

	Submitter (Commissioner or Working Group)	Title (Short Description)	Chapter (and Section, if any)	Division	Page	Intent	Suggested Text	Notes	Justification	Tags	Vote
1	Affordability Working Group	Income restricted affordable housing management				Allow the management and monitoring of scattered-site affordable units so that they can be made feasible.	Create a certified affordable housing provider certification (with community input at a later time) based on certain criteria. If a developer builds less than 4 income -restricted affordable units, they must partner with this provider for resident income certification and placement. The management and maintainance of the unit must remain the duty of the management of the market rate units.		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: to increase the supply of missing middle housing, which shall include an affordable housing bonus program where economically viable or, through a density bonus that requires some measure of affordable housing.		Motion by Commissioner Azhar, seconded by Commissioner Hempel; 13-0
2	Affordability Working Group	Income averaging in income restricted units				Consider income averaging within income restricted units.	Allow for income averaging in income restricted units		Affordability Unlocked AND alignment with other housing programs.		Motion by Commissioner Azhar, seconded by Commissioner Hempel; 13-0
3	Affordability Working Group	Increase income restricted housing in high opportunity areas				The opportunities for income restricted housing high opportunity areas need to be maximized.		WORK WITH TRANSITION WORKING GROUP	Council Direction: Map revisions to provide additional housing capacity should include broader use of zones that allow for affordable housing density bonuses than in Draft 3. All parts of town should be expected to contribute to reaching our ASHB and Austin Strategic Mobility Plan (ASMP) housing and mode shift goals as well.		Motion by Commissioner Azhar, seconded by Commissioner Hempel; 13-0
4	Affordability Working Group	Transitional and supportive housing CUP				Ensure that the CUP requirement for transitional and supportive housing is economically feasible in all zones			Council Direction: Produce Permanent Supportive Housing (PSH) in sufficient numbers to meet the need.		Motin by Commissioner Azhar, seconded by Commissioner Hempel; 13-0
5	Affordability Working Group	Transitional and supportive housing CUP				Ensure that the CUP requirement for transitional and supportive housing is economically feasible in all zones			Council Direction: Produce Permanent Supportive Housing (PSH) in sufficient numbers to meet the need.		Motion by Commissioner Azhar, seconded by Commissioner Hempel; 13-0

6	Affordability Working Group	Transitional and supportive housing CUP				Ensure that the CUP requirement for transitional and supportive housing is economically feasible in all zones			Council Direction: Produce Permanent Supportive Housing (PSH) in sufficient numbers to meet the need.		Motion by Commissioner Azar, seconded by Commissioner Hempel; 13-0
7	Affordability Working Group	Tenant protections for income-restricted housing				For all AHBP units, require tenant protections similar to what is currently required in the Rental Housing Development Assistance lease addendum.			Direction: Action Plan and Bolster Enforcement of Existing Fair Housing Requirements AND ASHB: Austin City Council approved an ordinance establishing requirements for property owners or developers to provide advance notice to tenants when the apartment buildings or mobile home parks they live in will be demolished or closed. The ordinance also created a relocation assistance program for low-income renters and mobile		Motion by Commissioner Azhar, seconded by Commissioner Llanes Pulido; 13-0
8	Affordability Working Group	Tenant protections for income-restricted housing				For all AHBP units, require tenant protections similar to what is currently required in the Rental Housing Development Assistance lease addendum.	Ensure that the above provisions and source of income protections are added to all bonus programs, including those that are not being actively updated in the LDC, UNO and downtown/Rainey.		Direction: Action Plan and Bolster Enforcement of Existing Fair Housing Requirements AND ASHB: Austin City Council approved an ordinance establishing requirements for property owners or developers to provide advance notice to tenants when the apartment buildings or mobile home parks they live in will be demolished or closed. The ordinance also created a relocation assistance program for low-income renters and mobile		

9	Affordability Working Group	Unlimited CC bonus to increase community benefits				Offer an unlimited bonus in the CC zone to increase community benefits, including affordable housing	Work with the downtown working group to identify opportunities for increasing income-restricted affordable units by increasing bonus area in the downtown zones.	WORK WITH DOWNTOWN WORKING GROUP	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: to increase the supply of missing middle housing, which shall include an affordable housing bonus program where economically viable or, through a density bonus that requires some measure of affordable housing.	Motion by Commissioner Azhar, seconded by Commissioner Llanes Pulido; 13-0
10	Affordability Working Group	Internal ADU permitting				Relax permitting requirements for internal ADUs		Question for staff - how does this relate to the preservation bonus?	Council Direction: Code revisions to increase the supply of missing middle housing should include: Allowing accessory dwelling units (ADUs), both external and internal/attached, to be permitted and more easily developed in all residential zones.	
11	Affordability Working Group	Child care accessibility				Encourage accessible child care by reducing restrictions on child care facilities for 35 children or fewer, including childcare facilities in all zoning categories, except industrial and airport zones		Question for staff - What was the basis for the initial language and how does this relate to state requirements?	ASHB: NHCD Department goals of providing child care services	Motion by Commissioner Azhar, seconded by Llanes Pulido. 9-4 Azhar, Llanes Pulido - Nay Shaw, Shieh, Seeger, and Schneider noted nay.
12	Affordability Working Group	Child care accessibility				Encourage accessible child care by reducing restrictions on child care facilities for 35 children or fewer, including childcare facilities in all zoning categories, except industrial and airport zones		Question for staff - What was the basis for the initial language and how does this relate to state requirements?	ASHB: NHCD Department goals of providing child care services	DUPLICATE
13	Affordability Working Group	Elder care accessibility				Encourage accessible elder care by reducing restrictions including parking on elder care facilities, including occupancy limits, in all zoning categories, except industrial and airport zones		Example: Table 23-3C-3040(A) Parking Requirements for Residential House-Scale ZonesCurrent definition: SENIOR/RETIREMENT HOUSING. Independent living centers and multi-family residential developments reserved for senior citizens, persons with physical disabilities, or both, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.	ASHB: Adopt a balanced approach to provide affordable housing resources for low-income workers, seniors, people with disabilities and the thousands of people experiencing homelessness.	Motion by Commissioner Azhar, seconded by Commissioner Llanes Pulido; 13-0

14	Affordability Working Group	Review effectiveness of S.M.A.R.T housing				Ensure that the S.M.A.R.T housing section is aligned with previous Planning Commission work			Council Direction: Revise S.M.A.R.T. Housing Program	Motion by Commissioner Azhar, seconded by Commissioner Howard; 12-0; Llanes Pulido abstained.
15	Affordability Working Group	Increasing income restricted housing on TPN				The opportunities for income restricted housing in zones on the TPN within non-gentrifying areas need to be maximized. Increased entitlements should be employed to achieve increased number of income-restricted units especially in high opportunity area. This does not apply to naturally occurring affordable housing.	Find opportunities to increase the bonus entitlements, and thus the requirement of income restricted housing, on the corridor on the TPN within non-gentrifying areas, specifically in high opportunity areas.		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: to increase the supply of missing middle housing, which shall include an affordable housing bonus program where economically viable or, through a density bonus that requires some measure of affordable housing.	Motion by Commissioner Azhar, seconded by Commissioner Howard; 10-2; Commissioners Llanes Pulido and Seeger nay. Shieh abstained.
16	Affordability Working Group	Administrative variances under Affordability Unlocked				To enhance Affordability Unlocked, in the case of units built under the program, explore options to allow some level of administrative variances for some building form regulations (setbacks, height, building cover, etc.)			Council direction: In general, housing affordability should be the primary policy driver of code and mapping revisions and the Manager should explore options to allow some level of administrative variances for some building form regulations (setbacks, height, building cover, etc.) to help maximize the shared community values of housing	Motion by Commissioner Azhar, seconded by Vice-Chair Kenny; 10-2. Pulliido Llanes and Seeger nay. Shaw off the dais.

17	Affordability Working Group	Administrative variances under Affordability Unlocked				To enhance Affordability Unlocked, in the case of units built under the program, explore options to allow some level of administrative variances for some building form regulations (setbacks, height, building cover, etc.)	Explicitly allow for Affordability Unlocked to be used in conjunction with other affordable housing funding and policy programs.		Council direction: In general, housing affordability should be the primary policy driver of code and mapping revisions and the Manager should explore options to allow some level of administrative variances for some building form regulations (setbacks, height, building cover, etc.) to help maximize the shared community values of housing		DUPLICATE
18	Affordability Working Group	Transition zones in gentrifying areas				Transition zones in the "late" and "Continued loss" gentrifying areas should be mapped as 5 lot deep in order to increase housing capacity, including income-restricted units.		Supplemental Staff Report: Continue to reduce transition areas and the application of transition zones in areas susceptible to gentrification. Areas identified as being most susceptible to gentrification in the UT Uprooted Study will be considered to be reduced more than areas in dynamic or late stages of gentrification.	Council Direction: Map revisions to provide additional housing capacity should include broader use of zones that allow for affordable housing density bonuses than in Draft 3. AND Conversation with Authors of Uprooted study		Motion to by Commissioner Azhar, seconded by Commissioner Shaw 9-4; Commissioners Llanes Pulido, Thompson, Seeger and Azar nay.
19	Affordability Working Group	Naturally occurring affordable housing in gentrifying areas				Increase protections for naturally occurring affordable housing in gentrifying areas	All naturally occurring multi-family affordable housing (as defined by staff) in gentrifying areas should not be allowed a bonus unless rezoned at a later date.		Council Direction: 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 multifamily shall not be mapped to be upzoned.		Motion by Commissioner Azhar, seconded by Commissioner Anderson 11-0. Commissioners Seeger and Shieh abstained.

