

PLANNING COMMISSION

AUGUST 13, 2013

Handouts

August 10, 2013

C4

Subject: Case C20-2013-002, Plan Amendment Ordinance

Greetings:

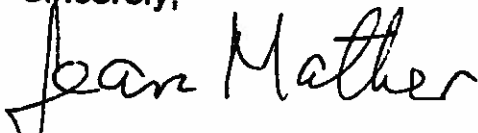
The Greater South River City (GSRC) Neighborhood Planning Contact Team (NPCT) is opposed to certain proposed revisions to the Plan Amendment Ordinance. Specifically we are opposed to the changes in Part 2(C)(4) and Part 2.(E)(3). These revisions allow the Planning Commission to initiate neighborhood plan amendments outside the current process which involves Neighborhood Planning Contact Teams at the outset. The revisions would diminish the role of NPCT's in the plan amendment process.

NPCT's are charged with being stewards of and advocates for their respective Neighborhood Plans. NPCT members are aware of the issues in their planning areas, so the current process, which brings the stakeholders (development team and NPCT) together at the initial stages of the amendment process, results in better projects, and saves time and energy for both teams. The same spirit of cooperation would not exist if developers used the Planning Commission to initiate amendments out of cycle, rather than meeting with the NPCT.

These proposed revisions would also create more work for Planning Commissioners, since they would be required to analyze projects twice, the first time given only the developer's perspective, and the second time given the perspectives of all stakeholders.

Please contact me at 512-444-4153 or GSRC NPCT Vice-Chair Sarah Campbell at 512-462-2261 if you have questions.

Sincerely,



Jean Mather, Chair
Greater South River City NPCT



SRCC Neighborhood Assoc.
P.O. 40632
Austin, TX 78704
www.srccatx.org

City of Austin Planning Commission
Austin City Hall
301 W. Second St. Room 1029
Austin, TX 78701

C4

Marc Davis
president@srccatx.org

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Nancy Byrd
treasurer@srccatx.org

August 9, 2013

RE: Proposed Code Amendment Ordinance #C20-2013-002

Chairman Dave Anderson and Members:

On Monday, August 5, 2013, at our monthly general membership meeting, the South River City Citizens Neighborhood Association voted to oppose the proposed code amendment, C20-2013-002, because of the new powers that it grants to the Planning Commission.

By giving the Planning Commission new authority to initiate Plan Amendments out of cycle, the proposed Code Amendment limits and potentially excludes crucial input from the neighborhood plan contact teams and the residents/stakeholders they represent. The contact team, neighbors and developers should be able to work on plan amendments, including the out-of-cycle amendments, from the very beginning.

SRCC would like to see the provisions that allow for this new authority, Part 2, C4, and Part 2, E3 removed from the ordinance.

SRCC respectfully request that this letter be included as part of the backup material submitted to the Planning Commission.

Sincerely,

Marc Davis
President, South River City Citizens Neighborhood Association

Anguiano, Dora

C4

From: Michael R. Cannatti <[REDACTED]>
Sent: Friday, August 09, 2013 10:01 PM
To: 'dave.anderson.07@gmail.com'; Anderson, Dave - BC; 'dchimenti@austin.rr.com'; Chimenti, Danette - BC; 'commjms@sbcglobal.net'; Stevens, Jean - BC; 'mnrghatfield@yahoo.com'; 'alfonsohernandez@gmail.com'; Hernandez, Alfonso - BC; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; jjack2@austin.rr.com
Cc: Anguiano, Dora; 'Betty Trent'; 'Tina Weinberger'; 'harris@cfs-texas.com'; 'Roya@Royanet.com'; 'Roya Johnson'; 'Jerry Lloyd'; 'blake.tollett@earthlink.net'; 'jbasiano@austin.rr.com'; 'Michael Curry'; 'August Harris'; 'mark nixon'; 'Diane Umstead'; 'Craig A. DUEWALL'; Vivian Wilson
Subject: RE: Concerns About Neighborhood Plan Amendment Ordinance- C20-2013-002

Honorable Members of the Planning Commission:

In our capacity as the Neighborhood Planning Contact Team for the Central West Austin Neighborhood Plan, we are writing in opposition to a number of requirements in the Plan Amendment Ordinance- C20-2013-002 which change the neighborhood plan amendment process.

First, we object to the proposed amendments to allow Planning Commission (PC) initiated amendments to individual properties. Proposed Section 25-1-804(C)(4)). This proposal would create a "spot amendment" process at the Planning Commission level, and is not consistent with the function of the Planning Commission as a reviewing body to make "planning" recommendations on matters being presented to City Council. Furthermore, there is no notice or hearing process in place for PC-initiated amendments or for public consideration of the proposed criteria for initiating plan amendments under LDC Section 25-1-813.

Second, we object to the proposed amendments to allow PC-initiated area-wide or subdistrict-wide amendments. Proposed Section 25-1-804(E)(3). As the NPCT for our neighborhood plan which covers *four separate neighborhood areas*, we understand our role as "stewards of the adopted neighborhood plan" is to help implement the plan's vision. As stewards of our neighborhood plan, our NPCT stakeholders have the most information on what might be appropriate when considering plan amendments, and we feel it would be inappropriate for the Planning Commission to be granted the option to bring plan amendments forward at any time and without our input.

We are also concerned that the proposed amendments specify that that the "once every 2 years" limit for area-wide or subdistrict-wide amendments applies only to NPCTs. Proposed Section 25-1-804(E)(2). This is problematic at many levels. First, it limits the frequency of plan amendment filings by the NPCT, but not any other entity (such as the Planning Commission). Second, the additional time for council action could significantly extend the 2-year waiting period. Third, it allows only one NPCT-initiated area/subdistrict-wide amendment in the neighborhood plan area every two years, a limitation that unfairly constrains larger neighborhood plan areas (such as our plan area) which has multiple subdistricts (e.g., the Austin State Supported Living Center and the Brackenridge Tract) that are ripe for development guidance using the plan amendment process.

There are also concerns about the proposed criteria for initiating plan amendments. Proposed Section LDC 25-1-813. First of all, most of the "criteria" pertain to individual properties, not area-wide or subdistrict-wide tracts. Also, the "welfare" criteria of LDC 25-1-813(A) seems poorly worded and unnecessarily vague. Also, the criteria in LDC 25-1-813(B) -- "prohibiting the filing would prevent reasonable use of the property"—needs to be revised. The word "or" after this provision makes it stand alone as a required finding. Since it's safe to assume that every proposed amendment

use is “reasonable,” what application wouldn’t meet this requirement? We recommend that the language be revised to state “prohibiting the filing would prevent any reasonable use of the property.”

As explained above, the proposed amendments create unlimited amendment opportunities by the Planning Commission, but retain significant restrictions on NPCTs. At a minimum, the Planning Commission should have the same limitations as the NPCT, and the criteria language should be clarified.

Therefore, we respectfully urge the Planning Commission and the Austin City Council to reject the proposed amendments for the reasons set forth above.

Respectfully submitted,

Mike Cannatti

Chair, Central West Austin Neighborhood Plan Contact Team

401 Congress Avenue
Suite 2100
Austin, Texas 78701

512.370.2800 OFFICE
512.370.2850 FAX
winstead.com

direct dial: (512) 370-2827
aswor@winstead.com

August 13, 2013

C20-21

Mr. Greg Guernsey
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Jaylee, Ltd C14-2011-0091 and NPA-2011-0002.01 – 4.128 acres located at 1601 and 1645 E. 6th Street ("Property"); Proposed Rezoning from TOD-NP, Transit Oriented Development - Neighborhood Plan District, to TOD-NP-CURE, Transit Oriented Development – Neighborhood Plan District – Central Urban Redevelopment Combining District, and proposed Amendment to the Neighborhood Plan by Amending the Station Area Plan, including the Regulating Plan

Dear Mr. Guernsey:

As representatives of the owner of the above stated Property, we respectfully request a postponement of zoning case C14-2011-0091 and neighborhood plan amendment case NPA-2011-0002.01 from the August 13, 2013 Planning Commission agenda to the August 27, 2013 Planning Commission agenda.

Please let me know if you or your team members have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

cc: Jerry Rusthoven, Planning and Development Review Department
Heather Chaffin, Planning and Development Review Department
Maureen Meredith, Planning and Development Review Department

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing;
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be

available from the responsible department.

Information on the City of Austin's land development process.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2012-0409C.SH

Contact: Michael Simmons-Smith, 512-974-1225

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 13, 2013

Your Name (please print) Dustin Dinh

1904 East 13th

Your address(es) affected by this application

Dustin Dinh

Signature

Date

Daytime Telephone: 512-863-2303

Comments: For the esthetic of the

neighborhood - conform to the

building code of the neighborhood.

I do not want the dumpster next to

my property nor do I want the

garage to be closer to my

property

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th Floor

Michael Simmons-Smith

P.O. Box 1088

Austin, TX 78767-8810

C30/1

PUBLIC HEARING INFORMATION

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Case Number: SP-2012-0409C.SH

Contact: Michael Simmons-Smith, 512-974-1225

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 13, 2013

Tom Harvey

Your Name (please print)

1801 E. 13th 1209 + 1207 Salina

Your address(es) affected by this application

Tom Harvey

Signature

Date

Daytime Telephone: 512-299-4221

Comments:

My wife and I own the houses at the three addresses above, and we support the applicant's waiver request. We believe this project will be beneficial for the neighborhood by ~~improving~~ defining crime and enhancing security and the look and feel of the area.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Michael Simmons-Smith

P.O. Box 1088

Austin, TX 78767-8810

C30/2

Simmons-Smith, Michael

From: Cindi Burton [REDACTED]
Sent: Wednesday, August 07, 2013 9:20 PM
To: Simmons-Smith, Michael
Cc: Cindi Burton
Subject: Resident Petition Against Chicon Corridor Waiver Requests

Dear Planning Commission,

This note serves as my formal petition against the applicant's site plans waivers for #1, #2, and #3 below. I am a concerned Austinite (I have lived in Austin for 29 years and my family for over 70 years), the property I own is at 1905 E. 14th Street. While I welcome responsible development in the neighborhood, this development has not shown significant regard of its neighbors who live in the adjacent single family homes. While a development is intended to enhance a community, it appears that this development is attempting to create its own self-contained community without any regard to its neighbors and without making a concerted effort to gently blend in with the community.

