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# LAND DEVELOPMENT CODE REVISION

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# AGENDA

Floor Area Ratio (FAR) Recalibration

- Missing Middle
- Residential House-Scale

Additional Modeling

Missing Middle Mapping

- Transition Areas
- High Opportunity Areas

Environmental

Administrative Process

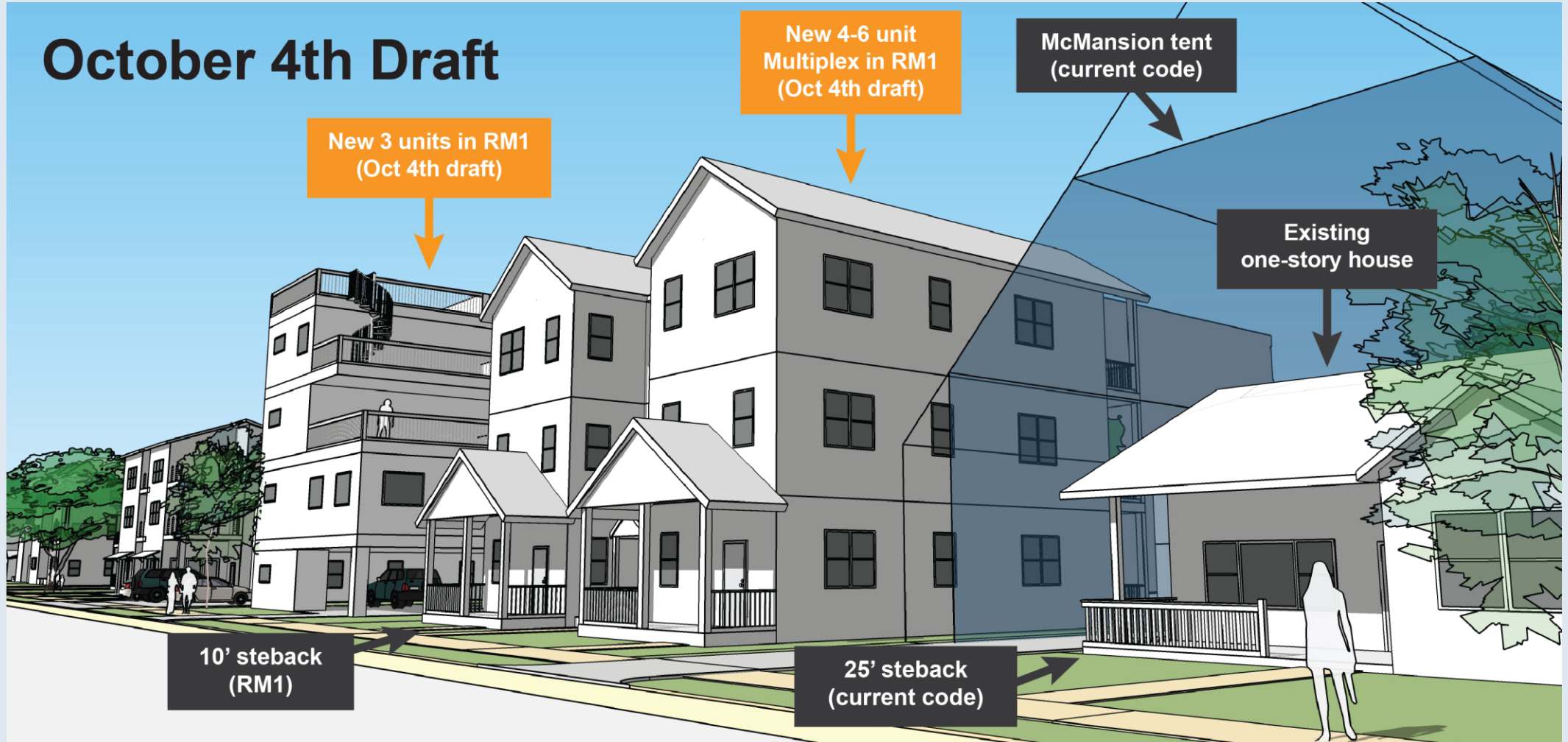
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# FAR Recalibration