20	Affordability Working Group	Increasing income restricted housing in transition zones				Ensure the creation of an on-site income-restricted unit in transition areas where feasible.	In transition zones in susceptible, dynamic and early type areas, the base zoning should be limited to 2 units per lot with a potential increase to 8 or 10 units (same as R4 and RM1 now). Any use of the bonus must require at least one on-site income restricted affordable unit (unless the calculation supports more). The affordable unit must be comparable to the market-rate units in all ways, including size.		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: to increase the supply of missing middle housing, which shall include an affordable housing bonus program where economically viable or, through a density bonus that requires some measure of affordable housing.	Commissioner Azhar, 2nd Vice-Chair Kenny. 10-0 Commissioners Sheih, Llanes Pulido and Seeger abstained.
1	Transition Working Group	Zoning Map - Transition Area Mapping Process	23-3A-3		3A-3 pg. 1	Map transition zones based on city staff process with following mapping changes ("Zoning Map" titled mapping amendments approved by Planning Commission) for mapping transition areas zones. Although lots may be added or removed from different transition areas based on these amendments, the total housing capacity shall not be significantly reduced below the yield of the current draft or above council goal for total housing capacity.	NA	Justification: Refer to Draft Land Code Revision Staff Report pages 10-14 and Supplemental Staff Report (Final 10-25-19) pages 2-3. Question for Staff: We understand that staff mapping created the distance based mapping process to allow for transition zones of equal distance on both sides of the corridor. However, we would like to understand why have transition zones with equal distance from the corridor is important. Exhibit TWG-1 and TWG-2	Motion to by Commissioner Shaw, seconded by Commissioner Shieh 11-0. Shaw abstained; Llanes Pulido off the dais.	
2	Transition Working Group	Zoning Map - Transition Area Mapping Process	23-3A-3		3A-3 pg. 1	Limit the depth of lots to two (2) to five (5) lots behind corridor lot as directed by council with the following changes ("Zoning Map" titled mapping amendments approved by Planning Commission). Although lots may be added or removed from different transition areas based on these amendments, the total housing capacity shall not be significantly reduced below the yield of the current draft or above council goal for total housing capacity.		Justification: Council Direction- 1) The goal of providing additional missing middle housing should inform the mapping of missing middle zones, consistent with the direction provided throughout this document. a. Map new Missing Middle housing in transition areas adjacent to activity centers, activity corridors, or the transit priority network. i. Generally, the transition area should be two (2) to (5) lots deep beyond the corridor lot. ii. The depth and scale of any transition area should be set considering context-sensitive factors and planning principles such as those set out in the direction for Question 4, and 2) 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. Comment: This amendment would require additional modeling to determine whether housing goals (total, within 1/4 mile of corridors, affordable in high opportunity, missing middle, etc.) can be achieved.	Motion to by Commissioner Shaw, seconded by Commissioner Shieh 3-9; Pullido off the dais Aye Shaw, Shieh and Seeger; Llanes Pulido off the dais.	
3	Transition Working Group	Zoning Map - Amendments Related To Transition Area Mapping in Vulnerable Areas	23-3A-3		3A-3 pg. 1	Endorse Affordability Working Group Amendment related to vulnerable zone classifications that receive reduced transition area mapping and zone intensity.		Note: Endorse Affordability Working Group Amendment related to vulnerable zone classifications that receive reduced transition area mapping and zone intensity.		

4	Transition Working Group	Zoning Map - Addition of Zones Types to Map in Transition Areas	23-3A-3		3A-3 pg. 1	Include mapping of an R zone that is lower intensity than R4 and provides a gradual increase from R2 zones within existing transition area.		Justification: Council Directive 1) 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, 2) 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, 3) 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. Notes: Residential Working Group will provide recommendations for this residential step-down transition area zone.			Motion to be by Commissioner Shaw, seconded by Commissioner Seeger 4-8 Commissioners Shaw, Shieh, Seeger and Schneider aye. Llanes Pulido off the dais.
5	Transition Working Group	Zoning Map - Additional Context Sensitive Mapping Criteria for Transition Areas	23-3A-3		3A-3 pg. 1	Increase depth and zone density for transition areas when conditions exist for maximizing density where corridors, centers and high capacity transit co-exist. These are areas where IA and TPN corridors also serve as high capacity transit service routes and intersect IA centers with high density RM, MS and MU zones.		Justification: Council Direction - 1) 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....2) 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 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 ..., and 3) 75% of new housing capacity should be within ½ mile of transit priority networks as identified by the Austin Strategic Mobility Plan and Imagine Austin activity centers and corridors. Austin Strategic Mobility Plan - Land Use Policy #1 - Plan and promote transit-supportive densities along the Transit Priority Network. Exhibit TWG - 3			Motion to be by Commissioner Shaw, seconded by Commissioner Seeger 9-0 Commissioners Llanes Pulido, Flores, Kazi, Seeger abstained
6	Transition Working Group	Additional Administrative Relief Procedures	23-2G-2		2G-2 pg. 1	Allow some % of administrative authority for flexibility in zone requirements (height, setbacks, etc.) to achieve number of units allowed by zone in order to achieve other benefits such as added tree protection, other.		Justification: Council Direction - 1) Code revisions to increase the supply of missing middle housing should include: Reduced site development standards as appropriate for missing middle housing options such as duplexes, multiplexes, townhomes, cooperatives and cottage courts in order to facilitate development of additional units. Council will need to determine the appropriate criteria to achieve more affordable housing while protecting environment and sustainability, public safety, transportation, utility and right of way needs, and 2) In general, housing affordability should be the primary policy driver of code and mapping revisions and the Manager should explore options to allow some level of administrative variances for some building form regulations (setbacks, height, building cover, etc.) to help maximize the shared community values of housing.			

7	Transition Working Group	Zoning Map - Amendments Related To Transition Area Mapping in Vulnerable Areas	23-3A-3		3A-3 pg. 1	Generally, transition areas along TPN and IA corridors that have approved bond funding for improvements (see Exhibit TWG-4) should be mapped with more transition area density (most lot depth and zone intensity).		Justification: Austin Strategic Mobility Plan -Land Use Policy #1 - Plan and promote transit-supportive densities along the Transit Priority Network. Exhibit TWG - 4. Note: In conflict with council direction for limiting transition area zoning in vulnerable areas, but this is supported by ASMP policies for transit supported densities along IA corridors and TPN.			Motion to by Commissioner Shaw, seconded by Commissioner Seeger 11-1. Commissioner Azhar voted nay, Llanes Pulido off the dais.
8	Transition Working Group	Zoning Map - Addition of Zones Types to Map in Transition Areas	23-3A-3		3A-3 pg. 1	Include a higher density zone than RM1 to be mapped behind high density corridor fronting lots (mapped with zones allowing 60' or more height) along IA and TPN corridors. (This zone will have a bonus height up to 65'.)		Justification: Council Directives 1) 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, 2) 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, 3) 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. Note: This zone would provide for a more gradual transition between corridor lots 60' in height or greater such as RM4, RM5, MU4, MU5, MS3 and the RM1 zones with a 40' height. The other advantage of this zone is that it may actually yield on-site affordable units.			Motion by Commissioner Shaw, seconded by Commissioner Shieh. 4-8 Commissioners Shaw, Shieh, Seeger, and Azar. Vote aye; Llanes Pulido off the dais.
9	Transition Working Group	Zoning Map - Transition Areas Near Parkland	23-3A-3		3A-3 pg. 1	Map transition areas near dedicated parkland when accessible sidewalks and public safety infrastructure for pedestrian safety exists.		Justification: Imagine Austin Priority 4. Use green infrastructure to protect environmentally sensitive areas and integrate nature into the city/ Goal: Increase access to parks/ Measure: Units within walking distance of parks (1/4 mile in urban core, 1/2 mile outside the urban core)			
10	Transition Working Group	Zoning Map - Transition Areas Near Schools	23-3A-3		3A-3 pg. 1	Map transition areas near schools when accessible sidewalks and public safety infrastructure for pedestrian safety exists.		Justification: Austin Strategic Mobility Plan (ASMP) and Austin Strategic Housing Blueprint (ASHB) provide general references to increased housing near schools. The ASMP provides goals for increase pedestrian (page 80) and bike travel to schools (page 109), which are better achieved when housing is increased in the vicinity of schools. Question: Is this supported by AISD recommendations?			

11	Transition Working Group	Zoning Map - Additional Context Sensitive Mapping Criteria for Transition Areas	23-3A-3		3A-3 pg. 1	For segments of TPN and IA Corridors that are fronted by a majority of residential zones (currently SF3 or more restrictive), in addition to council direction on context-sensitive mapping criteria, reduce depth and density of zones within transition areas based on unique conditions of the TPN and IA corridor segment. Consider the following context-related criteria for reducing transition areas. 1) the number of continuous residential blocks or length of residential segment, 2) lack of transit centers/stops, 3) capacity of roadway to handle increased R4 and RM1 density, 4) the high-frequency bus route triggering the TPN designation was established to reach a designation beyond the residential area, 5) orientation of lots on TPN or IA Corridor (houses front corridor), 6) proximity to other TPN, IA corridors and centers, 7) street width and lack of right of way of TPN or corridor make it difficult to support needs of residents (electric, water, trash services, parking, etc.) 8) street width and lack of right-of-way will not support multi-modal transportation options due to lack of space for		Justification: Austin Strategic Mobility Plan - Land Use Policy #1 - Plan and promote transit-supportive densities along the Transit Priority Network. This Policy promotes the principle that IA corridors and TPN having high density commercial zoning facing the corridor and are designated for high capacity transit should be mapped with the deepest and highest density transition areas. IA and TPN corridors fronted with residential should not be prioritized for the same transition area intensity. Council did provide for context sensitive mapping criteria and called for special mapping of "residential TPN" streets as follows: "If the transition area is not on an Imagine Austin corridor, but is on a residential transit priority network street, the street facing lot should generally begin with missing middle zoning, rather than corridor zoning." These are additional context sensitive criteria to consider.				
12	Transition Working Group	Zoning Map - Missing Middle Goal	23-3A-3		3A-3 pg. 1	Map transition zones, high opportunity areas and IA centers with missing middle zones to achieve the goal of 30% missing middle housing.		Justification: Council Directive adopting ASHB goal - At least 30% of new housing should be a range of housing types from small-lot single-family to eight-plexes to help address Austin's need for multi-generational housing. Question: In modeling to determine whether zoning maps met goal for 30% missing middle, did staff include missing middle on R3 and more restrictive zones outside of transition areas.				
13	Transition Working Group	Zoning Map - Additional Context Sensitive Mapping Criteria for Transition Areas	23-3A-3		3A-3 pg. 1	In addition to not mapping transition zones in Atlas 14 100-yr floodplains, do not map transition areas where localized flooding problems exist (https://austinfooding.com/)		Justification: Council Directive - 1) The City Manager shall also use the following conditions as appropriate when mapping transition areas: i. Orientation of blocks relative to corridors, ii. Residential blocks sided by main street or mixed use type zoned lots, iii. Bound by other zones, use, or environmental features (including topography), iv. Drainage and flooding considerations, v. Whether it is most appropriate to split zone or not split zone a lot. 2) Staff will consider mapping missing middle areas in high opportunity areas not impacted by environmental concerns in order to help achieve goals related to housing throughout the city. Question: What does Watershed Dept. recommend as best course to limit localized flooding while increasing impervious cover in areas prone to localized flooding.				
21	Resi WG - Consent	Double height space relation to FAR				In calculating FAR (Floor Area Ratio), all conditioned space 15' tall and taller count twice toward FAR		To prevent future busting of FAR by installing future floor system, per previous code, count double height space twice. Also encourages efficiency of dimensional space used	Build usable space not excess bulk		0	
2	Resi WG - Consent	SF-attached FAR calibration	23-3C-3	3xxx		Sync SF-attached FAR equal to FAR for duplex in each zone that allows both. Ensure we do not allow gaming of FAR with subsequent subdividing	N/a	Current SF-attached generally has lower FAR than duplex, but is just a subdivided duplex.	TK	Form and Entitlements		

