

[illegible]



**City of Austin  
Design Commission – Project Submittal Consideration Sheet (Continued)**

Relate the project to applicable items addressed in the Urban Design Guidelines for Austin. For an explanation of each guideline, please review the document at:  
[http://www.ci.austin.tx.us/downtown/downloads/urban\\_design\\_guidelines\\_for\\_austin.pdf](http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf)

***ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)***

***Is AEC being requested for this project?***                      **Yes**                      **No**

If yes, please explain nature of request including alternatives offered and entitlements sought. Attach additional page if necessary.

***AREA WIDE GUIDELINES***

***1. Create dense development***

incorporated,                      need input,                      N/A

***2. Create mixed-use development***

incorporated,                      need input,                      N/A

**3. Limit development which closes downtown streets**

incorporated,                      need input,                      N/A

**4. Buffer neighborhood edges**

incorporated,                      need input,                      N/A

**5. Incorporate civic art in both public and private development**

incorporated,                      need input,                      N/A

**6. Protect important public views**

incorporated,                      need input,                      N/A

**7. Avoid historical misrepresentations**

incorporated,                      need input,                      N/A

**8. Respect adjacent historic buildings**

incorporated,                      need input,                      N/A

**9. Acknowledge that rooftops are seen from other buildings and the street**

incorporated,                      need input,                      N/A

**10. Avoid the development of theme environments**

incorporated,                      need input,                      N/A

**11. Recycle existing building stock**

incorporated,                      need input,                      N/A

## **GUIDELINES FOR THE PUBLIC STREETSCAPE**

### ***1. Protect the pedestrian where the building meets the street***

incorporated,	need input,	N/A
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### ***2. Minimize curb cuts***

incorporated,	need input,	N/A
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### ***3. Create a potential for two-way streets***

incorporated,	need input,	N/A
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### ***4. Reinforce pedestrian activity***

incorporated,	need input,	N/A
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### ***5. Enhance key transit stops***

incorporated,	need input,	N/A
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### ***6. Enhance the streetscape***

incorporated,	need input,	N/A
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### ***7. Avoid conflicts between pedestrians and utility equipment***

incorporated,	need input,	N/A
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### ***8. Install street trees***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***9. Provide pedestrian-scaled lighting***

incorporated,	need input,	N/A
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### ***10. Provide protection from cars/promote curbside parking***

incorporated,	need input,	N/A
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**11. Screen mechanical and utility equipment**

incorporated,	need input,	N/A
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**12. Provide generous street-level windows**

incorporated,	need input,	N/A
---------------	-------------	-----

**13. Install pedestrian-friendly materials at street level**

incorporated,	need input,	N/A
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**GUIDELINES FOR PLAZAS AND OPEN SPACE**

**1. Treat the four squares with special consideration**

incorporated,	need input,	N/A
---------------	-------------	-----

**2. Contribute to an open space network**

incorporated,	need input,	N/A
---------------	-------------	-----

**3. Emphasize connections to parks and greenways**

incorporated,	need input,	N/A
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**4. Incorporate open space into residential development**

incorporated,	need input,	N/A
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**5. Develop green roofs**

incorporated,	need input,	N/A
---------------	-------------	-----

**6. Provide plazas in high use areas**

incorporated,	need input,	N/A
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**7. Determine plaza function, size, and activity**

incorporated,                      need input,                      N/A

**8. Respond to microclimate in plaza design**

incorporated,                      need input,                      N/A

**9. Consider views, circulation, boundaries, and subspaces in plaza design**

incorporated,                      need input,                      N/A

**10. Provide an appropriate amount of plaza seating**

incorporated,                      need input,                      N/A

**11. Provide visual and spatial complexity in public spaces**

incorporated,                      need input,                      N/A

**12. Use plants to enliven urban spaces**

incorporated,                      need input,                      N/A

**13. Provide interactive civic art and fountains in plazas**

incorporated,                      need input,                      N/A

**14. Provide food service for plaza participants**

incorporated,                      need input,                      N/A

**15. Increase safety in plazas through wayfinding, lighting, & visibility**

incorporated,                      need input,                      N/A

**16. Consider plaza operations and maintenance**

incorporated,                      need input,                      N/A

## **GUIDELINES FOR BUILDINGS**

### ***1. Build to the street***

incorporated,	need input,	N/A
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### ***2. Provide multi-tenant, pedestrian-oriented development at the street level***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***3. Accentuate primary entrances***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***4. Encourage the inclusion of local character***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***5. Control on-site parking***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***6. Create quality construction***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***7. Create buildings with human scale***

incorporated,	need input,	N/A
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## **Colony District Park – General Park Improvements**

### **Design Commission Item #**

**March 27, 2017**

### **City Hall, Boards and Commissions Room**

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The City of Austin Parks and Recreation Department is currently developing plans for park improvements within Colony District Park located at 7400 Loyola Ln.

The 93 acre Colony District Park currently includes Overton Elementary School and the Turner Roberts Recreation Center & Multi Use Facility. This phase of the Colony District Park - General Park Improvements project develops approximately 9 acres and provides the following: a baseball field, soccer/multi sports field, a large play area with elements of nature based play, fitness equipment, two pavilions, picnic tables, drinking fountains, and a portion of the hike and bike trails network to connect the adjacent communities from the west to the park facilities and elementary school.

These improvements are consistent with the adopted District Park Master Plan developed by the Colony Park Sustainable Community Initiative (CPSCI). The CPSCI, led by the City of Austin Neighborhood Housing and Community Development Department, includes 3 years of public input. The resulting Master Plan integrates and reflects the needs and interests of the surrounding community while incorporating best practices within a sustainable development.

Design Commission approval of this project will be an important step to provide additional recreation and fitness opportunities, open space preservation and improved pedestrian connectivity to the recreation center, school and park.



## **DESIGN COMMISSION**

### **COLONY DISTRICT PARK**

#### **ITEM #2**

#### **COMMISSION ASSISTANCE**

Design Commission approval of this project will be an important step to provide additional recreation and fitness opportunities, open space preservation and improved pedestrian connectivity to the recreation center, school and park.



## **DESIGN COMMISSION**

### **COLONY DISTRICT PARK**

#### **ITEM #4**

### **COMMUNITY BENEFITS**

#### **Recreational Opportunities**

- The park will provide a multi-use open play field and little league baseball field.
- The park will provide a playground to accommodate children of all ages.
- Covered pavilions will provide shaded space for gatherings and general use.

#### **Connectivity**

- The pedestrian bridge will provide access from the adjacent neighborhoods allowing safe access to the park and the elementary school.
- The 10' wide trail system will connect to an existing fitness circuit and additional park improvements.

## **DESIGN COMMISSION**

### **COLONY DISTRICT PARK**

#### **ITEM #4**

### **SUSTAINABILITY HIGHLIGHTS**

#### **Drainage & Water Quality**

- The proposed site grading is being designed to minimize the use of storm sewers and concentrated flows. The major drainage patterns are maintained using overland flow.
- Storm runoff from disconnected impervious areas such as sidewalks and trails is directed at pervious areas, maximizing the potential for natural infiltration.
- Storm runoff from larger connected areas of impervious cover is proposed to be collected and treated in a rain garden. This rain garden is being incorporated as an amenity and potential teaching experience.
- Runoff from the expanded parking area will be directed to an existing water quality treatment wet pond on the site.

#### **Materials**

- Natural limestone will be incorporated into the pavilion designs as a column wrap veneer.
- Pedestrian light fixtures are LED and full cut-off.
- The landscape design will utilize native and drought friendly plant material common in the Central Texas landscape
- The irrigation system will be designed to allow connection to the future re-use irrigation main installed by the City of Austin, eliminating the use of potable water for irrigation.

#### **Connectivity**

- A pedestrian bridge connection will provide pedestrian and bicycle access from the adjacent residential neighborhood to the park.
- Concrete trails will be 10' wide and provide shared pedestrian and bicycle circulation throughout the park.

## **DESIGN COMMISSION**

### **COLONY DISTRICT PARK**

#### **ITEM #5**

### **URBAN DESIGN GUIDELINES**

#### **APPLICABLE URBAN DESIGN GUIDELINES**

##### **AW.6 – PROTECT IMPORTANT VIEWS**

- Downtown Austin can be viewed from a specific area on the project site. This was identified as an important view to protect. The Overlook Pavilion is sited to take advantage of the Downtown Austin views.

##### **PS.4 – REINFORCE PEDESTRIAN ACTIVITY**

- A pedestrian bridge connects the adjacent neighborhood to the park, and a 10' wide concrete trail provides access throughout the entire park. The trail connects to various points of activity including the playground, ball fields, pavilions, existing recreation center, and the elementary school. (See Attached Pedestrian Bridge Graphic)

##### **PS.7 – AVOID CONFLICTS BETWEEN PEDESTRIANS AND UTILITY EQUIPMENT**

- New electrical transformers will be located adjacent to the existing transformers on site, avoiding conflict with the pedestrian traffic.
- The pedestrian bridge from the adjacent neighborhood to the park traverses above a storm drainage easement and a natural gas line easement, allowing users to avoid conflict with steep terrain of the utility easement and its stormwater conveyance during rain events.

##### **PS.8 – INSTALL STREET TREES**

- While this project is adjacent to an internal parking lot and not a street, the design intent is to provide as many trees in the site as possible.

##### **PS.9 – PROVIDE PEDESTRIAN SCALE LIGHTING**

- While this project is adjacent to an internal parking lot and not a street, it provides pedestrian scale lighting, including full cut-off LED pathway lighting as well as downlighting internal to the shade pavilions. (See Light Fixtures Graphic)

##### **PS.10 – PROVIDE PROTECTION FROM CARS/PROMOTE CURBSIDE PARKING**

- While this project is adjacent to an internal parking lot and not a street, it provides curbside parking.





#### PS.11 – SCREEN MECHANICAL AND UTILITY EQUIPMENT

- Utility equipment will be screened from users inside the park.

