

Special Use Infill Options & Design Tools Recommendations for the South Austin Combined Neighborhood Planning Area

The following recommendations for Special Use Infill Options in the Westgate, South Manchaca, and Garrison Park planning areas will be presented to the City Council on August 28, 2014, and are recommendations based on public meetings, surveys, and input from neighborhood associations. Maps showing *possible* applicability of the options are included on the following pages, as well as charts showing votes by planning area for each option.

SPECIAL USE INFILL OPTION	RECOMMENDATION
Small Lot Amnesty: permits construction or major renovation of existing single-family homes on existing legally-created lots that do not meet current minimum lot standards.	Adopt in South Manchaca and Garrison Park planning areas
Secondary Apartment: permits a second dwelling unit 850 sq. ft. or less on a lot with a minimum area of 5,750 sq. ft.	Adopt in the South Manchaca planning area and a subdistrict of the Garrison Park planning area
Cottage Lot: permits single-family detached homes on lots with a minimum area of 2,500 sq. ft. and a minimum width of 30 ft.	Adopt in a subdistrict of the Garrison Park planning area, in Neighborhood Transition Character District only
Urban Home: permits single-family detached homes on lots with a minimum area of 3,500 sq. ft. and a minimum width of 35 ft.	Adopt in the South Manchaca planning area and a subdistrict of the Garrison Park planning area, in Neighborhood Transition Character District only
Corner Store: permits a small retail use on a property with residential zoning located at an intersection.	Adopt in South Manchaca, in subdistrict along Manchaca Rd. only

Recommendations for Design Tools remain unchanged, as do recommendations for front yard parking and mobile food establishments.

DESIGN TOOLS	RECOMMENDATION
Parking Placement	Adopt in all planning areas
Garage Placement	Adopt in all planning areas
Front Porches	Adopt in all planning areas
Front Yard Parking	Adopt only in Westgate planning area
Mobile Food	Adopt in all planning areas

What is the purpose of the Special Use Infill Options?

City Council approved a set of Special Use Infill Options and Design Tools for Neighborhood Planning Areas in 2000. These options are intended to allow a greater variety of single-family housing types than are normally allowed under the city's conventional zoning districts and/or to allow older neighborhoods to maintain neighborhood character by allowing lots that no longer meet the current code and create transitions between existing neighborhoods and new development. The infill options are intended to support a community's economy, social equity, and provide more housing options within the central city.

How were recommendations developed?

Recommendations are based on many hours of community input from workshops, survey, and the infill option meeting held April 3, as well as public comment forms and emails. The initial recommendations were modified in response to concerns regarding widespread application of some of the options.

How will these recommendations be used?

These recommendations will be presented to Planning Commission during a public hearing on June 24, along with other public comments received by staff, including letters, emails, and comment forms. Following the public hearing, Planning Commission will vote on whether to recommend the neighborhood plan as a whole—or to recommend it with modified infill options—and will consider which infill options to recommend for each of the planning areas.

Planning Commission's recommendations will then be presented to City Council for consideration, likely sometime in late summer or early fall.

What happens once the neighborhood plan is adopted by City Council?