5	Resi WG - Consent	R4 FAR adjustment	23-3C	3130	32	Revise R4 FAR to be graduated by unit count, increasing to incentivize more missing-middle units and re-evaluate bonus FAR in consideration of bonus viability.	Add FAR table to vary FAR by unit count, not form: 1-2 units: 0.4; 3-4 units: 0.6; 5-8 units: Staff re-examine considering bonus viability.	FAR for 1-2 units is kept low to match current entitlements. FAR is a bit stingy with 3-4 units but is fully unlocked with bonus, making bonus more attractive even if not all units are used.	TK	Form and Entitlements	
22	Resi WG - Consent	Limit garage FAR exemption				In calculating FAR (Floor Area Ratio), limit garage/carport exemption to 200 sq ft per unit.	N/a	1. This can prevent overbuilding of parking spaces. 2. Unregulated construction of structured space can cause busting of FAR by future enclosing and conditioning of the space which we have seen in the past	3. With parking minimums eliminated or reduced, this helps to buffer creating parking without penalizing the street or the home owner	Form and Entitlements	
33 (new)	Resi WG - Consent	Limit preservation bonus FAR				Cap preservation bonus FAR at 0.8.	N/a		TK	Form and Entitlements	
1	Resi WG - Discussion (CK)	Townhouse floor area calibration for small lots	23-3C-3	3xxx		Calibrate townhouse 1-unit floor area allotment to allow 3 story townhouses on smallest lots. Keep height maxes and other entitlements.	Suggest a min floor area of 1,800 sq ft, which is three stories (including 200 sq ft garage allowance) on 0.4 building coverage on an 1,800 sq ft lot.	Current townhouse form has 0.6 FAR and an impervious cover of 45%, but a 35ft (3 story) height limit. This results in at-most 2 story townhouses, and only 1,080 townhouses on the 1,800 sq ft lot min.	TK	Form and Entitlements	
30 (new)	Resi WG - Discussion (CK)	R1 floor area calibration for small lots	23-3C-3	3080	19	Calibrate R1 single-family (small lot) floor area allotment to reflect current allotment of floor area allowed in minimum size equivalent single family zone.	Suggest a min floor area of 1,800 sq ft, which is 0.4FAR on the minimum-sized 5,000 sq ft. R2 lot.	R1 is replacement for small-lot amnesty SF lots, and is currently given a minimum floor area of 2,300 sq ft., which is allotment for minimum-sized SF lot (0.4*5,750 sq ft). This avoids down-zoning existing small lot amnesty lots, which is otherwise not done in Residential zones in LDC rewrite.	TK	Form and Entitlements	
20	Resi WG - Discussion (JS)	Attic Exemption removed				In calculating FAR (Floor Area Ratio), remove attic exemptions and count all conditioned square footage 6'-8" tall and above counts toward FAR		Attic exemptions are difficult to assess and calculate, and new LDC unlocked attic use anyway. Much easier to just follow counting allowable head clearance code to count to FAR		Form and Entitlements	
Impervious Cover										Form and Entitlements	
4	Resi WG - Consent	R4 impervious cover adjustment		3130	33	Revise R4 impervious cover to be graduated by unit count. Keep IC at R2's 45% for 1-2 units (note other amendment may lower IC for 1 unit), and consider increasing IC to greater than 50% under bonus configuration to make bonus viable in more locations.	N/a (note similar staff-suggested change)	AIA recommends increasing FAR for R4 to make units achievable.	TK	Form and Entitlements	
35 (new)	Resi WG - Consent	Impervious cover reduction for single units				Reduce impervious cover for single units in all zones where 45% down to 40% or 2,250 sq ft, whichever is greater. (Rebounds to 45% with ADU, duplex, or other 2-unit form.) Establish rules that grandfather in current level of impervious cover for current owners so their properties are not non-compliant (expires when lot is sold).	N/a	2,250 is the current impervious cover for R2's minimum lot size of 5,000 sq ft, so for lots between 5,000 sq ft and 5,625, there will be no decrease.		Form and Entitlements	
Form Requirements										Form and Entitlements	
6	Resi WG - Consent	Garages and parking adjustments for R zones	23-3C-3	3xxx		Adjust garage and parking restrictions to allow more flexibility of placement, but restore garage size exemption cap. A) Allow garages to come forward of building facade (NOT into front setback) IF it forms one side of an engaged (2-sides enclosed) front porch; B) Consider increasing front yard impervious cover restriction from 45% to 50%; C) Change 50% limit of building frontage allowed for parking (garage door) from 50% of non-parking frontage (which makes it effectively 33% of building) to 50% of entire building frontage (a true 50%);	N/a		TK	Form and Entitlements	

8	Resi WG - Consent	Double-lot form for all units-per-lot R zones	23-3C-3	3xxx		For all R zones with a units/lot standard (all current zones), create a "double-lot" set of allowed forms for all but townhouse and attached SF forms (e.g. single family, duplex, multi-family) that allows double the number of units if: a) a lot has double the minimum lot area; AND b) a width of the minimum standard width PLUS the minimum width needed for a flag lot. Limited to two lots. Maximum building width is unchanged. All other standards (e.g. impervious cover, FAR, exterior setbacks) still apply.	New rows in Lot Size and Intensity tables with double-lot forms, like Cottage Court-6 is a double-lot standard for Cottage-Court 3.	This lowers the cost of housing by not requiring double-size lots that could be subdivided to go through a costly and lengthy subdivision process before development. Reduces flag lots substantially by making subdivision unnecessary to get the additional units. Allows greater preservation of trees and accomodation of environmental feature by allowing more flexibility in placement of units on double-size lots vs. subdividing and placing half of units on each lot.	TK	Form and Entitlements	
9	Resi WG - Consent	Cottage Court form - make practical	23-3D-1	1160	19	Remove form requirements, especially of the 3-unit form, that make it difficult to achieve, especially on smaller lots. <u>Preserve requirements:</u> 200 sf/unit courtyard size min.; courtyard cannot be use for vehicular access or parking; units must front the common courtyard or the street; a pedestrian connection must link each building to the public right-of-way, court, and parking area; buildings must be separated by a min of 6 ft.	<u>Remove requirements:</u> 1,500 sf min. area for courtyard; courtyard have buidings on two sides; courtyard cannot be in front or side st. setback; on a corner lot, units adjacent to the side street must front both the courtyard and the street; parking must be clustered and may not be provided adjacent to or attached to an individual unit.	Matches AIA feedback on Cottage Court form. If we're going to make a form available on smaller lots, it should be practical to achieve. The Cottage Court-3 form is impractical on smaller lots; even the Cottage Court-6 could be hard to achieve on 10,000 sq ft. units.	Per City Council direction, the draft code should encourage Cottage Courts. Requiring too much open space will discourage their use.	Form and Entitlements	
10	Resi WG - Consent	Clarify entitlements for mutiple forms	23-3C-3	3xxx		Clarify code when a mix of forms are utilized, such as a duplex and an ADU.	N/a	Current form standards only envision one form being used on a lot, but in R2 (preservation bonus) R3, R4, multiple combinations are possible.	TK	Uses	
11	Resi WG - Consent	Zero lot-line for developing adjoining R3 & R4 lots	23-3C-3			Adopt a townhouse-style zero interior side setback option for other forms when two continguous R3 and R4 lots are being developed. (Maximum building mass/width/facade of 90 ft applies.) Fire codes and other restrictions still apply and are not superceded.	N/a	This gives flexibility for trees and costs on building placement. If all lots are being simultaneously developed, no need to protect one of the lots from a close-in building. All fire codes, etc. still apply.	TK	Uses	
14	Resi WG - Consent	Curb cuts in R4 and RM1	23-3C-3			Allow two curb cuts in bonus configuration of R4 and RM1 zones. When on the All-Ages, All-Abilities bicycle network or Bicycle Priority Network, additional curb cut is at discretion of Austin Transportation Director.	N/a	This is something to make bonuses more viable in R4 and RM1.	TK	Uses	
36 (new)	Resi WG - Consent	Manufactured home use in RR				Allow manufactured home use in rural residential	N/a	Many RR-zoned lots have restricted covenants that would not allow a manufactured home on-site. Many of the RR properties are developed with septic services rather than COA wasterwater. There are strict rules on number of bedrooms and building in septic field.	TK	Uses	
New Zones											
7	Resi WG - Consent	New R2 zone (R2D?) that bonuses to 4 units in R2B tent	23-3C-3	new	new	A new R zone. Purpose: Intended to maintain a house-scale aesthetic in areas well-served by transit; can serve as a transition between R2 and more intense zoning; base entitlements of 2 units with an affordable housing bonus up to 4 units. Base: R2B. Bonus: Up to 4 units. No height or setback changes - must stay inside same building envelope as R2B. Calibrate FAR and impervious cover for feasibility. May only be feasible with an affordable ADU (not full-sized unit).	N/a	Though this is intended for areas without parking minimums, builders say they will still provide parking, especially for market units. Providing parking for the affordable unit becomes difficult, so unbundled parking may be needed. Testing indicates additional FAR of a 1-to-3 ratio of added affordable-to-market area may work best, e.g. a 0.1 FAR income-restricted ADU with an additional 0.3 market FAR. NHCD would likely need to specify number of bedrooms corresponding to square footage.	TK	Uses	

