

chapter shall be reduced by two for each 100 lineal feet of VMU buildings.

3. All buildings in the development may aggregate points for building design in Section 3.3 of this Subchapter, rather than each building needing the minimum number of points.
4. Except for in the Barton Springs Zone or the Waterfront Overlay combining district, impervious cover existing as of the effective date of this Subchapter may be retained for redevelopment purposes for VMU buildings no taller than 60 feet and their accompanying structured parking, so long as the redevelopment meets current water quality standards and, for projects in the Drinking Water Protection Zone, the redevelopment incorporates the following measures to provide additional water quality benefits, pursuant to administrative rules to be developed by the director:
  - a. Rainwater collection and reuse;
  - b. Pervious pavement;
  - c. Integrated pest management; and
  - d. Native and adapted landscaping.

#### B. Expedited Review for Residential Permit Parking Districts

Neighborhoods that do not opt out of the VMU overlay district pursuant to the process established in Section 4.3.5. shall receive expedited review of applications to establish Residential Permit Parking (RPP) districts, for blocks starting within 600 feet of the portion of the Core Transit Corridor or Future Core Transit Corridor within the VMU overlay. The application process shall proceed in the following manner in accordance with the guidelines and procedures which are in effect at the time of the application except as described below:

1. ~~A petition shall be circulated among all (100%) households within the proposed permit parking area. A minimum of 66.7% (two-thirds) of the signatures must be in a favor of the program. Only one signature for each household will be considered. A household is defined as a residence with a separate mailing address, phone number and/or utility bill. Multi-family properties of more than six units may be considered one household; in such cases, only the owner or manager of the property shall be allowed to sign the petition. The applicable Neighborhood Association must endorse the resident's request for the Residential Permit Parking program. The applicable community association must endorse the resident's request for the Residential Permit Parking program.~~
2. ~~The City's requirement, which would otherwise apply, that a minimum of seventy-five percent (75%) of the available on-street parking spaces must be occupied during peak parking hours (as determined by the neighborhood) of any two days during a two week period shall be waived. Requirements for conducting parking studies or collecting license plate information shall be waived.~~
3. Following the collection of the required signatures and delivery of all necessary RPP request documentation to City staff, staff shall review and act on the application within two

weeks. Notice shall be sent to affected residents and the applicable neighborhood association, and signs shall be installed, within six weeks of approval.

#### **4.3.5. Individual Neighborhood Consideration of VMU Requirements ("Opt-in/Opt-out Process")**

##### **A. Purpose**

The purpose of this subsection is to establish a one-time process, which will begin following the adoption of this Subchapter, whereby individual neighborhoods may consider certain development characteristics of VMU buildings within their boundaries and communicate their preferences to the City Council. No property is eligible for an exemption from the dimensional standards (of Section 4.3.3.E.2.) or for the parking reduction (of Section 4.3.3.E.3.) or for the additional ground-floor uses otherwise authorized by Section 4.3.3.C.2. until the conclusion of the opt-in and opt-out processes described in this section.

##### **B. Procedure**

###### **1. Initiation**

Upon the adoption date of this Subchapter, the Director shall identify neighborhood areas and notify each neighborhood planning team that the VMU neighborhood consideration process shall be initiated. If there is no neighborhood planning team, the applicable neighborhood associations in a neighborhood shall work together to develop an opt-in/opt-out application for the purposes of this section.

###### **2. Application**

Each neighborhood planning team or neighborhood association shall review the VMU standards in Section 4.3.3. The planning team or applicable neighborhood association may, no later than 90 days after receiving written notice from the Director of this Subchapter's adoption, submit an opt-in/opt-out application to the City Manager concerning any of the items listed in subsection C. below.

###### **3. Planning Commission Recommendation**

The City Manager shall forward any opt-in/opt-out applications received to the Planning Commission, which shall review and make recommendations on all such applications to the City Council.

