

RECOMMENDATIONS FOR AFFORDABILITY UNLOCKED -- Kiolbassa

The Zoning and Platting Commission recommends that on-site parking requirements be reduced but not eliminated for residential projects built under Affordability Unlocked in order to give persons with disabilities access as required by the Fair Housing Act. According to the City Attorney's office, ADA compliant parking is only mandated as a percentage of the on-site parking provided; therefore, if no on-site parking is provided, no ADA compliant parking is required. In the absence of on-site parking, city staff has suggested using on-street parking to meet these standards, as has previously been done downtown. Unfortunately, this will not work for several reasons. First, off-site parking may be located too far away. Second, many ADA design and size requirements will be difficult-to-impossible to meet through on-street parking because these generally depend on the availability of head-in parking, which does not typically exist on residential streets outside the central business district. Third, street parking will not meet the requirements of the Texas Accessibility Standards, such as grade/slope and space size. Fourth, street parking does not lend itself to be van accessible.

The Zoning and Platting Commission recommends that Affordability Unlocked create more housing for residents with disabilities. Currently several types of housing, including apartments over garages and units in multi-family buildings are accessible only via stairs.

The Zoning and Platting Commission recommends that current compatibility rules be reduced for all residential projects, including those developed under Affordability Unlocked, by about one-third, allowing 40' buildings 100 feet away, 60' high-rises 200 feet away; and 80' story high-rises 300 feet away from house form zones. Step-backs should be based on the distance from triggering property line and not on the widths of roadways and alleys. This recommendation was previously passed by unanimous vote of the Zoning and Platting Commission on October 30, 2017.

The Zoning and Platting Commission recommends that current regulations for occupancy limits of unrelated adults (25-11-511) should continue to apply to affordable housing on Single-Family zoned lots. It should be noted that the ordinance does not apply to multi-family or commercially zoned properties. Occupancy limits was updated because affordable homes were being demolished and replaced with more expensive "stealth dorms."

The Zoning and Platting Commission recommends that Affordability Unlocked be aligned with the new Land Development Code. If the new Land Development Code increases entitlements, this will lessen the incentive to build new affordable housing under Affordability Unlocked.

The Zoning and Platting Commission recommends that a decision on increasing height be postponed until the Land Development Code rewrite is drafted so any increases in height in the new code can be taken into account. Affordability Unlocked proposes increasing the bonus height by 1.25 and 1.5 multiples, so the new Land Development Code could create even taller affordable projects than those currently envisioned. Height is important because it has a huge impact on neighboring residences, both Single-Family and Multi-Family, affecting sunlight, solar-generated electricity and trees.

The Zoning and Platting Commission recommends that a decision on decreasing setbacks be postponed until the Land Development Code rewrite is drafted. Affordability Unlocked proposes to reduce front and rear setbacks each by 50 percent so a new code combined with the Affordability Unlocked could create non-existent setbacks.

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