12	Resi WG - Consent	Scalable version of R4	23-3C-3			Create a units/acre version of R4 to be available to be appropriately map on large lots (at a later date).	See intent and R4 section, but with units/acre equivalent to the units/lot in R4.	This is not intended to be mapped today, but to be available for future mapping.	TK	Uses	
13	Resi WG - Consent	Replacement zone for SF6	23-3C-3			Create an equivalent to SF-6 in R zones that utilizes units/acre. Do not allow a height bonus but do provide an affordable bonus for other entitlements that could produce on-site units on large lots.	See intent and current SF-6 entitlements. Could also map current SF-5 to this zone. Could trade a lower base impervious cover (current is 55%) for a higher units-acre, while allowing more impervious cover under the bonus.	SF-5 and SF-6 are currently mapped to RM-1, but RM-1 is both more intense and uses a units/lot standard, which starts to down-zone SF-6 on larger lots. With no height bonus, this zone should also be palatable to be zoned alongside R2 lots without compatibility issues. However, the large lots also provide opportunity for a workable affordability bonus.	TK	New Zones	
15	Resi WG - Consent	Manufactured Homes - keep current smaller MH parks compliant under new LDC				Proposed LDC has large min lot size that would make some existing MH home parks noncompliant. Create a new MH zone on a lot-size scale for existing MH parks on smaller lots.	Redesignate current zone as MH1A (for MH parks); Create new zone MH1B for existing smaller MH parks on lots to ensure small existing parks don't become non-compliant		Council has indicated the need to preserve existing MH parks, this is consistent with that direction	New Zones	
16	Resi WG - Consent	Manufactured Homes - allow for "tiny home" manufactured home parks/lots				Create zones that provide tiny home alternatives in both a park setting as well as on lots to enhance affordability with small footprint dwellings.	Potentially two new zones (one "park" scale and one "lot" scale), perhaps with limits to steer use towards tiny homes (limit on unit size?).		Tiny homes -- either as part of parks or as small units on lots -- enhances affordability through small footprint homes in parks or on relatively small lots	New Zones	
Misc requirements											
17	Resi WG - Consent	Shade trees in transition zones				Make walking to transit more pleasant, healthy, and increase city tree canopy by requiring trees for sidewalks in transition zones.	Apply front yard tree planting requirements to all urban/transition zones (R2B and up); trees should be oriented toward shading sidewalks		proposed landscaping requirements don't apply to R zones.		
24	Resi WG - Discussion (JS)	Front fence height limits	23-3D-5 as pertain to R zones			For private frontages use same fence regulations of 4'-6" average height at front yard, however if on raised frontages, then rail/fence must be mostly see thru.		Code allows private frontages to be up to 36" raised. This requires a 36" tall guard rail system or wall which can effectively be a 6' wall almost at the property line. This recommendation makes it equitable between properties and allows alignments, however with raised frontages it limits the fence presence on the streetscape			
23	Resi WG - Discussion (JS)	Fences for non private frontage properties	23-3D-10060			Simplify fences to be allowed (do not limit at intersections, driveways, alleys) to be built on property line. Fence height regulations same as today, however limit fence in front yard to average 4'-6" to allow fences to be 4'-5' tall.		Solution looking for a problem? PC allowed porches and pools to be in the setback yards. Pool requires 48" fence anyway and with slopes there has to be allowances for additional height. Also Private Frontages can have up to 6' almost a the property line anyway. Should there be special taller height execeptions for lots that front collector streets, or in front of a street which gets hit by headlights? Major issues with existing fences. Are we adding an extra layer of regulation that we dont need?	Current code allows 6'-8' fences at property line. 6' and under without a permit. New code severely limits and would put majority of all visible fences out of compliance. New code also does not allow for slopes. It is also inequitable between properties since buildings and private frontages are allowed to be closer. Additionally, other zoning categories allow buildings to be much closer than 20' to the property line.. up to 5'. If visibility is the issue then take real on the		
25	Resi WG - Discussion (JS)	Remove required private frontage (front porch) requirements in R2B and other zones	23-3D-5 as per R zones			Consider eliminating R zone private frontage requirements and replace with street trees		Private frontages will all be different hodge podge mix of styles and different heights (allows up to 36" difference). Shaded streets may be a better idea	Additional cost of building private frontages can be excessive		

27	Resi WG - Consent	Parking reductions	23-3D-2050			Between 1/4 and 1/2 mile from Transit Priority Network corridors, parking reductions should be context sensitive based upon characteristic of the areas, not just whether a sidewalk exists or if planned to exist		"Multi-units on residential size lots also have parking and service needs. Additionally corridor lots with parking eliminations or reductions will also tax the street network. Trash/recycling/composting bins will also need space on the street. Distance between driveways, the width of ROW pavement, availability of sidewalks, all need to be considered for a workable streetscape process plan. Create a mechanism to tune the proposed parking minimums thru parking reductions based on a table of factors or TDM type analysis. (Start with realistic current on the ground patterns and adjust from there.) These factors are as follows but not limited to: -Street parking availability (if there are no parking zones) -Street width -Presence of sidewalks -Distance to public transportation stop (1/4 mile) - Distance to schools -Residence Parking Only Permits -Fire safety compromises - Lot widths and driveway placement - Trash pickup and utility placement -Safe Streets analysis -Transportation Safety Improvements Program -Vision Zero"			
ADU Misc.											
19	Resi WG - Consent	Accessory Dwelling Units (ADUs)	23-3D-1030			Direct COA departments - including utilities - involved in assessing fees or permit review to reduce the cost of building ADUs through fee waivers, shorter approval times, etc.	See intent	Lower cost of entry for ADUs.			
29	Resi WG - Consent	Give FAR bump for ADUs to incentivize building in R2	23-3C-3			Give ADUs a 0.1 FAR increase over the single-family-only form in R2 zones. (E.g. single family gets 0.4 FAR, single family + ADU gets 0.5.)	In the FAR tables for each R zone.			TK	
26	Resi WG - Consent	Accessory apartments/internal ADUs	23-3D-1030			Define internal ADU's: 1 per lot; Must have internal door, does not count as an additional unit on the lot, No additional FAR, separate access encouraged, must be owner occupied, shared utilities; reasonable limitation on area (750sqft?)	Current code already allows this for homeowners to care for additional elderly occupants. This expands this for others regardless of age	Allows inexpensive way for someone to create a rentable space in their own home or to simply be able to adapt the house for what is today's allowance of a Secondary Apartment. Basically allows inclusion of another cooking space.			
34	Resi WG - Discussion (PS)	Scale the size of ADUs	23-3D-1030		3	Scale the allowable square footage of an ADU to the size of the lot.	Return to CodeNext Draft 3 proportionate size limit of ADU structures as: 2,500 sq. ft (was 3,500 sq. ft) - 4,999 sq. ft. = 750 sq. ft, 5,000 - 6,999 sq. ft = 975 sq. ft, >7,000 sq. ft. = 1,100 sq. ft.	Smaller ADUs are less expensive to build, easier to finance, hopefully have fewer restrictions than larger ADUs. Smaller units could be more attractive to seniors with too much space and limited income, students with little money and reduced need for space, small family units wishing to live in family neighborhoods and property owners wishing to keep family close. Proportionate to lot size would hopefully prevent the overbuilding of "up to square footage" especially with reduced oversight as proposed.			
Mapping											
31 (new)	Resi WG - Discussion (CK)	Correct R1 map to match existing small-lot amnesty lots	map			Make R1 (replacement zone for small-lot amnesty) match current zoning by mapping it everywhere current small-lot amnesty SF zoning is mapped.	All R2 lots under minimum size (5,000 sq ft) in neighborhoods that adopted small lot amnesty tool should be re-mapped as R1.	This avoids down-zoning existing small lot amnesty lots, which is otherwise not done in Residential zones in LDC rewrite.		TK	
32 (new)	Resi WG - Consent	Map greenfield lots more intensely than R2	map			Re-map current R2 on vacant lots to a higher intensity, preferably one with an affordable bonus. Zoning should be compatible with adjacent lots.	n/a	Many vacant lots are zoned R2, which misses an opportunity for greater units and affordable housing where no displacement would occur.			

37 (new)	Resi WG - Discussion (PS)	Preservation Incentive	23-3C-3050		10	Preservation Incentive, as introduced in CodeNext, intended to maintain the block street scape and neighborhood character so ADUs could be added with little disruption. The new code does not preserve the street scape appearance or character. Current proposed code does not specify how long the qualifying dwelling must be maintained.	Direct staff to review the Preservation Incentive for substantive changes to 23-3C-3050 (D)(2)(a-c)	Changes: preserve front-facing façade to comply with appearance preservation.			
1	Non-Resi	Uncap FAR in bonuses				Remove the maximum FAR in the bonus configuration of all MU and RM zones.		There is no maximum FAR in MS zones, and staff has stated that FAR in other zones is intended to be generous enough that it is not a limiting factor. This removes any uncertainty that it may be.			
2	Non-Resi	Restore current code for ground-floor height in corridor zones				As amended, require 15' minimum at bottom of structure for corridor mixed-use zones with an activated ground floor.		18' is a very high ground floor, which raises the cost and price of ground-floor commercial, and removes the potential of an entire floor in some zone configurations.			Motion by Anderson, 2nd by Howard. 12-0. Schneider absent.
3	Non-Resi	Make FAR in RM1, MU1, and MU2 based on units, not form.	23-3C-4060		12	Change FAR table to correspond to available units. Keep 1-2 units at 0.4 (current zoning for SF2/SF3 sites), and staff should calibrate remaining gradient for feasibility and to incentivize the bonus.		These are the RM and MU zones that have forms other than multi-family available, and tie FAR to the type of form. This would disincentivize few units on these sites and help address confusion when multiple forms are on one site.			
4	Non-Resi	Recalibrate RM1 to allow 4 stories in bonus				Set the height for RM1 in bonus configuration to not exceed 50' or 4 stories.		Current RM1 has 40' base and 40' bonus. This allows only 3 stories, while R4 - the "less intense" transition zone with fewer allowable units - bonuses to 45', allowing 4 stories (depending on lot topography and architecture). 50' allows 4 stories and architectural features like gabled roofs. Including both height and story measurements provides reassurance on the building form. This is also one story more than R2 (or SF3) zoning can achieve under 35', but substantially less than the corridor zoning (60 to 90 feet) RM1 will abut.			Motion by Kenny, 2nd by Azhart. Vote: 9-3. Llanes Pulido, Seeger and Shieh voted nay. Scheider off the dais.
5	Non-Resi	Recalibrate bonus heights in RM, MU, MS, UC zones				As amended, Increase heights under bonus configurations in RM2, RM3, RM5, MU1, MU2, MU3, MU4, and MS3 to match natural building heights and sync one of UC's heights to UNO's 300' height. Decrease UC base heights to 60' to match zones that would be rezoned to UC and capture height increase fully in bonus. UC base heights should match the height of existing zones that are zoned into UC, but a wide range of base heights should also be available for future mapping.		Staff answers indicate heights are largely based off current code. The Non-Residential Workgroup's Natural Building Heights study suggests heights that better allow full floors. Matching the UC 240' zone to 300' makes it comparable to the UNO proposal for Inner West Campus (UT tower is 307', Capitol is 311').			Motion by Kenny, 2nd by Thompsn. Vote: 11-0. Llanes Pulido abstained. Scheider off the dais.
6	Non-Resi	Fix Cottage Court form				Follow residential WG guidance on cottage courts for RM zones	See Resi cottage court recs				
7	Non-Resi	Don't count overhangs against impervious cover				Match non-residential zones to residential zones by not applying incidental overhangs of up to 2 feet to impervious cover caps.					Motion by Kenny, 2nd Hempel. Vote: 5-5 For: Shaw, Flores, Kazi, Kenny, Howard. Nay: Hempel, Llanes Pulido, Anderson, Thompson, Azhar. Abstain
8	Non-Resi	Compatibility triggers				Base compatibility on distance from the lot line of any triggering property within compatibility distance. Do not consider adjacency, width of streets/alleys, etc.		This establishes clarity and removes incentives to game flag lots, etc. Compatibility distance is now lower so triggering properties are much fewer.			
9	Non-Resi	Future parking deck conversions				Require all under-building 1-level parking decks to be able to be converted in the future to housing, etc.	Require 10' clear to the bottom of the structure.	Converting multi-level parking decks isn't very feasible, but ground-floor parking could be converted, especially to housing. Especially relevant in RM1 for transition zones.			