# Subchapter E Design Standards Amendments



## Overview of Proposed Amendments to Subchapter E – Phase II

**Planning Commission**

**April 9, 2013**

C1



# Design Standards Amendments

## *Outline of Presentation*

- ✓ **Background**
- ✓ **Overview of Proposed Amendments**
- ✓ **Next Steps and Timeline**
- ✓ **Questions & Discussion**

13

# Design Standards - Background

## Background to Initial Adoption

Task Force formed and directed to make recommendations



Feb 2004

Council directs: Draft ordinance based on Task Force Report



May '05

Council adopts Subchapter E



Aug '06

## Creation of Subchapter E: Design Standards & Mixed Use

April '05



Task Force Report & recommendations

Oct '05 - May '06



Consultant drafts ordinance

Jan 2007

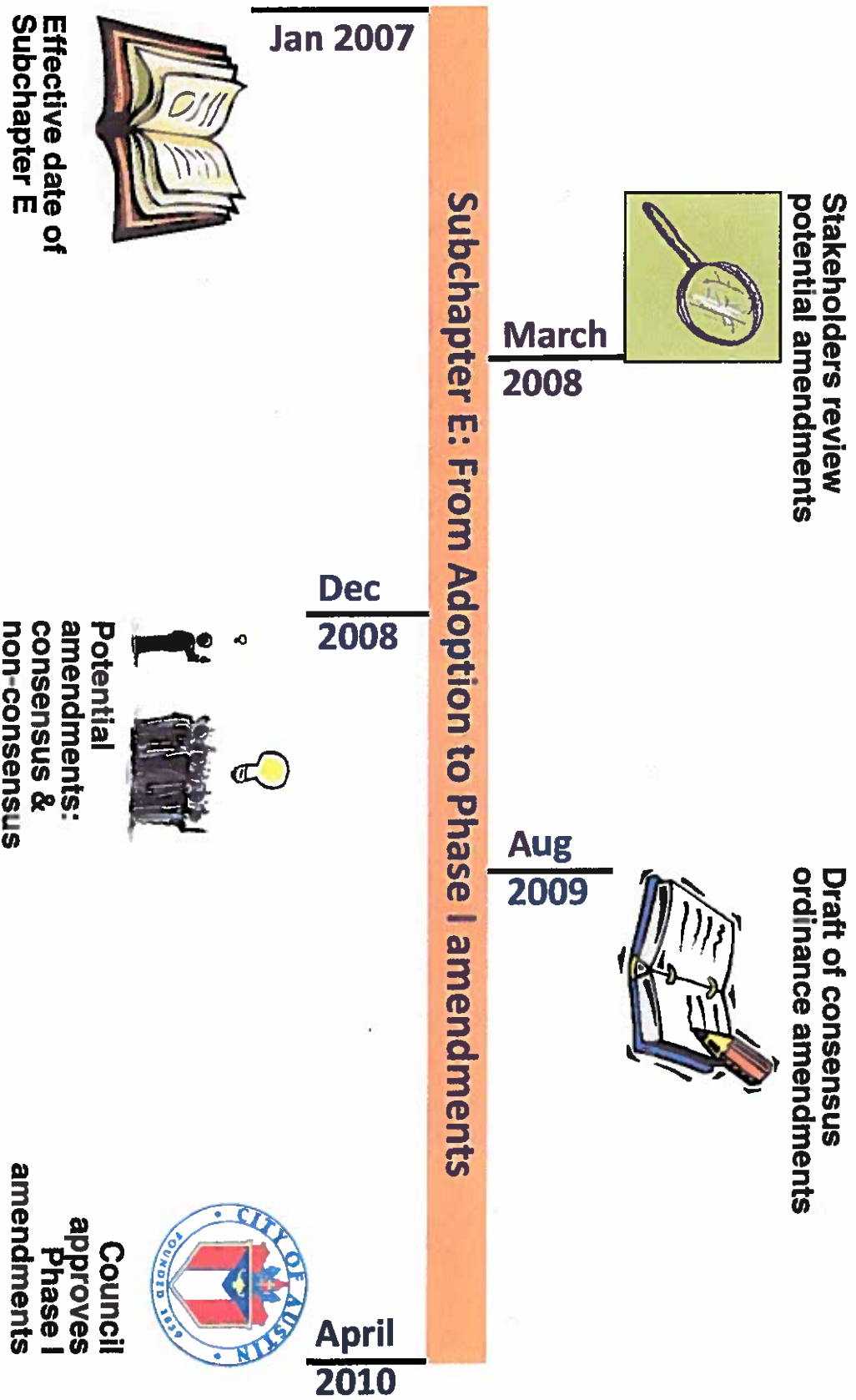


Effective date of Subchapter E



# Design Standards – Background

## *Review of ordinance after first year: Phase I Amendments*



# Design Standards: Phase II Amendments

## *Stakeholder Involvement*

- **Public presentations of Phase II Amendments**
  - August 24, 2012
  - September 5, 2012
  - November 7, 2012
- **Design Commission – October 2012**
- **Planning Commission Codes & Ordinances Cmte. – Feb 19, 2013**
- **American Institute of Architects (AIA) Local Chapter – March 27, 2013**

# Design Standards: Phase II Amendments

## *Organization of Subchapter E*

- **Article 1 – General Provisions**
- **Article 2 – Site Development Standards**
