

TRANSITION WORK GROUP COMPATIBILITY DISCUSSION

Council Directives Related to Compatibility

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 other 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.
2. Code Text. The revision should provide options for the following:
 - i. Standards related to noise, uses, utility screening, side buffers, trash, loading and pick-up zones as well as shielded lighting.
- a. In general, consider revisions that **minimize the impact of compatibility standards** on properties facing transportation corridors, particularly in relation to shallow lots.
- b. The revised zoning maps should **reduce the impact of compatibility standards** on development for parcels along all activity corridors and within activity centers. In redefining compatibility standards, the code revision should:
 - i. Define the maximum height allowed by-right plus affordable housing bonus, along activity corridors and in activity centers, and then establish regulations that create a **step-down effect in the transition zones**.
- c. The revised zoning map should include **a transition zone that will eliminate the impact of compatibility for parcels** along all activity corridors and within activity centers.
 - i. Lot(s) adjacent to parcels fronting an activity corridor will not trigger compatibility and will be in scale with any adjacent residential house-scale zones.
- g. Lot(s) adjacent to parcels fronting an activity corridor will be mapped with a zone that **does not trigger compatibility** and that could provide a step-down in scale from the zone of the parcel fronting an activity corridor. For a shallow lot on a corridor, consideration will be given to maintaining the zoning of the corridor-fronting lot to the adjoining rear lot, if appropriate.
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. Employment and other uses to create "complete communities" along transit and Imagine Austin corridors and centers should also be **allowed in a way that is context-sensitive**. In addition, regulations should still allow "village center" type low-density mixed-use and commercial use in neighborhoods to create "complete communities".
- c. The revised zoning map should include a transition zone that will **eliminate the impact of compatibility for parcels** along all activity corridors and within activity centers.
 - ii Mapping of lots within a transition area should be responsive to existing situations, including instances where market affordable missing middle housing is adjacent or proximate to a property fronting a corridor, and specific context sensitive general criteria provided by Council.

CN D3 PLANNING COMMISSION COMPATIBILITY AMENDMENTS

Original Motion	Whatever the compatibility trigger is, stepbacks and setbacks both start at the triggering property's lot line (regardless of an alley)	Divided
Divided Original Motion 1	Whatever the compatibility trigger is, stepbacks start at the triggering property's lot line	Passed
Divided Original Motion 2	Whatever the compatibility trigger is, setbacks start at the triggering property's lot line (regardless of an alley)	Passed
Original Motion	See Shaw Exhibit 1 - Part 1 (Pages 7 & 9) for replacement compatibility standards	Not Acted On
Substitute Motion 1	Alter the Working Group Proposal shown on Page 9 of Shaw Exhibit 1 - Part 1 with the following changes: Between 25-50 feet from the triggering lot line: 32 foot height limit At 150 feet from the triggering lot line: 85 foot height limit Full height at 300 feet Compatibility is triggered by distance, not adjacency	Divided
Divided Substitute Motion 1	Reimplement all compatibility from Title 25, but there must be two or more residential uses within the necessary distances to trigger compatibility	Failed
Divided Substitute Motion 2	Compatibility will be triggered solely by distances determined from the triggering lot line. Use and any other trigger from Title 25 will no longer apply.	Failed
Divided Substitute Motion 3	For zones that require a compatibility stepback, the Compatibility Height Stebacks exemptions shall be modified as follows: (a) Building height stepbacks are required where a portion of a building is located: (i) across an alley less, than 20 feet in width, from a property zoned Residential House-Scale; (ii) across a right-of-way less than 60 80 feet in width from a property zoned Residential House-Scale; or (ii) adjacent to a property zoned Residential House- Scale.	Failed
Divided Substitute Motion 4	Between 25-50 feet from the triggering lot line: 32 foot height limit At 150 feet from the triggering lot line: 85 foot height limit Full height at 300 feet	Failed
Substitute Motion 2	Intent to staff: From the front of a single-family home, you cannot see anything taller in the background; the McMansion tent sets the angle for all compatibility (approximately a 45 degree angle from a 6 foot high point on the back of the property line, but the motion is intent only).	Failed
Substitute Motion 3	Chair Oliver's Exhibit 2 - Compatibility	Failed
Substitute Motion 4	Keep D3 Compatibility Standards with those changes already voted on	Failed
Substitute Motion 5 (Original Motion + Substitute Motion 1)	Alter the Working Group Proposal shown on Page 9 of Shaw Exhibit 1 - Part 1 with the following changes: Between 25-50 feet from the triggering lot line: 32 foot height limit At 150 feet from the triggering lot line: 85 foot height limit Full height at 300 feet	Not Acted On
Amendment 1 to Substitute Motion 5	Density Bonus is not subject to compatibility after 50 feet from the triggering lot line	Failed
Amendment 2 to Substitute Motion 5	Density Bonus is not subject to compatibility after 100 feet from the triggering lot line	Failed
Amendment 3 to Substitute Motion 5	Between 25-50 feet from the triggering lot line: 35 foot height limit 50-100 feet: 45 foot height limit 100-150 feet: 65 foot height limit 150-225 feet: 75 foot height limit 225-300 feet: 90 foot height limit Full height at 300 feet Affordable bonuses are exempt at 100 feet	Passed