10	Non-Resi	Microbrewery tasting room right-sizing	23-3D-1	1240(A)(3)	25	Increase the allowed size of microbrewery tasting rooms on smaller sites.		Micro vs Production breweries/distilleries/wineries should be differentiated with respect to the allocation of "on-site consumption" vs production areas as those different businesses models require different kinds of areas of use. Both 23-3d-140 (3) and 23-3d-1230 (F)(1)(c) state that Tasting rooms or "on-site consumption" will be limited to 33% or 5,000 sf. While this may make more sense as a limitation for a production/distribution focused brewery in an industrial area so as to not create what may be excessively large tasting rooms when a building is i.e. 20,000 gross SF. However, the opposite condition occurs in a smaller building on a mixed-use corridor which is more conducive to a microbrewery and its smaller brewing area. For example a small brewpub may need only 1000-2500 SF of production space in a corridor scaled 5,000 SF building. The 33% rule therefore excessively limits the active corridor centric tasting room space while unnecessarily designating building area that is not needed for production. The rule inadvertently incentivizes having larger production spaces and smaller tasting rooms in an area where larger light industrial activities are likely not desirable. Small production and larger			Motion by Kenny, 2nd by Anderson. Vote: 9-2. Llanes Pulido and Seeger nay. Kazi abstained.
11	Non-Resi	No parking for bars and tasting rooms				Eliminate parking minimums anywhere for bars and tasting rooms		We shouldn't be encouraging people to drink and drive			
12	Non-Resi	No parking for parks, government use				These government uses will provide parking as needed		Governments are accountable to the people (and we shouldn't require parking for pocket parks on corridors)			
13	Non-Resi	Grandfathered under-parked buildings				Create a process that could allow for allowing applicants with change-of-use or minor construction on sites that have not met parking requirements for more than 10 years to continue without adding parking		We have already seen cases where a change of use permit was denied because a site that has never had much parking did not have room to add any additional parking. We should not require the demolition of buildings to change use if they have historically not had parking. This could be reviewed for public health and safety.			Motion by Kenny, 2nd by Thompson. Vote: 7-0. Aye: Hempel, Anderson, Flores, Kazi, Kenny, Thompson and Howard. Abstained: Shaw, Llanes Pullido, Shieh, Seeger, Azhar.
14	Non-Resi	Allow schools to set own parking				Allow public schools to determine their own parking and loading/unloading needs		Schools have particular circumstances and are accountable to voters; let them set their own parking.			
15	Non-Resi	Retail alcohol sales should require an MUP				Require all retail alcohol sales in all zones currently permitted, to obtain a Minor Use Permit instead.		Will help make sure alcohol sales are compliant with state law restricting locations of alcohol sales.			
16	Non-Resi	Allow more restaurants to serve alcohol				Anywhere there are zones with restaurants with alcohol sales not permitted but restaurants without alcohol sales permitted can be converted to a CUP.		Restaurants that serve alcohol are often those more desired in neighborhoods, and restrictions on use ensure that bars are not included under this definition.			Motion by Kenny, 2nd by Anderson. Vote: 10-2. Kazi and Thompson nay.
17	Non-Resi	Allow mobile food trucks in all RM, MS, MU zones				Allow mobile food trucks in all RM zones with a CUP, MU1, and MU2 with a minor use permit (where they are currently prohibited).		Restaurants without alcohol sales are currently a permitted use in all MU zones.			Motion by Kenny, 2nd Shieh. Vote: 12-0
18	Non-Resi	Create a Data Center use				Create a Data Center use for IT facilities with low number of employees and their attendant needs. Staff should assign use thresholds to zones appropriately.		Draft code may treat them the same as facilities with many employees.			
19	Non-Resi	Parking facilities allowed in MU zones				Allow parking facilities with a CUP for MU2 and below and MUP for MU3 and above.		This is important to facilitating off-site parking and more flexible parking. Does not apply to MS zones (activated ground floors) or RM zones (residential areas and RM1 transition zone).			Motion by Kenny, 2nd by Shieh. Vote: 10-2. Hempel and Anderson voted nay.

20	Non-Resi	Require approval for Drive-Thrus				Require specific CUP approval for drive-through use		Current draft indicates that drive-throughs could be attached to other, allowed uses. The required CUP should apply specific scrutiny to drive-throughs due to their pedestrian and traffic safety impact.			Motion by Kenny, 2nd Shieh. Vote: 12-0
21	Non-Resi	Allow Hotels in MU1&2				Allow hotels through a CUP in MU1 and MU2.		Hotels are already allowed through a CUP in MU3 and MU4. This would allow hotels in areas zoned for offices, giving more flexibility in zoning and allowing smaller hotels on smaller lots, thus taking some pressure off of STRs in residential areas.			Motion by Kenny, 2nd Hempel. Vote: 7-5. Aye: Hempel, Anderson, Flores, Kazi, Kenny, Thompson, Howard. Nay: Shaw, Llanes Pulido, Shieh, Seeger, Azhar
22	Non-Resi	Create an MS1 zone				Create a new MS1 zone for 3-story commercial with MS uses	Base of 35' (2 stories w/ active ground floor), bonus to 50' (3 stories). Not necessarily mapped now. See Non-Resi chart.	Staff advises that MU1/MU2 are intended to be the low-rise commercial zones, but they have highly restricted uses. This creates a tool for low-rise "village center" commercial uses without going to 65' of height.			Motion by Kenny, 2nd by Hemepe. Vote: 8-1. Llanes Pulido nay. Shieh, Seeger and Azhar abstained.
23	Non-Resi	Create a scaled RM1 zone for MF1 equivalency				Create a new version of RM1 that uses a units/acre density; re-assign MF1 from RM1 to this zone.		MF1 uses units/acre and can have larger sites with many units, but RM1 maxes out at 10 units/acre. This also helps to separate out MF1 equivalency zoning from transition zoning from SF to RM1.			
24	Non-Resi	Create new, taller MS and MU zones				Create new sets of MS and MU zones at 135' and 160' for future mapping. Stepback base height at 100ft.		135' is a natural height break and 160' is a height used in East Riverside zoning. UC zones have different form requirements that may not be desirable to zone on corridors, but our corridors may want to go that high in the future. This future-proofs our code.			Motion by Kenny, 2nd by Hemepe. Vote: 8-1. Llanes Pulido nay. Shieh, Seeger and Azhar abstained.
1		Mapping				Staff to look into adding Downtown Density Bonus to NW area of downtown that is not currently included	Consider the bonus being 1.5 x whatever is being restricted, either FAR or height				
2	Downtown Working Group	Zoning Map	23-3A		3	Consider CC for unlimited bonus to allow for maximum development potential in areas of downtown where density is expected (eastern two-thirds and SW corner) and where sites are already constrained by Capitol View Corridors.			(PD-5) (PD-6) (PD-7) (PD-12) (PD-14) (PD-19) (PD-20)		Motion by Azhar, 2nd by Anderson. Vote: 11-1. Shaw voted nay.
3	Downtown Working Group	Commercial Center (CC) Zone	23-3C	7070		o23-3C-7070(A) Lot Size and Intensity: Increase all CC subzones to 5:1 FAR (let CC subzone height maximums, not FAR, be the limiting factor) CC40, CC60 and CC80 when tested could only reach 50 - 66% of allowed height.			(PD-5) (PD-6) (PD-7) (PD-12) (PD-14) (PD-20)		
4	Downtown Working Group	Commercial Center (CC) Zone	23-3C	7070		o23-3C-7070(D) Height: Increase CC subzone heights: CC40 to CC50; CC60 to CC75; CC80 to CC90; CC120 (this allows one additional floor without diminishing the effect of the height limit or compromising the character of the area)			(PD-5) (PD-6) (PD-7) (PD-12) (PD-14) (PD-20)		
5	Downtown Working Group	Downtown Core (DC) Zone	23-3C	7080		o23-3C-7080(A) Lot Size and Intensity: Increase DC FAR from 8:1 to 12:1 to provide FAR equal to Robinson Ranch and Domain current zoning			(PD-5) (PD-6) (PD-7) (PD-12) (PD-20)		
6 (Combined with 7)	Downtown Working Group	Downtown Civic Spaces Overlay	23-3C	10070					(PD-8) (PD-6) (PD-7) (PD-12) (PD-16) (PD-17) (PD-18)		