- **Article 3 – Building Design Standards**
- **Article 4 – Mixed Use (including Vertical Mixed Use)**
- **Article 5 - Definitions**



# Design Standards: Phase II Amendments

## Key for Phase II Amendments



**Revised, Rewritten, Reworked**



**Relocated to different section**



**New Provisions Added**



**Provisions removed from Subchapter E**

# Design Standards: Phase II Amendments

## Article 1: General Provisions

- **Section 1.2 - Applicability** (pages 4-6)



- 1.2.2 - *Full Compliance* –
  - new construction on previously undeveloped land or new construction where all buildings are demolished
- align with current staff practice



- 1.2.3 - *Partial Compliance*
  - new buildings or additions must comply with Article 2 unless criteria (topography, trees, size or nature of building, etc.) justify waiver. Article 3 applies.



- remodels must comply with Exterior Lighting, and Article 3 if defined as a “Level 3” Alteration or Addition by the Building Code (work area exceeds 50% of area of building & principal façade)

# Design Standards: Phase II Amendments

## ***Article 1: General Provisions (cont.)***

- ***Section 1.2 - Applicability (pages 5-7)***

- ***1.2.4 - General Exemptions***



- add exemption for ADA sidewalk and trail projects



- relocate current exemptions for certain uses



- add new exempt uses – Const. sales & services, drop-off recycling facility, equipment repair, and scrap & salvage (PC C&O)