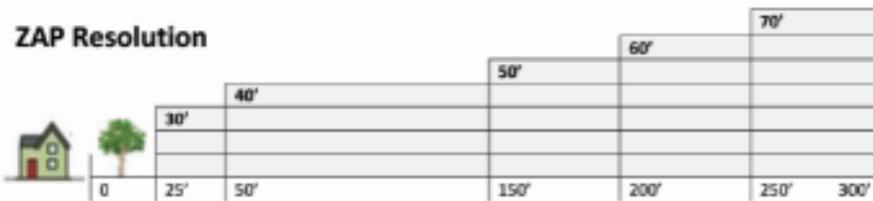
Current Code



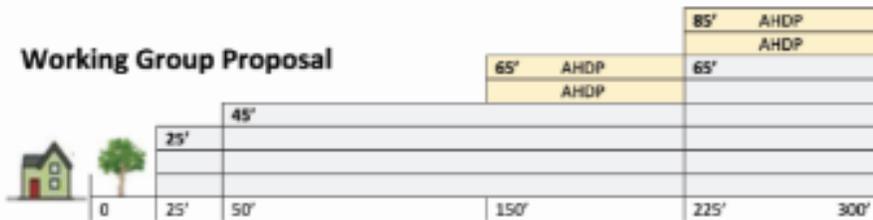
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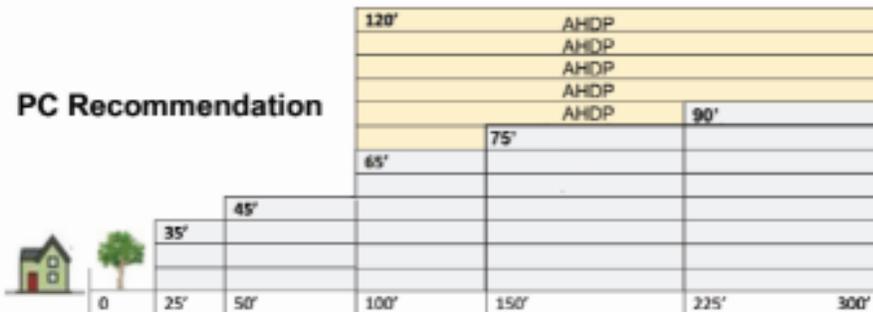
ZAP Resolution



Working Group Proposal



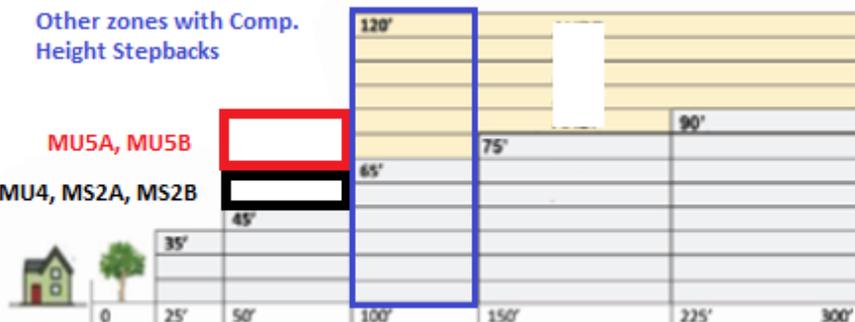
PC Recommendation



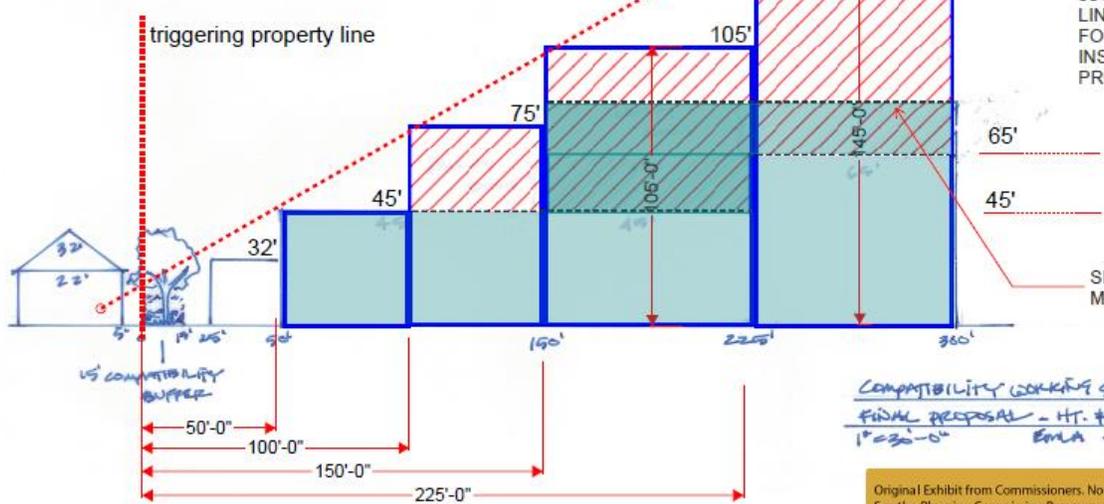
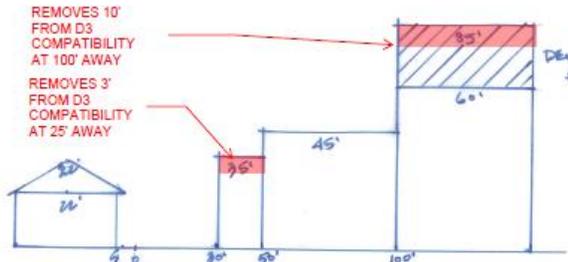
Revised Land Development Code

Other zones with Comp. Height Stepbacks

MU5A, MU5B
MU3, MU4, MS2A, MS2B



CN D3 COMPATIBILITY WORKING DOCUMENT



COMPATIBILITY WORKING GROUP
FINAL PROPOSAL - HT. & SETBACKS
1" = 30'-0" EMLA 4.22.18

Original Exhibit from Commissioners. No alterations made. See the Planning Commission Recommendation Report for