The applicant is requesting site plan waivers from LDC 25-2-1067(H), LDC 25-2-1063(B)(1), LDC 25-2-1067(C)(1) and LDC 25-2-492. My concerns are stated below next to the corresponding waiver requests:

1. LDC 25-2-1067(H) requires that parking areas on properties less than...

~~My property is neighboring to a one of the planned parking lots of this development. I am certain and extremely concerned about car exhaust from the increased car traffic (due to the commercial and residential occupants) that will come from the uptick in traffic of those entering/stalling/parking/exiting the development. These factors will significantly impact the air quality of my adjoining property. Having parking lot 7.06 feet from my house and back yard will definitely impact me and my family's long-term health. When I bought my property I wanted to live in a residential community and while I welcome development, I do not appreciate living so close (7 feet away) from a large parking lot. I am petitioning that the Planning Commission require the developers to follow the city guideline that states that properties of this type are at least 23 ft from the property line. The guideline was originally put in place for a reason, so that residents of neighborhoods can enjoy their homes and backyards. If 23 ft cannot be reached, then at least 15-20 feet, is there a compromise? Research by Environment and Human Health, Inc. (EHHI) has show the damaging effects of exhaust. I've included an except below with a link to their website:~~

EHHI Releases Original Research Report,

The Harmful Effects of Vehicle Exhaust: A Case for Policy Change

Press Release

[Hartford, Connecticut, March 1, 2006] A ground-breaking report on the harmful effects of vehicle exhaust is being released today by Environment and Human Health, Inc. (EHHI), a non-profit organization composed of doctors, public health professionals and policy experts dedicated to protecting human health from environmental harms.

The lead author of the research report, John Wargo, Ph.D., professor of Risk Analysis and Environmental Policy at Yale University's School of Forestry and Environmental Studies, said,

"Although we have all grown to accept the smell of engine exhaust as part of our everyday life, our nation is experiencing an epidemic of illnesses made worse by air pollution. Some of the illnesses exacerbated by air pollution are asthma, cancer, diabetes, heart disease and respiratory illnesses." (http://ehhi.org/diesel/exhaust_effects_06.shtml)

2. LDC 25-2-1063(B)(1) states that a person may not construct a structure...

This particular waiver request is another example of how this development is not attempting to calmly blend in with the surrounding community. I noticed that the full development is FACING Chicon...storefronts, trees...and other "niceties." However, and all the toxic (car exhaust) and smelly (dumpster/dumpster enclosure) are facing their residential neighbors. How can one enjoy their home and a backyard BBQ when it is commingled with the scent of trash? I am petitioning that the Planning Commission requires the developers to do the following - 1) Adjust the site plan so that the trash compactor/dumpster and the transformer faces the alley not their neighbors homes. 2) The dumpster should follow city's stipulation by being 25 feet or more away from single-family properties.

3. LDC 25-2-1067(C)(1) states that a permanently-placed refuse receptacle...

This waiver request is another example of how this development is not attempting to calmly blend in with the surrounding community. I noticed that the full development is FACING Chicon...storefronts, trees, and other "niceties." However, and all the toxic (car exhaust) and smelly (dumpster/dumpster enclosure) are facing their residential neighbors. Again, how can one enjoy their home and a backyard BBQ when it is commingled with the scent of trash? Further more, The University of North Carolina at Chapel Hill wrote a study on the harmful effects of toxic fumes that stem from waste, I've included an excerpt below with a link to the study. I am petitioning that the Planning Commission requires the developers to do the following - 1) Adjust the site plan so that the trash compactor/dumpster and the transformer faces the alley not neighboring homes and the backyards of those homes. 2) The dumpster should follow city's stipulation by being 25 feet or more away from single-family properties.

"However, waste products such as liquid spills of chemicals or body fluids, toxic fumes, and solid wastes can create as monumental a problem as the sharps. If any of these materials were to be exposed to the environment, they could create disastrous effects. Toxic fumes can damage the living environment of humans, plants, and animals, and they could be a factor in acid rain precipitation if they are undetected and produced in great amounts." (<http://www.unc.edu/~nmdorsey/unit1final.html>)


4. LDC 25-2-1064 stipulates a 25-foot front building line setback from...

I am very concerned about the potential effect maximizing lot space...i.e. building to the sidewalks/property lines. Similar to the concerns in the Hyde Park neighborhood years ago with the "McMansions" where is the run-off from rain going to go? I am concerned about flooding and the impacts from having very little grass to soak up the rain. However, I will not highlight any formal petitions against this waiver, I will simply state my concern.

Regards,
Cindi Burton

C31/
3

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Cindi Burton
MBA, Rice University - Jones Graduate School of Business
BBA / BA, The University of Texas at Austin
512.799.7176 (cell)



PUBLIC HEARING INFORMATION

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person listed on the board of commissioners include the name of the board of commissioners, the Case Number, and the contact person for the public hearing.

Case Number: SP-2012-0407C.SH

Contact: Michael Simmons-Smith, 512-974-1225

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 13, 2013

Your Name (please print)

Dustin Dink

1904 East 13th

Your address(es) affected by this application

Dustin Dink

Signature

Date

Daytime Telephone:

512-863-2303

Comments:

For the esthetic of the neighborhood. I do not want a dumpster near my property nor do I want the dumpster closer to my property line.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-8810

C31/4

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Case Number: SP-2012-0406C.SH

Contact: Michael Simmons-Smith, 512-974-1225

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 13, 2013

Your Name (please print)

Dustin Dinh

1904 Farf 13th

Your address(es) affected by this application

Dustin

8/9/13

Signature

Date

Daytime Telephone: 512-863-2303

Comments:

For the esthetic of the neighborhood, conform to the building code of the neighborhood. I do not want my neighbor's setback close to my property. Nor do I want a dumpster next to my window.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-8810

C32/1

C 33

Zoning Capacity and Redevelopment Analysis (V. 11)

Background

City staff estimates that Austin could experience a population increase of 750,000 people over the next thirty years within its entire planning jurisdiction, which includes the City limits and its Extra-Territorial Jurisdiction (ETJ) area that extends up to five miles from the City limits. This projection has been used throughout the ongoing Imagine Austin Comprehensive Plan effort. During this effort, City Council directed staff to measure the impact of various scenarios on environmental, economic, and transportation infrastructure sustainability. In addition, some stakeholders in the Imagine Austin process have also asked staff to measure a concept they call zoning capacity to establish the ability of existing zoning to accommodate projected growth. Zoning Capacity is defined as a future number of dwelling units and non-residential floor area, or development potential, that might be expected given certain assumptions about zoning regulations. Since zoning regulations apply only in the City Limits, this study does not include zoning capacity estimates for the ETJ areas.

In addition to the lack of zoning in the ETJ, there are several concerns when using zoning as a tool to project development potential. Properties are seldom built to their maximum zoning capacity because of the property owner's intentions or market conditions. Also, in some areas, the current zoning map is inconsistent with how the property is actually used. Specifically, there are several residential developments in older commercial zoning districts because the previous zoning ordinance, which existed before 1985 and allowed that situation, was carried over to the current zoning map. The City has rezoned a number of properties to bring them up to current zoning standards, but a number of residential properties are still zoned commercial to this day.

More importantly, the complexity of zoning regulations requires broad assumptions to be used in this study. Some of these complexities are indicated in Appendices 3 through 5. There are 39 base zoning districts and 13 combining districts. Each district has varying regulations on the number of units and commercial floor area allowed, plus varying limits on impervious cover, building coverage, setbacks, lot width, and building heights. Furthermore, additional development regulations are found in the Land Development Code that supersedes traditional zoning regulations. For example, impervious cover limitations in the zoning districts shown in Appendix 2 can be superseded by limitations in the watershed regulations shown in Appendix 5. Developments might also have further height limitations than those prescribed in zoning districts, but it depends on what size the development is, as shown in Appendix 3. Most developments must also provide adequate parking, open space and drainage areas that reduce the development potential. Appendix 4 shows the City's parking requirements which play a significant role in determining development potential. Some properties also have special ordinances, often in the form of conditional overlays, with altered limits on the maximum number of dwelling units or floor area. Finally, community support for or against certain developments may affect what is ultimately built. Together, these additional considerations tend to reduce the scale of development well below what can be achieved under base zoning district regulations.

Terminology

- Base Districts – general zoning districts that establish basic site development regulations and performance standards that are intended to promote compatible land use patterns
- Commercial Base Districts - areas designated for commercial use that provide for a broad range of commercial densities (stated in FAR) consistent with the Comprehensive Plan and standards of public

Zoning Capacity and Redevelopment Analysis (V. 11)

health, safety, and welfare. For the purpose of this study, this includes non-residential uses, such as office and industrial uses

- **Development Potential** – the potential amount of development given a wide variety of factors, not necessarily zoning
- **Developed** – an area of land which has been purposed or improved for human activity. Any future development in these areas would be considered redevelopment. This also includes areas that have been set aside for environmental protection or mitigation, such as preserves and natural areas. This does not include steep slopes, flood plains, and stream buffer setbacks, though these features can be present within developed areas.
- **DU** – a residential dwelling unit providing complete, independent living facilities including permanent provisions for living, sleeping, eating, and cooking. For the purposes of this study, dwelling unit represents a total amount covering the study area, and not a single dwelling unit.
- **Environmental Areas** - areas with steep slopes, flood plains, and stream buffer setbacks
- **FAR** – the floor-to-area ratio which equals the gross floor area divided by the gross site area. In this study, it represents the rate at which development can be built in a non-residential base district
- **Floor Area** – the total enclosed area of all floors in a non-residential building. This includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas. For the purposes of this study, the floor area represents a total amount covering the study area, and not a single building.
- **Gross Areas** - represents all land area in each zoning district
- **Net Areas** – the Gross Areas, less environmental areas for the purpose of establishing the area that is suitable for building
- **Non-residential** – a development or areas of development used primarily for purposes other than residential
- **NBG** - North Burnet/Gateway (NBG) district, which is an area in Northwest Austin that is zoned for higher density urban mixed-use redevelopment
- **PUD** - planned unit development district, which is a designation for a large or complex single or multi-use development that is planned as a single contiguous project under unified control
- **PPU** - persons per household, which is the average number of persons occupying dwelling units for an area
- **Redevelopment** - the replacement and repurposing of old development with new development
- **Residential Base Districts** - areas designated for residential occupancy that provide for a broad range of residential densities (stated in UPA) and variety of housing types consistent with the Comprehensive Plan and standards of public health, safety, and welfare
- **TOD** – a transit oriented development district, which is a designated area around certain transit stations in Austin that are zoned to provide for transit and pedestrian oriented development.
- **Undeveloped** – an area of land which has not been purposed or improved for human activity, and could be developed.
- **UPA** - units per acre, or the number of dwelling units that are possible given the total acreage of a site, or of an aggregation of sites. Represents the rate at which a development or developments can be built in a residential base district.
- **Zoning** – mechanism to regulate use and site development standards (height, setbacks, building coverage, impervious cover, parking, and others)