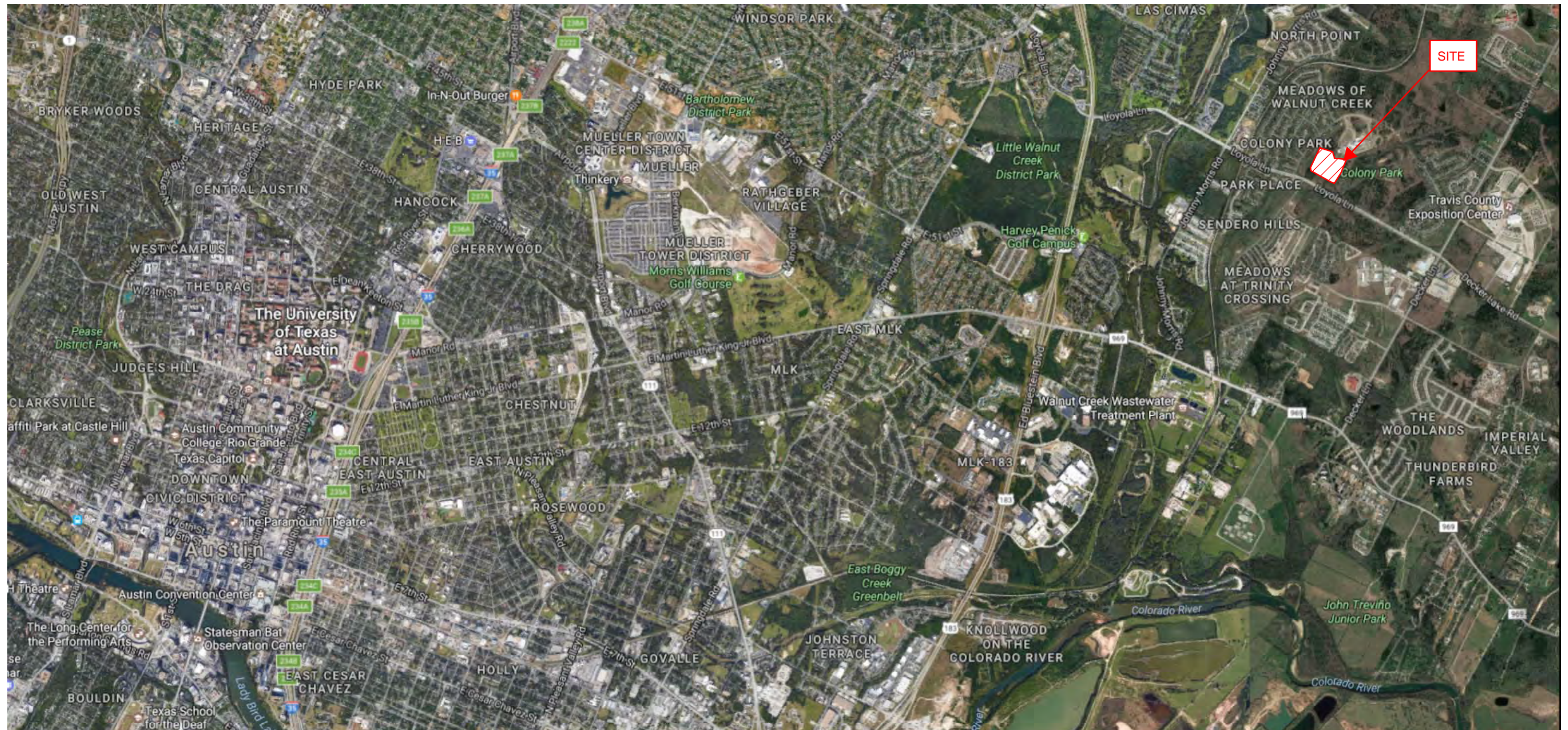
#### PZ.2 – CONTRIBUTE TO AN OPEN SPACE NETWORK

- The park contributes to an open space network by being the hub destination to which a network of open spaces, trails, and sidewalks can connect. Points of connection to the park's open space will be provided in this Phase 1 project. (See Illustrative Site Plan Graphic)

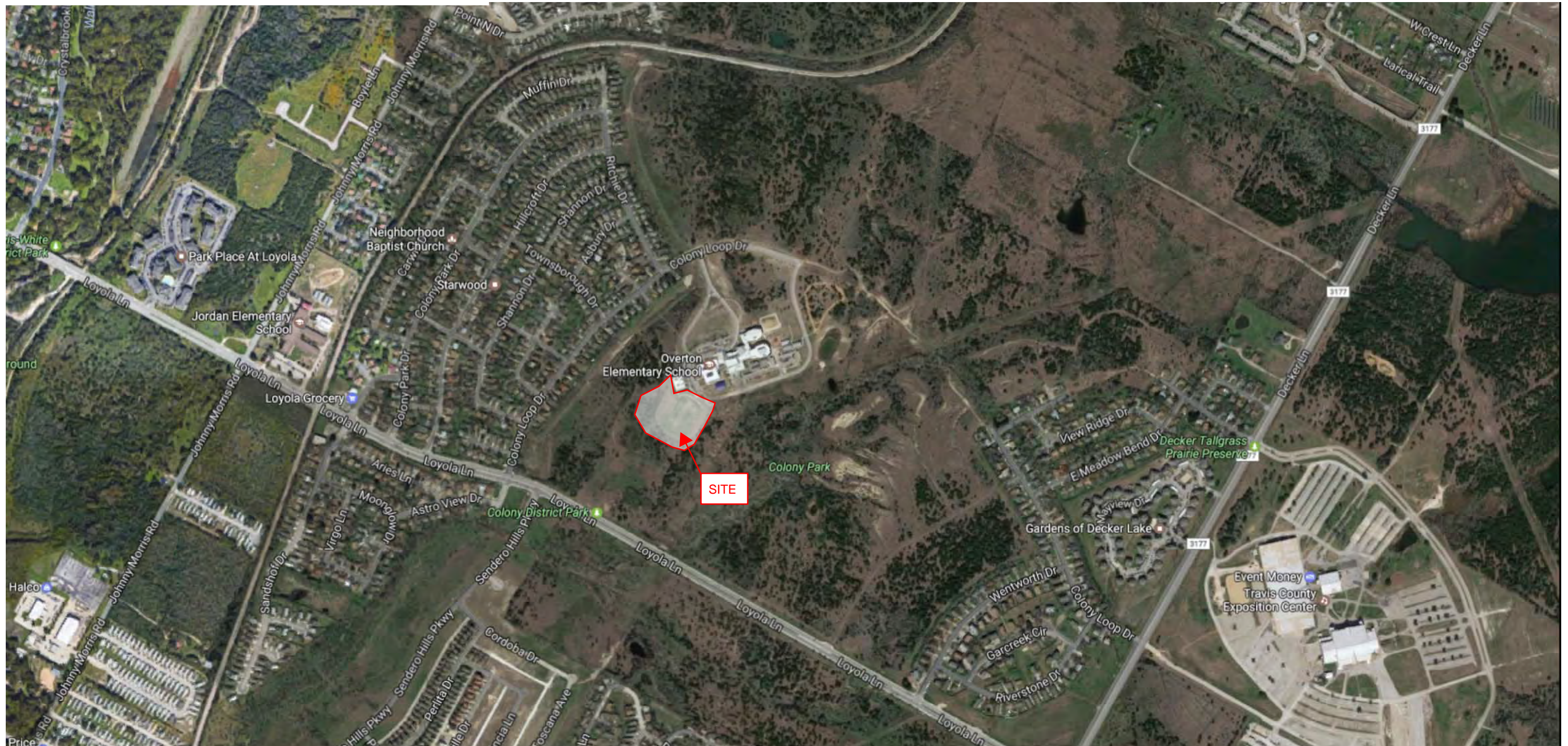
#### PZ.3 – EMPHASIZE CONNECTION TO PARKS AND GREENWAYS

- The pedestrian bridge from the adjacent neighborhood will be provided for connection to the park. A 10' wide concrete trail system will connect to the recreation center, the elementary school, and other existing trails and park amenities.
- Pedestrian scale lighting will be provided at specific areas with the park.
- Bicycle racks will be provide to serve the park. (See Site Furnishings Graphic)













SCALE: 1" = 50'

25 50 100



Job No: 154363  
June 30, 2016



Pedestrian Bridge Graphic







**Stationary Picnic Table**  
Pilot Rock - Single Pedestal Table  
Model: PT/G-6PC  
Recycled Plastic Timbers



**Moveable Picnic Table**  
Pilot Rock - UT Series  
Model: PT/G-6PC  
ADA Model: UT/G-PC-E  
Recycled Plastic Timbers



**Traditional Park Bench**  
Pilot Rock - Contour Bench  
Model: SWRB/G-4PC34  
Recycled Plastic



**Traditional Trash Receptacle**  
Pilot Rock - Trash Receptacle  
Model: TRH-32/g-32  
Lid: T/CN-2410  
Recycled Plastic