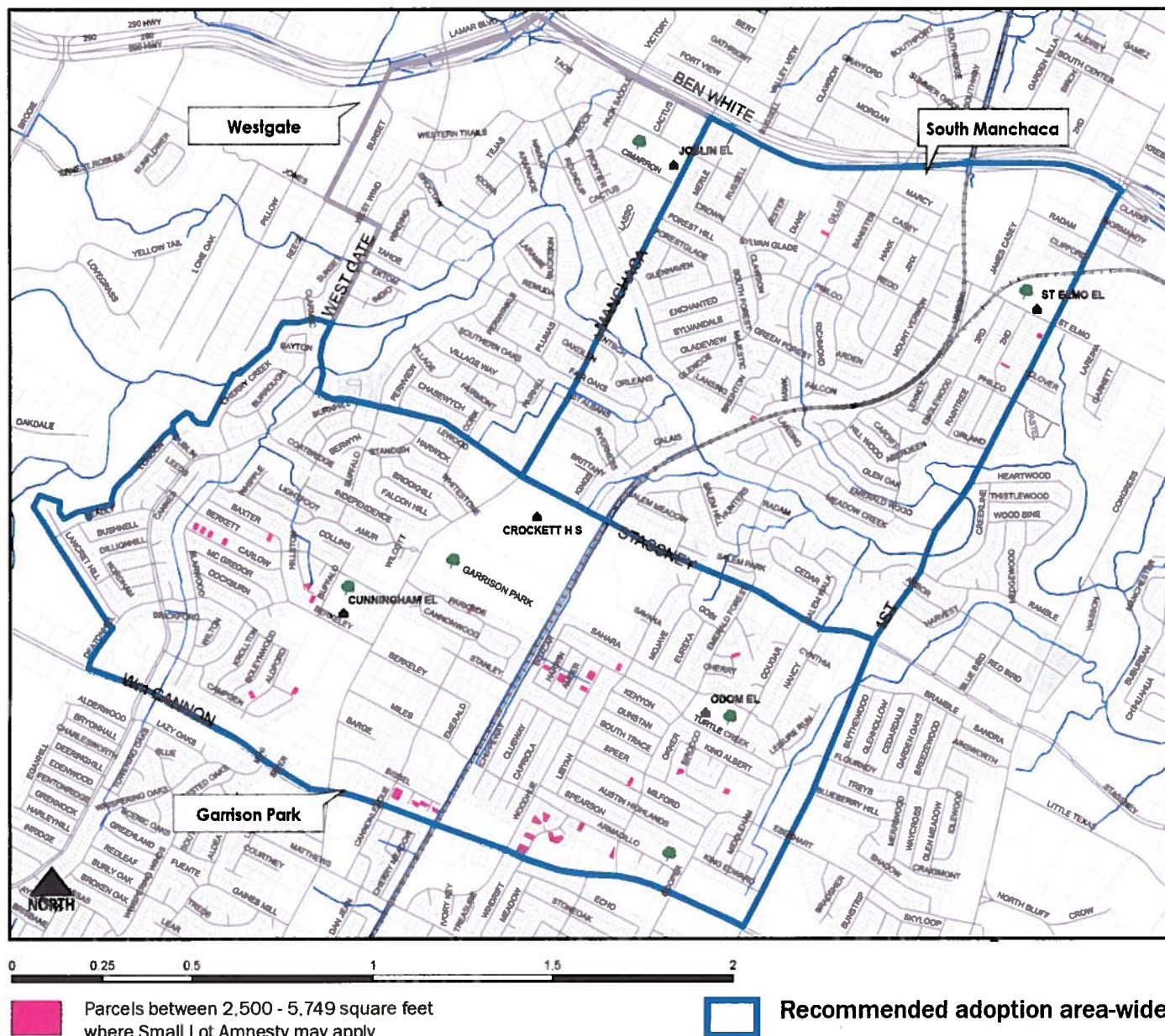
Once adopted by City Council, the neighborhood plan will amend the *Imagine Austin Comprehensive Plan*. Any adopted infill options will become a part of a neighborhood plan zoning overlay. The following pages show the possible application of the infill options per the recommendation.

Infill options included in the overlay will become "by-right," that is, if a property owner within an area included in the zoning overlay meets the zoning and site standards (i.e. lot size, setbacks, impervious cover), he or she may construct the infill option. Permit applications for the small lot amnesty, secondary apartment, urban home, and cottage lot options are reviewed by Residential Review division. A permit for the corner store option requires a commercial site plan review.

For more information on regulations for the Special Use Infill Options, please visit ftp://ftp.ci.austin.tx.us/npzd/Austingo/infill_tools.pdf

For more information on the South Austin Combined Neighborhood Plan, visit <http://austintexas.gov/departments/south-austin-combined-neighborhood-plan> or contact Francis Reilly at francis.reilly@austintexas.gov or (512) 974-7657.

SMALL LOT AMNESTY: ADOPT AREA-WIDE IN SOUTH MANCHACA & GARRISON PARK



Planning Area	# Parcels Affected
Westgate	0
South Manchaca	4
Garrison Park	58

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SECONDARY APARTMENTS: ADOPT AREA-WIDE IN SOUTH MANCHACA & GARRISON PARK



Allowed by Right
By Right parcels are lots that, under current regulations, may build a second unit.

