
LAND DEVELOPMENT CODE REVISION

AUSTIN CITY COUNCIL

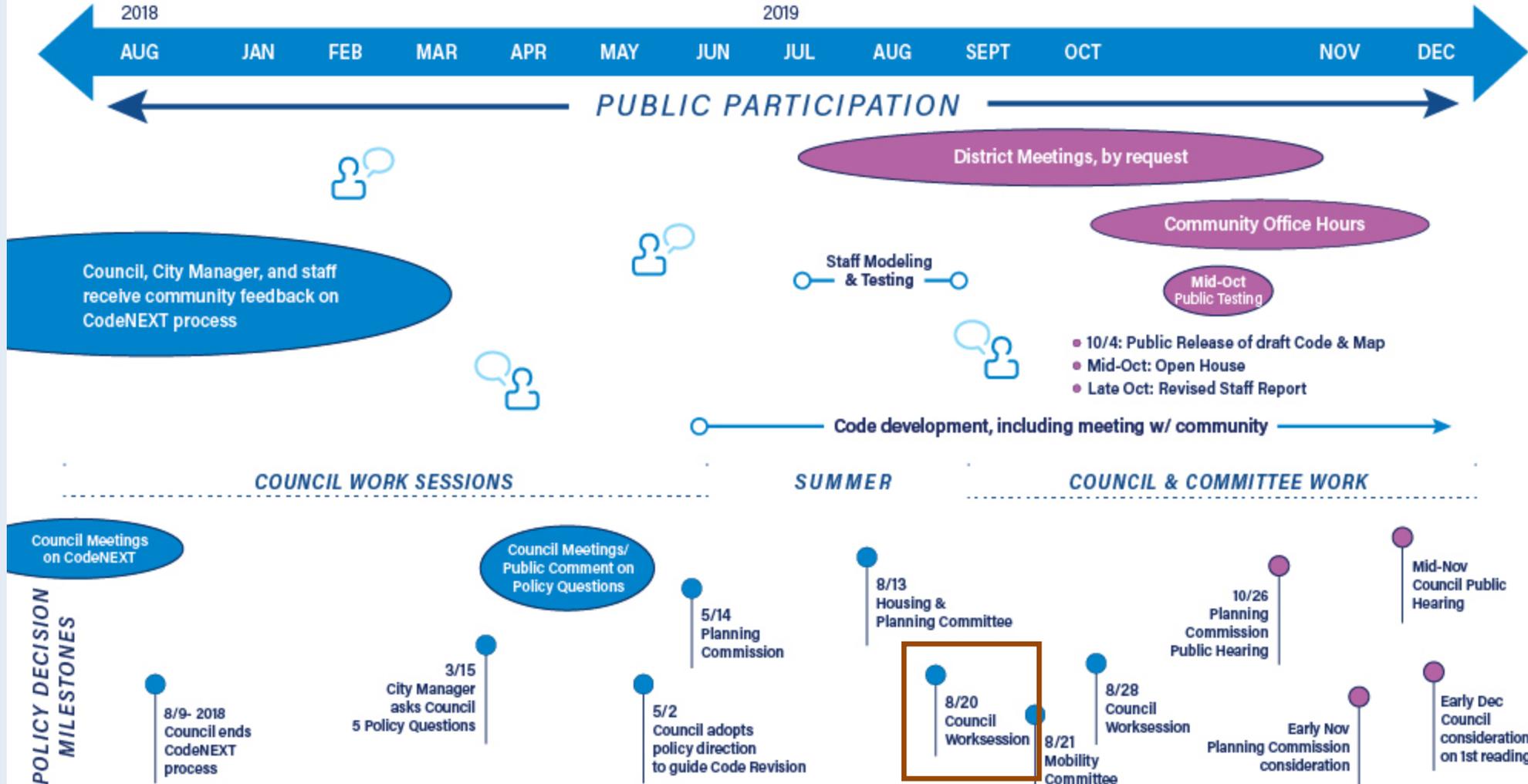
WORK SESSION

August 20, 2019

Land Development Code Revision: Proposed Timeline*



*Proposed dates, subject to change based on Council direction & outcome of public process