**Bike Rack (Option A)**  
Pilot Rock - Saddleback Bike Rack  
Model: SRE/G-3  
Powder Coated Aluminum



**Bike Rack (Option B)**  
Pilot Rock - Omega Bike Rack  
Model: ORP  
Powder Coated Aluminum

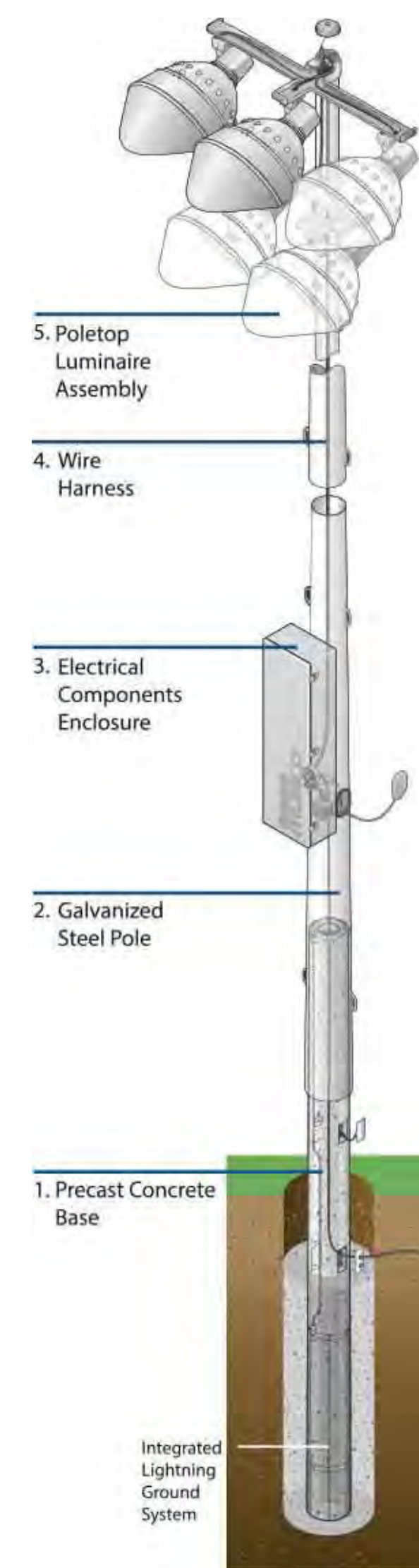


**Drinking Fountain**  
Most Dependable Fountains  
Model: 440  
Powder Coated Aluminum



**Charcoal Grill**  
Pilot Rock - Accessible Grill  
Model: ASW-20

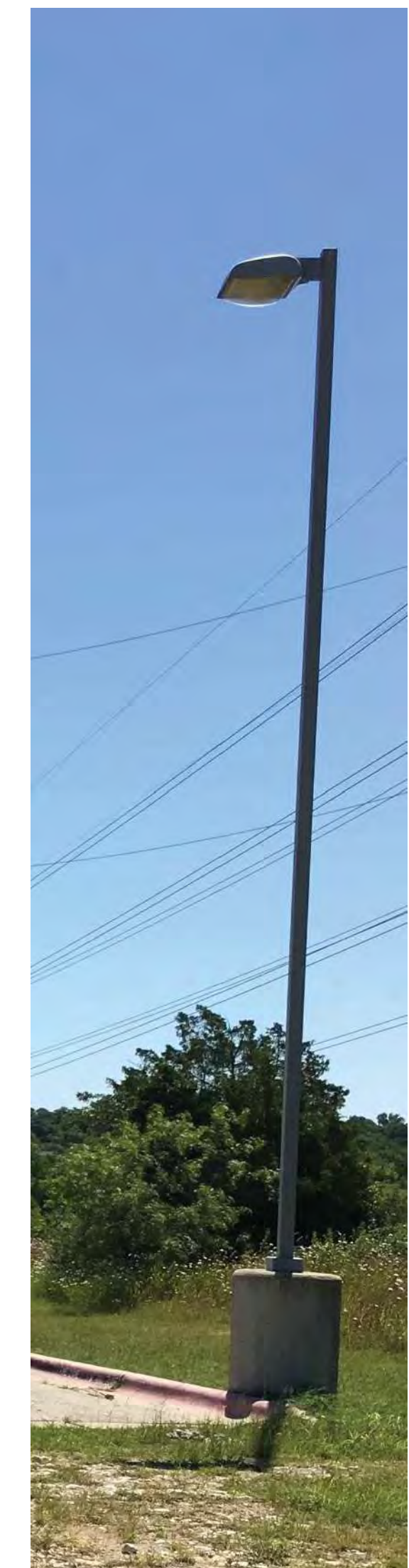




MUSCO SPORTS LIGHT



HOLOPHANE GLASSWERKS  
12' PEDESTRIAN POLE LIGHT



PARKING AREA POLE LIGHT  
TO MATCH EXISTING



# Austin Convention Center Long-Range Master Plan Proposed Convention Center Expansion

Presented to  
Design  
Commission

March 27, 2017







## Outline

- Background
- Community/Stakeholder Engagement
- Combining Input, Opportunities, Needs
- Financing



## Background

- Important Past Action/Milestones
  - March 27, 2014 – contracted with Gensler to develop Austin Convention Center (ACC) Long-Range Master Plan (Plan)
  - December 11, 2014 – Council Resolution 20141211-218 – Urban Land Institute review Plan
  - August 24, 2015 – Presented to Economic Opportunity Committee
  - November 12, 2015 – Council Resolution 20151112-033



## Summary of Master Plan

- Austin's Convention Facility was identified as the top priority, or "weakest link", that needs to be addressed in order to remain competitive
  - Austin's facility is the oldest and among the smallest of competitors
  - Austin's facility's mix of event space is inhibiting performance
- Maximum practical occupancy for a convention facility is 65%
  - At time of Plan (FY13), ACC occupancy was 52%, and is now at 65%
- Lost business due to lack of ACC availability or inadequate size at time of Plan (FY13) was 34%, and has risen to ~50% in FY16
- Plan considered 5 options and recommended expansion to the West
- Expansion to the West forecasts the overall highest/optimal combination of incremental room nights, utilization, revenues of any of the options considered



## Summary of ULI Master Plan Review

- Urban Land Institute (ULI) reviewed the Plan and concurred with the consultants' recommendation. More points about ULI and their work include:
  - ULI's mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities
  - ULI's goal is to bring the finest expertise in the real estate field to bear on complex land use planning and development projects, programs, and policies
  - The recommendation included direction to:
    - Utilize the option to expand to the West of the existing convention center
    - Expand design plan to create a convention center district
    - Include street level venues, retail and restaurant space
    - Increase Hotel Occupancy Tax to 17% to fund full vision
    - Purchase land now



- To date, ACCD has had conversations, meetings, presentations to many:

- Town Halls – Districts 1 & 3, 9
- Downtown resident groups
- Hotel Community & Employees
- Downtown Commission
- Waller Creek Conservancy
- Rodeo Austin
- Chambers of Commerce
- University of Texas
- Downtown Austin Alliance
- Austin Area Urban League





## Community/Stakeholder Engagement

- Eventual design will include significant stakeholder/community input
- Features from other sites that could be included: Unique art, food court, retail area, public market, unique community meeting space



Community engagement will be extensive in expansion complex design





## Opportunities, Needs, Impact of Plan

- Putting it all together
- Community/Stakeholder Input
- Industry/Convention needs
- Financing Capabilities
- Provides for possibilities



Palm School



ACC Historic Homes

- Financing concepts define the path

Expansion Funding Concept Determines Opportunities, Impact on Other Projects – Possibilities Exist



## Input, Opportunities, Needs

What we have heard so far –

- Multi-use / Partnership Elements
  - Facility Components
    - Community Space
    - Open / Walkable Space
    - Restaurant / Retail Space
    - Downtown Fire Station
    - Austin Energy Chiller



**“What could your  
Convention Center District  
look like?”**





## Input, Opportunities, Needs



Expansion Funding Concept Determines Opportunities, Impact on Other Projects – Possibilities Exist



## Input, Opportunities, Needs

What we have heard so far -

- Multi-use / Partnership Elements (continued)
  - Area Improvements
    - Waller Creek Area
      - Palm School
      - Historic Homes on Red River
    - Brush Square Area
- Opportunities for Additional Funding for:
  - Cultural Arts
  - Tourism and Promotion
  - Historic Preservation



**“What could your  
Convention Center District  
look like?”**

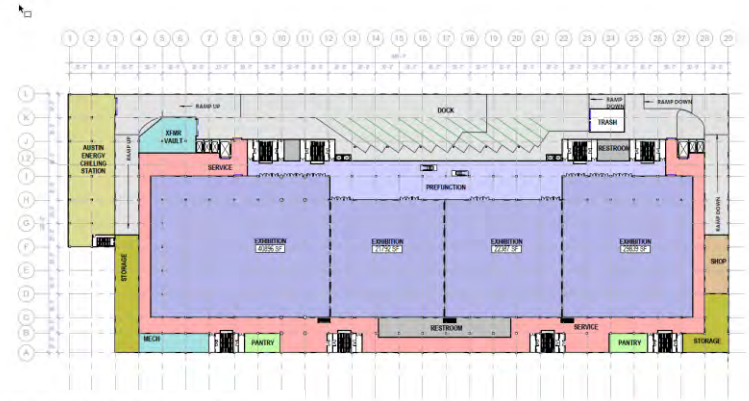
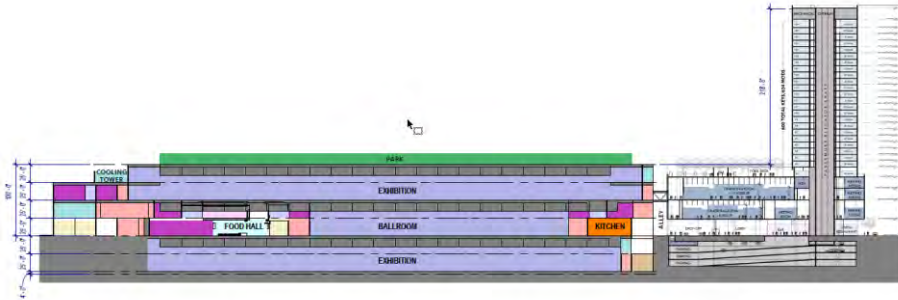


## Input, Opportunities, Needs

### What we need –

- Industry / Convention Center Needs
  - Need to keep industry strong
    - 4<sup>th</sup> largest employment sector - 124k jobs
    - Diversified economy
    - Provides economic impact to small/local business and City's general fund
  - Need to meet is real
    - Adult education is ongoing
  - Need space to meet demand
    - Today's lost business would fill expanded space

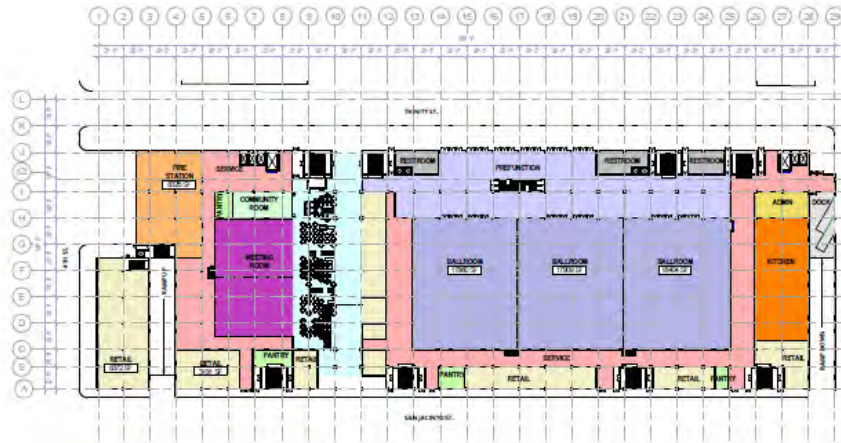




Gensler

Austin Con

SECT



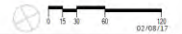
Gensler

Austin Convention Center Expansion

LEVEL 1

austin Convention Center Expansion

LEVEL 82





## Financing

How we can get there –

- Two main financing concepts have been identified

Concept	Approval	HOT Rate	Venue	Est Project Capacity*	Potential for Add'l Funding
2% HOT (Ch. 334)	Voter	15%	Yes	~\$400 million	No
2% HOT (Ch. 351)	Council	17%	No	~\$600 million	Yes

\* Project estimates based on current market conditions, conservative revenue estimates, standard financing approach; amounts subject to change

Link to more detailed financing information: <http://www.austintexas.gov/edims/document.cfm?id=271208>



## More Information

### Links to Related Information

- Austin Convention Center Long-Range Master Plan  
<http://www.austintexas.gov/edims/document.cfm?id=242405>
- Vol II Austin Convention Center Long-Range Master Plan  
<http://www.austintexas.gov/edims/document.cfm?id=242406>
- Urban Land Institute's Technical Assistance Panel Report – Review of Long-Range Master Plan  
<http://www.austintexas.gov/edims/document.cfm?id=242407>
- Austin Convention Center Department Responses to Council Resolution 20151112-033  
<http://www.austintexas.gov/edims/document.cfm?id=271538>



Questions



# City of Austin

Planning and Zoning Department  
PO Box 1088, Austin TX 78767

To: Design Commission  
From: Alan Holt, AIA, Principal Planner | Urban Design  
Date: March 21, 2017  
RE: South Central Waterfront Advisory Board

The City Council recently passed an ordinance (#20170216-034) to establish the South Central Waterfront Advisory Board (SCWAB). The new SCWAB is to be composed of nine voting members, including a member to be nominated by and from the Design Commission.