7	Downtown Working Group	Overlays - New Waller Creek Overlay	23-3C	10		Remove Waller Creek from Downtown Civic Overlay and create a new overlay for Waller Creek			(PD-8) (PD-6) (PD-7) (PD-12) (PD-16) (PD-17) (PD-18)		Motion by Commissioner Hempel, 2nd by Commissioner Shaw. Vote: 12-0
8		Affordable Housing	23-4E	GENERAL		Suggest increases to entitlements within TODs to more similarly match density allowed on corridors.			(PD-5) (PD-6) (PD-19) (PD-20) (PD-1)		
Site Plan Lite (3-8 units) / Missing Middle											
18 (new)	Process - Discussion	Permit-only review and site plan lite - number of units.				Consider increasing the number of units that do not require a site plan review from 2 to 3. Consider raising the number of units eligible for site plan lite from 8 to 10 units (RM1). Consider creating a second-tier of site plan lite for 11-20 units (e.g. joint development of two RM1 lots). Consider allowing site-plan lite generally for up to 60% IC, but with appropriate specific reviews and/or on-site controls (as determined by staff if necessary for sites with IC).		R2 preservation incentive has 3 units.			
19 (new)	Process - Discussion	Site Plan lite "3-8 unit residential review" - characteristics				Direct all departments (including utilities) that review site plans to review all applicable sections of code and report which sections could be exempted, streamlined, reviewed by DSD, or have automatic fee-in-lieu. The review should distinguish		The current LDC draft does not provide detail on how site plan lite will take less time or have less burdensome submission requirements than full site plan. The city departments need to provide guidance on how to design the process.			
4	Process - Consent	Expedited Limited Site Plan for Affordable	23-2b		2020 2B-2 pg. 2	To encourage developers to take the bonus, the expedited review should not impose a longer wait to begin construction					
5	Process - Consent	Explore Options for Subdivision Lite	23-5			To encourage more missing middle housing, allow different ownership options. Consider creating a process for subdividing modest size lot into a smaller number of units potentially through the residential improvement area process per state law.					Motion by Thompson, 2nd by Kenny. Vote: 12-0
20 (new)	Process - Consent	Missing middle utility accommodations				City utilities should consider developing processes specifically aimed at missing-middle scale housing to ease cost and review time.	Consider, for example, banked meter details; standard process for sub-metering four units on one lot.				
Parking											
8	Process - Consent	Parking Exceeding Max Should be detached				Staff should develop a process by which parking maximums are allowed at transportation directors discretion if the spaces are detached. Surface parking exceeding maximums is not allowed within 1/4 mile of transit priority network. Amount exceeding is to be determined by staff. Maximums may not be exceeded downtown. This provision expires in five years.					Motion by Thompson, 2nd by Kenny. Vote: 10-2. Anderson and Hempel voted nay.
21 (new)	Process - Consent	Clarify parking screening	23-3D-2080(G)(2)	3D-2		7 Clarify that required parking screening from sidewalks applies only to sidewalks in ROW, not interior sidewalks.	See intent.	Current wording could be interpreted to require screening of parking from interior sidewalks on sites.		Shaw Exhibit 1 - Compatibility Figure 1	
22 (new)	Process-Discussion	Parking Minimum Qualifiers				Rather than require parking within 1/4 mile of transit where there are no sidewalks, the Sidewalk Master Plan should upgrade the sidewalks in all transition zones to "High" priority level (to accelerate funding for build-out) and not require parking due to a lack of sidewalks.	See intent	Most transition zones west of Shoal Creek do not have a "high" or "very high" sidewalk rating in the Sidewalk Master Plan, which staff are using to allow elimination of parking minimums per Council direction. Upgrading them to "high" but not "very high" would still keep them below the most critical sidewalks in the priority.			
Prioritizing / alternative compliance for corridors and elsewhere											
9	Process - Consent	Create Alternative Compliance Formulas				Create a set of formulas that indicate under which circumstances a project could qualify for variances under development regulations in order to maximize unit yield especially in centers and corridors. Include					

	10	Process-Discussion	Incentives to redevelop surface parking lots.				To encourage redevelopment of existing surface parking lots in corridors and centers, explore additional options for standard storm water and water quality controls including locating facilities in front set back, regional storm water management and longterm and shortterm targets.					
	23 (new)	Process-Discussion	Corridor development alternative equivalent compliance / weighing of priorities				Consider requiring all city departments - including utilities - to review site requirements in a similar fashion to site plan lite, but aimed at the specific needs of corridor sites with high intensities of density, and produce recommendations for flexibility or alternative compliance.		Draft code does not seem to respond to Council's direction to review non-zoning regulations' impact on corridor housing production.		https://austin.maps.arcgis.com/apps/MapJournal/index.html?appid=d45481abb0804c95a8e6b033188982b9	
Mapping												
	11	Process - Consent	Sunset f25				Staff should develop a timeline and process for converting all F25 zoning to the new LDC.					Shaw Exhibits 2, 3, and 4
	24 (new)	Process - Consent	Evaluate zoning in Transit Oriented Development areas				Evaluate and consider re-mapping TODs to match or exceed densities on corridors.		Current draft for TODs has densities substantially lower than nearby corridors, which was not the intent for TODs, which more than any area of the city should be oriented towards pedestrian access to amenities and transit, not cars.			
Misc.												
	13	Process - Consent	Set benchmarks for development process timelines				Direct the City Manager to publish an annual review of the time required to complete development tasks and set benchmarks for evaluating staff's efficiency for the following year. Should be informed by relevant sections of Imagine Austin. Including affordability expedited review.		These processes are already measured, but there are no benchmarks for whether any are taking too long.			Thompson, Kenny 2nd. Vote. 12-0
	25 (new)	Process - Consent	PC oversight of Technical Criteria Manuals				Consider requiring that all technical criteria manuals receive a public hearing at Planning Commission, which can vote to make recommendations to City Manager. Consider allowing applicants to appeal rule determinations to Planning Commission.		Much of the draft Land Development Code references technical criteria manuals that have not yet been written. A Planning Commission hearing/appeal would be the only opportunity for oversight of manual development and interpretation.			
	26 (new)	Process - Consent	Technical Criteria Manuals				Consider moving as many requirements as possible that affect site development from the criteria manuals to the Code.		Provides greater oversight and review of requirements now planned to go into criteria manuals.			Council direction: The revised Land Development Code should be sufficiently clear and unambiguous that administrative criteria manuals are not relied upon to establish policy, except in circumstances where Council has directed that particular requirements be established administratively.
	27 (new)	Process - Consent	Transportation Criteria Manual				Consider requiring the transportation chapter and criteria manual to be oriented towards achieving the goals of the Austin Strategic Mobility Plan	See the Urban Transportation Commission recommendations, particularly re-orienting reviews to focus on overall Vehicle Miles Travelled, not Level of Service on any given road.	UTC did an extensive review of the transportation sections.			
	28 (new)	Process - Consent	Conditional and minor use permits				Consider clarifying that - to the extent appropriate - CUPs and MUPs only review those site characteristics inherent to the change/establishment of use, not all code requirements. Consider publicly posting guidelines for CUP and MUP reviews.		The CUP/MUP process should be as light-weight as possible to verify use-specific conditions and maintain public health and safety. It should not be used to bring sites up to full compliance with all aspects of code, especially those sites that are well-established and are not substantially changing physically.			

29 (new)	Process - Consent	Unified Development Agreements - simplify				Consider simplifying the process for unified development agreements, particularly for missing middle housing.	Consider allowing DSD to design and administer a simpler, form-based process.	Transition zone lots are generally smaller than 10,000 sq ft., i.e. they may not be subdivided, so joint lot development will be an important way units are achieved. Unified development agreements allow two lots to be developed jointly, but currently require a fairly onerous legal process.			
30 (new)	Process - Consent	Historic review - early determination letter				Consider offering an early determination process for a finding that a site is not of historic importance.	Consider basing on parkland dedication early determination letter.				
31 (new)	Process - Discussion	Historic review - preserve current time threshold				Consider restoring current code that only properties older than 50 years be reviewed.		Draft code shortens the period to 45 years.			
32 (new)	Process - Discussion	Line up zone purposes with city goals.				Evaluate purpose/description sections in zoning chapters. Where appropriate, consider replacing or augmenting language about how zones provide a transition from one form to another, and instead reference appropriate locations (e.g. served by transit, in or near neighborhood centers or regional centers, etc.). All individual zones or division purpose sections should include references to appropriately achieving housing, transportation, climate, and other city goals in the comprehensive plan or adopted strategies.		Zoning purpose sections are often used to determine staff recommendations on zoning cases. Current code relies largely on the "transition from x to y" language, resulting in staff recommendations against a change even when the change is consistent with the comprehensive plan's growth map and housing, transportation, or climate goals. Zoning cases and mapping should be more holistically evaluated considering all the city's goals, not just the zoning immediately adjacent to a given lot.			
33 (new)	Process - Discussion	Rough proportionality - early determination				Consider offering an early determination process for rough proportionality payments that do not require extensive analysis.		Rough proportionality payments are generally based on type of development, not site conditions, so in some cases they may be determined early.			
34 (new)	Process - Discussion	Shared utility easements				Direct all utilities and departments that regularly require easements to attempt to develop a process for sharing easement area as much as possible to limit total amount of sites dedicated to utilities.		Utilities now commonly all require separate easements in individual processes.			
35 (new)	Process - Discussion	Meetings				Consider allowing land use commissions or Council to have greater flexibility in meetings.	Examples to consider: a) Allow the order of presentations to be varied by the chair or a majority of the body. b) Allow the council, board, or commission to always have the authority to schedule public hearings; c) Eliminate the requirement for waterfront overlay amendments to go to the small area planning committee upon majority vote of PC; d) Allow the land use commission and council hearings to be on the same week if the land use commission approved the item on consent, instead of the proposed requirement for sign-off by every neighborhood group registered on the project;				
36 (new)	Process - Discussion	Tree planting requirements				Consider reviewing tree PLANTING requirements for practicality and ease of administration, particularly on smaller sites and missing middle / site plan lite sites.					
37 (new)	Process - Discussion	Landscaping and functional green				Consider reviewing landscaping and functional green requirements for practicality and best practices with stakeholder groups. Where functional green practices are not yet well established, consider making optional or an incentive rather than a requirement, with a process for requiring them when fully vetted.		Planning Commission has heard concerns about practicality of landscaping and functional green requirements.			
38 (new)	Process - Discussion	Water quality / drainage on high-impervious cover sites				Consider clarifying that the exemption for full green stormwater infrastructure apply to sites that ALLOW 90% impervious cover, not just site plans that achieve 90% impervious cover.		This would allow more traditional stormwater controls. The current 90% of siteplan IC is generally not achievable due to department/utility dedication requirements, but the IC is otherwise nearly maxed-out.			
39 (new)	Process - Discussion	Water quality / drainage fee-in-lieu				Consider clarifying that automatic WQ fee-in-lieu available for "residential subdivisions" of under 2 acres to all residential sites under 2 acres, e.g. R, RM, and MU.					