Updated 8/19/2019

AGENDA

- Re-cap of the Housing and Planning Committee meeting
- General Approach to Housing Capacity
- Next Steps

RE-CAP OF HOUSING AND PLANNING COMMITTEE

- Zoning Categories
- Residential Uses Along Corridors
- Preservation Incentive
- Accessory Dwelling Units/Duplexes
- Single Family in Multifamily zones
- Compliant Residential Use

INCREASING HOUSING CAPACITY

Council Direction

“In general, within activity centers, along activity corridors, along the transit priority network, and in transition areas, additional entitlements beyond current zoning should only be provided: i. to increase the supply of missing middle housing, which shall include an affordable housing bonus program where economically viable or, ii. through a density bonus that requires some measure of affordable housing.”

“The granting of new entitlements in areas currently or susceptible to gentrification should be limited so as to reduce displacement and dis-incentivize the redevelopment of multi-family residential development, unless substantial increases in long-term affordable housing will be otherwise achieved. Existing market rate affordable multifamily shall not be mapped to be upzoned.”

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> • Does not provide sufficient housing capacity • Increasing housing capacity requires time-consuming and complicated by-lot rezoning 	<ul style="list-style-type: none"> • Approach to Increase housing capacity did not include transition zones • Lacked the benefit of recent in-depth gentrification data and studies 	<ul style="list-style-type: none"> • Maintain current base zoning capacity except in transition zones • Create transition zones specifically to provide missing middle housing • Apply zones in areas susceptible to displacement, guided by the <i>Uprooted</i> study 	<ul style="list-style-type: none"> • Increased housing capacity to improve: a) jobs/housing balance and b) tools to provide more affordable housing opportunities • More housing close to transit corridors; more types of housing

HOUSING CAPACITY & YIELD

Council Direction

“The new code and map should allow for housing capacity equivalent to at least three times the Austin Strategic Housing Blueprint (ASHB) goal of 135,000 new housing units, as well as for ASHB goals of 60,000 affordable housing units, preservation of 10,000 affordable housing units, production of sufficient numbers of Permanent Supportive Housing (PSH) units each year sufficient to address needs and 30% Missing Middle Housing, and be achieved in a manner consistent with direction provided throughout this document.”

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> • Yield goal: 135k and with 60k units affordable at 80% MFI • Capacity: 145k (~1x) 	<ul style="list-style-type: none"> • Yield goal: 135k and with 60k units affordable at 80% MFI • Capacity: 287k (2x) 	<ul style="list-style-type: none"> • Yield goal: 135k and with 60k units affordable at 80% MFI • Capacity – Council goal: 405k (3x) 	<ul style="list-style-type: none"> • By planning for 3x capacity we’re more likely to reach our yield goal • Greater yield of market-rate units will facilitate more affordable units

NEXT STEPS

- City Council Mobility Committee – August 20th
 - Comprehensive Transportation Review processes
- City Council Work Session – August 28th
 - Approach to Transition Zones
 - Parking
 - Non-zoning regulations
 - Approach to downtown

QUESTIONS

THE FOLLOWING SLIDES WERE
PROVIDED AT THE 08.13.19
COUNCIL HOUSING AND PLANNING
COMMITTEE

ZONE CATEGORIES

- Residential House-Scale
 - *Allows house scale buildings with varying amounts of residential units*
- Residential Multi-Unit
 - *Provides transition between residential and mixed-use zones*
- Mixed-Use
 - *Designed to provide range of uses: housing, office, employment*
- Main Street
 - *In centers served by transit, this use connects housing with jobs and amenities*
- Commercial & Industrial
- Other (Public, etc.)

ZONE CATEGORIES

Council Direction

“The new LDC should focus on the size and scale of the built environment and regulate uses through context-sensitive policies that are clearly identified in the code and apply equitably throughout the City instead of through by-lot zoning regulations.”