Establishing the SCWAB is a key recommendation from the South Central Waterfront Vision Framework Plan (SCW Vision Framework Plan), which was adopted by Council in June 2016 as an amendment to the city's comprehensive plan, Imagine Austin. The SCW Vision Framework Plan provides a vision and a cohesive set of implementation measures to guide redevelopment of the South Central Waterfront district. The SCW Vision includes expanding up to 20 acres of a new connected and green public realm (open space and trails, parks and plazas, green streets), and to achieve that 20% of the new housing units are affordable, securing hundreds of units of affordable housing.

The duties of the new SCWAB are to advise on the implementation of the SCW Vision Framework Plan. Specifically, as outlined in the ordinance, the SCWAB will:

1. Serve as an advisory body to the city council and city manager regarding policies and projects in the South Central Waterfront district;
2. Serve as stewards for the South Central Waterfront Vision Framework Plan;
3. Maintain liaison relationships with city staff and other boards and commissions; and
4. Perform additional functions as required by city council.

I had the pleasure to present the SCW Plan to the Design Commission this past December 19th. If Commissioners wish to revisit materials associated with the SCW Plan, future information can be found online at:

- [South Central Waterfront Initiative homepage](http://www.austintexas.gov/waterfront)
  - [www.austintexas.gov/waterfront](http://www.austintexas.gov/waterfront)
- [Map](#) of SCW district
  - [ftp://ftp.ci.austin.tx.us/npzd/South\\_Central\\_Waterfront\\_36x48.pdf](ftp://ftp.ci.austin.tx.us/npzd/South_Central_Waterfront_36x48.pdf)
- [SCW Vision Framework Plan](#)
  - [ftp://ftp.ci.austin.tx.us/npzd/Austingo/SCW\\_Vision\\_Plan\\_LatestEdition.pdf](ftp://ftp.ci.austin.tx.us/npzd/Austingo/SCW_Vision_Plan_LatestEdition.pdf)
- [Appendices](#) to the SCW Plan
  - [ftp://ftp.ci.austin.tx.us/npzd/Austingo/SCW\\_Appendix.pdf](ftp://ftp.ci.austin.tx.us/npzd/Austingo/SCW_Appendix.pdf)

Attachments:

- Ordinance No. 20170216-034



**ORDINANCE NO. 20170216-034**

**AN ORDINANCE AMENDING CITY CODE CHAPTER 2-1 OF THE CITY CODE TO ESTABLISH THE SOUTH CENTRAL WATERFRONT ADVISORY BOARD.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** City Code Chapter 2-1 of City Code (*City Boards*) is amended by adding section 2-1-172 to read:

**§ 2-1-172 SOUTH CENTRAL WATERFRONT ADVISORY BOARD.**

- (A) The South Central Waterfront Advisory Board is established to provide continuity and communication among stakeholders and advocates as the South Central Waterfront Plan moves toward implementation and to provide recommendations to the city council regarding plan implementation.
- (B) The board shall have 9 members appointed by the city council. Membership shall include:
  - (1) a member of the Design Commission, nominated by the Design Commission;
  - (2) a member of the Environmental Commission, nominated by the Environmental Commission;
  - (3) a member of the Parks and Recreation Board, nominated by the Parks and Recreation Board;
  - (4) a member of the Planning Commission, nominated by the Planning Commission;
  - (5) a representative with expertise in affordable housing, nominated by the Community Development Commission;
  - (6) a member nominated by the South River City Citizens Neighborhood Association representing the neighborhoods adjacent to the South Central Waterfront;

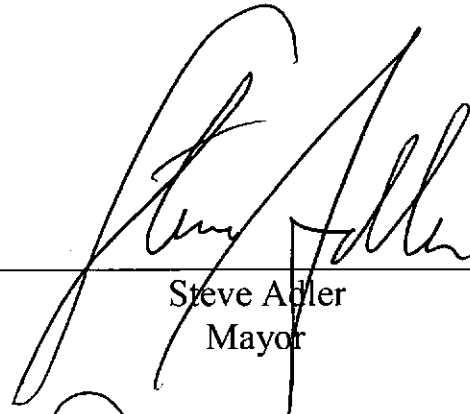
- (7) a member nominated by the Bouldin Creek Neighborhood Association representing the neighborhoods adjacent to the South Central Waterfront;
  - (8) one member who served on the Waterfront Planning Advisory Board to be nominated jointly by the Mayor and the council member whose district includes the South Central Waterfront; and
  - (9) a representative of the Trail Foundation, nominated by the Trail Foundation.
- (C) Each member of the board is appointed for a term of two years.
- (D) The directors of the Neighborhood Housing and Community Development Department, the Transportation Department, the Financial Services Department, and the officer of Real Estate Services shall serve as ex-officio members of the board.
- (E) The chair of the Downtown Austin Alliance or designee shall serve as an ex-officio member of the board.
- (F) The board shall:
- (1) serve as an advisory body to the city council and city manager regarding policies and projects in the South Central Waterfront district;
  - (2) serve as stewards for the South Central Waterfront Vision Framework Plan;
  - (3) maintain liaison relationships with city staff and other boards and commissions; and
  - (4) perform additional functions as required by the city council.

**PART 2.** This ordinance takes effect on February 27, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_, February 16, 2017

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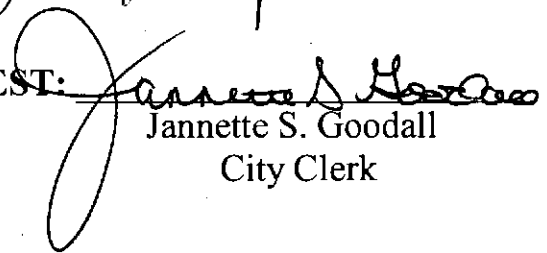
Steve Adler  
Mayor



**APPROVED:**

Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

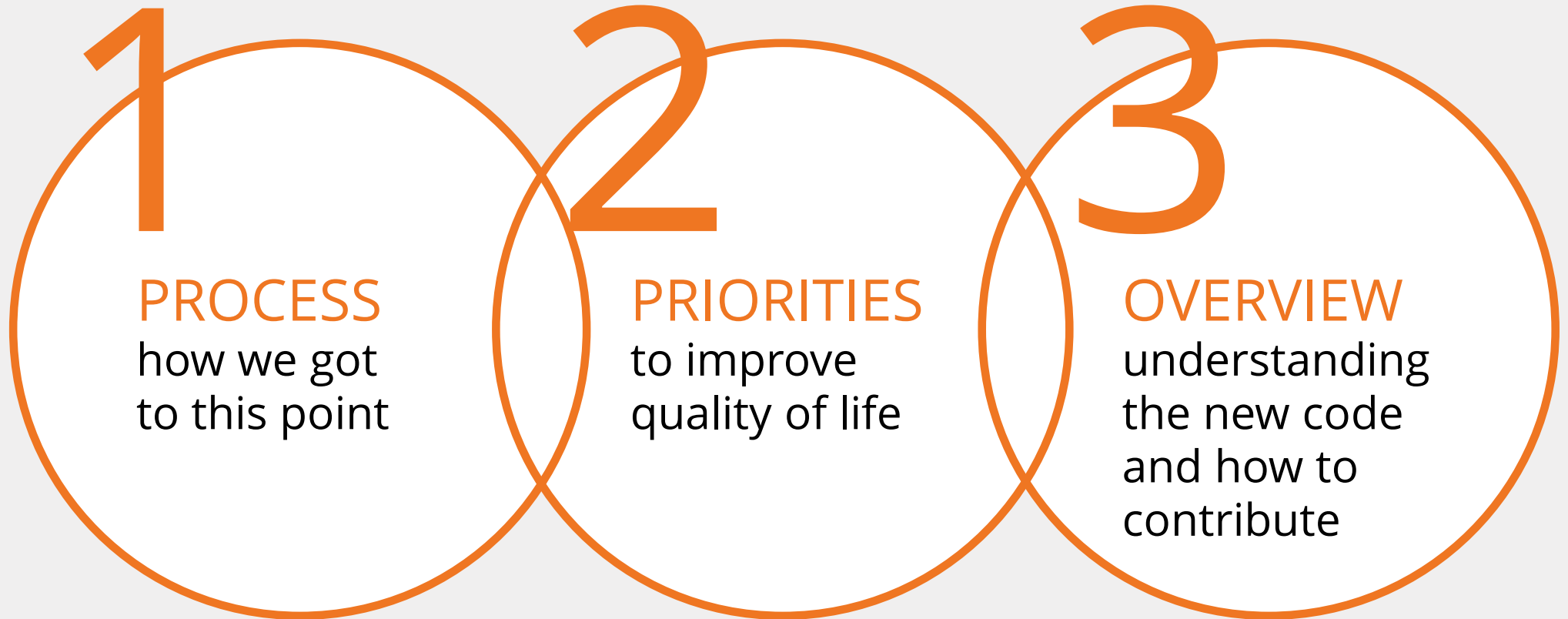
SHAPING THE AUSTIN WE IMAGINE

# AUSTIN LAND DEVELOPMENT CODE

*CodeTEXT  
Code Draft Preview  
Spring 2017*



**CODENEXT**

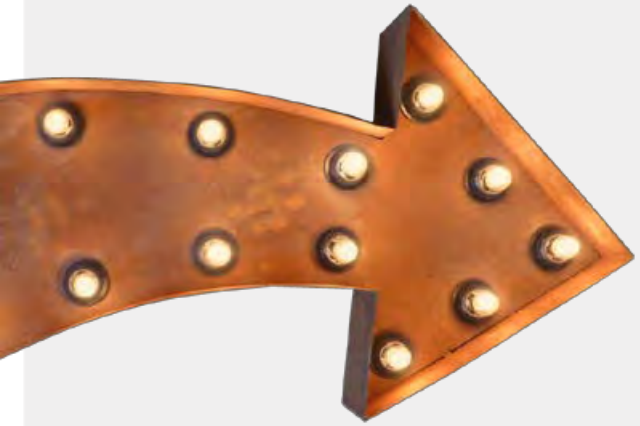


PART 1

# PROCESS







What sort of city  
do we want  
Austin to be?