1	Azhar	Repeat offender affordable housing program participation	Article 23-4E: Affordable Housing and other chapters	Division 23-4E-1: Citywide Affordable Housing Bonus Program and other divisions	4E-1 pg. 1 and other pages	Consider not allowing offenders with any properties registered with the Repeat Offender Program (ROP) to participate in all affordable housing bonus programs, Affordability Unlocked, and the S.M.A.R.T housing program.		All affordable housing bonus programs implies the citywide, downtown, TOD, NBG, ERC, UNO and any other bonus programs.	Ordinance No. 20130926-012 - The City is committed to ensuring that residential rental properties in the community are safe and maintained in accordance with public health, safety, and property maintenance standards in the City Code.		
2	Azhar	Compatibility and transition zone depth in gentrifying areas	Mapping			In gentrifying areas, if the transition zone is reduced to zero lots, compatibility should be waived on the corridor lot if the development is participating in an affordable housing bonus program, Affordability Unlocked, or the S.M.A.R.T housing program.		Since the commission has already recommended not allowing a bonus on naturally occurring affordable housing to ensure preservation, this amendment would not apply to those properties.	Direction: 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. AND In general, within activity centers, along activity corridors, along the transit priority network, and in transition areas, additional		
3	Azhar	Post-construction requirements and penalties for affordable housing program participation	Article 23-4E: Affordable Housing and other chapters	Division 23-4E-1: Citywide Affordable Housing Bonus Program and other divisions	4E-1 pg. 1 and other pages	Revise, align and strengthen post construction requirements; reporting, compliance, monitoring, and enforcement mechanisms and procedures; and penalties for all affordable housing bonus programs, Affordability Unlocked, and the S.M.A.R.T housing program.		All affordable housing bonus programs implies the citywide, downtown, TOD, NBG, ERC, UNO and any other bonus programs.	Austin Strategic Housing Blueprint: Provide Additional Funding to Monitor Austin's Affordable Housing Investments: NHCD continues to strengthen its monitoring function and identify opportunities for process improvement. As the portfolio of income restricted units grows, there will be a corresponding need to invest in monitoring and compliance.		

4	Azhar	Monitoring and compliance fee for affordable housing program participation	Article 23-4E: Affordable Housing and other chapters	Division 23-4E-1: Citywide Affordable Housing Bonus Program and other divisions	4E-1 pg. 1 and other pages	Consider requiring a monitoring and compliance fee from all participants of the affordable housing bonus programs.		The S.M.A.R.T housing program and Affordability Unlocked are not being considered because they are currently intended to be combined with other forms of subsidies and used by mission driven affordable housing providers.	Austin Strategic Housing Blueprint: Provide Additional Funding to Monitor Austin's Affordable Housing Investments: NHCD continues to strengthen its monitoring function and identify opportunities for process improvement. As the portfolio of income restricted units grows, there will be a corresponding need to invest in monitoring and compliance.		
5	Azhar	Transition areas in gentrifying areas and overlap with neighborhood	Mapping			Review and ensure that within "Susceptible", "Early Type", "Dynamic" and "Late" gentrifying areas the depth and scale of the transition zone(s) do not overlap with the majority of the existing single-family neighborhood area between two TPN corridors.		These are all areas marked as vulnerable under the Uprooted Study.	Council Direction: The depth and scale of transition zones should be reduced so that the transition zone(s) do not overlap with the majority of the existing single-family neighborhood area.		
6	Azhar	Vertical Mixed Use bonus and -A Effectiveness	Article 23-4E: Affordable Housing	Division 23-4E-1: Citywide Affordable Housing Bonus Program	4E-1 pg. 7	Consider aligning the current Vertical Mixed Use (VMU) and "-A" affordable housing bonus in areas where the VMU bonus currently exists to ensure the maximum affordable housing community benefit. This may be revised in the future to ensure program effectiveness.		Table 23-4E-1040(B): Affordable Unit Set-Aside Requirements: "The set-aside is shown as a percentage of bonus units. For zones with "-A" in the zone name, all residential dwelling units are bonus units.	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 ii. through a density bonus that requires some measure of affordable housing.		

1	Hempel				4A-1	Add language that lead to regulations to to sustain, diversify, and strengthen the music and arts industries and communities.	Art Music Culture Oct 2019.docx		city-wide regulations to promote arts, music, and culture with the goals of: protecting existing assets and promoting new ones in areas inequitably deficient of art, music, and cultural assets, supporting housing and jobs for musicians and artists, and sustaining these important elements of Austin's economy.		
		Cultural Arts	23-4A-2010								
2	Hempel					Clarify the 'reasonable use' verbiage	Suggest to change to "within reason" or something similar		Allows the City to better control the situation when a tree can come down.		
		Tree Removal Variance	23-4C-2040		4C-2						
3	Hempel					Ensure that the content from the stakeholder process that was mentioned during the public hearing is incorporated into the LDC draft			So as not to dissuade people from participating in future stakeholder outreach.		
		Signage	23-7								
1	Kazi	Improve Site Plan Process				Explore ways to cut down on the time it takes to deliver site plan approvals.		For the code to work and realize housing production for which capacity is created in the draft code, the process must be streamlined.			
1	Kenny	Affordable Bonus Program Calibration				The affordable housing bonus program shall be recalibrated every three years, using all available tools to maximize its effectiveness in helping achieve the city's housing goals - both income-restricted and non-restricted - under the Strategic Housing Blueprint.	Re-calibration of affordable bonuses: The City Auditor should issue a report every three years assessing 1) If the affordable bonus program is making planned progress towards goals for market-rate and income-restricted housing established in the Strategic Housing Blueprint; 2) If the affordable bonus program is maximizing the				
2	Kenny	Rezone some Highland tracts to UC				Rezone the MU5A undeveloped Highland tracts along Koenig lane and Highland Mall Blvd to match the Urban Center zoning on the majority of the Highland tracts.	See exhibit				
3	Kenny	NCCDs				Incorporate NCCDs into the updated code. Areas not in local historic districts should be immediately mapped to equivilant zones in the draft code. Local historic district areas should be incorporated via a process taking no more than one year that protects the historical characteristics of the district. Generally, entitlements on lots should match the highest of a) the current use; b) the base zoning; or c) entitlements given under the NCCD.	N/a	Implements Austin Justice Coalition position on NCCDs.			

4	Kenny	Corridors of Equitable Opportunity				Consider creating a "Corridors of Equitable Opportunity" program within the affordable housing bonus program that aims to establish a mix of market, affordable, and deeply affordable units in specific, targeted corridors in high-opportunity areas that have historically excluded people of color. The program should use all available tools to create deeper levels of affordability in income-restricted units, and more of them.	Suggest having NHCD and the Equity Office take part in administering the program. Suggest consider using affordable housing funding - including fee-in-lieu funds from the affordable housing bonus program - to subsidize the production or acquisition of units, including in new buildings utilizing affordable housing bonuses. Consider requiring some new buildings to accept funds to produce more or deeper-affordability units as a condition of utilizing entitlement bonuses on targeted corridors.	Implements Austin Justice Coalition position on Corridors of Equitable Opportunity.			
5	Kenny	Schools - parking and zoning				Work with public school districts to 1) ensure zoning or procedures for school district property could facilitate the production of affordable housing if desired by districts; 2) ensure zoning feasibly and reasonably allows schools with a more traditional urban form to be	n/a	See PC's amendments during CodeNEXT draft 3. See also AISD staff comments that some schools are not able to be constructed under current code.			
6	Kenny	Helicopter pads				Require helicopter landing pads to be available only for legitimate public interest activities (e.g. medical facilities, news, law enforcement).	Establish helicopter landing pads as a use only allowed via a CUP, and that the use only be granted for public interest activities, not for private use or regular transportation use.				
1	Llanes Pulido	Re-evaluate increased IC and on-site detention impacts	23-9E			Prevent worsening of climate shocks and stressors for vulnerable communities, particularly those downstream from sites that are considered for increased impervious cover (IC) allowance	Eliminate increased IC limits in and upstream from "problem areas" as discerned from WPD localized flooding data				Increasingly, we are seeing localized flooding in low-lying areas and those not on creeks and watersheds. As noted in 11/6/19 planning commission, on-site detention is presented as a solution to the risks associated with increased IC, but in intense rain events can actually make the dangers much worse for those downstream.
2	Llanes Pulido	Provide adequate review and callibration before adoption maps				Provide sufficient time between the adoption of the new LDC and the mapping of the city, to make corrections and adjustments as neededc	Establish a timeline, not to exceed six months (unless council determines more time is needed), to evaluate the code and suggested additions and adjustments, including the potential creation of a Neighborhood Stabilization Overlay, before adoption the new map.				
3	Llanes Pulido	Maintain asbestos protections for workers and the ublic				We have been told that Austin's municipal asbestos requirements have been omitted	Ensure that municipal requirements in current code for asbestos testing and mitigation are incorporated into all relevant planning requirements and criteria manuals.				

4	Llanes Pulido	Impact analysis on naturally occurring affordable housing in Transition Zones				Mitigate displacement and economic segregation	Prior to the adoption of proposed transition areas and transition zones, conduct an impact analysis on displacement of existing households in gentrifying areas, and increased economic segregation (lack of affordability) in "high opportunity areas"		With weak or no requirements for on-site affordability, transition zones may reduce affordability in both gentrifying and high opportunity areas, particularly if they have increased height and/or FAR entitlements. Impact analysis should be conducted, made public, and considered before adoption		
5	Llanes Pulido	Reduce transition zones in gentrifying areas				Mitigate displacement and economic segregation	Review impact on displacement of existing households in gentrifying areas, and increased economic segregation and eliminate transition zones where appropriate, or conduct a small area planning process to adopt where appropriate.		With weak or no requirements for on-site affordability, transition zones may reduce affordability in both gentrifying and high opportunity areas, particularly if they have increased height and/or FAR entitlements. Impact analysis should be conducted, made public, and considered before adoption		
1	Seeger	Change Heritage Tree Ordinance - Administrative Modification	23-4C	3020 & 3040	2 and 3	(1) Add administrative approval condition for removal of a Heritage Tree fronting a corridor and (2) correct language to add clarity	23-4C-3020 (c) (4) add back in 4th requirement "Limited to projects with at least 75% residential square footage for the project and that provide at least 10% on-site affordable housing"	See Staff Report 10/4, page 30, Tree Protection. Correct references to other sections of code.			
1 - Revised	Todd Shaw	MU3, MU4, MU5A, MU5B, MS2A, MS2B Compatibility Height Stepback Distances	23-3C	Table 23-3C-5080(D) Height, Table 23-3C-5090(D) Height, Table 23-3C-5100(D) Height, Table 23-3C-5110(D) Height, Table 23-3C-6060(D) Height, Table 23-3C-6070(D) Height	3C-5 pg. 25, 3C-5 pg. 29, 3C-5 pg. 33, 3C-5 pg. 37, 3C-6 pg. 15, 3C-6 pg. 19	Per council direction and consistent with other zones that can reach 60' or more in height, Compatibility Height Stepback Distance from the triggering property for MU3, MU4, MU5A, MU5B, MS2A, MS2B zones should reach base standard height at a distance greater than 100 ft. from the lot line of the triggering property.	Reference: Table 23-3C-6080(D) Height, (2) Compatibility Height Stepback Distance from the lot line of the triggering property: ≤ 25' = 25', > 25' and ≤ 50' = 35', > 50' and ≤ 100' = 45', > 100' = Set by zone standards.		Justification: Council Direction - 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	Shaw Exhibit 1B - Compatibility Comparisons, Shaw Exhibit 7 - Stepback Comparisons	