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# FAR RECALIBRATION

## RM1





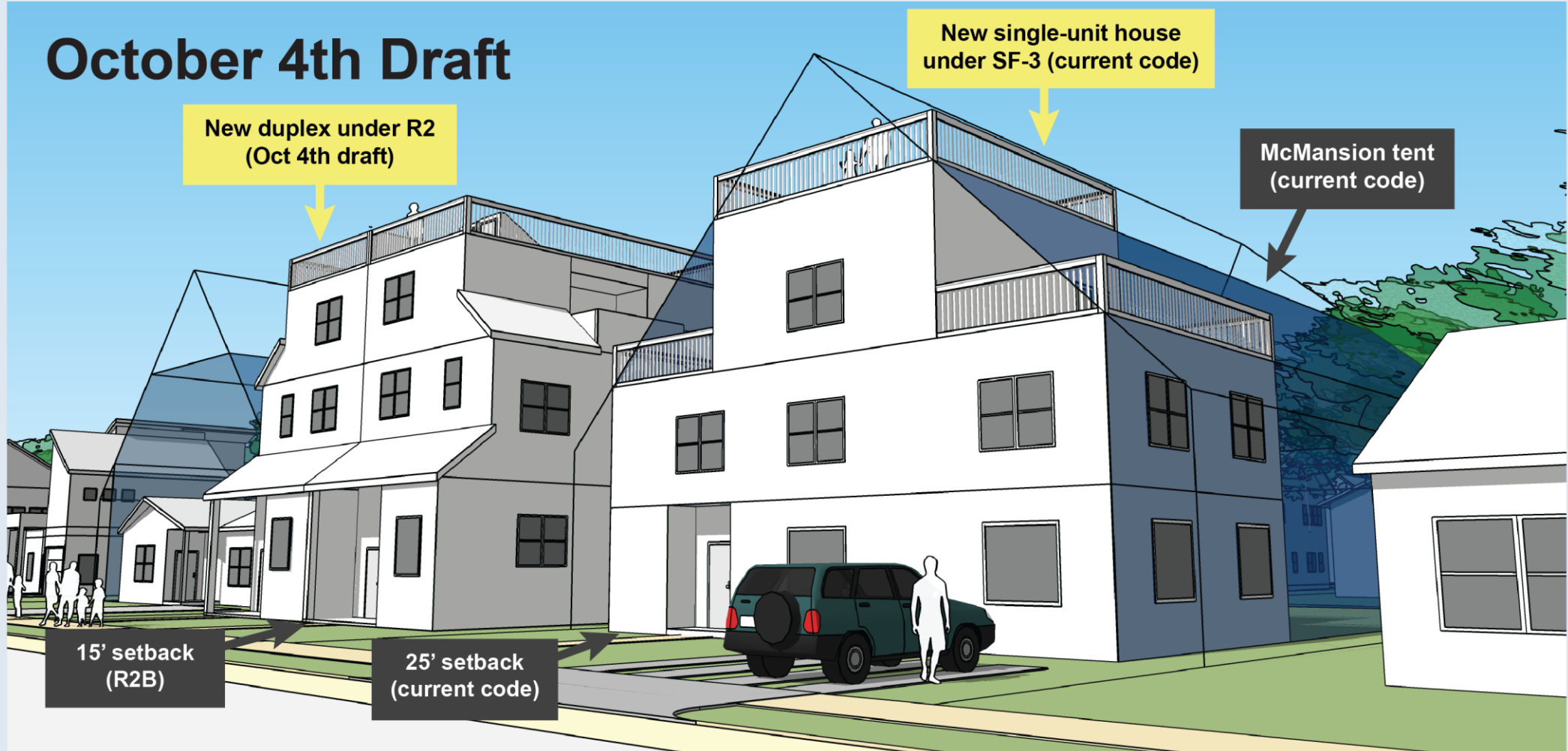
# FAR RECALIBRATION

## RM1



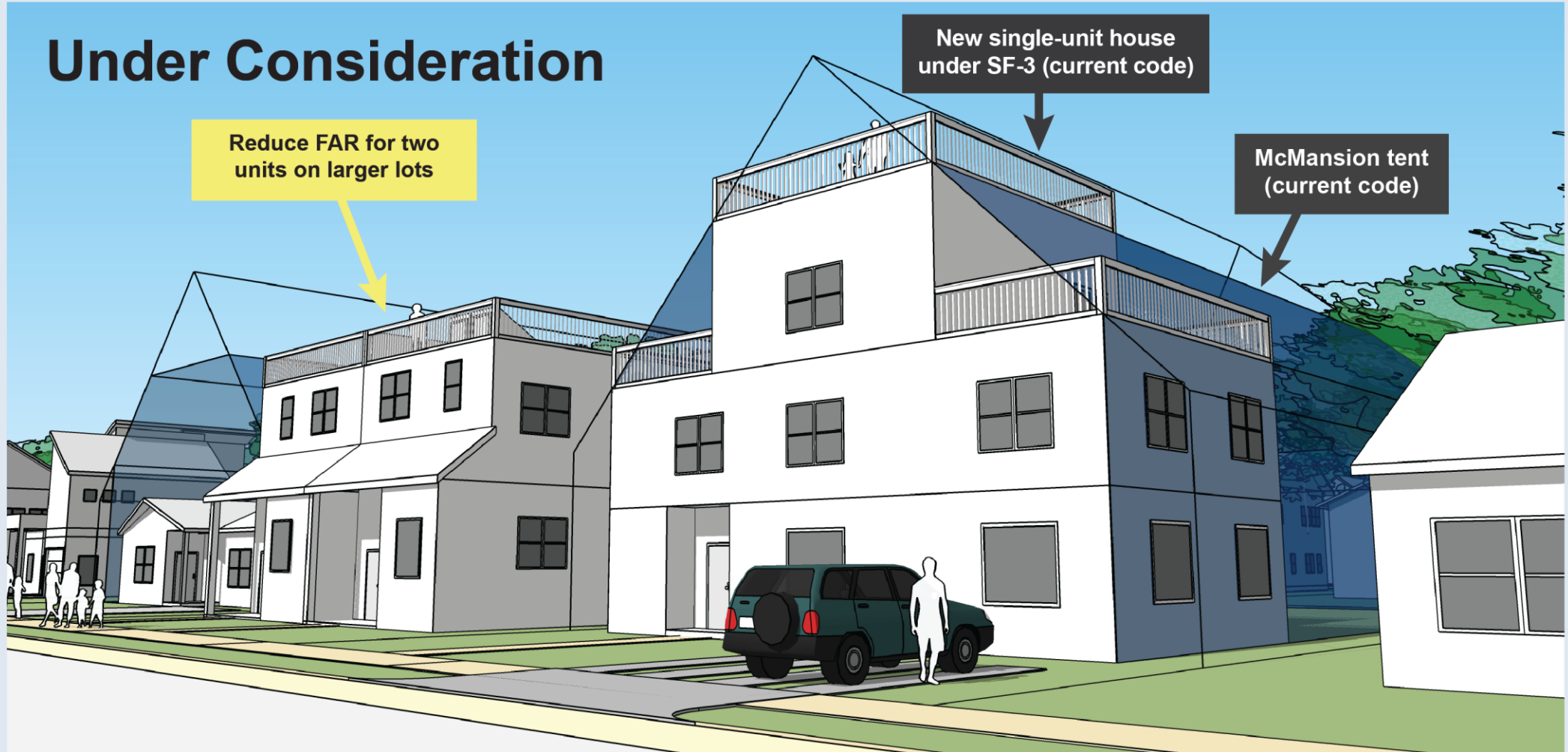
# FAR RECALIBRATION

## R2



# FAR RECALIBRATION

## R2

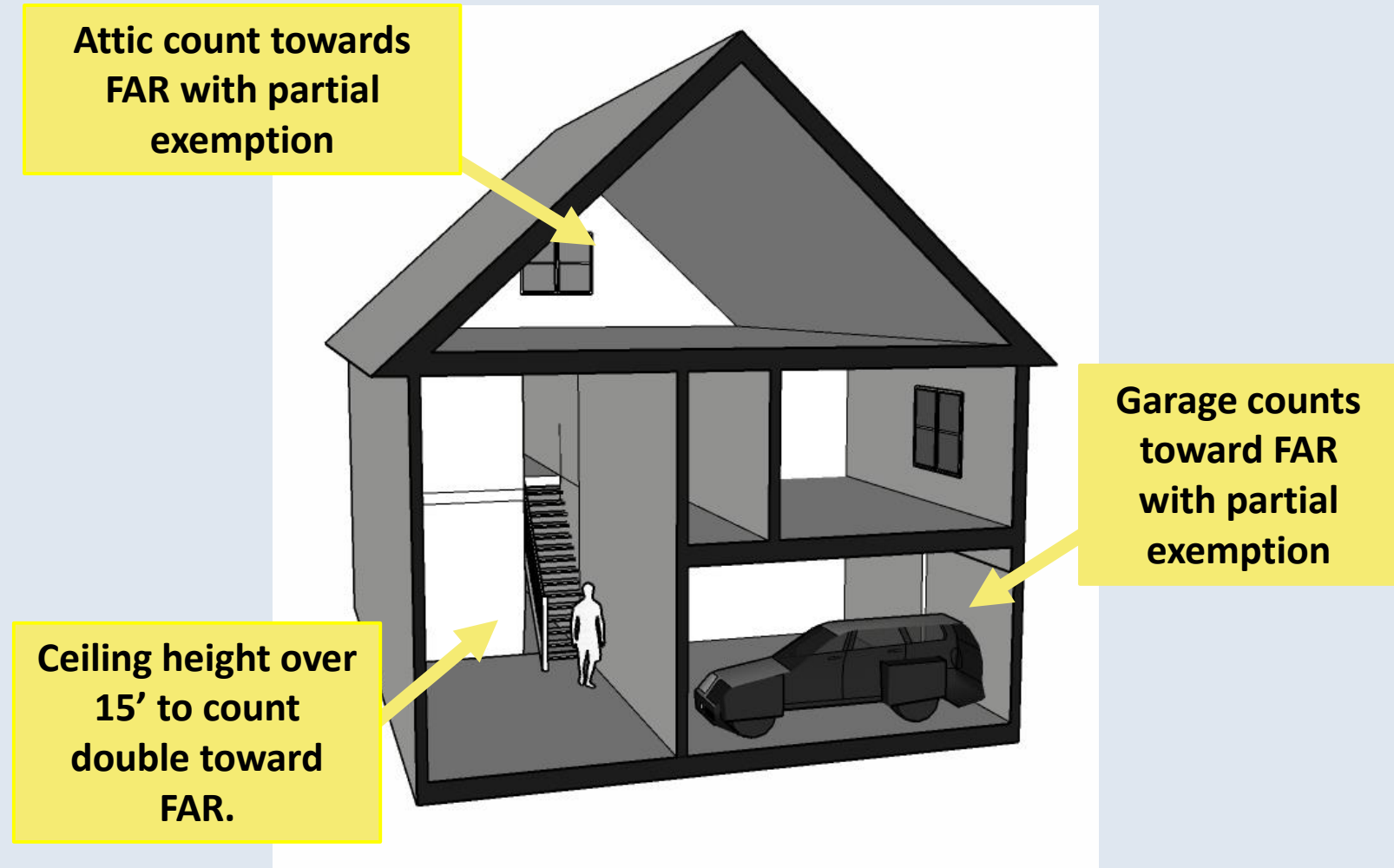


# FAR RECALIBRATION

## RESIDENTIAL HOUSE-SCALE

### Under Consideration:

- Using current McMansion ordinance as a point of reference, FAR will be calculated to reduce scale of new construction.
- Proposed rules will be simple as compared to current code.