2009



The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

**Imagine Austin**  
*lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.*



# 2012

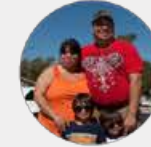
## Core Principles for Action



**Grow as a compact, connected city**



**Integrate nature into the city**



**Provide paths to prosperity for all**



**Develop as an affordable and healthy community**



**Sustainably manage water, energy and other environmental resources**



**Endorse innovation and creativity throughout the city**



In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

## Process To Date



**2013 – 2014**

**Listening  
to the  
Community**



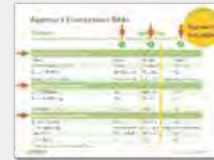
**2014**

**Code  
Diagnosis**



**2014 – 2015**

**Community  
Character  
Manual**



**2015**

**Alternative  
Approaches  
to the Code**



**2016**

**Code  
Prescriptions**



**2017**

**Draft Code**

*Past reports and documentation of the CodeNEXT process can be reviewed at [austintexas.gov/codenext](http://austintexas.gov/codenext)*

# Top 10 Issues



**1 Ineffective Base Zoning Districts**



**2 Competing Layers of Regulations**



**3 Complicated "Opt-in, Opt-out" System**



**4 Lack of Household Affordability and Choice**



**5 Auto-Centric Code**



**6 Not Always In Line with Imagine Austin**



**7 Lack of Usability and Clarity**



**8 Ineffective Digital Code**



**9 Code Changes Adversely Affect Department Organization**



**10 Incomplete and Complicated Administration and Procedures**



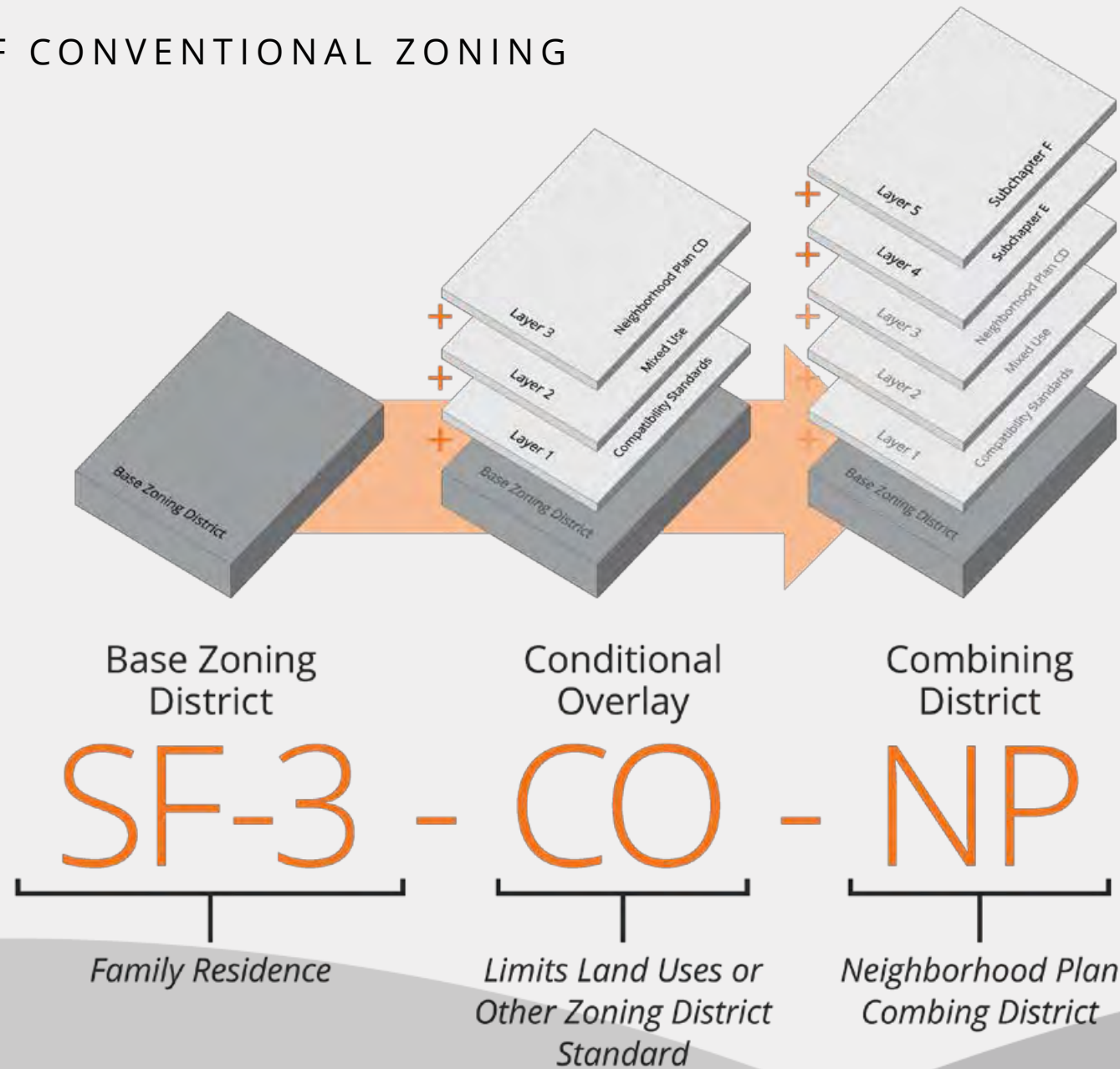
The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

*These three parcels have “CS – Commercial Services” as their base zone.*



# LIMITATIONS OF CONVENTIONAL ZONING

Over the years, supplemental layers of regulations have been added to address incompatibilities and issues of the day, resulting in complexity and reduced usability.



## Other SF-3 Combinations

SF-3  
 SF-3-CO  
 SF-3-CO-H-NP  
 SF-3-CO-NCCD-NP  
 SF-3-H  
 SF-3-H-CO-NP  
 SF-3-H-HD-NCCD-NP  
 SF-3-H-HD-NP  
 SF-3-H-NCCD-NP  
 SF-3-H-NP  
 SF-3-HD  
 SF-3-HD-NCCD-NP  
 SF-3-HD-NP  
 SF-3-NCCD-NP  
 SF-3-NP



## Existing Base Zoning Districts

### RESIDENTIAL

<b>LA</b>	Lake Austin Residence District
<b>RR</b>	Rural Residence District
<b>SF-1</b>	Single Family - Large Lot
<b>SF-2</b>	Single Family - Regular Lot
<b>SF-3</b>	Family Residence
<b>SF-4A</b>	Single Family - Small Lot
<b>SF-4B</b>	Single Family - Condominium
<b>SF-5</b>	Urban Family Residence
<b>SF-6</b>	Townhouse and Condominium
<b>MF-1</b>	Multifamily - Limited Density
<b>MF-2</b>	Multifamily - Low Density
<b>MF-3</b>	Multifamily - Medium Density
<b>MF-4</b>	Multifamily - Moderate Density
<b>MF-5</b>	Multifamily - High Density
<b>MF-6</b>	Multifamily - Highest Density
<b>MH</b>	Mobile Home Residence

### COMMERCIAL

<b>NO</b>	Neighborhood Office
<b>LO</b>	Limited Office
<b>GO</b>	General Office
<b>CR</b>	Commercial Recreation
<b>LR</b>	Neighborhood Commercial
<b>GR</b>	Community Commercial
<b>L</b>	Lake Commercial
<b>CBD</b>	Central Business District
<b>DMU</b>	Downtown Mixed Use
<b>W/LO</b>	Warehouse/Limited Office
<b>CS</b>	Commercial Services
<b>CS-1</b>	Commercial - Liquor Sales
<b>CH</b>	Commercial Highway

### INDUSTRIAL

<b>IP</b>	Industrial Park
<b>LI</b>	Limited Industrial Service
<b>MI</b>	Major Industrial
<b>R&amp;D</b>	Research and Development

## Combining and Overlay Districts

- ☐ Central Urban Redevelopment (CURE)
- ☐ Conditional Overlay
- ☐ Historic Landmarks
- ☐ Historic Area
- ☐ Neighborhood Conservation
- ☐ Capitol Dominance
- ☐ Capitol View Corridor Overlay
- ☐ Congress Avenue
- ☐ East Sixth / Pecan Street
- ☐ Downtown Parks
- ☐ Downtown Creeks
- ☐ Convention Center
- ☐ Planned Development Area
- ☐ Criminal Justice Center Overlay
- ☐ Barton Springs Zoning District Overlay
- ☐ Waterfront Overlay
- ☐ University Neighborhood Overlay
- ☐ Neighborhood Plan
- ☐ Mixed Use
- ☐ Vertical Mixed Use

## Special Purpose Zoning Districts

<b>DR</b>	Development Research
<b>AV</b>	Aviation Services
<b>AG</b>	Agricultural District
<b>P</b>	Public
<b>PUD</b>	Planned Unit Development
<b>TN</b>	Traditional Neighborhood
<b>TOD</b>	Transit Oriented Development
<b>NBG</b>	North Burnet/Gateway
<b>ERC</b>	East Riverside Corridor

400+

Combinations Found in the Existing Code

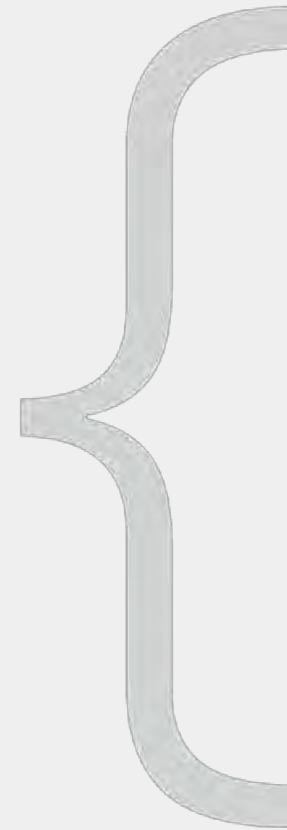


PART 2

# PRIORITIES



*Creating a framework to help improve quality of life.*



- M** MOBILITY
- C** COMMUNITY
- E** ENVIRONMENT
- H** HOUSING
- P** PERMITTING



## walkable+ CONNECTED

“It creates a certain community pride where there are shops around you and it’s affordable to live there... you can walk there.”