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> • Zone categories based on separating uses • Overlays used to create mixed-use options 	<ul style="list-style-type: none"> • Zone categories promote mixed-use and context sensitive development 	<ul style="list-style-type: none"> • Carry forward Draft 3 zone categories • Fewer zone districts within zone categories 	<ul style="list-style-type: none"> • More intuitive, context sensitive, and consistent • Less reliance on by-lot zoning regulations

RESIDENTIAL USES ALONG CORRIDORS

Council Direction

“The new code should prioritize all types of homes for all kinds of people in all parts of town... and a development pattern that supports 50/50 Transportation Mode share by 2039...”

“Propose options for prohibiting uses along corridors that displace potential housing opportunities, such as self-storage facilities, or other uses that do not contribute to overall policy goals.”

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> • Many base zone districts do not allow residential on corridors • Commercial zones allow uses that impair housing and multi-modal goals 	<ul style="list-style-type: none"> • Zoning districts developed to restrict uses that were commonly prohibited through conditional overlays 	<ul style="list-style-type: none"> • Prioritize uses that support complete communities and policy goals 	<ul style="list-style-type: none"> • Promotes more residential on corridors

PRESERVATION INCENTIVE

Council Direction

“Preservation incentives should be expanded City-wide, so that an additional unit, beyond what would otherwise be allowed, is allowed with the preservation of an existing structure. ...If an existing affordable home is preserved, the balance of the lot’s entitlements can be used to add more dwelling units.”

“Identifying and implementing opportunities throughout the code to encourage preservation of existing housing, especially market affordable housing.”

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> ADU does not count as FAR if house 10 years or older is preserved 	<ul style="list-style-type: none"> Expanding incentive to more zones and multifamily development Can exceed FAR limit to achieve additional units 	<ul style="list-style-type: none"> Expanded preservation incentive Preserve existing structures while providing more housing capacity and diversity

ACCESSORY DWELLING UNITS/DUPLEXES

Council Direction

“Allowing accessory dwelling units (ADUs), both external and internal/attached, to be permitted and more easily developed in all residential zones.”

“Measures to dis-incentivize the demolition and replacement of an existing housing unit(s) with a single, larger housing unit.”

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> • ADUs allowed in most residential zones but are difficult to construct with restrictions on use and location • Duplex and ADU narrowly defined 	<ul style="list-style-type: none"> • Simplifies and clarifies ADU regulations • Increased flexibility for configuration of duplexes and ADUs 	<ul style="list-style-type: none"> • Allow at least two dwelling units in every Residential House-Scale zone • Allow ADUs and duplexes in every Residential House-Scale zone 	<ul style="list-style-type: none"> • Simplify regulations and increase flexibility • Allow more units in more places

SINGLE FAMILY IN MULTIFAMILY ZONES

Council Direction

“To the greatest extent possible, include code restrictions that provide properties zoned for multi-family to develop with multi-family and not single-family structures.”

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none">Single family allowed in all residential zones	<ul style="list-style-type: none">Single family restricted in some Residential Multi-unit & Mixed-Use zones, and all Main Street & Regional Center zones	<ul style="list-style-type: none">Prohibit new single family in more zonesExisting single family uses will not become non-conforming	<ul style="list-style-type: none">Support more units in zones that allow multifamily development

COMPLIANT RESIDENTIAL USE

Council Direction

“Remodeling or adding units should be very simple, so it is much easier to preserve an existing home than to tear down and replace it with another larger structure.”

“Make allowances for existing single-family structures that become non-conforming to be maintained, remodeled, and potentially expanded, so long as they are not demolished or substantially rebuilt.”

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> Non-conforming use can continue with limitations on expansion and remodeling 	<ul style="list-style-type: none"> General changes to rules for non-conforming uses but no special category for single family 	<ul style="list-style-type: none"> Use can continue Generous allowance for expansion/modification ADU can be added 	<ul style="list-style-type: none"> Existing single family will not become non-conforming