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# Additional Modeling

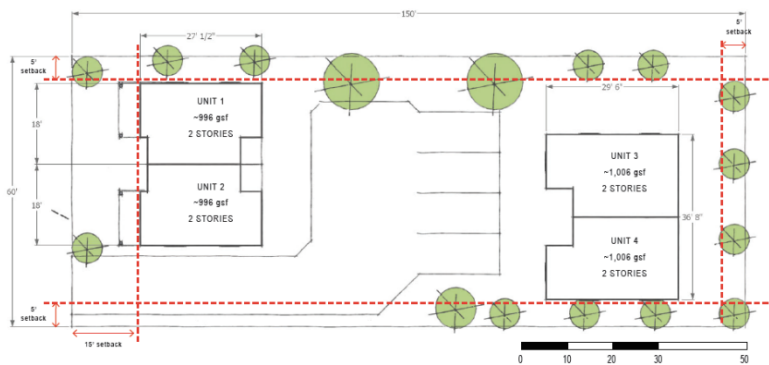
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# ADDITIONAL MODELING

R4

Staff continues to work with design professionals to model and calibrate zones.

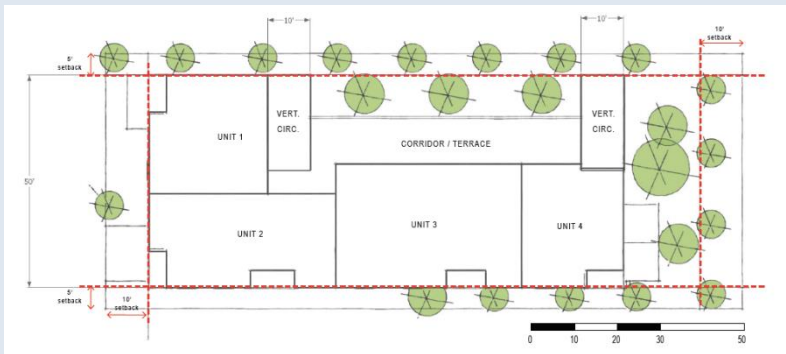


4 units @ 1,000 sf each - 1 parking space per unit  
0.44 FAR – 50% Impervious Cover

# ADDITIONAL MODELING

## RM1

Staff continues to work with design professionals to model and calibrate zones.



5 units - 1.8 parking space per unit  
1.0 FAR\* – 60% Impervious Cover

\* Exceeds Oct. 4<sup>th</sup> base standard, modeling still under review

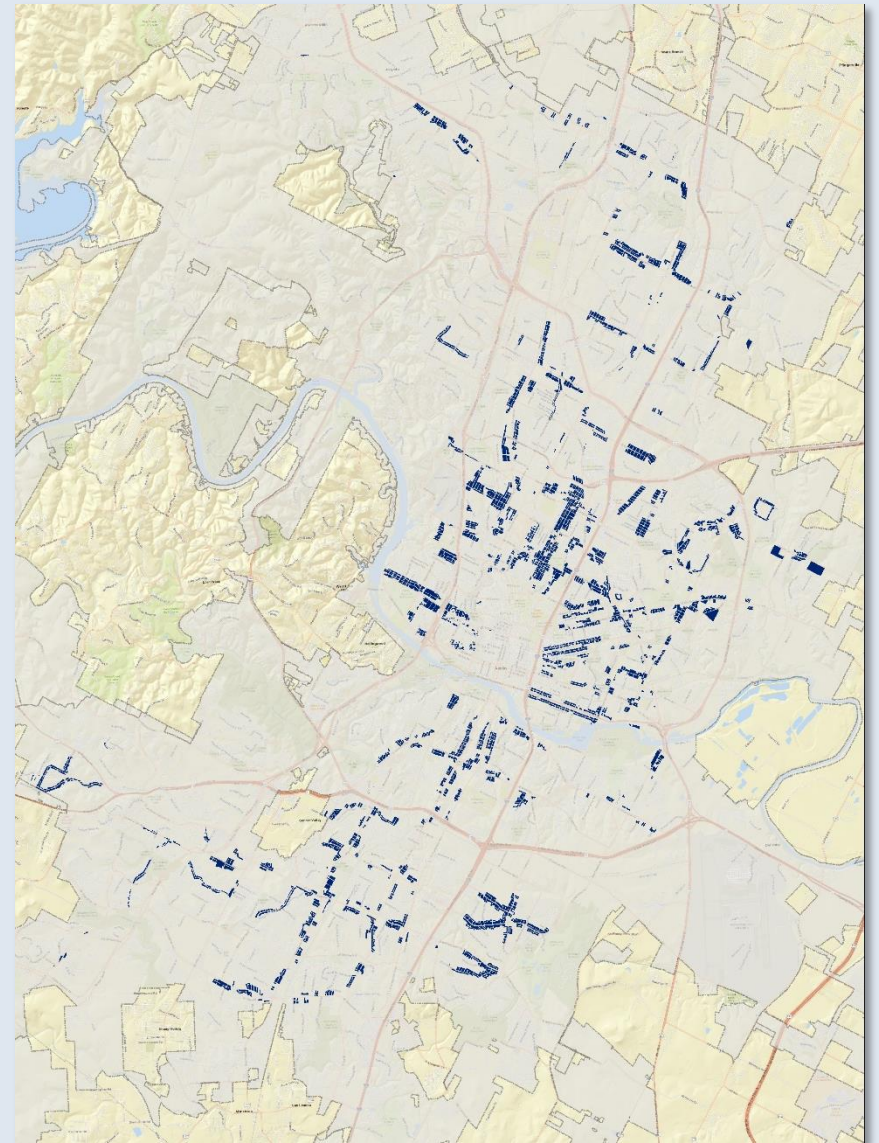
# Missing Middle Mapping



# MISSING MIDDLE MAPPING

## LDC Revision Missing Middle Zones

- R4
  - Allows 4 units
  - Up to 8 units with participation in affordable housing program
  - Up to 9 with Preservation Incentive
- RM1
  - Allows 6 units
  - Up to 10 units with participation in affordable housing program
  - Up to 11 with Preservation Incentive



