

General Transition Area Mapping Guidelines

Council Member Casar changes to base document

Mayor Adler changes to base document

**Question 4. Compatibility Standards.** To what extent should the City's "compatibility standards" (i.e., rules limiting development near residential properties) be modified to provide additional opportunities for development?

- Option A** Maintain compatibility standards comparable to those in the current Land Development Code;
- Option B** Reduce the impact of compatibility standards on development to a degree consistent with changes proposed in Draft 3; or
- Option C** Reduce the impact of compatibility standards on development to a greater degree than Draft 3.

***In response to Question 4, the City Council selects Option C and provides the following additional direction:***

1. **Objective.** The code revision should reduce the impact of compatibility standards on development within activity centers and activity corridors to a greater extent than Draft 3.
2. **Code Text.** Maintain Draft 3's no-build and vegetative buffers between residential and commercial uses, as well as compatibility triggers and standards for properties adjacent to a Residential House-Scale zone. The only exception should be that the highest density Residential House-Scale zones should not trigger compatibility onto the lowest density Residential Multifamily zones in order to create smooth transitions.
3. **Zoning Map.** Compatibility standards and initial mapping should work together in a way that maximizes housing capacity on parcels fronting activity corridors, the Transit Priority Network, and within activity centers, consistent with applicable base zoning regulations and with any Affordable Housing Bonus otherwise available.
  - a. The revised zoning map should include a transition area that will eliminate the impact of compatibility for parcels along all activity corridors and within activity centers.
    - i. At minimum, lot(s) adjacent to parcels fronting an activity corridor will be mapped with a zone (RM1 and above) that does not trigger

compatibility and is in scale with any adjacent residential house-scale zones. Such mapping of this minimal transition area may not occur in some situations, if Council can craft specific, context sensitive general criteria that provide staff with sufficient mapping direction. [Such criteria, if any, would need to be provided by Council.]

- b. The revised zoning map may include additional transition area depth, based upon the following if Council can craft specific, context sensitive general criteria that provide staff with sufficient mapping direction. [Such criteria, if any, would need to be provided by Council.]
- c. The LDC Revisions should map properties for missing middle housing in transition areas that meet some or all of the following criteria. Entitlements and length of transition areas should be relatively more or less intense (generally between 2 and 7 lots of missing middle transition) for areas that meet more or fewer of the criteria listed below, respectively:
  - i. Located on Transit Priority Network, or Imagine Austin Centers or Corridors
  - ii. Located within the Urban Core as defined by the Residential Design and Compatibility Standards Area (McMansion Ordinance)
  - iii. Has a well-connected street grid
  - iv. Located in a higher opportunity area as defined in the Enterprise Opportunity360 Index
- d. The depth and scale of transition zones should be reduced in areas where the transition zone would overlap with the majority, or near the majority, of the existing single-family neighborhood area.
- e. The length and level of entitlement in transition zones should be substantially reduced in "Vulnerable" areas identified in the UT Gentrification Study, regardless of the number of criteria met above.
- f. See attached Exhibit(s), which illustrate the points above, but do not incorporate all the points below.
- g. Lot(s) adjacent to parcels fronting an activity corridor will be mapped with a zone (RM1 and above) that does not trigger compatibility and that provides a step-down in scale from the zone of the parcel fronting an activity corridor.
- h. Missing middle housing, mapped as described above, shall also have an affordability requirement where it is economically viable.
- i. Transitions in scale should generally occur mid-block

- j. Parcels on opposite sides of streets should generally be mapped with zones of similar scale.
- k. Transition areas should step down to residential house scale as quickly as possible, while providing for a graceful transition in scale from the zone of the parcel fronting an activity corridor.
- l. Transition zones should generally end mid-block.
- m. R4 should be the least intense zone within a transition area.