Recommended adoption area-wide

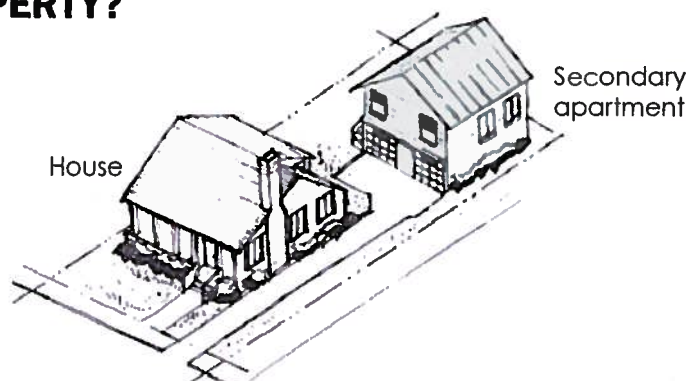
Parcels Affected by Secondary Apartment Option (see following page)

SF-2 Zoning
The Secondary Apartment Special Use option would allow SF-2 zoning district lots larger than 5,750 square feet to build a second unit.

5,750-7,000 s.f. Parcels
The Secondary Apartment Special Use option would allow homeowners in SF-3, SF-5, and MF-1 thru 6 zoning districts to build a secondary apartment on a lot between 5,750-7,000 s.f.

Planning Area	# Parcels Affected
Westgate	42
South Manchaca	158
Garrison Park	2221

HOW DOES THE **SECONDARY APARTMENT INFILL** OPTION APPLY TO MY PROPERTY?



Example of a secondary apartment.

My property is zoned SF-3 & is 7,000+ square feet

What is allowed with Current Zoning	With Secondary Apartment Infill Option
USES: Single-family house, Duplex, Secondary apartment, Single-family attached, Two-family residence	NO CHANGE. Secondary apartments are allowed under current zoning.