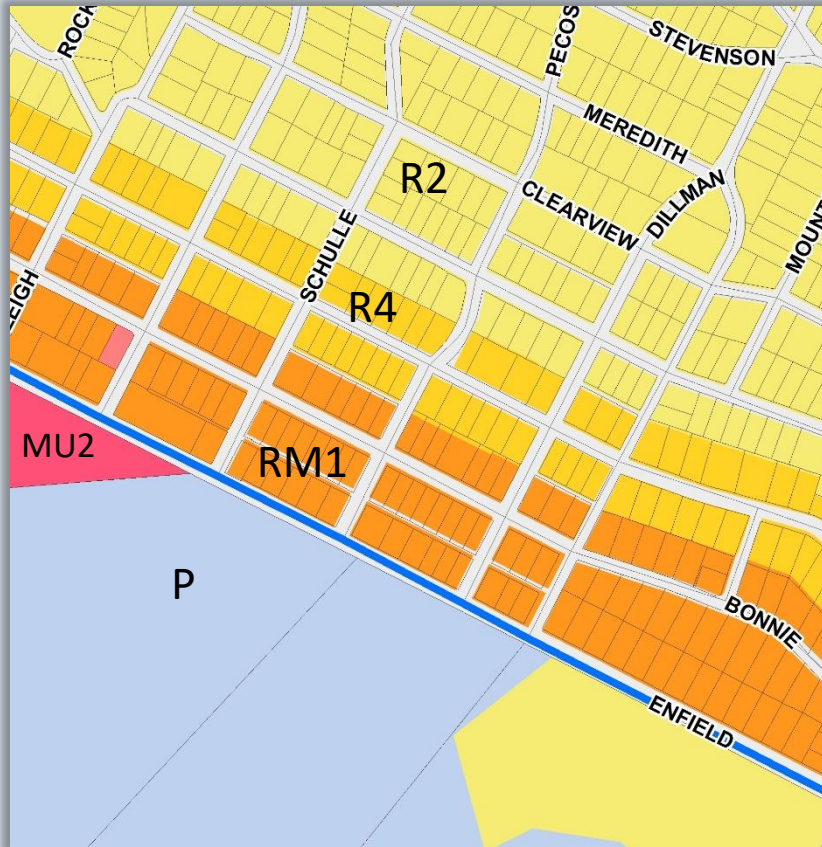




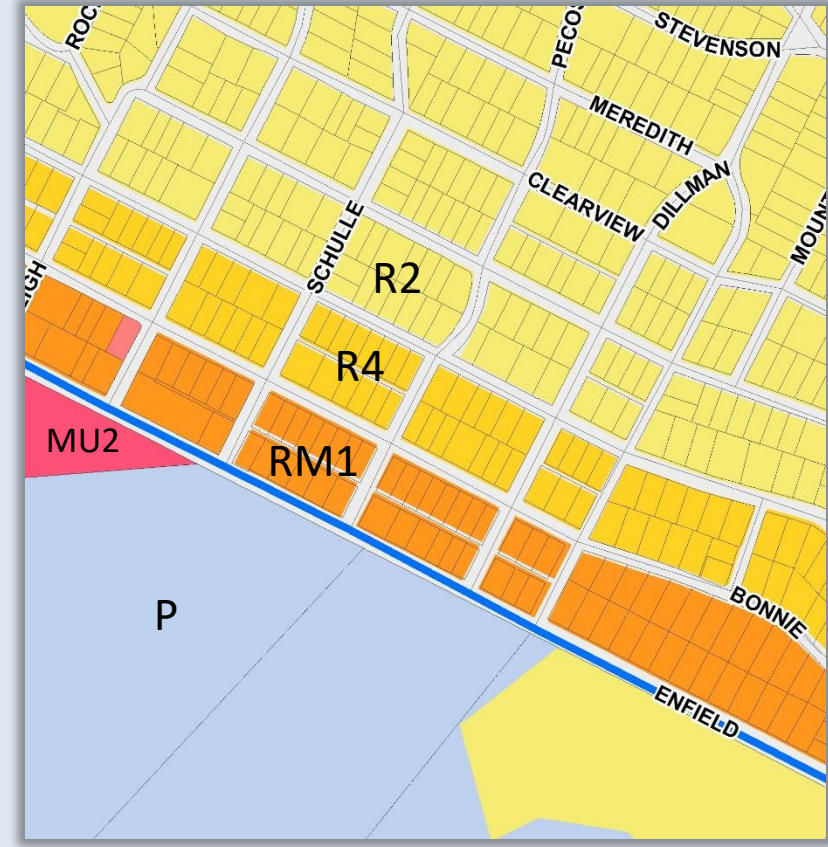
# MISSING MIDDLE MAPPING

## RESIDENTIAL CORRIDORS

Oct. 4<sup>th</sup> Draft



Supplemental Proposal



# MISSING MIDDLE MAPPING

## VULNERABLE AREAS

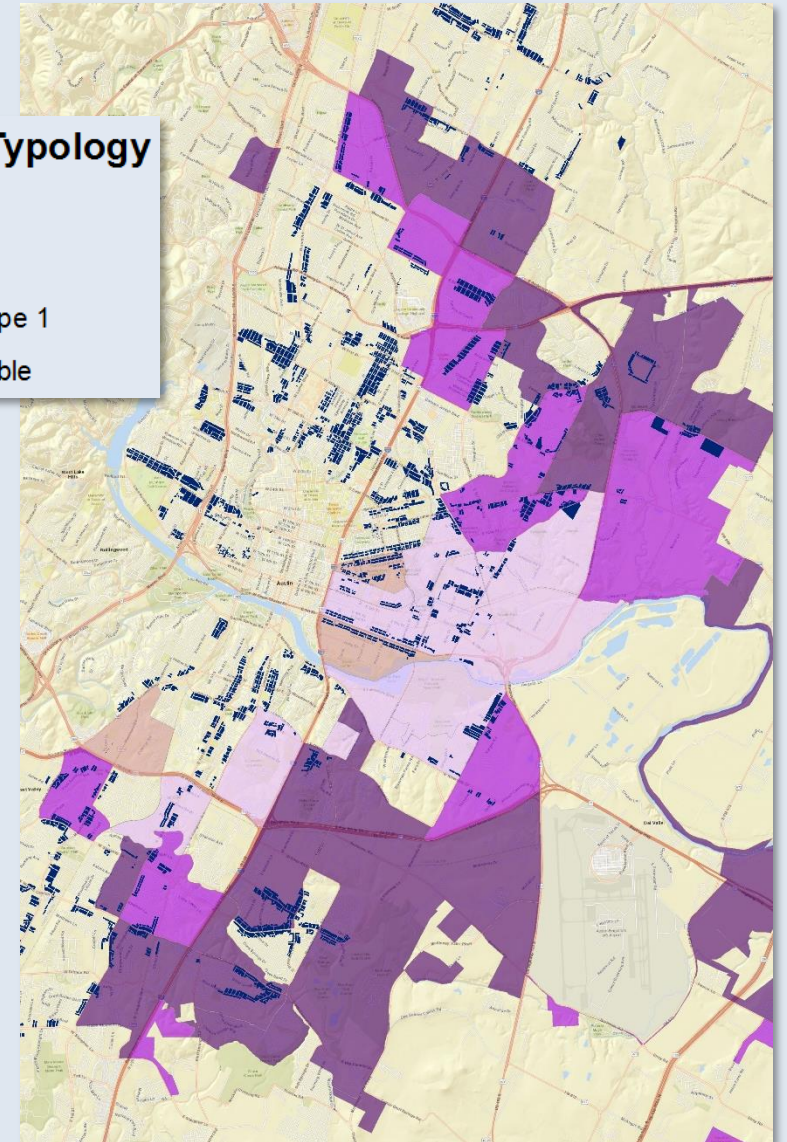
The Supplemental Staff Report #2 recommends fine-tuning the October 4<sup>th</sup> transition mapping which reduced transition in all areas defined as Vulnerable to displacement in UT's Uprooted report.