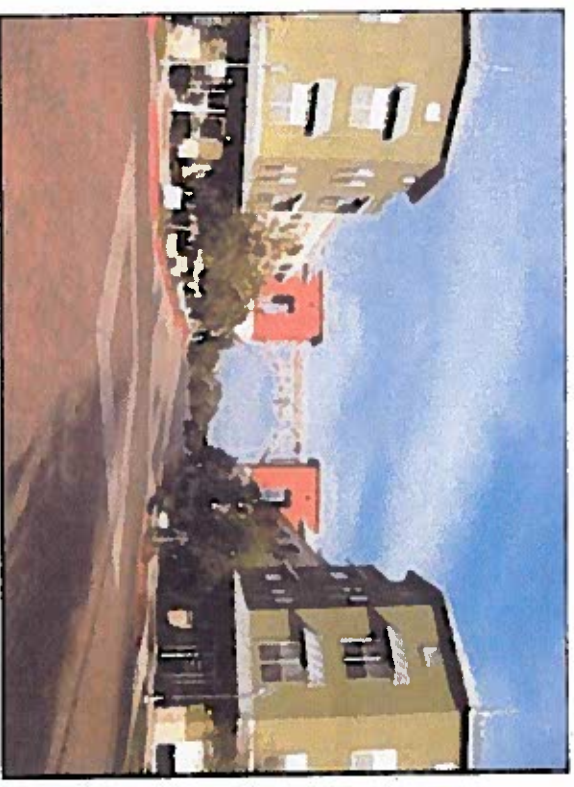
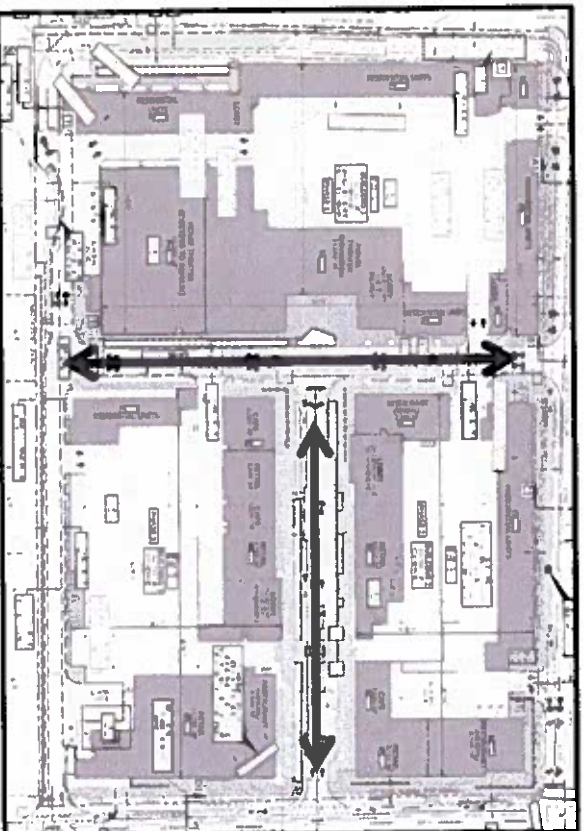
# Design Standards: Phase II Amendments

## Article 2: Site Development Standards

- **Section 2.2.5 - Internal Circulation Routes: Sidewalk and Building Placement** (pages 32-36)




- combined, revised and renumbered to a new Section 2.2.5 - Internal Circulation Routes: Sidewalk and Building Placement for Large Sites
- added provision for Project Circulation Plan (applies only to site plan.



# Design Standards: Phase II Amendments

## Article 2: Site Development Standards (cont.)

- **Section 2.2.5 - Internal Circulation Routes: Sidewalk and Building Placement** (pages 32-36)
-  add a new Section 2.2.5.i - on a Suburban Roadway, a residential only use on a site over 5 acres must comply with the following:
  - Sidewalks or pedestrian paths are required connecting all buildings and all amenities and
  - Internal circulation for vehicular connectivity is required with no maximum block size (PC C&O)

# Design Standards: Phase II Amendments

## *Article 2: Site Development Standards (cont.)*

- **Section 2.5 - Exterior Lighting** (pages 45-46)



- Eligible for Alternative Equivalent Compliance (AEC)
- Clarified *Section 2.5.B.3 - Lighting of Building Facades*