Zoning Capacity and Redevelopment Analysis (V. 11)

Two Methods to Measure Zoning Capacity

Two methods of calculating zoning capacity have emerged during conversations with stakeholders. Method 1 uses the base zoning limits on maximum units per acre (UPA) and floor to area (FAR) ratios to calculate zoning capacity, although it does not take into account the zoning limits on impervious cover, building coverage, setbacks, lot width, and building heights. Method 1 also does not make any distinction between developed or undeveloped land – all land, no matter what its development status, is initially considered for development. Method 2 attempts to incorporate all of the zoning regulations, plus the additional development requirements that are part of the City's Land Development Code. In order to do this, Method 2 uses conservative assumptions about development yields, simply because there is not a simple way to calculate zoning capacity using the myriad of zoning regulations beyond the basic limits on UPA and FAR.

Both methods share certain common elements. In particular, both methods:

- Summarize the amount of land area in each major zoning district and reduce that amount by the environmental areas in each district. The exception is the Gross Areas calculation in Method 1
- Multiply the remaining net land areas by the assumed UPA and FAR rates. The exception is Method 1, which simply adds up the number of lots in most single family districts
- Do not include the land areas for non-traditionally zoned areas in the calculations, including TOD, PUD, and NBG. Instead, we use the planned or projected number of dwelling unit and floor area projections provided by developers or the projected by City staff. Since the City does not have complete information on some projects, assumptions about UPA and FAR were made for these developments in the calculations for Neighborhood Planning Areas (NPA)
- Exclude areas in the City Limits zoned Public (P), such as property owned by the City, County, State or the University of Texas
- Do not estimate a zoning capacity for residential units in the Central Business District (CBD) and Downtown Mixed Use (DMU) zones, which make up a majority of the Downtown Planning Area. The City has estimated that this area can accommodate an additional total square footage of 37 million. An estimate of the potential gross and net floor area was made for DMU and CBD in Method 1 since a maximum FAR for these zones is provided in the zoning base district standards.

Method 1

Staff met with certain stakeholders on September 8, 2010 regarding zoning capacity. At the end of that meeting, these stakeholders requested staff to provide a "Gross Areas" and "Net Areas" zoning capacity calculation. This method has also been referred to as the "Legal Limits" method. The Gross Areas represents a development potential by zoning district for all areas, and does not subtract environmentally sensitive areas from the calculations. The Net Areas calculation subtracts the environmentally sensitive areas from the Gross Areas before making the development potential calculations. This method also uses the traditional base zoning districts, and does not make assumptions about mixed use and vertical mixed used combining districts.

The theory behind this method is that the maximum UPA and FAR limits stated in the zoning Site Development Standards (see Appendix 2) are the starting point when computing development potential. However, as mentioned previously, development potential is a function of a myriad of requirements, and not just the stated UPA and FAR standards. Specifically, the rates used in measuring capacity should reflect all

Zoning Capacity and Redevelopment Analysis (V. 11)

restrictions that fall into four areas – base zoning districts, overlay and combining districts, additional development ordinances, and site specific issues. Base zoning establishes limits on FAR and UPA, but also limits on impervious cover, building coverage, setbacks, lot width, and height. Many base zoning districts are also subject to overlay and combining districts that alter the amount of development allowed, or limit the types of uses allowed in the base district regulations. Additional development ordinances that should be considered include provisions on parking, open space, compatibility standards, and additional impervious cover restrictions in certain watershed areas. Finally, site issues, such as topography, lot configuration, and environmental features unique to a site (ex. sinkholes, heritage trees and flood plains) can alter the amount of development built.

Table 1: Zoning Capacity Using Method 1

RESIDENTIAL DWELLING UNIT CAPACITY	GROSS AREAS DWELLING UNITS	NET AREAS DWELLING UNITS	EXISTING DWELLING UNITS ⁹
SINGLE FAMILY ZONED LOTS ¹	110,949	110,949	
SF-3 UNITS IN LOTS > 7000 Sq. Feet ²	107,177	107,177	
PROJECTION OF MF UNITS ³	241,617	166,663	
PROJECTION OF TOD, PUDS, NBG UNITS ⁴	110,881	110,881	
TOTAL DWELLING UNITS⁵	570,625	495,670	360,302
NON-RESIDENTIAL FLOOR AREA CAPACITY	FLOOR AREA	FLOOR AREA	EXISTING FLOOR AREA ⁹
PROJECTION OF BASE ZONED AREAS ⁶	2,056,934,126	1,427,012,428	
PROJECTION OF TOD, PUDS, NBG ⁷	84,239,295	84,239,295	
TOTAL FLOOR AREA (SQ. FT.)⁸	2,141,173,421	1,511,251,723	191,992,723

Note: Totals may not sum due to rounding in tables throughout this report

Explanation of Table 1 Footnotes:

1. The capacity of DU's in single family (SF) zoned areas, excluding SF-3 lots greater than 7000 square feet, but including SF-3 lots less than 7000 square feet. This total is calculated by summarizing the number of lots (and not acreage) in these zones. It is assumed that each lot has a capacity of one DU, so lots and units are treated as one in the same. Gross and net areas have the same number of lots because there is no specific guidance in the development code on how to determine how many units can be calculated from lots partially covered by environmental areas. The following table shows the number of lots in each single family (SF) zoned area:

Base Zone	LA	RR	SF-1	SF-2	SF-3 < 7000 Sq. Feet	SF-4	SF-5	SF-6	Grand Total
Lots	1,638	3,061	7,321	67,067	20,407	9,161	123	2,171	110,949

2. The capacity of DU's in lots zoned SF-3 and over 7000 square feet, which is the minimum threshold to build a duplex on an SF-3 lot. It is calculated by summarizing the total area of these

Zoning Capacity and Redevelopment Analysis (V. 11)

lots, dividing that sum by 7000, and multiplying by 2. No distinction is made between gross and net areas. The following table shows the calculations used to obtain this number.

Units in Areas Zoned SF-3 with Lots > 7000 Sq. Ft.	DU's
Area (Sq. Ft.) (1)	375,123,000
Minimum Lot Size (2)	7,000
Potential Number Lots (divide 1 by 2)	53,589
Potential Number Units	107,177

3. The capacity of DU's in multi-family (MF) zoned areas in Gross and Net Areas. It is calculated by summarizing the total acreage of these areas by their respective base zones and multiplying each by the maximum UPA allowed in each zone, which is indicated in Appendix 2. Net Areas are Gross Areas, less environmental areas, as defined in the terminology section. The following table shows the calculations used to obtain this number.

Base Zone	Data	Total
MF-1	Gross Area Units	14,319
	Net Area Units	8,981
MF-2	Gross Area Units	77,834
	Net Area Units	57,374
MF-3	Gross Area Units	102,641
	Net Area Units	64,410
MF-4	Gross Area Units	40,030
	Net Area Units	31,124
MF-5	Gross Area Units	5,492
	Net Area Units	3,785
MF-6	Gross Area Units	1,301
	Net Area Units	989
Total Gross Area MF DU's		241,617
Total Net Area MF DU's		166,663

4. The number of DU's expected in these areas, provided by either the project developers or projections made by City staff, as follows:

Project Name	Dwelling Units	Floor Area Sq Ft
Brodie 31 PUD	0	44,000
Chestnut Commons	64	36,000
Crestview Station	1,654	150,000
Dell Jewish Community Center	0	331,000
East Avenue PUD	1,450	925,000
East Riverside PUD	0	850,000
Four Points Centre	0	1,350,000
Goodnight Ranch	3,533	225,000
Harris Branch	1,307	0
Harris Branch PUD	1,008	13,995,237
Lakeline Station PUD	2,775	0

Zoning Capacity and Redevelopment Analysis (V. 11)

Project Name	Dwelling Units	Floor Area Sq Ft
Las Maderas Section 2	28	0
Las Praderas at Pioneer Crossing	2,989	0
Leander Rehabilitation PUD	3,500	11,000,000
Little Texas PUD	0	555,825
Martin Luther King, Jr Blvd	1,521	0
North Austin Medical Center PUD	0	4,518,767
North Burnet/Gateway	40,000	21,000,000
Oerliti PUD	700	605,000
Pioneer Crossing	520	4,870,542
Pioneer Crossing PUD	740	0
Plaza Saltillo TOD	2,116	0
Ribelin Ranch	1,250	1,053,500
RMMA PUD (MUELLER)	5,750	4,200,000
Robinson Ranch	25,000	10,000,000
St. Davids PUD	0	149,846
Triangle	600	120,000
Village at Pleasant Valley	58	0
Watersedge PUD	1,821	389,900
West 71 Office Park PUD	0	20,000
West Park PUD	480	901,600
Whisper Valley PUD	6,188	660,200
Wildhorse Crossing	0	1,000,000
Wildhorse PUD	5,829	5,287,878
Grand Total	110,881	84,239,295

5. The total capacity of DU's that might be accommodated in the study area, calculated by summarizing footnotes 1 through 4.
6. The capacity of non-residential square footage. It is calculated by adding up the total non-residential acreage of these areas by their respective base zones, removing the environmental areas acreage from those sums, and multiplying each by the maximum FAR allowed in each zone, which is indicated in Appendix 2. The following table shows the calculations used to obtain these numbers.