Staff proposes adjusting application of transition areas using a more fine-grained approach based on gentrification type:

- Late
- Dynamic
- Early: Type 1
- Susceptible

### Uprooted Typology

- Late
- Dynamic
- Early: Type 1
- Susceptible





# MISSING MIDDLE MAPPING

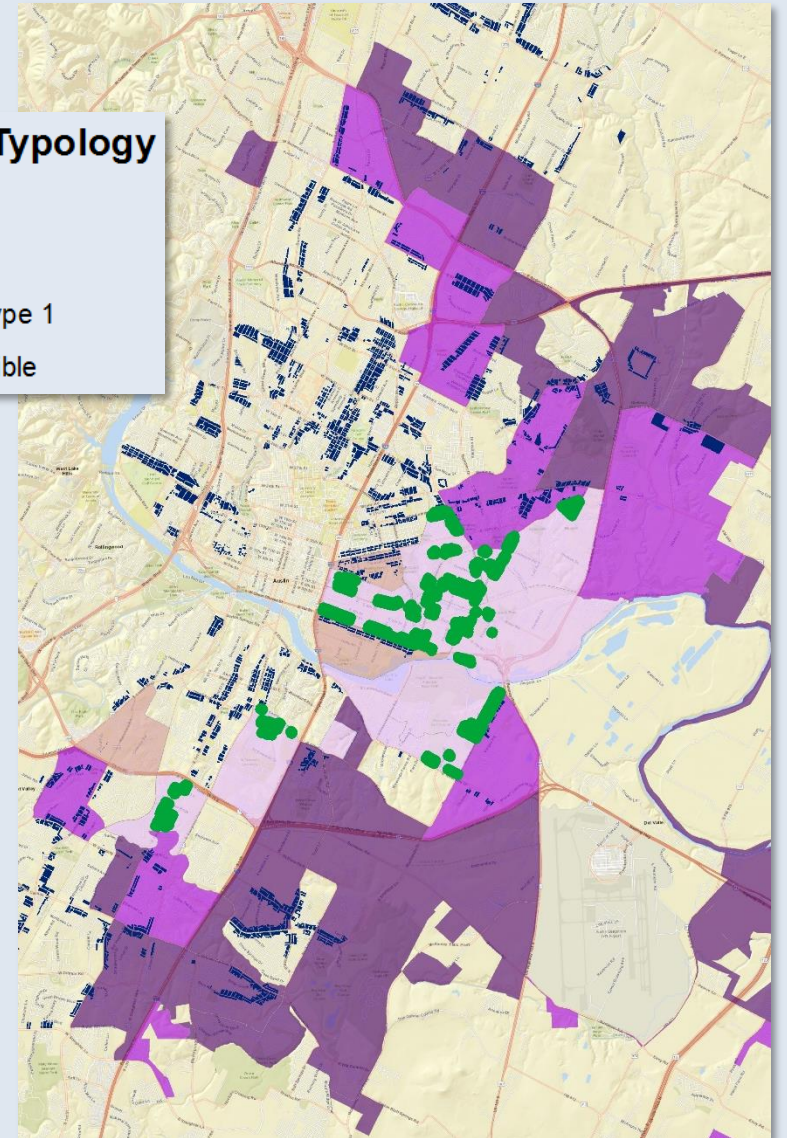
## TRANSITION AREAS

In areas identified as Dynamic, apply R3 as the transition zone (shown in green).

This provides the opportunity to allow for incremental increases in housing choices while not exacerbating displacement pressures.

### Uprooted Typology

- Late
- Dynamic
- Early: Type 1
- Susceptible



# MISSING MIDDLE MAPPING

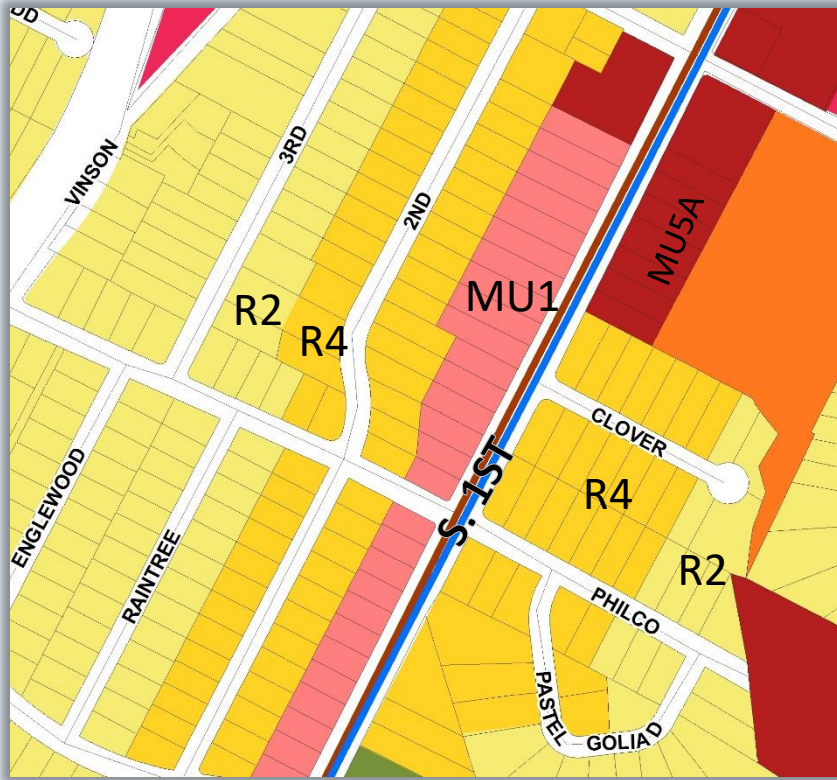
## LDC Revision Missing Middle Zones

- R3
  - Allow 3 units
  - No bonus available
  - Up to 4 with the Preservation Incentive
- R4
  - Allows 4 units
  - Up to 8 units with participation in affordable housing program
  - Up to 9 with Preservation Incentive
- RM1
  - Allows 6 units
  - Up to 10 units with participation in affordable housing program
  - Up to 11 with Preservation Incentive