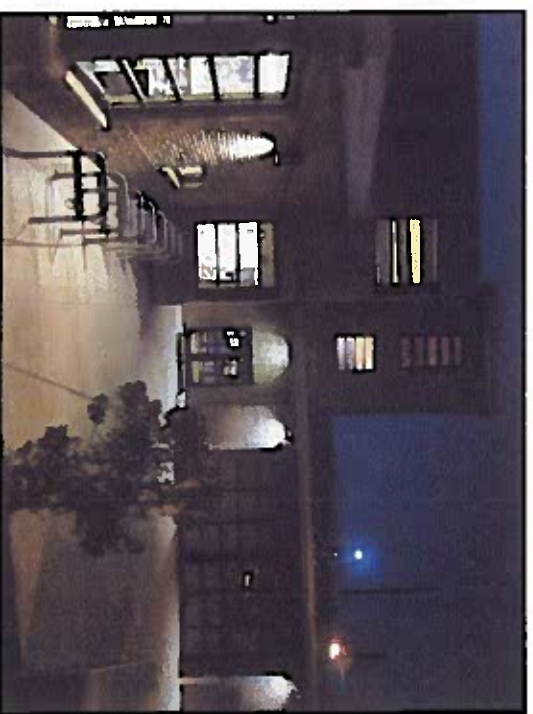


- added flexibility for replacement of existing building-mounted lighting



- Revised lighting fixture requirement from Fully-Shielded and Full Cut-off to Fully-Shielded or Full Cut-off (PC C&O)

- Section 2.5 needs significant additional work. To be addressed by future comprehensive lighting amendment





# Design Standards: Phase II Amendments

## Article 3: Building Design Standards

- **Section 3.2 - Glazing and Façade Relief Requirements** (pages 55-57)
  - section renamed to reflect distinction between glazing and façade relief
  - requires glazing on a facade facing a roadway or ICR where building frontage is provided
  - **+** added a provision allowing one façade to be exempt from glazing and façade relief requirements
  - **+** allow option of façade relief or glazing on all other facades
  - **+** allows reduction in glazing if in conflict with Energy code, LEED, Green Building, etc.

# Design Standards: Phase II Amendments

## Article 4: Mixed Use


- **Section 4.3.3.D - Compatibility and Neighborhood Design Standards** (pages 72-73)



- added provisions for design compatibility between VMU buildings and adjacent single family use or zoning
- certain design enhancements required
- menu of options for other standards
- moved two design elements from optional to required and added new description to two other required elements (PC C&O)

# Design Standards: Phase II Amendments

## *Article 4: Mixed Use (cont.)*

-  **Section 4.3.4.B - Expedited Review of Residential Permit Parking Districts** (pages 76-77)
  - Areas within 600' of a Core Transit Corridor (or FCTC) that opted into VMU receive expedited review
  - Petition with 60% support required
  - Applicable Neighborhood Association must endorse request for RPP
  - Parking studies waived
  - Once all information provided application acted on within 2 weeks and signs installed within 6 weeks