Base Zone	Data	Total
CBD	FLOOR AREA	79,943,150
	NET FLOOR AREA	72,156,870
CH	FLOOR AREA	53,701,431
	NET FLOOR AREA	43,190,897
CR	FLOOR AREA	5,553,148
	NET FLOOR AREA	22,377
CS	FLOOR AREA	552,184,718
	NET FLOOR AREA	457,619,619
CS-1	FLOOR AREA	4,581,242
	NET FLOOR AREA	3,208,842
DMU	FLOOR AREA	19,105,752

Zoning Capacity and Redevelopment Analysis (V. 11)

Base Zone	Data	Total
DR	FLOOR AREA	363,465,577
	NET FLOOR AREA	73,082,398
GO	FLOOR AREA	102,592,157
	NET FLOOR AREA	74,095,318
GR	FLOOR AREA	330,407,331
	NET FLOOR AREA	253,843,301
I	FLOOR AREA	75,633
	NET FLOOR AREA	24,360
IP	FLOOR AREA	95,779,434
	NET FLOOR AREA	79,640,828
L	FLOOR AREA	5,643,192
	NET FLOOR AREA	3,974,901
LI	FLOOR AREA	318,485,828
	NET FLOOR AREA	256,773,449
LO	FLOOR AREA	60,683,297
	NET FLOOR AREA	44,199,461
LR	FLOOR AREA	21,415,446
	NET FLOOR AREA	16,681,752
MI	FLOOR AREA	4,112,613
	NET FLOOR AREA	4,099,286
NO	FLOOR AREA	2,718,440
	NET FLOOR AREA	2,199,349
R&D	FLOOR AREA	33,360,624
	NET FLOOR AREA	24,114,544
W/LO	FLOOR AREA	3,125,114
	NET FLOOR AREA	2,310,828
Total Floor Area		2,056,934,126
Total Net Floor Area		1,427,012,428

7. The amount of non-residential floor expected in these areas, similar to footnote 4.
8. The total capacity of non-residential floor area that might be accommodated in the study area, which is a summation of items in footnotes 6 and 7.
9. An estimate of the number of DU's and non-residential square footage that exists on the ground as of year 2008, based on 2008-2009 data from the City and Travis Central Appraisal District. This information is provided for reference only.

Method 2

Method 2 uses conservative maximum UPA and FAR rates that account for the myriad of regulations that are not addressed in Method 1. This method has also been referred to as the "Reasonable Limits" method. These assumed rates are based on actual data from existing and future developments, and an in-depth 1987 study of FAR, which reviewed actual FAR by zoning district. In their research, Staff discovered that a number of developments throughout the City have FAR and UPA that are much lower than the maximum allowed rates. For example, Staff chose to use an FAR rate of 0.45:1 for General Commercial Services (CS) districts, even though a majority of projects in this zone typically have FAR's of 0.2:1.

Zoning Capacity and Redevelopment Analysis (V. 11)

Method 1 also assumed that all areas, regardless of whether they were already developed, would be redeveloped at some point to the maximum UPA and FAR rates. Method 2 differs from this by assuming that only 10 percent of developed areas will be redeveloped to their full development potential. The remaining ninety percent of the developed areas will be accounted for by taking the existing number of residential dwelling units and adding them to the number of Additional units to get a total capacity. The exception to this is that all areas zoned with a Mixed Use (MU) or Vertically Mixed Use (VMU) combining districts will be redeveloped. MU and VMU areas are also broken down into residential and commercial area splits: 50/50 for MU and 60/40 for VMU.

Table 2: Zoning Capacity Using Method 2

Additional Residential From	Dwelling Units
Undeveloped Areas ¹	35,222
10% of Developed SF and MF Areas (217,187 X 10%) ²	21,719
All Mixed Use Areas ³	56,708
Projection of TOD, PUDS, NBG ⁴	110,881
Potential Additional⁵	224,530
Existing ⁶	360,302
Total Potential ⁷	584,832
Additional Non-residential From	Floor Area (Sq Ft)
Undeveloped Areas ⁸	150,353,335
20% of Developed Commercial Areas (351,000,048 X 20%) ⁹	70,200,010
All Mixed Use Areas ¹⁰	28,125,460
Projection of TOD, PUDS, NBG ¹¹	84,239,295
Additional Non-residential Subtotal ¹²	332,918,099
Existing ¹³	191,992,723
Total Potential ¹⁴	524,910,822

Explanation of Table 2 Footnotes:

1. The DU capacity in undeveloped areas zoned residential, excluding mixed use and vertical mixed use zones. It is calculated by summarizing the total acreage of these areas by their respective zones, removing the environmental areas from those sums, and multiplying each by the assumed UPA in each zone. The following table shows the calculations used to obtain the totals for footnotes 1 and 2. "Total" under the Acres column corresponds to acres in Gross Areas, while "Buildable" corresponds to Net Areas. "Peracre" corresponds to UPA.

Zoning Capacity and Redevelopment Analysis (V. 11)

Residential Data Supporting Table 2										
	Undeveloped					Developed				
	ACRES			UNITS		ACRES			UNITS	
BASEZONE	TOTAL	UNBUILDABLE	BUILDABLE	PERACRE	YIELD	TOTAL	UNBUILDABLE	BUILDABLE	PERACRE	YIELD
SF-1	283.5	80.4	203.1	2	406	2,973.1	582.9	2,390.2	2	4,780
SF-2	2,610.6	737.1	1,873.6	3	5,621	16,558.2	3,668.5	12,889.7	3	38,669
SF-3	1,003.3	322.2	681.1	5	3,406	17,674.9	4,217.0	13,458.0	5	67,290
SF-4	1,310.6	331.8	978.8	6	5,873	971.8	96.5	875.3	6	5,252
SF-5	3.6	1.3	2.3	7	16	50.9	17.2	33.7	7	236
SF-6	580.8	173.0	407.7	7	2,854	1,452.8	348.0	1,104.8	7	7,734
LA	738.4	375.6	362.8	1	181	1,301.7	663.0	638.7	1	639
MH	19.6	2.3	17.2	4	69	606.2	170.9	435.2	4	1,741
RR	4,016.8	1,384.5	2,632.3	1	2,632	4,804.8	1,549.8	3,255.0	1	3,255
MF-1	220.9	90.0	130.9	12	1,571	538.5	141.3	397.2	10	3,972
MF-2	548.6	160.3	388.3	18	6,989	2,743.1	653.5	2,089.6	16	33,434
MF-3	275.3	116.9	158.4	24	3,802	2,314.3	687.2	1,627.1	20	32,542
MF-4	82.3	23.6	58.7	30	1,762	641.1	126.6	514.4	30	15,433
MF-5	2.1	0.6	1.5	26	39	99.5	31.1	68.4	20	1,368
MF-6				50		23.7	5.4	18.3	46	843
Totals	11,696.4	3,799.6	7,896.8		35,222	52,754.5	12,958.8	39,795.7		217,187

- The DU capacity in developed areas zoned residential, excluding mixed use and vertical mixed use zones. It is calculated the same way undeveloped areas are, with an additional step of multiplying the total by 10 percent, which is an assumption about how much of the developed area would be redeveloped. See table in footnote 1.
- The dwelling unit capacity in developed and undeveloped areas zoned mixed use (MU) and vertical mixed use (VMU). It is calculated by summarizing the total acreage of these areas by their respective zones and removing the environmental areas acreage from those sums. Then, these areas are split into residential and non-residential areas – 50/50 for areas zoned mixed use, and 60/40 for areas zoned vertical mixed use (VMU). Finally, the totals for residential and non-residential areas are multiplied by their respective UPA and FAR assumptions. The following table shows the calculations used to obtain the totals for footnotes 3 and 10.

Mixed Use Data Supporting Table 2										
	SQ FEET				COMMERCIAL			RESIDENTIAL		
								UNITS		
BASEZONE	TOTAL	UNBUILDABLE	BUILDABLE	PERCENT	BASE SQFT	RATIO (FAR)	YIELD	ACRES	PERACRE	YIELD
CH-V	142,300	0	142,300	0.40	56,920	1.75	99,610	2.0	42	82
CS-MU	56,846,641	11,065,091	45,781,550	0.50	22,890,775	0.30	6,867,233	525.5	30	15,765
CS-V	39,732,177	10,251,467	29,480,710	0.40	11,792,284	0.30	3,537,685	406.1	42	17,055
CS-1-MU				0.50		0.30			30	
CS-1-V				0.40		0.30			42	
LO-MU	6,432,899	1,523,619	4,909,281	0.50	2,454,640	0.40	981,856	56.4	16	902
LO-V	2,917,373	600,834	2,316,539	0.40	926,616	0.45	416,977	31.9	20	638
LR-MU	6,708,164	986,127	5,722,038	0.50	2,861,019	0.30	858,306	65.7	6	394
LR-V	1,077,304	391,758	685,546	0.40	274,218	0.35	95,976	9.4	10	94
NO-MU	912,665	203,568	709,097	0.50	354,549	0.30	106,365	8.1	16	130
NO-V	121,808	16,035	105,773	0.40	42,309	0.35	14,808	1.5	20	29
GO-MU	16,305,485	5,292,824	11,012,661	0.50	5,506,331	0.65	3,579,115	126.4	12	1,517
GO-V	4,962,279	926,315	4,035,964	0.40	1,614,386	0.60	968,631	55.6	14	778
GR-MU	61,463,894	15,806,839	45,657,056	0.50	22,828,528	0.40	9,131,411	524.1	28	14,674
GR-V	14,185,246	3,806,213	10,379,033	0.40	4,151,613	0.35	1,453,065	143.0	32	4,575
L-V	296,137	115,861	180,276	0.40	72,111	0.20	14,422	2.5	30	74
TOTALS	212,104,373	50,986,548	161,117,825		75,826,299		28,125,460	1958.0		56,708

Zoning Capacity and Redevelopment Analysis (V. 11)

4. The DU capacity projected by the City in separate studies of these areas. The table showing these projections is provided under Method 1, footnote 4.
5. The **additional** DU capacity that might be accommodated in the study area, which is a summation of items in footnotes 1 through 4.
6. The number of DU's that exists on the ground as of year 2008. See footnote 9 in Table 1.
7. The total zoning DU capacity that might be accommodated in the study area, which is a summation of items in footnotes 5 and 6.
8. The non-residential floor area capacity in undeveloped areas zoned non-residential, excluding mixed use and vertical mixed use zones. It is calculated by summarizing the total acreage of these areas by their respective zones, removing the environmental areas acreage from those sums, and multiplying each by the assumed FAR in each zone. The following table shows the calculations used to obtain the totals for footnotes 8 and 9.