**Eiler Rodriguez**

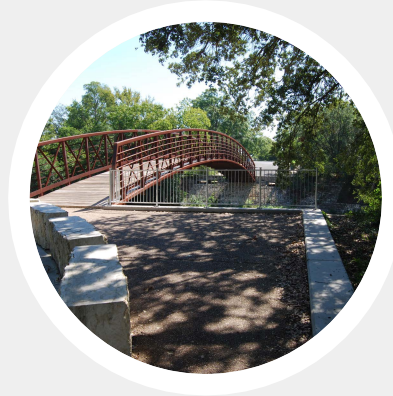
*Barista and renter*



# MOBILITY



**Design for  
People**



**Urban Trail  
Connections**



**Getting Around**



**Walk to Shops  
and Services**



## *vibrant* + *PROSPEROUS*

“ We create a lot of culture here, and there’s a lot of innovation. If we squeeze people out, we’ll lose that.”

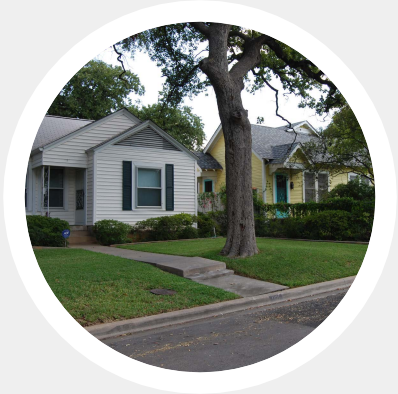


**Amanda Lewis**

Homeowner, Community Organizer

# COMMUNITY

PRIORITIES | 17



**Strengthen  
Neighborhoods**



**Focused on  
Context**



**Anticipate  
Future Growth**



**Enable Small  
Businesses**



**Diverse Places  
for People**

[austintexas.gov/codenext/community](https://austintexas.gov/codenext/community)

**CODENEXT**



## *natural* + *RESILIENT*

“Trees clean our air and water, lower hot summer temperatures, and are our first line of defense against flooding. It’s important to plant new trees and help them grow, and more important to protect the ones we have inherited.”



**Thais Perkins**

Executive Director, TreeFolks



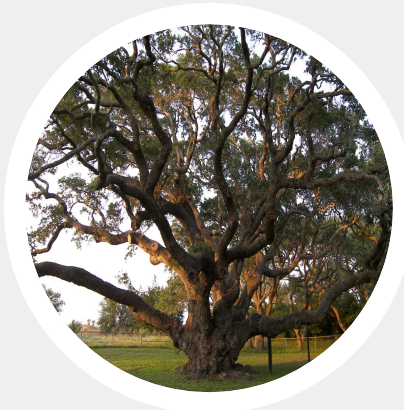
# ENVIRONMENT



**Water  
Stewardship**



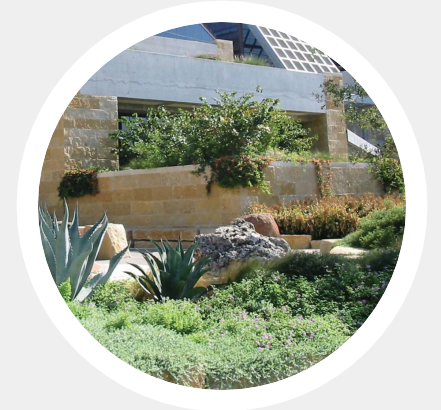
**Flood  
Mitigation**



**Urban Forest  
Preservation**



**Open Space  
and Parks**



**Nature in the  
City**

## *inclusive* + **AFFORDABLE**



“People are really constricted in their housing choices—making a lot of sacrifices and barely getting by.”



**Thomas Echolz**  
Musician and renter

# HOUSING

PRIORITIES | 21



**More Diverse  
Housing Choice**



**Affordability  
Incentives**



**Connected  
Subdivisions**



**More Units**



**Flexible Live/  
Work Places**



## streamlined+ USER-FRIENDLY

“The code shouldn’t stand in the way. It should be neutral, so that those who are engaged in the community, trying to inspire, be inspired, can excel at those things and allow it to happen.”



**Scott Ginder**

Principal/Founder  
Forge Craft Architecture + Design

# PERMITTING



Clearer Zoning Districts

Permitted:	P	Int...
Residential	P	≤5,000 sf
Offices	P	>5,000 sf
Personal Services	P	
Office	P	
Office, General (Non-Mex.)	P	
Civic and Public Assembly	P	
Government/Civic	P	
Library, Museum, or Public Art	P	
Gallery	P	
Meeting Facility (Public or Private)	P	
Public Safety Facilities	P	
School, Private	P	
School, Public	P	
Restaurants and Bars	P	
Bar/Nightclub (Level 1 - No Outside Seating, No Late Hours)	P	
Bar/Nightclub (Level 2 - 1 Hours and/or Outdoor Seating)	P	
Brew Pub/Winery	P	
Cocktail Lounge	P	
Rest	P	

Fine-Tuned Uses in Zones



Site Planning Process



Simplified Permitting



Organized Graphic Code

PART 3

# OVERVIEW



## A Hybrid Approach

Hybrid codes apply different zoning tools in different places within a city.

Ability for city to “right-size” the zoning tools needed in a predictable and clear manner.

**Form-Based +  
Euclidian (Use-based)  
Districts**





## Form-Based Zoning (Transect)

Emphasis is on the design and form of development in order to shape desired character or, in some instances, maintain character

### Development Standards include:

- Lot Width and Depth
- Building Type
- Building Placement (Setbacks)
- Height
- Encroachment
- Street Frontage
- Parking
- Impervious Cover
- Open Space
- Signage
- Site Constraints
  - Drainage
  - Water Quality
  - Tree Protection
  - Landscape
- Use Types

## Use-Based Zoning (Non-Transect)

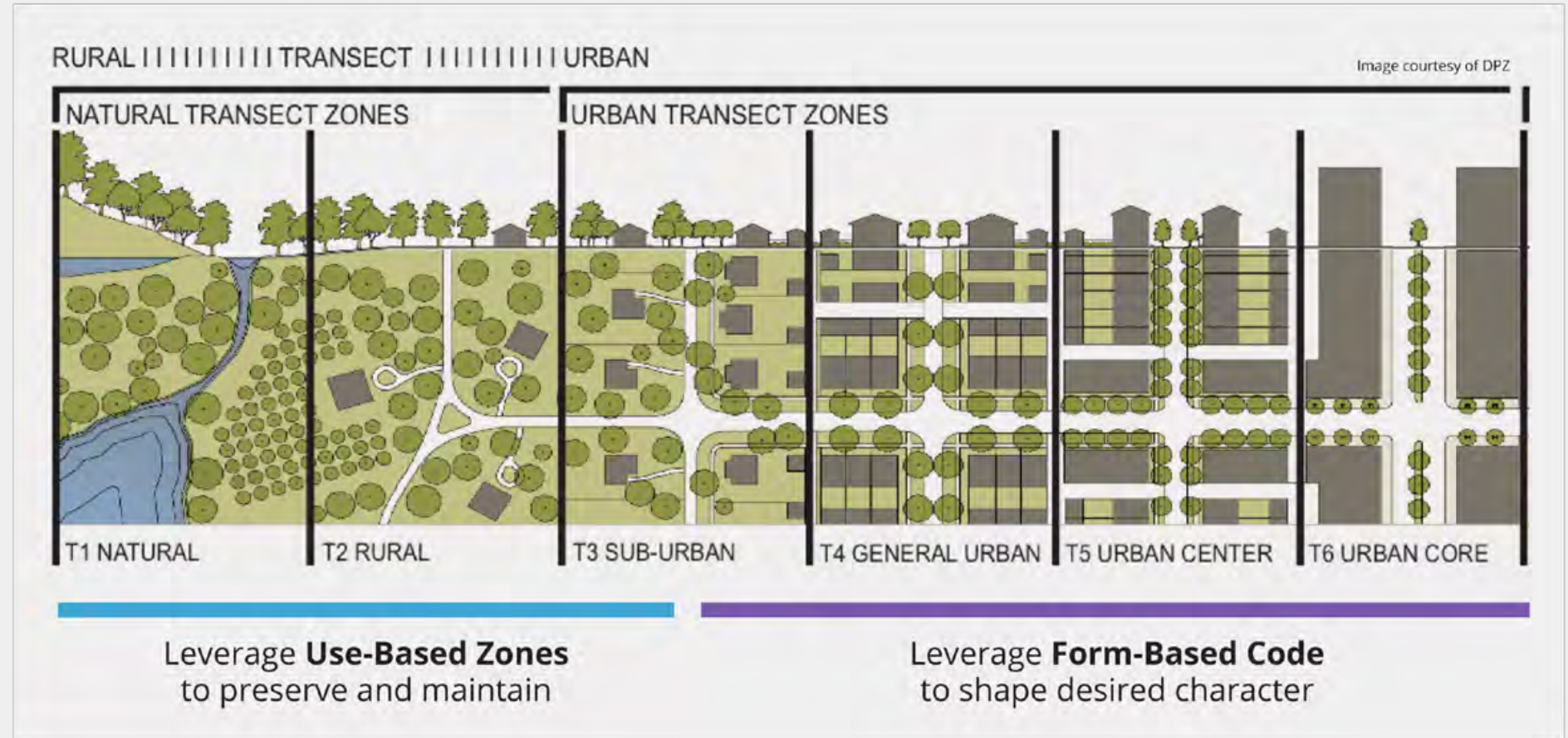
Emphasis is on the use of land in order to preserve and maintain character

### Development Standards include:

- Use Types
- Parking
- Dwelling units per acre
- Floor to Area Ratio
- Lot Size
- Building Placement (Setbacks)
- Height
- Landscaping and Screening
- Outdoor lighting
- Signage
- Site Constraints
  - Drainage
  - Water Quality
  - Tree Protection
  - Landscape

## The Natural-to-Urban Transect: Framework for Form-Based Code

*This diagram illustrates a continuum of place types from the most natural to the most urban from left to right.*





# transect zones AT-A-GLANCE

T3

T4

T5

T6

LESS URBAN ←

→ MORE URBAN

												
												
T3 Neighborhood Edge - Wide Lot	T3 Neighborhood Edge	T3 Neighborhood - Deep Setback	T3 Neighborhood - Intermediate Setback	T4 Neighborhood - Intermediate Setback	T4 Neighborhood - Shallow Setback	T4 Main Street	T5 Neighborhood - Shallow Setback	T5 Urban - Shallow Setback	T5 Urban	T5 Main Street	T6 Urban	T6 Urban Core
T3NE.WL	T3NE	T3N.DS	T3N.IS	T4N.IS*	T4N.SS*	T4MS*	T5N.SS*	T5U.SS*	T5U*	T5MS*	T6U	T6UC
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 3 Stories	Building Height Up to 3 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 16 Stories	Building Height Unlimited Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU	Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Front-and-back Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Rowhouse: Medium Live/Work Main Street ADU	Building Types Multiplex: Medium Multiplex: Large Rowhouse: Medium ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Main Street Live/Work Mid-Rise	Building Types Main Street Mid-Rise High-Rise/Tower	Building Types Mid-Rise High-Rise/Tower

\* Zone may be designated with "Open" sub-zone having the same building form regulations but allowing for a more diverse mix of uses.