# Design Standards: Phase II Amendments

## Article 4: Mixed Use (cont.)



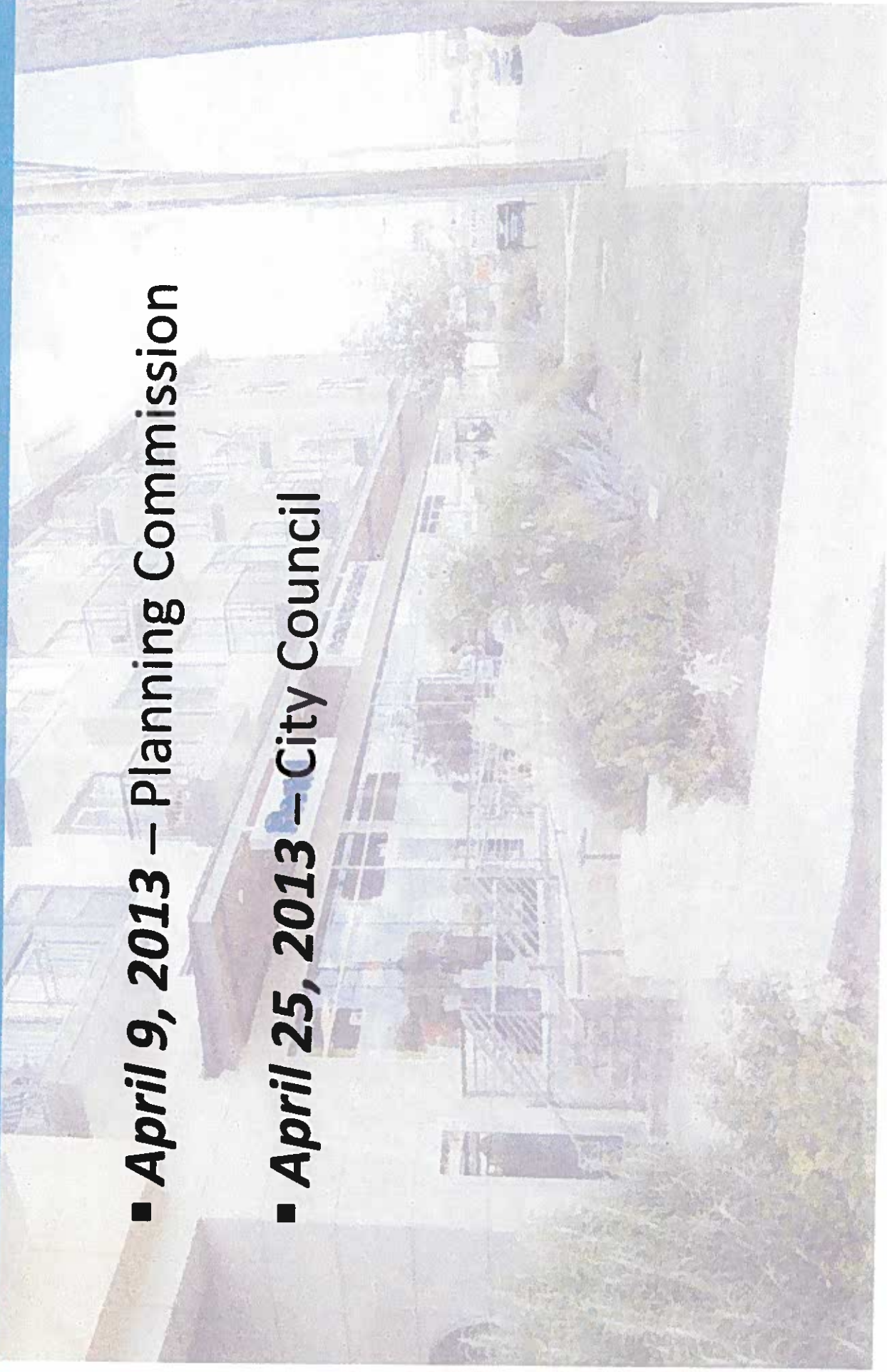
- **Section 4.3.5.5.a - Individual Neighborhood Consideration of VMU Requirements (“Opt-In/Opt-out Process”)** (page 78)

- Subchapter E established VMU Overlay District and VMU Opt-In/Opt-out Process
- Section 4.3.5.C.1.b. VMU Overlay District Opt-Out states:  
  
*“**If no opt-out application is submitted on a property, or an opt-out application is submitted and denied, the dimensional and parking standard exemptions in Section 4.3.3.E.2. and 3. and the ground-floor commercial use provisions in Section 4.3.3.C.2. shall apply to all VMU buildings on that property.**”*
- added provision authorizing Director to indicate “V” zoning for neighborhoods with properties in the VMU Overlay District that did not file an opt-in/opt-out application received VMU zoning
- added provision noting property owner can file VMU zoning application with or without neighborhood plan combining district to clarify current practice

# Design Standards: Phase II Amendments

## *Proposed Schedule Moving Forward*

- **April 9, 2013** – Planning Commission
- **April 25, 2013** – City Council





# Design Standard: Phase II Amendments

*Thank You*

## Questions & Discussion

Public Draft Proposed Amendments:

[http://ftp.ci.austin.tx.us/UrbanDesign/subchapter\\_c130402\\_rev.01.pdf](http://ftp.ci.austin.tx.us/UrbanDesign/subchapter_c130402_rev.01.pdf)