Commercial Data Supporting Table 2										
	Undeveloped					Developed				
	SQ FEET		FLOOR AREA			SQ FEET		FLOOR AREA		
BASEZONE	TOTAL	UNBUILDABLE	BUILDABLE	RATIO (FAR)	YIELD	TOTAL	UNBUILDABLE	BUILDABLE	RATIO (FAR)	YIELD
CH	10,220,322	1,562,617	8,657,706	1.50	12,986,558	5,332,725	599,328	4,733,397.2	1.50	7,100,096
CR	153,892	113,161	40,731	0.15	6,110	46,919	3,802	43,116.1	0.15	6,467
CS	36,573,032	3,145,591	33,427,441	0.45	15,042,348	136,704,758	19,070,559	117,634,199.3	0.45	52,935,390
CS-1	141,890	77,691	64,199	0.45	28,889	2,030,236	544,135	1,486,100.8	0.45	668,745
DR	45,802,262	17,453,499	28,348,763	0.50	14,174,382	61,435,634	18,007,117	43,428,517.2	0.50	21,714,259
GO	23,360,701	6,073,424	17,287,277	0.75	12,965,458	53,008,208	11,563,443	41,444,764.2	0.75	31,083,573
GR	53,679,171	9,698,370	43,980,801	0.60	26,388,480	184,825,671	34,699,607	150,126,064.8	0.60	90,075,639
IP	33,102,086	3,708,936	29,393,150	0.50	14,696,575	59,880,435	10,396,185	49,484,250.1	0.50	24,742,125
L	6,612	6,612		4.00		402,649	86,063	316,586.2	4.00	1,266,345
LI	118,491,385	32,263,355	86,228,031	0.40	34,491,212	193,952,487	26,345,179	167,607,307.8	0.40	67,042,923
LO	14,118,176	3,892,177	10,225,999	0.50	5,112,999	59,243,309	14,171,751	45,071,558.3	0.50	22,535,779
LR	11,166,027	2,829,919	8,336,108	0.40	3,334,443	22,252,489	4,209,901	18,042,587.3	0.40	7,217,035
MI				0.60		4,112,613	13,327	4,099,286.4	0.60	2,459,572
NO	4,119,382	587,492	3,531,890	0.40	1,412,756	2,355,491	479,674	1,875,816.9	0.40	750,327
R&D	5,342,229	759,035	4,583,194	1.00	4,583,194	23,382,369	6,093,978	17,288,391.2	1.00	17,288,391
W/O	7,113,071	1,983,142	5,129,929	1.00	5,129,929	5,387,384	1,274,002	4,113,382.5	1.00	4,113,382
TOTALS	363,390,238	84,155,019	279,235,219		150,353,335	814,353,378	147,558,052	666,795,326		351,000,048

9. The non-residential floor area capacity in developed non-residential zoned areas, excluding mixed use zones. It is calculated the same way undeveloped areas are, with an additional step of multiplying the total by 20 percent, which is an assumption about how much of the developed area would be redeveloped.
10. See footnote 3.
11. The amount of non-residential floor area expected in these areas. See footnote 4 under Table 1.
12. The additional non-residential floor area capacity, which is a summation of items in footnotes 8 through 11.
13. The amount of non-residential floor area that exists on the ground as of year 2008. See footnote 9 in Table 1.
14. The total non-residential floor area capacity that might be accommodated in the study area, which is a summation of items in footnotes 12 and 13.

Zoning Capacity by Neighborhood Planning Areas

Certain stakeholders also requested the City project zoning capacity by Neighborhood Planning Areas (NPA's), which are provided in Table 3 and 5, and to project the future population and population density

Zoning Capacity and Redevelopment Analysis (V. 11)

that might be accommodated in those areas, provided in Table 4. Staff used Method 2 to calculate these numbers.

The issues raised before about accuracy are more pronounced when providing this information on a NPA level. Each NPA has unique characteristics and specific regulatory issues that are not directly addressed using the broad City-wide assumptions used in this study. It could be said that each NPA deserves a separate study to ensure that these nuances are captured. Areas that have unique issues include the East and West Oak Hill Planning that are subject to much stricter impervious cover restrictions than are other neighborhoods. The West University NPA is subject to permissive height regulations which allow for much greater density than what is stated here. A number of neighborhoods have differing vertical mixed use options, allowing for a wide variety of development density. A final example of unique neighborhoods are the St. Johns and Coronado Hills areas that have a number of existing multi-family developments that are currently zoned commercial.

It is also worth noting that the assumptions for persons per household can change over time. For example, there has been a trend towards smaller households in some areas of the City, and larger ones in other areas that might reduce or increase future population.

Table 3: Residential Dwelling Unit Potential and Population by Neighborhood Planning Areas

Neighborhood Planning Area	Dwelling Units			PPU ⁴	Population		
	Total Additional ¹	Existing ²	Total Potential ³		Existing ⁵	Total Projected ⁶	Additional ⁷
ALLANDALE	2,567	3,536	6,103	1.8	6,467	11,161	4,694
BARTON HILLS	1,087	5,113	6,200	1.7	8,511	10,320	1,809
BOULDIN CREEK	1,478	2,819	4,297	2.2	6,170	9,404	3,234
BRENTWOOD	4,182	4,144	8,326	2.0	8,214	16,504	8,290
CENTRAL EAST AUSTIN	2,036	1,976	4,012	2.6	5,181	10,521	5,340
CHESTNUT	479	635	1,114	2.9	1,832	3,213	1,381
CORONADO HILLS	307	1,601	1,908	2.3	3,739	4,457	718
CRESTVIEW	1,374	2,152	3,526	1.9	4,079	6,684	2,605
DAWSON	1,247	1,406	2,653	2.5	3,539	6,678	3,139
EAST CESAR CHAVEZ	1,180	1,263	2,443	3.1	3,899	7,542	3,643
EAST CONGRESS	1,454	1,537	2,991	2.3	3,495	6,802	3,307
EAST OAK HILL	7,290	7,175	14,465	1.9	13,890	28,002	14,112
FRANKLIN PARK	1,563	4,493	6,056	3.7	16,739	22,563	5,824
GALINDO	830	2,001	2,831	2.0	4,084	5,777	1,693
GARRISON PARK	1,514	4,932	6,446	2.4	11,710	15,305	3,595
GEORGIAN ACRES	1,219	3,906	5,125	2.2	8,680	11,389	2,709
GOVALLE	2,919	1,424	4,343	3.5	4,946	15,085	10,139
HANCOCK	1,072	2,610	3,682	2.0	5,168	7,290	2,122
HERITAGE HILLS	306	2,389	2,695	2.3	5,377	6,066	689
HIGHLAND	4,709	2,165	6,874	2.1	4,600	14,605	10,005
HOLLY	2,435	1,553	3,988	2.9	4,551	11,687	7,136
HYDE PARK	384	3,548	3,932	1.8	6,330	7,015	685
JOHNSTON TERRACE	1,843	608	2,451	3.2	1,956	7,887	5,931
MCKINNEY	962	1,128	2,090	3.4	3,827	7,092	3,265
MLK	2,903	1,882	4,785	3.1	5,747	14,612	8,865
MLK-183	4,272	2,858	7,130	2.8	8,083	20,164	12,081

Zoning Capacity and Redevelopment Analysis (V. 11)

Neighborhood Planning Area	Dwelling Units			PPU ⁴	Population		
	Total Additional ¹	Existing ²	Total Potential ³		Existing ⁵	Total Projected ⁶	Total Additional ⁷
MONTOPOLIS	4,957	3,339	8,296	2.7	9,030	22,435	13,405
NORTH AUSTIN CIVIC ASSOCIATION	1,462	11,228	12,690	2.5	27,525	31,110	3,585
NORTH LAMAR	767	2,257	3,024	2.6	5,931	7,946	2,015
NORTH LOOP	1,709	2,793	4,502	2.1	5,814	9,371	3,557
NORTH SHOAL CREEK	687	2,164	2,851	1.8	3,949	5,203	1,254
NORTH UNIVERSITY	311	2,762	3,073	1.7	4,754	5,288	534
OLD ENFIELD	187	659	846	1.8	1,186	1,523	337
OLD WEST AUSTIN	1,256	3,252	4,508	1.4	4,508	6,249	1,741
PARKER LANE	2,107	5,003	7,110	1.8	9,224	13,109	3,885
PECAN SPRINGS-SPRINGDALE	2,748	1,709	4,457	3.3	5,564	14,510	8,946
PLEASANT VALLEY	2,147	6,320	8,467	1.8	11,381	15,248	3,867
RIVERSIDE	1,551	7,592	9,143	2.1	16,285	19,612	3,327
ROSEDALE	895	3,392	4,287	1.8	6,132	7,750	1,618
ROSEWOOD	1,873	1,739	3,612	2.8	4,853	10,080	5,227
SOUTH LAMAR	2,756	4,881	7,637	2.0	9,549	14,940	5,391
SOUTH MANCHACA	2,257	3,049	5,306	2.4	7,179	12,494	5,315
SOUTH RIVER CITY	1,597	3,682	5,279	1.9	7,067	10,132	3,065
SOUTHEAST	1,865	628	2,493	2.9	1,830	7,264	5,434
ST. EDWARDS	3,420	2,337	5,757	2.0	4,701	11,580	6,879
ST. JOHNS	505	3,354	3,859	3.0	9,917	11,411	1,494
SWEETBRIAR	4,045	1,966	6,011	3.0	5,938	18,155	12,217
UNIVERSITY HILLS	1,481	1,954	3,435	2.7	5,343	9,392	4,049
UPPER BOGGY CREEK	2,002	2,795	4,797	2.0	5,649	9,695	4,046
WEST AUSTIN NEIGH	1,109	5,806	6,915	1.8	10,451	12,447	1,996
WEST CONGRESS	2,567	947	3,514	3.3	3,107	11,530	8,423
WEST OAK HILL	8,419	6,038	14,457	2.7	16,004	38,320	22,316
WEST UNIVERSITY	1,375	7,464	8,839	1.7	12,691	15,029	2,338
WESTGATE	276	1,740	2,016	2.4	4,132	4,788	656
WINDSOR HILLS	647	2,793	3,440	2.4	6,682	8,231	1,549
WINDSOR PARK	6,812	6,641	13,453	2.6	17,337	35,120	17,783
WINDSOR ROAD	564	1,371	1,935	3.1	4,274	6,032	1,758
WOOTEN	1,547	2,148	3,695	2.8	5,957	10,248	4,291
ZILKER	1,902	3,311	5,213	1.9	6,308	9,931	3,623
TOTALS	119,416	185,968	305,384		421,066	713,998	292,932

Explanation of Table 3 Footnotes:

1. The additional dwelling units that might be achieved using Method 2. See note 5 in Table 2.
2. A current estimate of the existing number of dwelling units. See note 9 in Table 1.
3. The total zoning DU capacity that might be accommodated in the study area, which is a summation of items in footnotes 1 and 2.
4. An assumption about the number of persons living in each unit. It was obtained by dividing the total in footnote 5 by the total in footnote 2. The West Austin Neighborhood Group and Old Enfield were not established in 2005. The persons per unit assumptions are based on similar neighborhoods.