MIN. LOT SIZE: 5,750 s.f. (7,000 s.f. for duplex, secondary apt, single-family attached, and two-family residence) MAX. HEIGHT: 35 ft. (32 ft. east of Manchaca per McMansion ordinance) SETBACKS: 25 ft. front, 15 ft. street side, 5 ft. interior, 10 ft. rear MAX. IMPERVIOUS COVER: 45%	

My property is zoned SF-3 & is 5,750–7,000 square feet

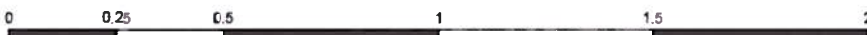
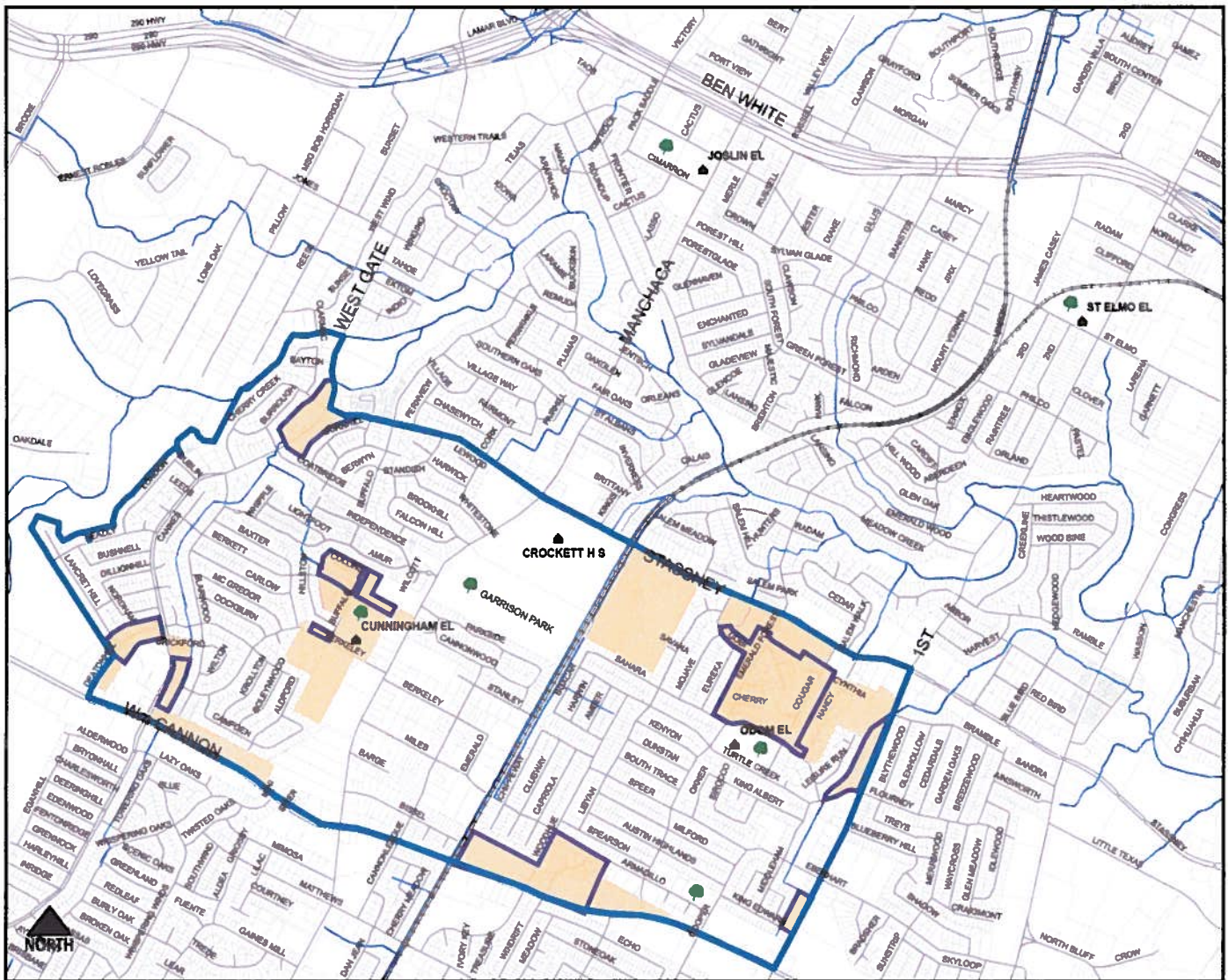
What is allowed with Current Zoning	With Secondary Apartment Infill Option
USES: Single-family house	USES: Single-family house with 850 s.f. max. secondary apartment
MIN. LOT SIZE: 5,750 s.f. MAX. HEIGHT: 35 ft. (32 ft. east of Manchaca per McMansion ordinance) SETBACKS: 25 ft. front, 15 ft. street side, 5 ft. interior, 10 ft. rear MAX. IMPERVIOUS COVER: 45%	Standards for a Secondary Apartment: MAX HEIGHT: 30 ft., limited to 2 stories 850 s.f. gross floor area, and limited to 550 s.f. on the second story if applicable MAX. IMPERVIOUS COVER: 45% PARKING: 2 additional spaces