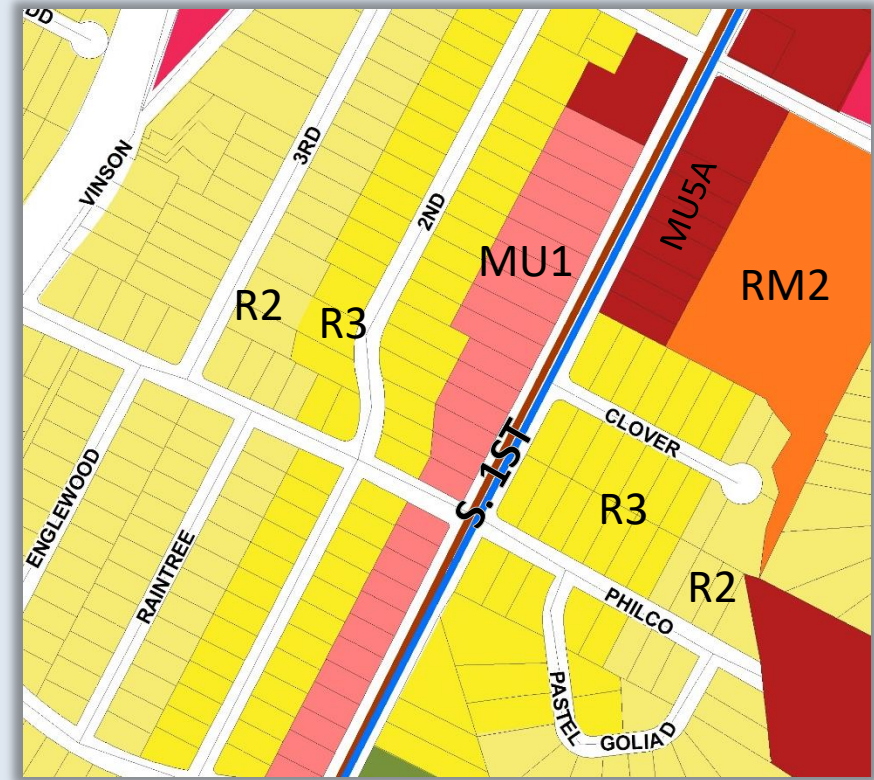
# MISSING MIDDLE MAPPING

## UPROOTED: DYNAMIC AREAS

Oct. 4<sup>th</sup> Draft



Supplemental Proposal





# MISSING MIDDLE MAPPING

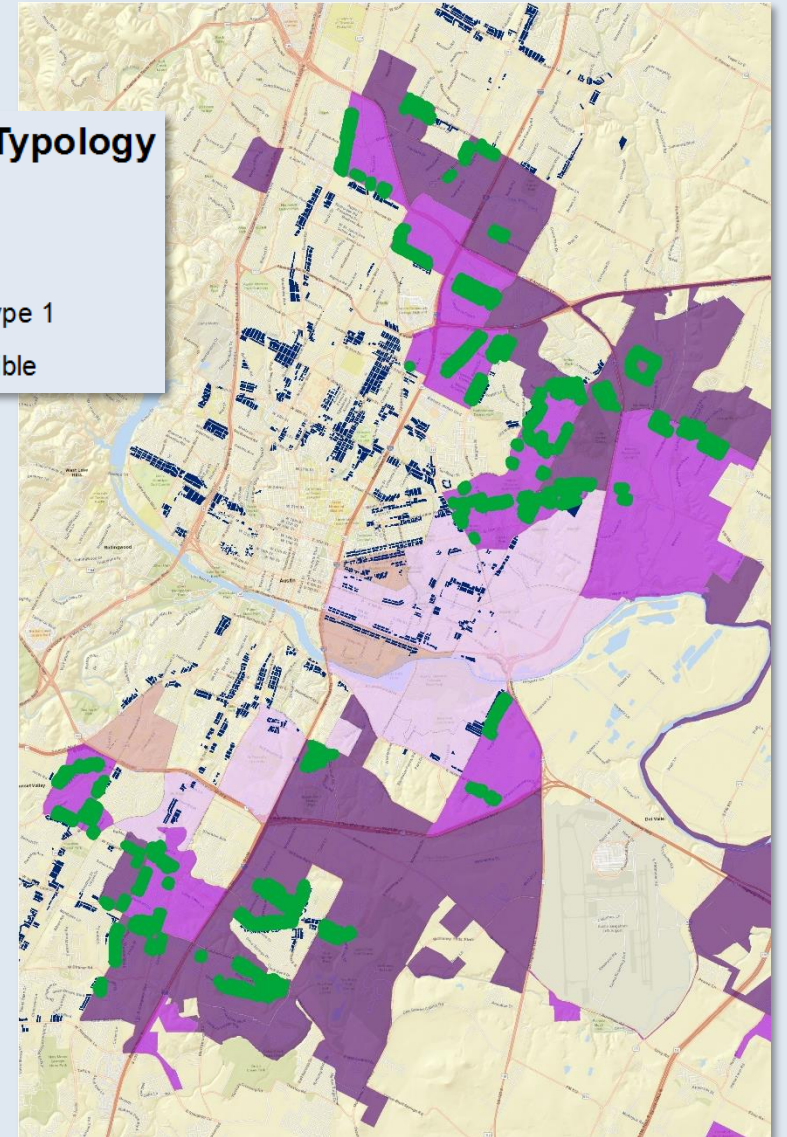
## TRANSITION AREAS

Apply comparable zoning in areas identified as being Susceptible or Early Type: 1 to not hasten displacement pressure.

Comparable zoning will be R2B or R2A, dependent on context.