Zoning Capacity and Redevelopment Analysis (V. 11)

5. An estimate of existing population in each NPA provided by the City Demographer in 2005
6. A projection of future population capacity obtained by multiplying the item in footnote 5 by the item in footnote 4.
7. The additional population capacity, obtained by subtracting the item in footnote 5 from the item in footnote 6.

Table 4: Residential Gross Density (Persons per Acre) in Neighborhood Planning Areas

Neighborhood Planning Area	Population		Total Acres ¹	Persons Per Acre	
	Existing	Projected		Existing ²	Projected ³
ALLANDALE	6,467	11,161	1,301	5.0	8.6
BARTON HILLS	8,511	10,320	2,041	4.2	5.1
BOULDIN CREEK	6,170	9,404	764	8.1	12.3
BRENTWOOD	8,214	16,504	1,015	8.1	16.3
CENTRAL EAST AUSTIN	5,181	10,521	619	8.4	17.0
CHESTNUT	1,832	3,213	181	10.1	17.7
CORONADO HILLS	3,739	4,457	353	10.6	12.6
CRESTVIEW	4,079	6,684	652	6.3	10.2
DAWSON	3,539	6,678	317	11.2	21.1
EAST CESAR CHAVEZ	3,899	7,542	436	8.9	17.3
EAST CONGRESS	3,495	6,802	772	4.5	8.8
EAST OAK HILL	13,890	28,002	4,968	2.8	5.6
FRANKLIN PARK	16,739	22,563	1,402	11.9	16.1
GALINDO	4,084	5,777	436	9.4	13.2
GARRISON PARK	11,710	15,305	1,258	9.3	12.2
GEORGIAN ACRES	8,680	11,389	670	13.0	17.0
GOVALLE	4,946	15,085	1,010	4.9	14.9
HANCOCK	5,168	7,290	541	9.5	13.5
HERITAGE HILLS	5,377	6,066	879	6.1	6.9
HIGHLAND	4,600	14,605	864	5.3	16.9
HOLLY	4,551	11,687	456	10.0	25.6
HYDE PARK	6,330	7,015	485	13.0	14.5
JOHNSTON TERRACE	1,956	7,887	618	3.2	12.8
MCKINNEY	3,827	7,092	1,708	2.2	4.2
MLK	5,747	14,612	989	5.8	14.8
MLK-183	8,083	20,164	2,130	3.8	9.5
MONTOPOLIS	9,030	22,435	1,421	6.4	15.8
NORTH AUSTIN CIVIC ASSOCIATION	27,525	31,110	1,962	14.0	15.9
NORTH LAMAR	5,931	7,946	627	9.5	12.7
NORTH LOOP	5,814	9,371	615	9.5	15.2
NORTH SHOAL CREEK	3,949	5,203	656	6.0	7.9
NORTH UNIVERSITY	4,754	5,288	235	20.2	22.5
OLD ENFIELD	1,186	1,523	210	5.6	7.2
OLD WEST AUSTIN	4,508	6,249	597	7.5	10.5
PARKER LANE	9,224	13,109	1,131	8.2	11.6
PECAN SPRINGS-SPRINGDALE	5,564	14,510	978	5.7	14.8
PLEASANT VALLEY	11,381	15,248	1,462	7.8	10.4
RIVERSIDE	16,285	19,612	730	22.3	26.9

Zoning Capacity and Redevelopment Analysis (V. 11)

Neighborhood Planning Area	Population		Total Acres ¹	Persons Per Acre	
	Existing	Projected		Existing ²	Projected ³
ROSEDALE	6,132	7,750	846	7.2	9.2
ROSEWOOD	4,853	10,080	572	8.5	17.6
SOUTH LAMAR	9,549	14,940	777	12.3	19.2
SOUTH MANCHACA	7,179	12,494	889	8.1	14.1
SOUTH RIVER CITY	7,067	10,132	725	9.7	14.0
SOUTHEAST	1,830	7,264	1,800	1.0	4.0
ST. EDWARDS	4,701	11,580	726	6.5	15.9
ST. JOHNS	9,917	11,411	763	13.0	15.0
SWEETBRIAR	5,938	18,155	601	9.9	30.2
UNIVERSITY HILLS	5,343	9,392	726	7.4	12.9
UPPER BOGGY CREEK	5,649	9,695	713	7.9	13.6
WEST AUSTIN NEIGH GROUP	10,451	12,447	2,033	5.1	6.1
WEST CONGRESS	3,107	11,530	375	8.3	30.7
WEST OAK HILL	16,004	38,320	6,155	2.6	6.2
WEST UNIVERSITY	12,691	15,029	473	26.9	31.8
WESTGATE	4,132	4,788	537	7.7	8.9
WINDSOR HILLS	6,682	8,231	789	8.5	10.4
WINDSOR PARK	17,337	35,120	1,525	11.4	23.0
WINDSOR ROAD	4,274	6,032	545	7.8	11.1
WOOTEN	5,957	10,248	614	9.7	16.7
ZILKER	6,308	9,931	743	8.5	13.4
TOTALS	421,066	713,998	60,418	7.0	11.8

Explanation of Table 4 Footnotes:

1. The total acres of the Neighborhood Planning Area based on 2011 data
2. Existing Population divided by the Total Acres
3. The Projected Population divided by the Total Acres

Table 5: Non-residential Floor Area Potential by Neighborhood Planning Areas

Neighborhood Planning Area	Total Floor Area Potential ¹
ALLANDALE	2,510,801
BARTON HILLS	3,775,867
BOULDIN CREEK	2,317,988
BRENTWOOD	2,478,548
CENTRAL EAST AUSTIN	1,496,890
CHESTNUT	229,868
CORONADO HILLS	446,926
CRESTVIEW	1,645,972
DAWSON	844,451
EAST CESAR CHAVEZ	1,198,628
EAST CONGRESS	5,339,920
EAST OAK HILL	12,593,669
FRANKLIN PARK	5,958,314
GALINDO	581,837
GARRISON PARK	1,558,531

Zoning Capacity and Redevelopment Analysis (V. 11)

Neighborhood Planning Area	Total Floor Area Potential
GEORGIAN ACRES	2,769,029
GOVALLE	3,040,118
HANCOCK	2,179,006
HIGHLAND	4,876,687
HOLLY	1,728,573
HYDE PARK	300,321
JOHNSTON TERRACE	2,132,591
MCKINNEY	15,662,865
MLK	1,151,974
MLK-183	6,010,399
MONTOPOLIS	5,266,383
NORTH AUSTIN CIVIC ASSOCIATION	5,592,150
NORTH LAMAR	2,724,467
NORTH LOOP	2,382,376
NORTH SHOAL CREEK	3,921,545
NORTH UNIVERSITY	361,011
OLD WEST AUSTIN	1,808,869
PARKER LANE	6,406,229
PECAN SPRINGS-SPRINGDALE	1,519,173
PLEASANT VALLEY	2,975,529
RIVERSIDE	1,904,917
ROSEDALE	1,429,154
ROSEWOOD	656,017
SOUTH LAMAR	2,384,463
SOUTH MANCHACA	1,890,172
SOUTH RIVER CITY	2,206,738
SOUTHEAST	19,625,175
ST. EDWARDS	4,861,427
ST. JOHNS	4,216,123
SWEETBRIAR	1,820,137
TRIANGLE STATE	767,037
UNIVERSITY HILLS	971,334
UPPER BOGGY CREEK	966,608
WEST AUSTIN NEIGH. GROUP	521,238
WEST CONGRESS	1,270,591
WEST OAK HILL	11,840,380
WEST UNIVERSITY	2,860,847
WESTGATE	1,162,386
WINDSOR HILLS	1,806,245
WINDSOR PARK	3,621,070
WINDSOR ROAD	1,320,668
WOOTEN	2,376,779
ZILKER	2,167,277
TOTAL	194,258,543

Explanation of Table 5 Footnotes:

1. The total floor area potential for each NPA using Method 2.

Zoning Capacity and Redevelopment Analysis (V. 11)

Redevelopment Analysis

The City of Austin has encouraged redevelopment through a variety of overlay and combining districts, with the intention of promoting stability of existing neighborhoods, sustainable development, and accommodating the demand for affordable housing, to name a few. The purpose of this redevelopment analysis was to determine what parts of the City might redevelop in the foreseeable future, and incorporate this information in the Reasonable Limits Analysis.

Unfortunately, detailed information on redevelopment is not readily available. There are a number of ongoing and well publicized redevelopments in the City, such as those occurring in the previously mentioned PUD, TOD, and NBG areas, among others. In the meantime, City staff compared building permits issued in the years 2007 to 2010 to areas that were previously developed as of 2006. They determined that approximately two percent of residential areas and 8 percent of non-residential areas were redeveloped during those four years, which were considered to be average periods of development activity. This compares to the 10 percent redevelopment rate that was assumed for residential and commercial areas in the Reasonable Limits Analysis (while all mixed and vertical mixed use areas were assumed to redevelop). Additional study is needed to develop a useful percentage of redevelopment that can be applied to future zoning capacity studies.