My property is zoned SF-2 & is 5,750–7,000 square feet

What is allowed with Current Zoning	With Secondary Apartment Infill Option
USES: Single-family house	USES: Single-family house with 850 s.f. max. secondary apartment
MIN. LOT SIZE: 5,750 s.f. MAX. HEIGHT: 35 ft. (32 ft. east of Manchaca per McMansion ordinance) SETBACKS: 25 ft. front, 15 ft. street side, 5 ft. interior, 10 ft. rear MAX. IMPERVIOUS COVER: 45%	Standards for a Secondary Apartment: MAX HEIGHT: 30 ft., limited to 2 stories 850 s.f. gross floor area or 550 s.f. on the second story if applicable MAX. IMPERVIOUS COVER: 45% PARKING: 2 additional spaces

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COTTAGE LOT: ADOPT IN GARRISON PARK NEIGHBORHOOD TRANSITION CHARACTER DISTRICT



Neighborhood Transition character districts



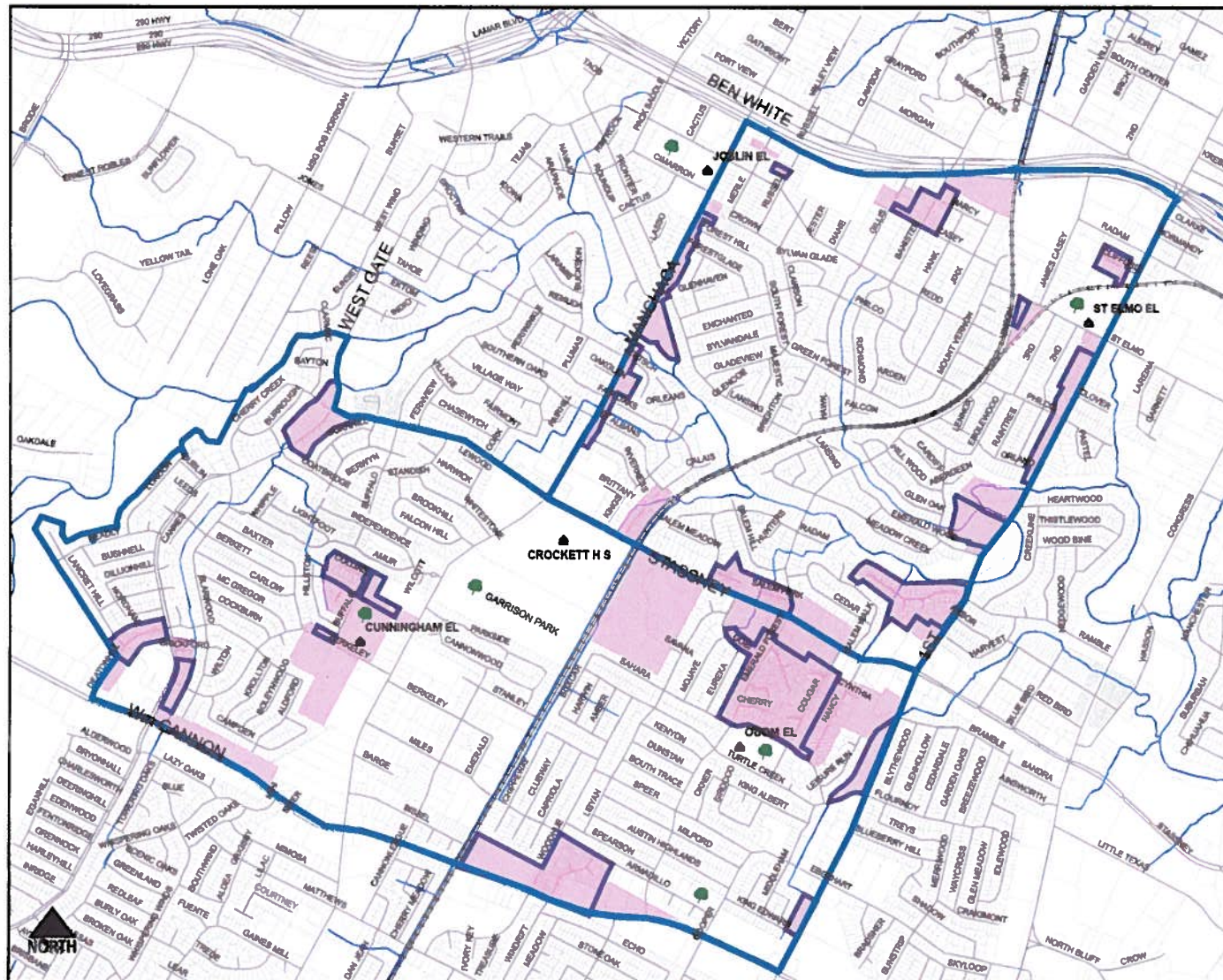
Recommended adoption in
Neighborhood Transition only