2-New	Todd Shaw	Compatibility Setback Distances for RM, MU and MS zones	23-3C	Table 23-3C Building Placement (2) Compatibility Setback		Per council direction, use CodeNext Draft 3 compatibility setbacks for commercial properties adjacent to Residential House Scale zone. Draft Land Development Code reduced front and side street setbacks from CodeNext Draft 3 distances.			Justification: Council Direction 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	Shaw Exhibit 6 - Setback Comparisons	
3- Revised	Todd Shaw	Reduce percentage of short term rentals type 3 allowed in MU and MS zones and prohibit income restricted units from being permitted as a short term rentals	23-3D-1350 D(3)(e)	1350	3D-1 pg. 38	Reduce the per cent of total dwelling units that can short term rental type 3 on a Mixed Use or Main Street zoned property to ensure adequate housing supply and prohibit all income restricted housing to be permitted as a short term rental.	(e) For a Type 3 short-term rental use located in a Mixed-Use or Main Street Zone, no more than <u>5 percent</u> 25 percent of the total number of dwelling units at the property and no more than <u>5 percent</u> 25 percent of the total number of dwelling units located within any building or detached structure at the property are a Type 3 short-term rental use as determined by the Director under Subsection (F); and(i) The structure and the dwelling unit at issue have a valid certificate of occupancy or compliance, as required by 23-2C-5 (Certificates of Occupancy and Compliance) issued no more than 10 years before the date the application is submitted to the Director; or	Ask staff if income restricted are already prohibited from being permitted as a short term rental.	When Austin is struggling to produce the housing needed to serve its own residents, the % of STR3 allowed in MU and MS zones should be kept at a minimum until Austin has adequate housing.		
4 -Revised	Todd Shaw	Streamline Permitting for 1-2 and 3-8 Residential Units	23-2B-2010, 23-2B-2020	2010, 2020	2B-2 pg. 1-3	Streamline and simplify permitting missing middle residential units by referencing all the non-zoning regulatory requirements for obtaining a Building Permit for 1-2 Unit Building Permit and Limited Site Plan permit for 3-8 Units are included in 23-2B-2010 and Section 23-2B-2020.		Process Working Group may have an amendment addressing this. Staff will need to determine if any non-zoning requirements are not referenced.	Development is exempt from sections not listed. Departments need to review and assure that all applicable regulations are included. For example, the parkland dedication requirements were not referenced and according to PARD, they o apply.		
5- Revised	Todd Shaw	Preservation Incentive	23-3C	3050	3C-3 pg. 10	Preservation Incentive should be allowed when older primary residence is preserved, not when primary residence is removed and older ADU is the only dwelling unit preserved.		May extend to other zones based on questions to staff.	Encourage preservation of older primary housing units.		

6 - Revised	Todd Shaw	Zoning Map - Additional Context Sensitive Mapping Criteria for Transition Areas-Localized Flooding	23-3A-3		3A-3 pg. 1	In addition to not mapping transition zones in Atlas 14 100-yr floodplains, do not map transition areas where localized flooding problems exists (based on Watershed Protection identified localized flooding problems areas identified on website) until storm drains have been improved to alleviate drainage problems.		What does Watershed Dept. recommend as best course of action to limit localized flooding while increasing impervious cover in areas prone to localized flooding.	Justification: Council Directive - 1) The City Manager shall also use the following conditions as appropriate when mapping transition areas: i. Orientation of blocks relative to corridors, ii. Residential blocks sided by main street or mixed use type zoned lots, iii. Bound by other zones, use, or environmental features (including topography), iv. Drainage and flooding considerations , v. Whether it is most appropriate to split zone or not split zone a lot. 2) Staff will	Shaw Exhibit 9 - Local Flooding Problems & https://austin.maps.arcgis.com/apps/MapJournal/index.html?appid=d45481abb0804c95a8e6b033188982b9	
7 - Revised	Todd Shaw	Art/Music Commission Work Group Recommendations	23-4	New		Adopt Art/Music Commission Working Group recommendations to diversify, sustain, and cultivate art, music, and culture	Refer to Arts and Music Commissions Workgroup suggested text.		Imagine Austin Comprehensive Plan- Refer to Shaw Exhibit 5 - Art Music Culture Oct 2019	Shaw Exhibit 5 - Art Music Culture Oct 2019	
8 - New	Todd Shaw	23-2G-2040 (B) Administrative Modifications for Residential Structures	23-2G	2040	2G-2 pg. 3	New section which is difficult to understand. Request interpretation of rule and propose amendment if necessary.			Section may need to be re-written for clarity.	Shaw Exhibit 8 - 23-2G-2040	
9 - New	Todd Shaw	Tree Canopy	various			The land development code related to tree planting and protection should enable City to increase canopy from 35% to 40% Tree canopy measurements last taken in 2010 and 2014 show Austin tree canopy is at 35%. Forestry Dept. states that best practice is 40%.		Keith Mars: "The City has never taken an official stance on a % canopy goal although Austin's Urban Forest Plan suggests focusing on "relative canopy cover"—achieving a regionally appropriate degree of tree cover. In order to reach the city's goals related to health and the environment, there should be no net loss in canopy as well as growth in overall canopy coverage. Best practices suggests at least 40% canopy cover. We range between low to mid 30s% depending on the study."	Imagine Austin Priority #4- Use green infrastructure to protect environmentally sensitive areas and integrate nature into the city. Imagine Austin Goal - Improve tree cover in every neighborhood. Imagine Austin Measure - Tree canopy (map and percentage)	Shaw Exhibit 10 - Tree Canopy	
10 - New	Todd Shaw	Affordability Unlocked Occupancy Limits	23-3D	10090	3D-10 pg. 7	Occupancy Limits for units developed per 23-3D-10090 Affordability Unlocked Density Bonus, should not exceed occupancy limits established in the Property Maintenance Code, Section 404 (Occupancy Limitations) as referenced in Section 23-3D-10040 (Dwelling Unit Occupancy Limit) (C).	23-3D-10090 Affordability Unlocked Density Bonus(C)(1)(iv) Section 23-3D-10040 (A) and (B). (Dwelling Unit Occupancy Limit).	Ask staff to discuss.	There should be some referenced standard for occupancy limits for public safety. Property Maintenance Code provides limits based on room sizes.		

1	Schneider	Creation of a new article: Article 23-3F: Diversify, Sustain, and Cultivate Art, Music, and Culture	<p>of a new article: Article 23-3F: Diversify, Sustain, and Cultivate Art, Music, and Culture</p> <p>2. Amend and replace recently amended draft language as follows:</p> <p>23-4A-1010 Purpose</p> <p>(A) This chapter establishes standards and regulations that apply at multiple stages of the development process and address a wide range of impacts that development may have on the City's residents and environment.</p> <p>(B) The purpose</p>								
1	Shieh	Calibrating the qualitative nature of ASMP maps to inform Zoning maps and revising ASMP				<p>Not every part of a bus line is created equally. Work closely with CapMetro to calibrate which bus lines and which areas on their bus lines are the vital areas to get the best desired density. Then calibrate the ASMP with which bus line sections will likely be removed or changed in the near future. Revise the ASMP to reflect these nuances and capture the qualitative nature of a line on a map. Use a new revised informed map which reflects these variances and couple with updated mapping rules for the corridor and transition areas.</p>					
2	Shieh	Rebalance the new capacity opportunities with prioritization of major corridors first, then contextual evolution thru the transition zones and into the residential areas.				<p>community has offered ideas to increase density in the city. Prioritize implementation of them in the order of which ones bring the most critical community benefits of affordability and environmental protections. Rebalance the overall target capacity including areas which now seem undercounted or not counted and should have been, with areas which should have had more contextual considerations such as residential TPNs that are not planned to remain. If the rebalance equates to a larger capacity number than the target, then reduce the additional density created by the most unaffordable units furthest from corridors that yield the least amount of affordable units and cause displacement. This is likely units at the edge of the transition zones next to R2s. If so, reduce the distance of transition zones into neighborhoods as much as possible without reduction of the target capacity. This helps to ensure the push of density is about committing to a density supported robust transportation system and maximizing affordability leverages. Leave the small area planning to custom capture the</p>					

3	Shieh	Create program for existing affordable housing remain as long as possible.				No one has talked about the displacement of the existing renters in existing affordable homes. As taxes go up so does the rent. We need to help landlords of older properties be able to maintain the near end of life structures to refurbish and renovate and maintain. Ideas could be to create a fund to offset the cost or maintaining an older affordable rental property. Consider using affordable housing funds to create a interest free fund solution to borrowing money to refurbish older rental homes. Consider tax credits for affordable units on a varying scale. People who are leasing out more affordable units are NOT making a killing. If there are no protections created, the property taxes increase from the LDC will hurt these renters				
4	Shieh	Calibration and throttling of capacity.				Calibration of density bonus is critical to ensure maximum use. Last time 2x goal proposed. Does 3x goal with all the additional base entitlements get us there? There is a point of decreasing return of being able to capture built affordability. Consider a model which allows the throttling of density rolled out in order to be able to promote the creation of the most amount of affordable units. (need to recalculate draft capacity as well to account for any new map)				
5	Shieh	Ensure new draft does not lose vision of what was intended to create. It's not just about numbers... there is a qualitative nature to this.				Measure against what was the original intent of what the code was going to help to create. More affordability with smaller family friendly units, some rental and some for ownership. More affordability with bonus units, preservation of existing affordable home owner homes (do no harm to them along the way). Market will build to market max returns no matter what code we create. ie. smaller lots to yield smaller homes... not smaller lots and same size large unaffordable homes as we have been building				
1	Thompson	Map Red and Green Lines as Corridors				Keeping with Council and PC comments regarding gentrifying areas, flood plains, etc. map our existing and planned rail lines as corridors with transition zones.				
2	Thompson	Parking Counts Against FAR				In all non-R zones that have an unlimited FAR in the bonus, count above ground parking against FAR.		This should encourage applicants to take the bonus.		
3	Thompson	Add Corridor and Transition Areas zoning along LMap				Much of the land on this corridor is zoned R2.			This land meets a Transition	
4	Thompson	Add Activity Center and Transition Areas zoning iMap				Complete the goal of appropriately mapping our Activity Centers and Transition areas.		Some areas (for example the area near Speedway and 30th) in Activity Centers or areas near them have not been appropriately mapped.	This land meets a Transition	