Table 6: Acres Redeveloped by Land Use

Land Use	Total Acres 2006	Redeveloped Since 2006	
		Acres	% of 2006
Single Family	43,054	696	1.6%
Mobile Homes	1,550	8	0.5%
Large-lot Single Family	2,009	144	7.2%
Multi-family	8,997	300	3.3%
Residential Totals	55,610	1,148	2.1%
Commercial	8,082	735	9.1%
Office	4,984	175	3.5%
Industrial and Mining	7,132	422	5.9%
Civic	8,731	1,553	17.8%
Open Space	45,588	1,681	3.7%
Transportation	4,849	1,984	40.9%
Utilities	1,707	3	0.2%
Non-residential Totals	81,074	6,553	8.1%

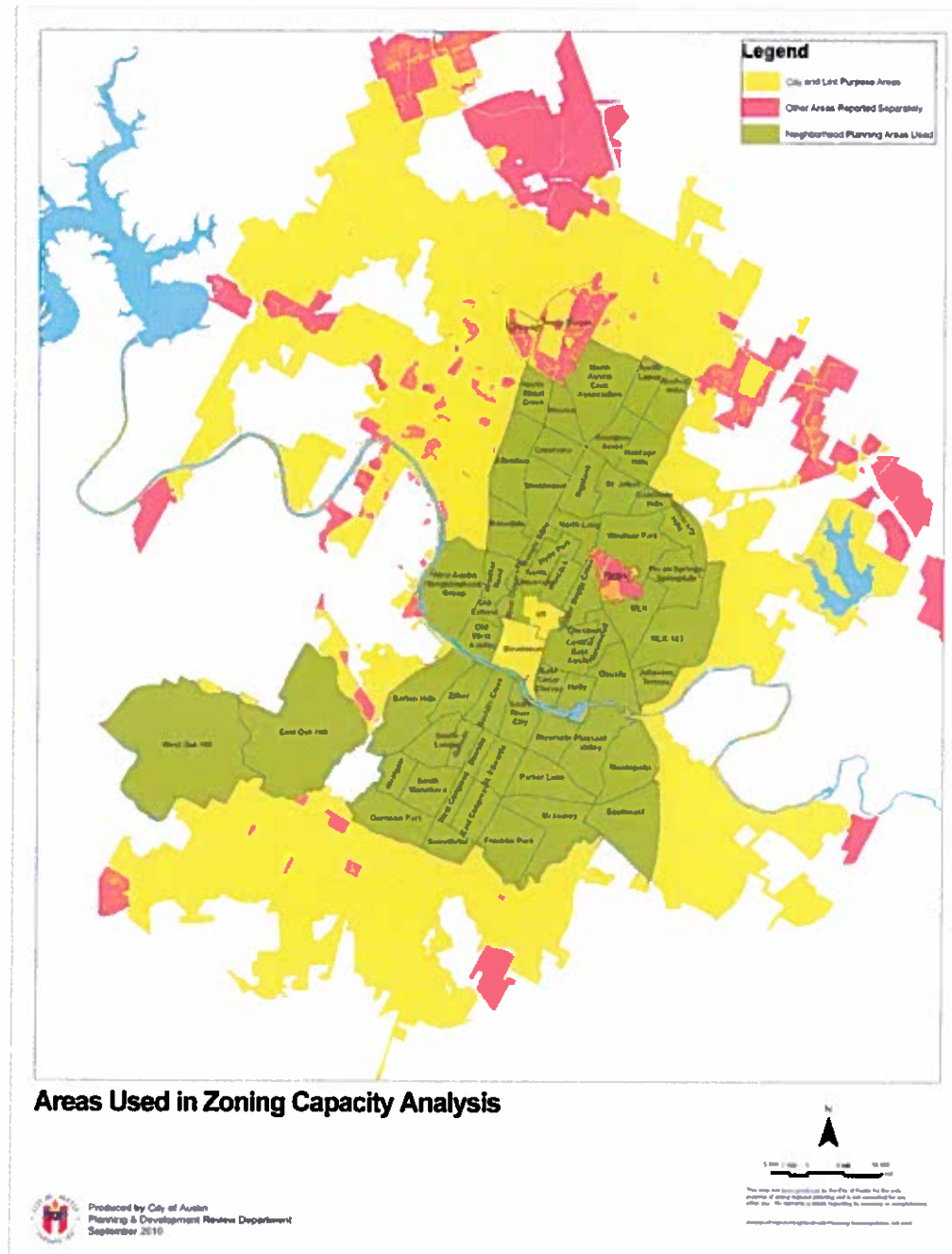
Zoning Capacity and Redevelopment Analysis (V. 11)

Appendices:

1. Areas Used in Zoning Capacity Analysis
2. Site Development Standards
3. Compatibility and Height Setbacks
4. City of Austin Parking Ratio Requirements
5. Watershed Regulations Summary Table

Zoning Capacity and Redevelopment Analysis (V. 11)

Appendix 1



Zoning Capacity data was calculated for the areas in green and yellow. Areas in pink represent the PUD's, TOD's, and NBG areas where estimates of future development were previously provided, and added to the zoning capacity analyses. The areas in green represent Neighborhood Planning areas.

Zoning Capacity and Redevelopment Analysis (V. 11)

Appendix 2

Site Development Standards

Residential Zoning Districts

	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH
Minimum Lot Size (Square Feet)	43,560	43,560	10,000	5,750	5,750	3,600**	**	5,750	5,750	8,000	8,000	8,000	8,000	8,000	8,000	--
Minimum Lot Width	100	100	60	50	50	40	**	50	50	50	50	50	50	50	50	--
Maximum Dwelling Units Per Lot	1	1	1	1	**	1	**	--	--	**	**	**	**	**	**	--
Maximum Height	35	35	35	35	35	35	**	35	35	40	40 or 3 stories	40	60	60	90	--
Minimum Setbacks																--
Front Yard	40	40	25	25	25	15	**	25	25	25	25	25	15	15	15	--
Street Side Yard	25	25	15	15	15	10	**	15	15	15	15	15	15	15	15	--
Interior Side Yard	10	10	5	5	5	**	10	5	5	5	5	5	5	5	5	--
Rear Yard	20	20	10	10	10	**	**	10	10	10	10	10	10	10	10	--
Maximum Building Coverage	--	20%	35%	40%	40%	55%	40%	40%	40%	45%	50%	55%	60%	60%	70%	--
Maximum Impervious Cover	**	25%	40%	45%	45%	65%	60%	55%	55%	55%	60%	65%	70%	70%	80%	--
Maximum Floor Area Ratio	--	--	--	--	--	--	--	--	--	--	--	0.75:1	0.75:1	1:1	--	--
Maximum Units Per Acre	--	--	--	--	--	--	--	--	--	17	23	36	36-54**	54	--	--

Commercial Zoning Districts

	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	P
Minimum Lot Size (Square Feet)	5,750	5,750	5,750	20,000	5,750	5,750	5,750	--	--	43,560	5,750	5,750	20,000	43,560	50 acres	5,750	**	10 acres	**	10 acres	**
Minimum Lot Width	50	50	50	100	50	50	50	--	--	100	50	50	100	100	250	50	100	100	**	--	**
Maximum Height	35 or 2 stories	40 or 3 stories	60	40	40 or 3 stories	60	200	**	120	25 or 1 story	60	60	**	60	120	60	45	35	**	60	**
Minimum Setbacks																					
Front Yard	25	25	15	50	25	10	10	--	--	25	10	10	50	25	--	--	75	25	**	100	**
Street Side Yard	15	15	15	50	15	10	10	--	--	25	10	10	50	25	--	--	**	25	**	100	**
Interior Side Yard	5	5	5	20	--	--	--	--	--	5	--	--	25	**	**	**	**	10	**	100	**
Rear Yard	5	5	5	20	--	--	--	--	--	25	--	--	25	**	**	**	**	10	**	100	**
Maximum Building Coverage	35%	50%	60%	25%	50%	75%	50%	100%	100%	--	95%	95%	85%	50%	75%	75%	40%	12,000	**	--	**
Maximum Impervious Cover	60%	70%	80%	60%	80%	90%	50%	100%	100%	70%	95%	95%	85%	80%	80%	80%	**	15,000	**	--	**
Maximum Floor Area Ratio	0.35:1	0.7:1	1:1	0.25:1	0.5:1	1:1	8:1	8:1	5:1	0.25:1	2:1	2:1	3:1	1:1	1:1	1:1	**	--	**	--	**

** See Austin City Code Volume III (Land Development Code)

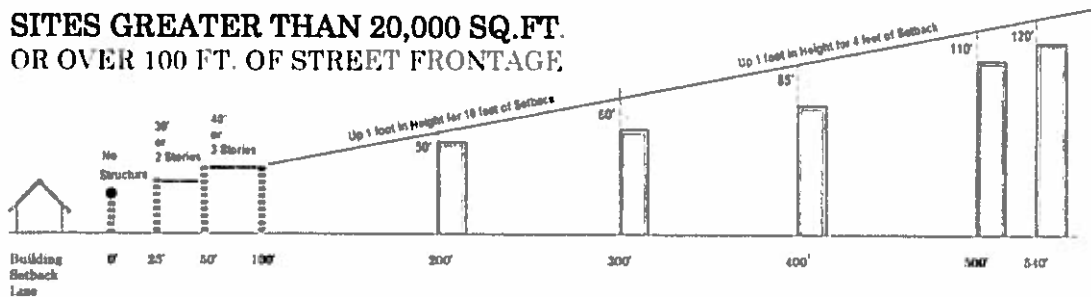
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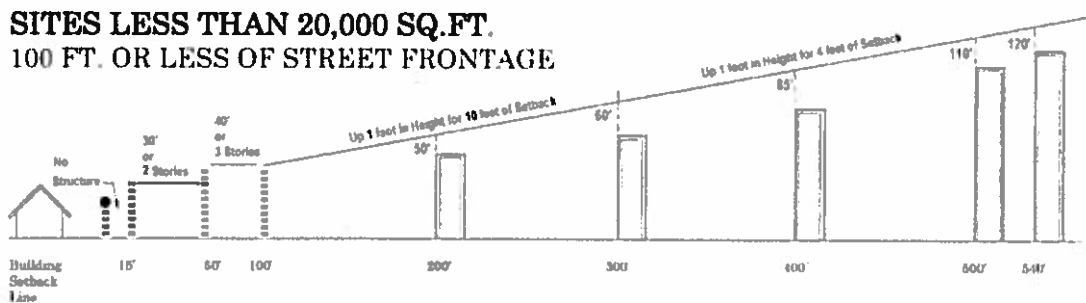
Appendix 3

COMPATIBILITY: HEIGHT + SETBACKS

**SITES GREATER THAN 20,000 SQ.FT.
OR OVER 100 FT. OF STREET FRONTAGE**



**SITES LESS THAN 20,000 SQ.FT.
100 FT. OR LESS OF STREET FRONTAGE**



Notes

Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from a lot zoned SF-5 or more restrictive.