# *non-transect* ZONES

Goal:

Update and roll forward  
existing Use-Based Zones  
(Title 25)

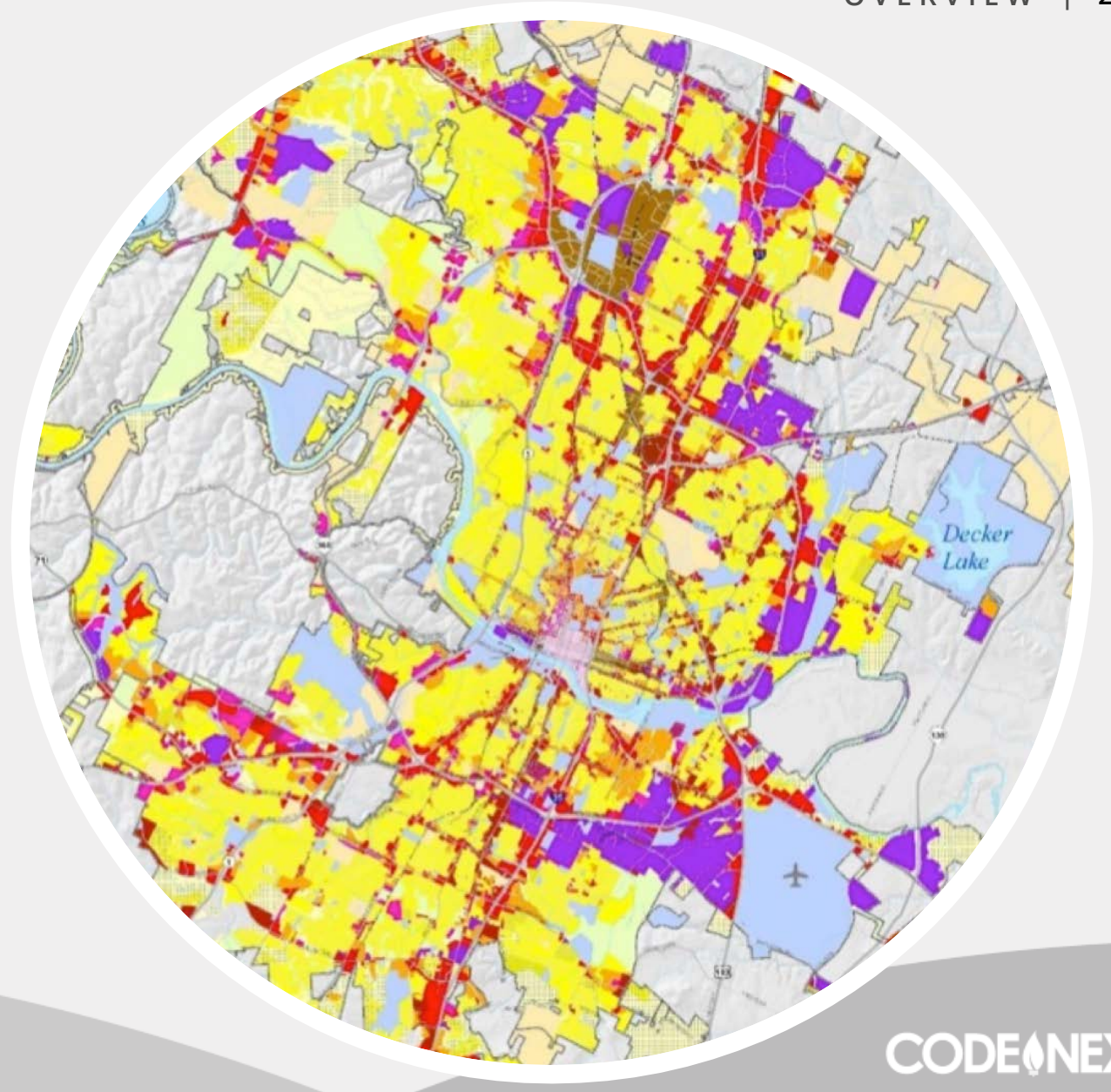
42

Base Zoning  
Districts  
(Title 25)



32

Non-Transect  
Zones  
(Title 23)





# non-transect ZONES

Non-transect zones are consolidated and refined, and will continue to be utilized primarily in suburban areas.



## Low to Medium Intensity Residential

Zone	Similar to
Rural Residential	RR
Very Low Density Residential	SF1
Low Density Residential	SF2
Low to Medium Density Residential	SF3, SF4B
Low to Medium Density Residential - Small Lot	SF4A

## Medium to High Intensity Residential

Zone	Similar to
Medium Density Residential	SF5, SF6
Medium to High Density Residential	MF1, MF2
High Density Residential	MF3, MF4
Very High Density Residential	MF5, MF6
Manufactured Home Park	MH

## Restricted Commercial

Zone	Similar to
Neighborhood Commercial Sub-Zone <b>Limited, Open</b>	NO, LO, LR
Local Commercial Sub-Zone <b>Limited, Open</b>	GO

## Retail and Office Commercial

General Commercial Sub-Zone <b>Limited, Open</b>	GR
Regional Commercial	new

## Mixed-Use Commercial

Commercial Core	DMU
Downtown Core	CBD

## Service and Highway Commercial

Warehouse Commercial	W/LO
Service Commercial Sub-Zone <b>Limited, Open</b>	CS, CS-1
Highway Commercial	CH

## Special Commercial

Commercial Recreation	CR
-----------------------	----

## Industrial Zones

Zone	Similar to
Flex Industrial	LI
General Industrial	IP
Heavy Industrial	MI
R&D	R&D

## Other Zones

Zone
Agricultural
Aviation Services
Development Reserve
East Riverside Corridor
North Burnet/Gateway
Open Space
Public
Planned Unit Development

# anatomy of THE CODE

## How it's organized:

*Relocated under a different title number, an extensive reorganization of the Land Development Code elevates community priorities, consolidates procedures, and introduces a hybrid zoning code with new form-based standards.*



## Title 23



Introduction



Administration and Procedures



General Planning Standards for All



Zoning Code



Subdivision



Site Plan



Building, Demolition and Relocation Permits and Special Requirements for Historic Structures



Signage



Transportation (Mobility)

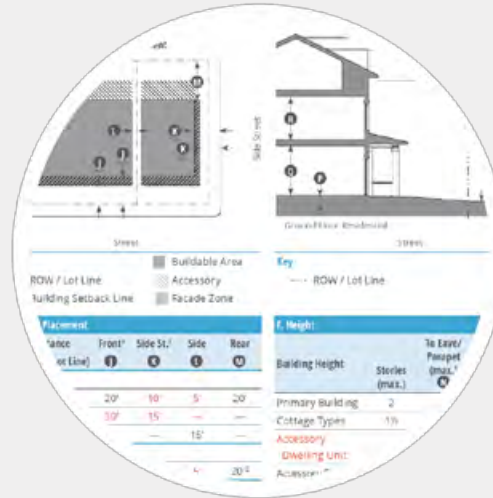


Infrastructure



Technical Codes

next  
steps



## Draft Code

Public Review Draft  
Released January 2017



## Mapping

April 18, 2017



## Adoption Process

September 2017 –  
April 2018

# Outreach Toolkit

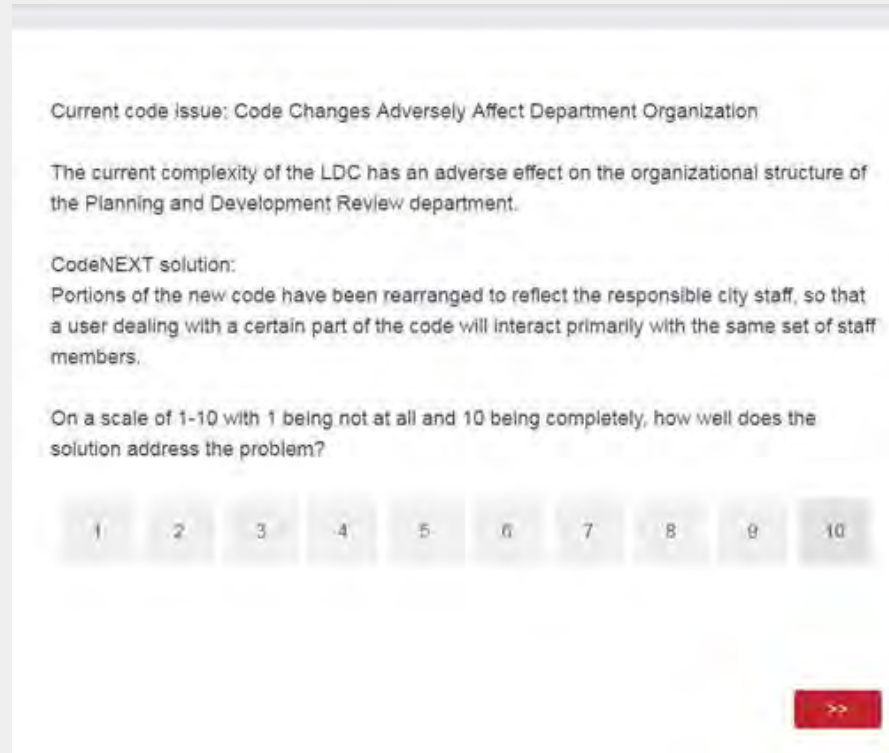
*This toolkit includes an FAQ, code preview, and timeline. While these materials alone do not equip Austinites to become code experts, they provide a simple, consistent way for interested residents to share basic information about CodeNEXT and initiate a dialogue with their communities.*





# Survey Tool

*The survey is focused on how the draft code implements the Imagine Austin Priority Programs and alleviates the 10 major issues identified in the Land Development Code Diagnosis.*



Current code issue: Code Changes Adversely Affect Department Organization

The current complexity of the LDC has an adverse effect on the organizational structure of the Planning and Development Review department.