Adopting this option affects parcels outlined in
purple. Cottage lots are permitted only in SF-3,
SF-5, SF-6, and MF-1 thru MF-6 zoning districts.

Areas with the Neighborhood Transition character district, but not outlined (SF-2 or commercial/office zoning), would go through rezoning process should respective property owners wish to apply the cottage lot option.

URBAN HOME: ADOPT IN SOUTH MANCHACA AND GARRISON PARK NEIGHBORHOOD TRANSITION CHARACTER DISTRICT



0 0.25 0.5 1 1.5 2



Neighborhood Transition character districts



Adopting this option affects parcels outlined in purple. Cottage lots are permitted only in SF-3, SF-5, SF-6, and MF-1 thru MF-6 zoning districts.

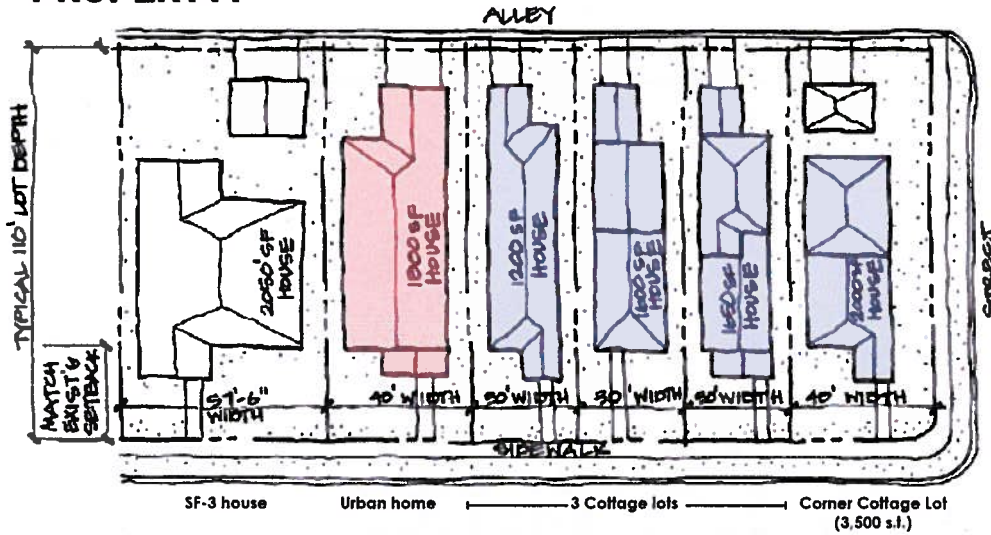
Areas with the Neighborhood Transition character district, but not outlined (SF-2 or commercial/office zoning), would go through rezoning process should respective property owners wish to apply the urban home option.