Compatibility includes:

- (1) Height (2) Setback Provisions (3) Scale & Clustering (4) Buffering (5) Recognition of passive uses within flood plain (6) Design of Signs (7) Noise of Mechanical Equipment (8) Lighting (9) Parking & Driveways.

Zoning Capacity and Redevelopment Analysis (V. 11)

Appendix 4

CITY OF AUSTIN PARKING RATIO REQUIREMENTS

(Excerpts from the Land Development Code Sec. 25-6 Appendix A)

Parking requirements for development in the City of Austin are based upon the proposed specific land use as identified in the tables below. For uses not listed below, refer to the Land Development Code, Sec. 25-6 Appendix A or visit the City of Austin website address at www.ci.austin.tx.us/development.

Other Parking Related Provisions:

- Sites with more than 12 spaces may designate up to 30 percent of the parking for compact vehicles.
- Handicapped parking spaces are required per the LDC, Sec. 25-6-474.
- Special parking provisions apply for sites zoned Central Bus. District (CBD), Downtown Mixed Use (DMU), Reductions in Urban Core, Sec. 25-6-478, and CURE districts in accordance with LDC Sec. 25-6-591 and 25-6-593.
- Loading space and bicycle parking spaces may be required in accordance with LDC Sec. 25-6 Appendix A

Residential

Land Use	Parking Ratio
Single Family Residential	2 spaces/dwelling unit
Duplex or Single Family Attached (Standard)	2 spaces/dwelling unit
Duplex or Single Family Attached (Greater than 4,000 sq. ft. or more than 6 bedrooms)	1 space per bedroom
Townhouse Residential	2 spaces/dwelling unit
Lodginghouse Residential (Bed and Breakfast)	1 space/dwelling unit plus 1 space/rented room

Land Use	Parking Ratio
Multifamily or Condominium	
Efficiency	1.0 spaces/unit
One Bedroom	1.5 spaces/unit
Two Bedroom	2.0 spaces/unit
Three Bedroom	2.5 spaces per unit
Each Addn Bedroom	0.5 spaces per bedroom per unit
Group Residential (Boarding House)	1 space/dwelling unit plus 1 space per 2 lodgers or tenants

Civic

Land Use	Parking Ratio
Convalescent Services	1 space per 4 beds patient cap. plus 1 per 2 employees max. shift
Guidance Services	
• Residential	1 space per 4 patients
• Non-Residential	1 space/275 sq. ft.
Day Care Services	1 space per employee
Hospital Services	
• General	1 space/4 beds patient cap. plus 1 space/2 employees max. shift
Telecommunication Tower	Director Determination

Land Use	Parking Ratio
Religious Assembly	
• Within mixed use shopping ctr/bldg.	1 space per 275 sq. ft.
• Stand-Alone Site	
Fixed Seating	1 space/10 seats in sanctuary (18" linear pew space equals 1 seat)
(or)	
Non-Fixed Seating	
Sanctuary/Lobby	1/70 s.f.
Fellowship Hall	1/150
Religious. Ed.	1/200
Kitchen	1/2000
Office	1/275 s.f.
Halls/Restrooms	None

Rev. 12/03

Zoning Capacity and Redevelopment Analysis (V. 11)

Commercial

Land Use	Parking Ratio
Admin./Prof. Office	1 space/275 sq. ft.
Automotive Repair	1 space/275 sq. ft.
Auto Sales or Rental	
Office	1/275 s.f.
Indoor Sales	1/500 s.f.
Outdoor Sales	1/750 s.f.
Indoor Warehs/Mfg	1/1000 s.f.
Outdoor Storage	1/2000 s.f.
Auto Washing	
Automatic	1 space per 2 employees and 6 queue spaces per queue line
Manual (coin-op)	3 queue spaces per queue line (the car wash bay may be counted as 1 space)
Cocktail Lounge	
• up to 2,500 sq. ft.	1 space/100 sq. ft.
• 2,501 to 10,000 sq. ft.	1 space/50 sq. ft.
• 10,000+ sq. ft.	1 space/25 sq. ft.
Convenience Storage (Mini-warehouse)	1 space per 4,000 sq. ft.
Meeting Halls	1 space per 50 sq. ft.
Financial Services	1 space/275 sq. ft.
Drive-In	8 queue spaces/lane
Food Sales (Conv. Store)	1 space/275 sq. ft.
Furniture or Carpet Store	1 space/500 sq. ft.
General Retail Sales (Convenience or general)	1 space/275 sq. ft.
Hotel/Motel	1.1 spaces/room
• Other uses within hotel-motel	<ul style="list-style-type: none"> • If not an accessory use, 80% of parking otherwise required by the Code

Land Use	Parking Ratio
Indoor Sports and Rec. (except below)	1 space/500 sq. ft.
• Billiard Parlor	1 space/100 sq. ft.
• Bowling Alley	1 space/275 sq. ft.
Liquor Sales (Package Store)	1 space/275 sq. ft.
Medical Office	
• Free-standing clinic or office	1 space per 200 sq. ft.
• Within shopping ctr or mixed use bldg.	1 space per 275 sq. ft.
Personal Improvement Services	1 space/275 sq. ft.
Personal Services	1 space/275 sq. ft.
Pet Services	1 space/275 sq. ft.
Restaurant	
• <2,500 sq. ft.	1 space/100 sq. ft.
• 2,500+ sq. ft.	1 space/75 sq. ft.
• If no customer service or dining area provided	1 space/275 sq. ft.
• Drive-thru Lanes	8 queue spaces/lane
Service Station/Lube	1 space/bay plus 3 queuing spaces/bay
Warehouse/Mfg.	
Office	1 space per 275 sq. ft.
Indoor sales/serv.	1 space per 500 sq. ft.
Outdoor sales/serv.	1 space per 750 sq. ft.
Indoor storage, mfg/serv.	1 space per 1,000 sq. ft.
Outdoor storage	1 space per 2,000 sq. ft.

Rev. 12/03

Zoning Capacity and Redevelopment Analysis (V. 11)

Appendix 5

Watershed Protection Development Review

WATERSHED ORDINANCES

● Watershed Regulations Summary Table

IMPERVIOUS COVER	DESIRED DEVELOPMENT ZONE			DRINKING WATER PROTECTION ZONE		
	URBAN	SUBURBAN CITY LIMITS	SUBURBAN North Edwards/ETJ	WATER SUPPLY SUBURBAN	WATER SUPPLY RURAL	BARTON SPRINGS ZONE
Uplands (Net Site Area)						R = Recharge BC = Barton Creek C = Contributing
						R / BC / C
Single-Family	No Limitation	45-60%	45-60%	30-40%	1 Unit / 1-2 acres	15% / 20% / 25%
Multi-Family	No Limitation	60-70%	60-65%	40-55%	20-25%	15% / 20% / 25%
Commercial	No Limitation	80-90%	65-70%	40-55%	20-25%	15% / 20% / 25%
Water Quality Transition Zone	N/A	30%	30%	18%	1 SF Unit / 3 acres	1 SF Unit / 3 acres None over recharge
Transfers Allowed	No	Yes	Yes	Yes	Yes	No
WATERWAY CLASSIFICATIONS	URBAN	SUBURBAN CITY LIMITS	SUBURBAN North Edwards/ETJ	WATER SUPPLY SUBURBAN	WATER SUPPLY RURAL	BARTON SPRINGS ZONE
Minor	64 acres	320-640 acres	320-640 acres	128-320 acres	64-320 acres	64-320 acres
Intermediate	64 acres	640-1280 acres	640-1280 acres	320-640 acres	320-640 acres	320-640 acres

Zoning Capacity and Redevelopment Analysis (V. 11)

Major	64 acres	over 1280 acres	over 1280 acres	over 640 acres	over 640 acres	over 640 acres
						Williamson/Slaughter same as WSS
WATERWAY SETBACKS	URBAN	SUBURBAN CITY LIMITS	SUBURBAN North Edwards/ETJ	WATER SUPPLY SUBURBAN	WATER SUPPLY RURAL	BARTON SPRINGS ZONE
Critical Water Quality Zone						
Minor	50-400 ft.	50-100 ft.	50-100 ft.	50-100 ft.	50-100 ft.	50-100 ft.
Intermediate	50-400 ft.	100-200 ft.	100-200 ft.	100-200 ft.	100-200 ft.	100-200 ft.
Major	50-400 ft.	200-400 ft.	200-400 ft.	200-400 ft.	200-400 ft.	200-400 ft.
						Barton 400 ft. min.
Water Quality Transition Zone						
Minor	Not Required	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Intermediate	Not Required	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.
Major	Not Required	300 ft.	300 ft.	300 ft.	300 ft.	300 ft.
WATER QUALITY CONTROLS	URBAN	SUBURBAN CITY LIMITS	SUBURBAN North Edwards/ETJ	WATER SUPPLY SUBURBAN	WATER SUPPLY RURAL	BARTON SPRINGS ZONE
Treatment Standard	Sed/Fil	Sed/Fil	Sed/Fil	Sed/Fil	Sed/Fil	Non-Degradation
Alternatives Strategies Allowed	Yes	Yes	Yes	Yes	Yes	No
Optional Payment-in-Lieu	Yes	No	No	No	No	No