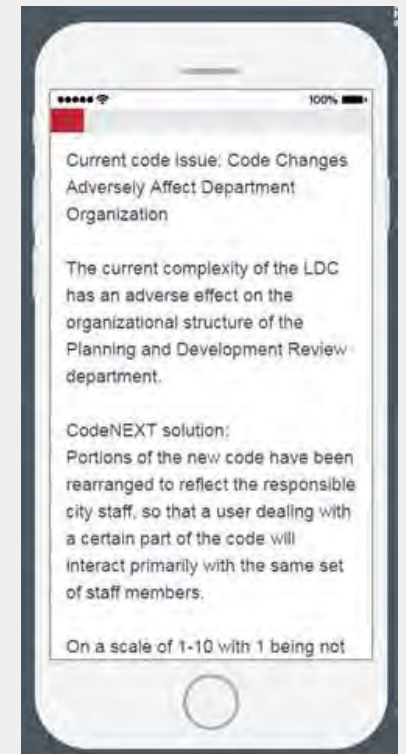
CodeNEXT solution:  
Portions of the new code have been rearranged to reflect the responsible city staff, so that a user dealing with a certain part of the code will interact primarily with the same set of staff members.

On a scale of 1-10 with 1 being not at all and 10 being completely, how well does the solution address the problem?

1 2 3 4 5 6 7 8 9 10

>>

**Online and Print**



Current code issue: Code Changes Adversely Affect Department Organization

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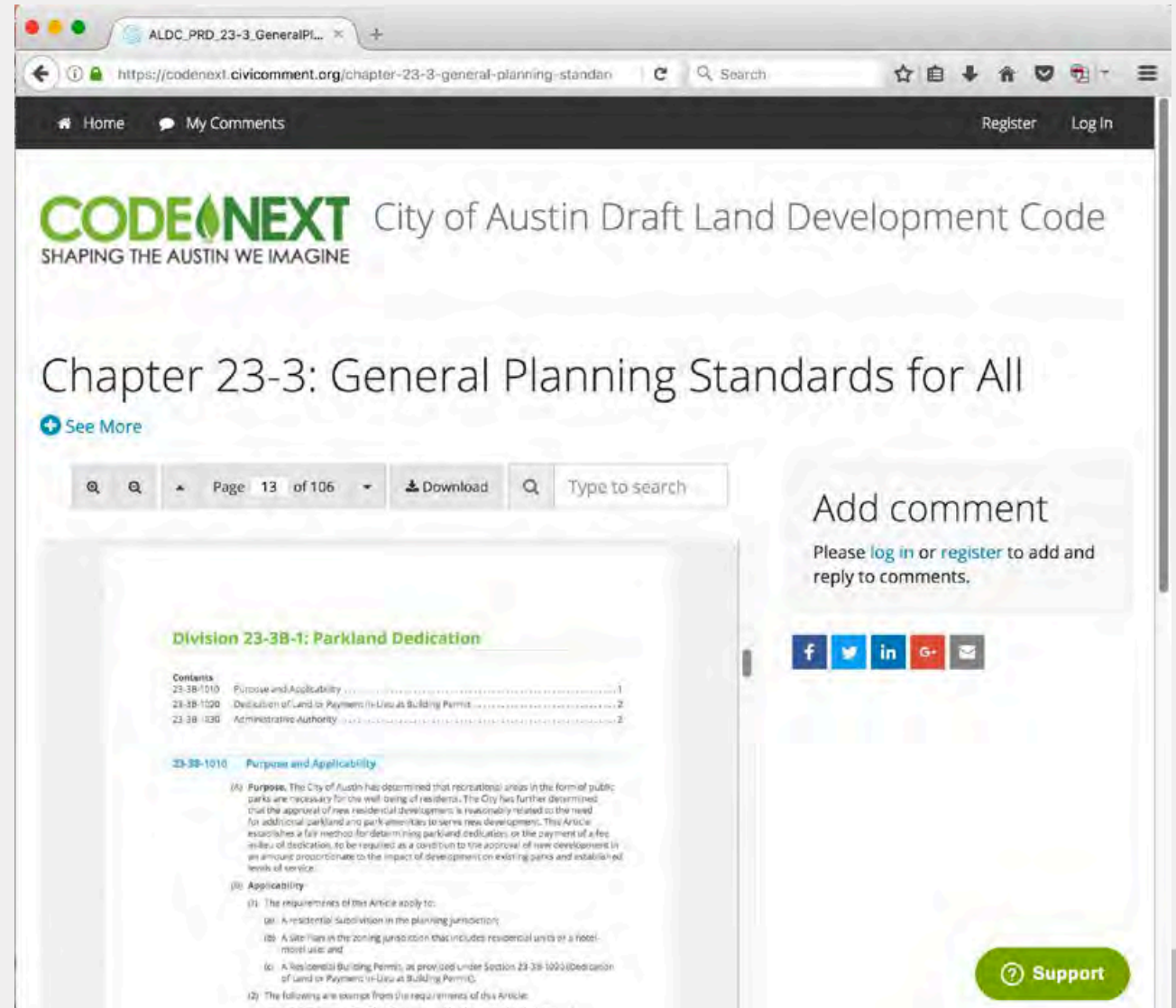
On a scale of 1-10 with 1 being not

**Mobile**

# Code Comment Tool

*Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.*

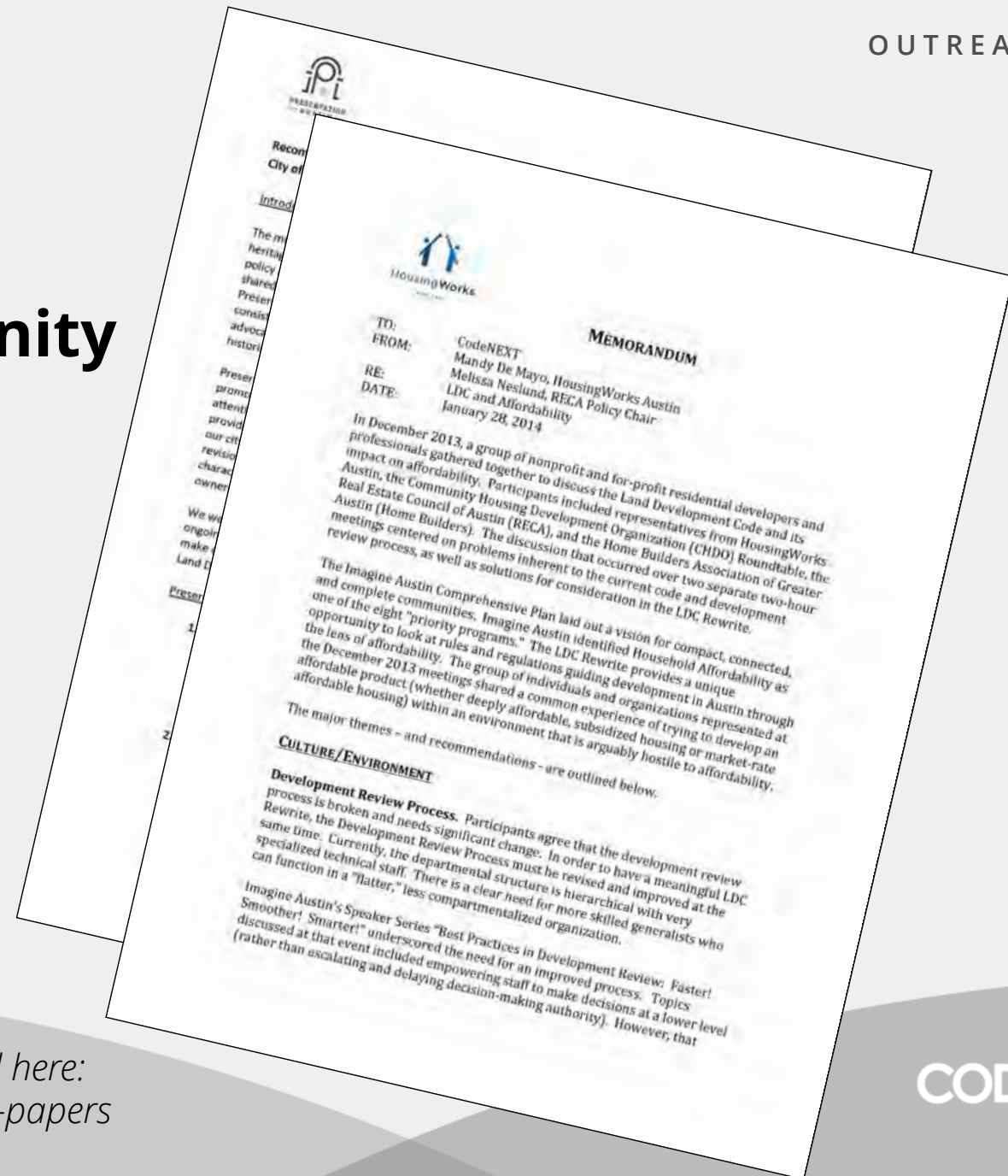
<https://codenext.civicomment.org/>



# Viewpoints & Community Issues Papers

*In the interest of transparency, all group position papers and suggestions will be posted on the CodeNEXT document-hosting site.*

Previous Group Position Papers can be found here:  
<http://www.austintexas.gov/departments/issue-papers>



# CodeTEXT Open Houses

## Dates

- **February 18<sup>th</sup>**  
Crocket High School
- **February 25<sup>th</sup>**  
Lanier High School
- **March 4<sup>th</sup>**  
LBJ High School
- **March 25<sup>th</sup>**  
Stephen F. Austin High School
- **April 1<sup>st</sup>**  
Westwood High School
- **April 8<sup>th</sup>**  
Anderson High School





# CodeNEXT Topic Talks

## Dates

- 5 Events
- Between March and May 2017





# SHAPING THE AUSTIN WE IMAGINE

## Help us get it right.

*We invite you to review and comment on the draft code document, ask questions, and stay connected.*

**[www.austintexas.gov/codenext](http://www.austintexas.gov/codenext)**  
**[codenext@austintexas.gov](mailto:codenext@austintexas.gov)**



**CODENEXT**