Recommended adoption in Neighborhood Transition only

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HOW DO THE COTTAGE LOT & URBAN HOME INFILL OPTIONS APPLY TO MY PROPERTY?



Example of cottage lot type development.



Example of an urban home-style house.

My property is within a Neighborhood Transition character district & is zoned SF-3, SF-5, SF-6, or MF-1 thru MF-6

What is allowed with Current Zoning	With Cottage Lot Infill Option	With Urban Home Infill Option
USES: Single-family house; on 7,000+ s.f. lot: Duplex, Secondary apartment, Single-family attached	USES: Single-family house	USES: Single-family house
MIN. LOT SIZE: 5,750 s.f. MAX. HEIGHT: 35 ft. (32 ft. east of Manchaca per McMansion ordinance) SETBACKS: 25 ft. front, 15 ft. street side, 5 ft. interior, 10 ft. rear MAX. IMPERVIOUS COVER: 45%	MIN. LOT SIZE: 2,500 s.f., but 3,500 s.f. when adjacent to SF-3 or at corner MAX. HEIGHT: 35 ft. (32 ft. east of Manchaca per McMansion ordinance) SETBACKS: 15 ft. front, 10 ft. street side, 5 ft. interior, 5 ft. rear MAX. IMPERVIOUS COVER: 65% for lots 4,000 s.f. or less	MIN. LOT SIZE: 3,500 s.f. HEIGHT: 35 ft. (32 ft. east of Manchaca per McMansion ordinance) SETBACKS: 20 ft. front, 10 ft. street side, 5 ft. interior, 5 ft. rear MAX. IMPERVIOUS COVER: 65% for lots 4,000 s.f. or less

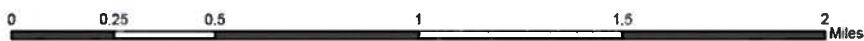
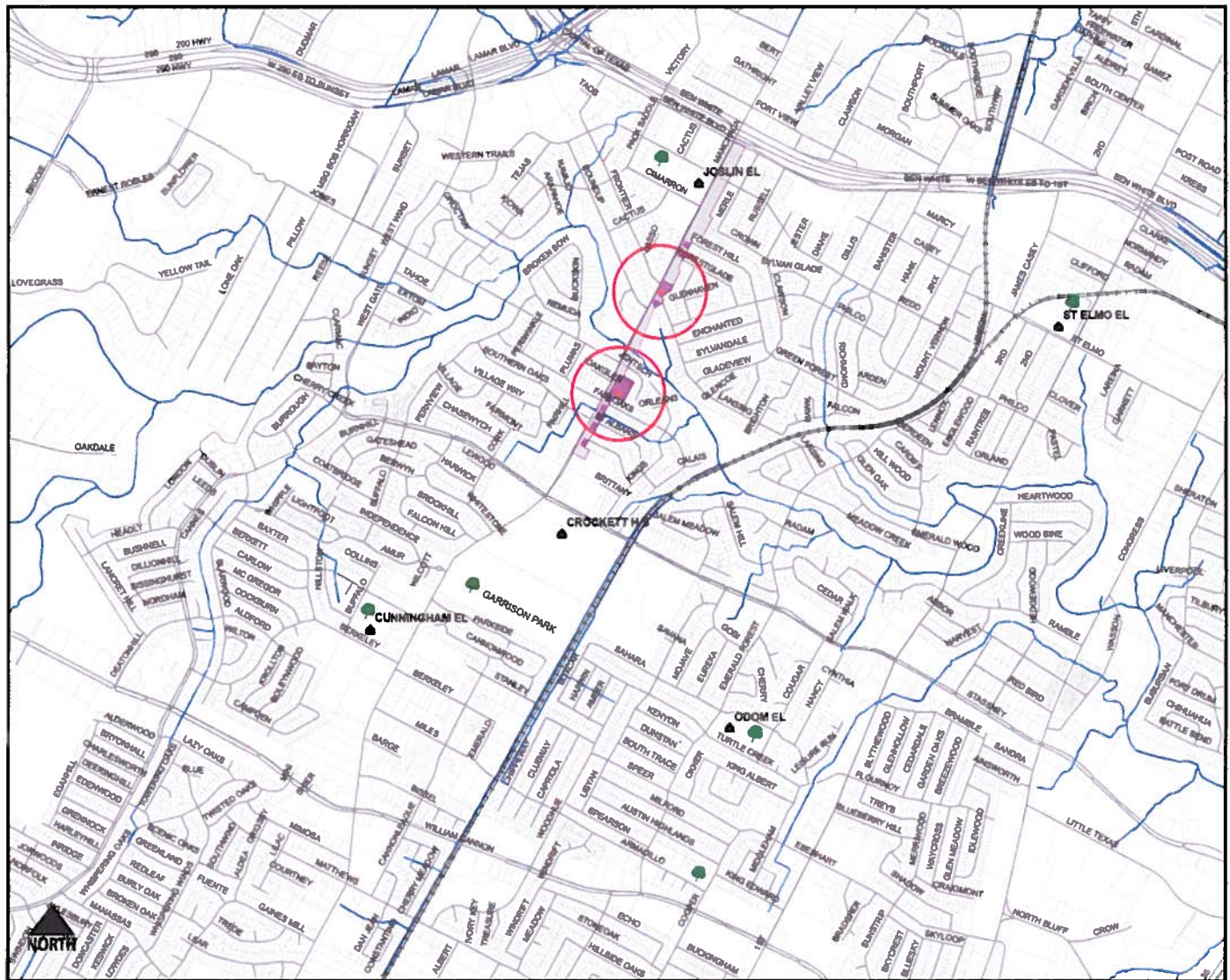