### Uprooted Typology

- Late
- Dyamic
- Early: Type 1
- Susceptible

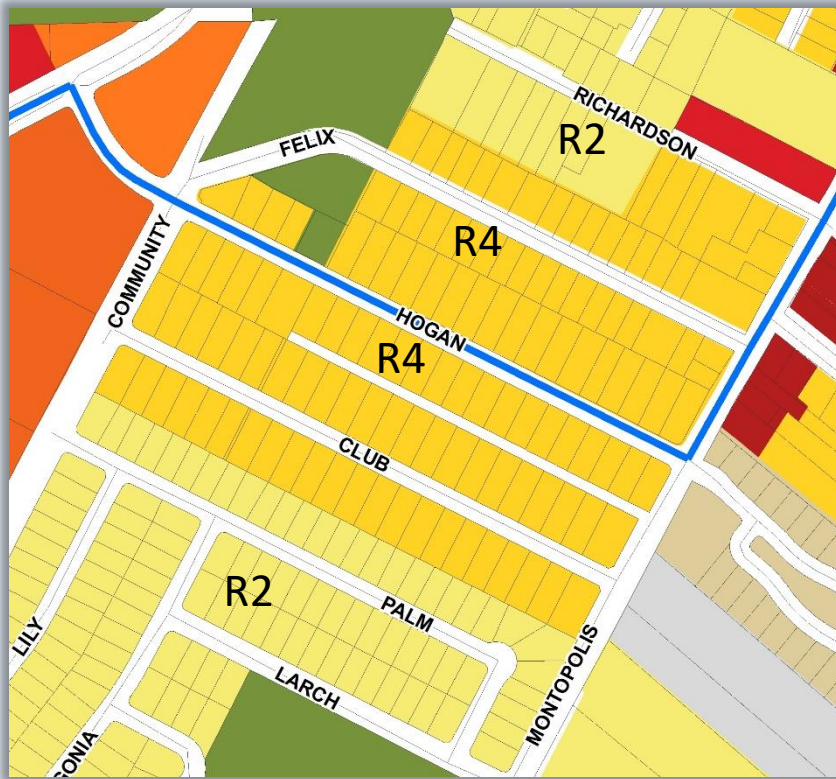




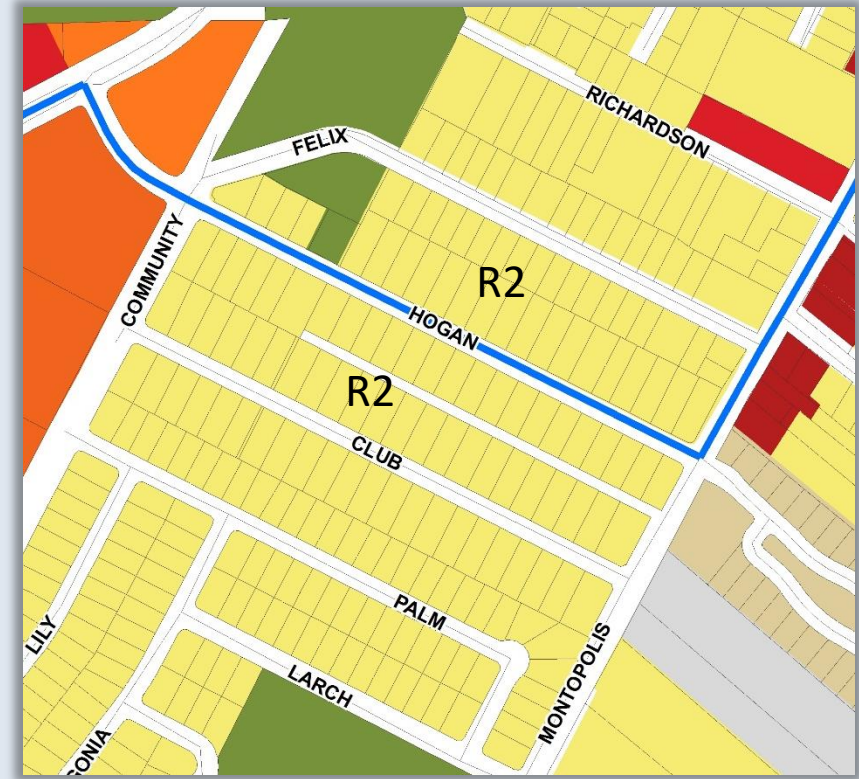
# MISSING MIDDLE MAPPING

UPROOTED: SUSCEPTIBLE AND EARLY TYPE 1

Oct. 4<sup>th</sup> Draft



Supplemental Proposal

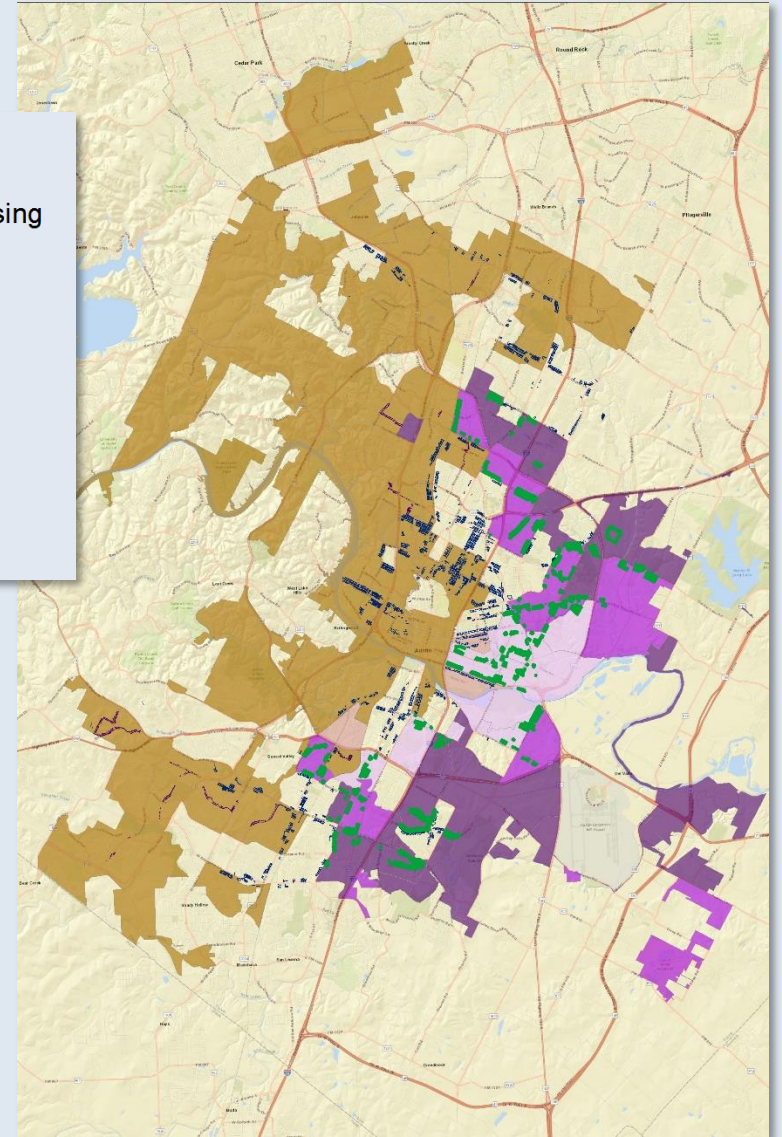
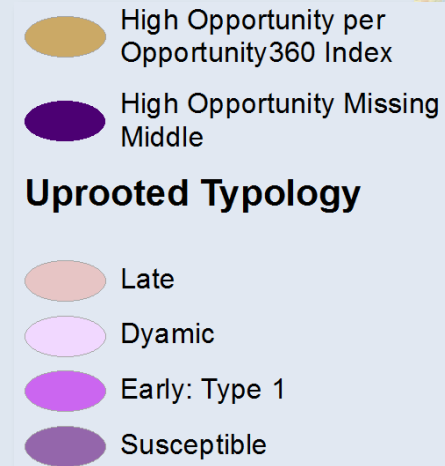


# MISSING MIDDLE MAPPING

## HIGH OPPORTUNITY AREAS

Apply more missing middle zones in High Opportunity Areas reviewing criteria that includes:

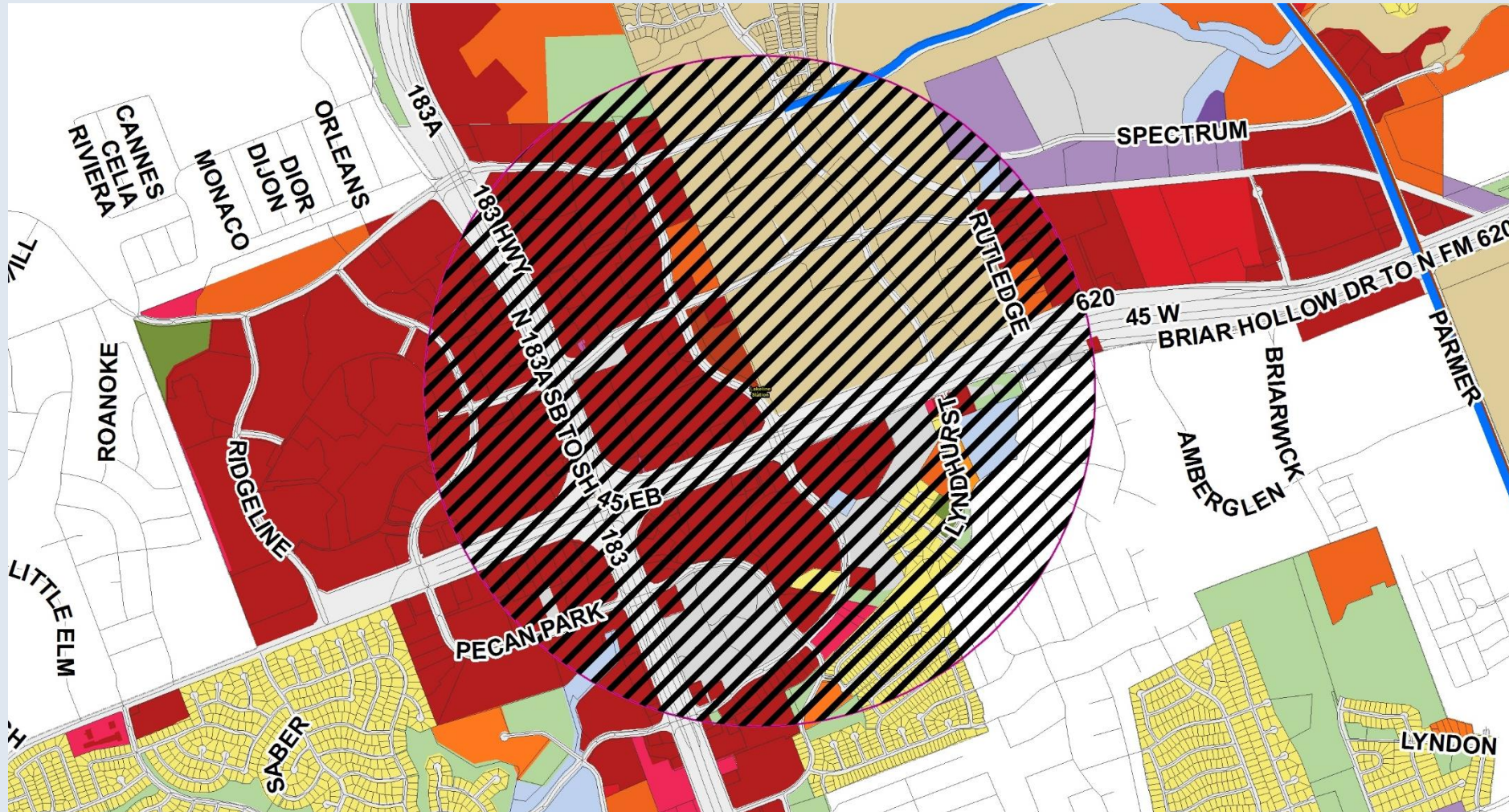
- Schools
- Parks
- Grocery Stores
- Corner Lots
- 2016 Mobility Bond Funding
- Imagine Austin Centers





