinement: Include Attic, Tall Height Space, and Garage in FAR

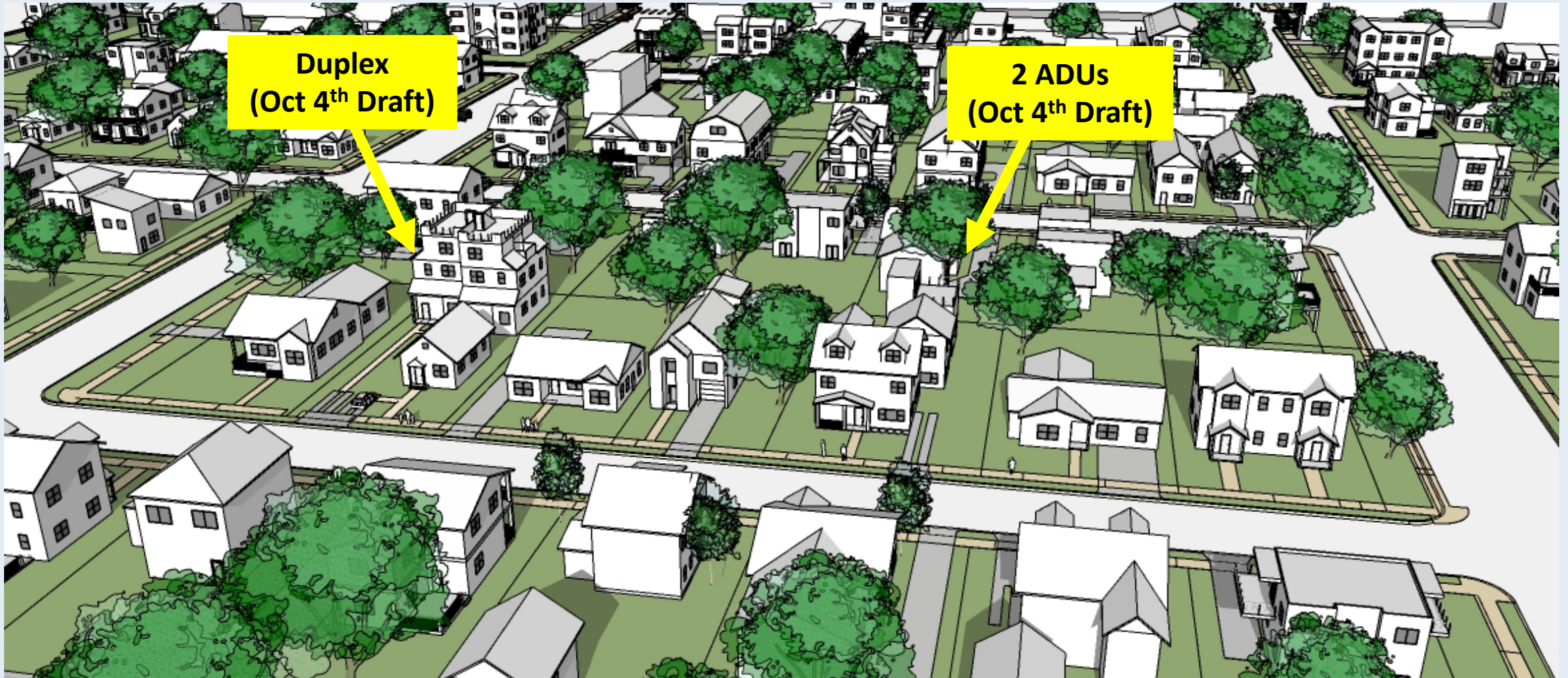
**Attic count towards FAR with partial exemption**

**Ceiling height over 15' to count double toward FAR.**



**Garage counts toward FAR with partial exemption**

# R2 Refinement: Calibrate FAR by Unit Under Preservation Incentive





# R2 Refinement: Calibrate FAR by Unit Under Preservation Incentive

**October 4<sup>th</sup> Draft:**

- **FAR: 0.6 for Duplex**  
(2100 sf/unit)



# R2 Refinement: Calibrate FAR by Unit Under Preservation Incentive

## Under Consideration:

- FAR: 0.4 for Duplex (1500sf/unit)





# Reduction of Transition Areas: Revised Staff Recommendation

- Reduce transition areas adjacent to residential Corridors by counting the corridor adjacent lot in those transition areas
- Reduce transition areas in susceptible, early and dynamic stages of gentrification (UT Uprooted Report)

# Increase Mapping of Transition Zones: Revised Staff Recommendation

- In High Opportunity Areas:
  - R3 Corner Lots
  - Parks
  - Grocery Stores
- Throughout the City
  - Centers
  - Transit Stops on Red and Green Lines

# Supplemental Staff Report Nov. 25, 2019

- More detailed recommendations on changes to regulations for different housing types, consistent with today's presentation.
- Additional recommendations based on community feedback and internal staff review.
- Background discussion on application of the Former Title 25 Zone in relation to specialized zoning districts and Neighborhood Plans.

# Next Steps

- November 25, 2019 2<sup>nd</sup> Supplemental Staff Report
- December 7, 2019 City Council Public Hearing – City Hall, 10 AM
- December 9, 2019 City Council 1<sup>st</sup> Ordinance Reading – City Hall, 10 AM

# Questions?

[www.austintexas.gov/ldc](http://www.austintexas.gov/ldc)