Example of a duplex in San Antonio.


My property is zoned SF-2


What is allowed with Current Zoning	With Cottage Lot Infill Option	With Urban Home Infill Option
USES: Single-family house	Cottage Lots cannot be applied to properties zoned SF-2.	Urban Homes cannot be applied to properties zoned SF-2.
MIN. LOT SIZE: 5,750 s.f. MAX. HEIGHT: 35 ft. (32 ft. east of Manchaca per McMansion ordinance) SETBACKS: 25 ft. front, 15 ft. street side, 5 ft. interior, 10 ft. rear MAX. IMPERVIOUS COVER: 45%		

CORNER STORE: ADOPT IN SUBDISTRICT OF SOUTH MANCHACA

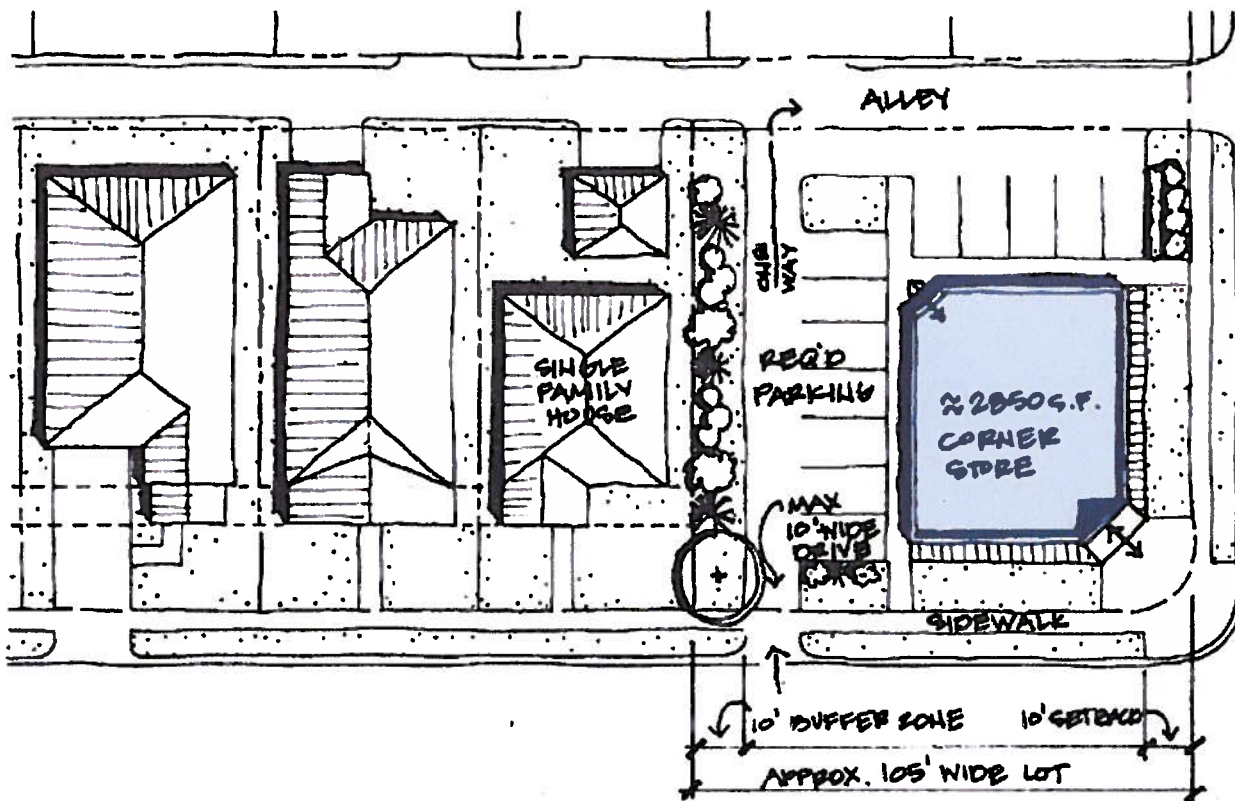


 Possible Corner Store location (based on zoning, lot size & location at intersection)

 Recommended subdistrict for Corner Store option (includes only the parcels identified as "Possible Corner Store location")

 600' Corner stores may not locate within 600 feet of one another

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CORNER STORE EXAMPLES & PERMITTED USES



Examples of corner stores.

Permitted uses:

- o Consumer Convenience Services (e.g. automated banking machines)
- o Consumer Repair Services (e.g. watch, jewelry, musical instrument)
- o Food Sales (e.g. grocery stores, bakeries, candy shops, delicatessens)
- o General Retail Sales-Convenience (e.g. apparel, fabrics, arts, antiques)
- o Personal Services (e.g. beauty/barber shops, seamstress)
- o Restaurants (can include the sale and on-premise consumption of alcohol)

All other uses are prohibited, including drive-in services, fast food restaurants and all auto-oriented uses.

INFILL OPTION POLLING BY PLANNING AREA

SPECIAL USES	WESTGATE							
	Workshops		Survey		4/3 Meeting			
	for/total	%	for/total	%	for/total	RC %	for/total	NT %
Small Lot Amnesty	9/11	82%	19/28	68%	36/67	54% (area-wide)		60%
Cottage Lot	9/11	82%	17/27	63%	3/71	4%	18/71	25%
Urban Home	9/11	82%	20/27	74%	11/57	19%	11/73	15%
Secondary Apts.	1/4	25%	16/28	57%	28/64	44% (area-wide)		47%
Corner Store	9/12	75%	14/28	50%	10/88	11% (area-wide)		26%

SPECIAL USES	SOUTH MANCHACA								
	Workshops		Survey		4/3 Meeting				Totals ¹
	for/total	%	for/total	%	for/total	RC %	for/total	NT %	
Small Lot Amnesty	7/7	100%	44/51	86%	15/31	48% (area-wide)			71%
Cottage Lot	7/7	100%	37/53	70%	0/33	0%	6/33	18%	54%
Urban Home	7/7	100%	38/51	75%	0/33	0%	9/33%	27%	59%
Secondary Apts.	7/7	100%	44/53	83%	10/32	31% (area-wide)			66%
Corner Store	7/7	100%	40/54	74%	subdistrict*				n/a

* Subdistrict proposed along Manchaca Rd.

SPECIAL USES	GARRISON PARK							
	Workshops		Survey		4/3 Meeting			
	for/total	%	for/total	%	for/total	RC %	for/total	NT %
Small Lot Amnesty	19/21	90%	35/58	60%	47/47	100% (area-wide)		80%
Cottage Lot	19/21	90%	40/48	83%	5/50	10%	31/50	62%
Urban Home	19/21	90%	38/58	66%	7/49	14%	32/49	65%
Secondary Apts.	15.5/17	91%	35/57	61%	27/48	56% (area-wide)		64%
Corner Store	19/23	83%	38/57	67%	21/61	34% (area-wide)		55%

RC: Residential Core character district

NT: Neighborhood Transition character district

1. Cottage Lot and Urban Home totals are based on NT score.