# MISSING MIDDLE MAPPING

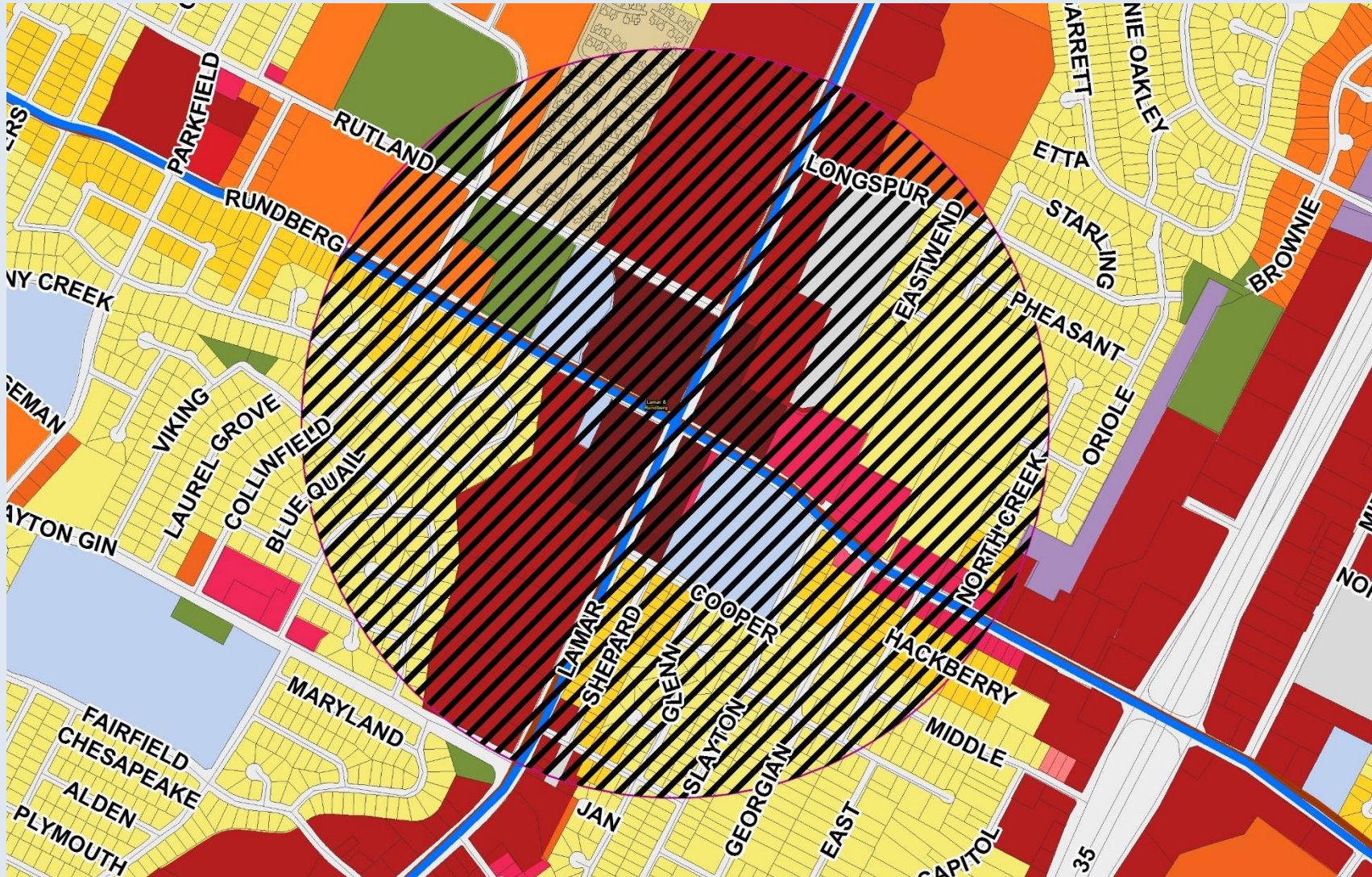
## IMAGINE AUSTIN CENTER - LAKELINE





# MISSING MIDDLE MAPPING

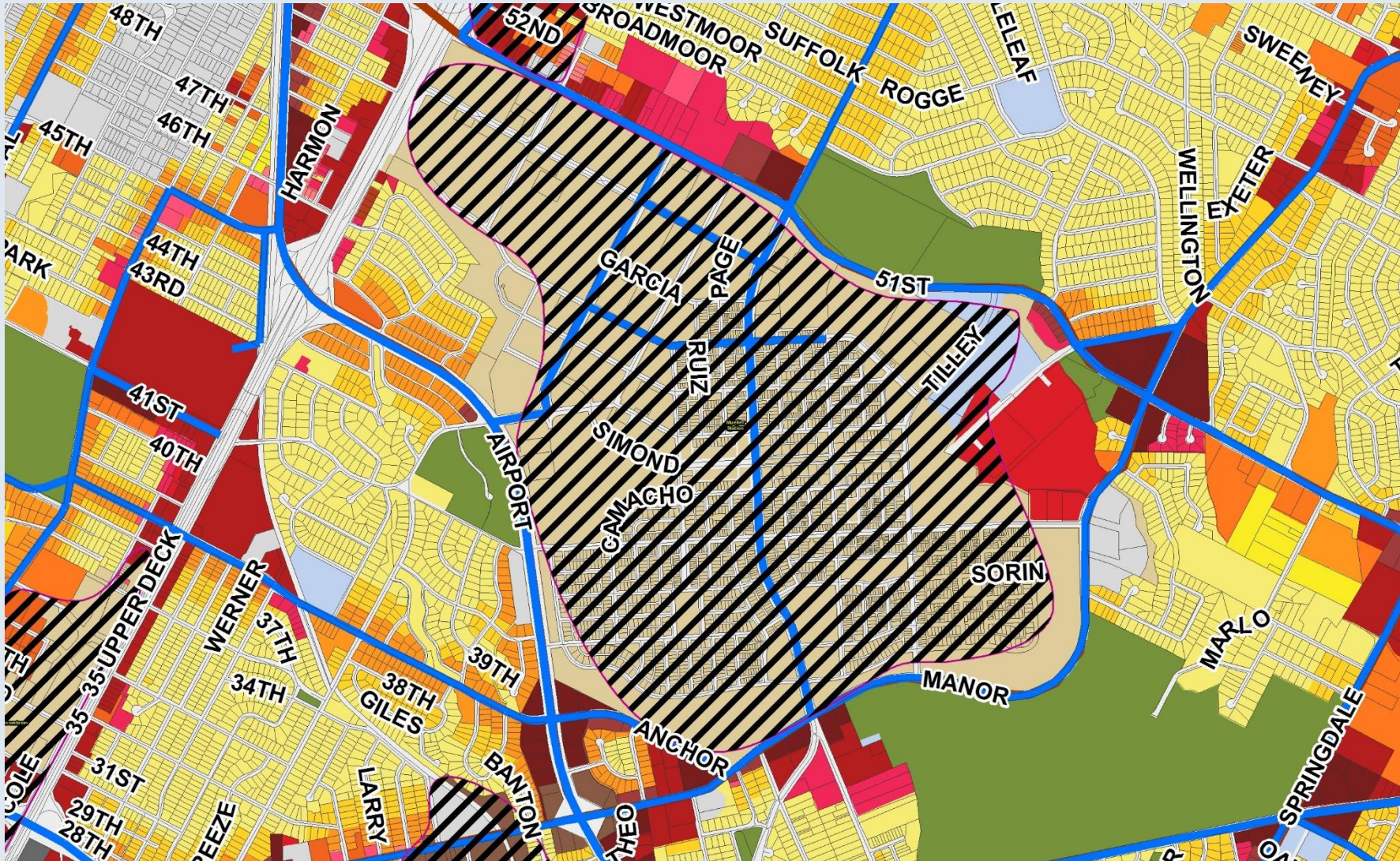
## IMAGINE AUSTIN CENTER – LAMAR & RUNDBERG





# MISSING MIDDLE MAPPING

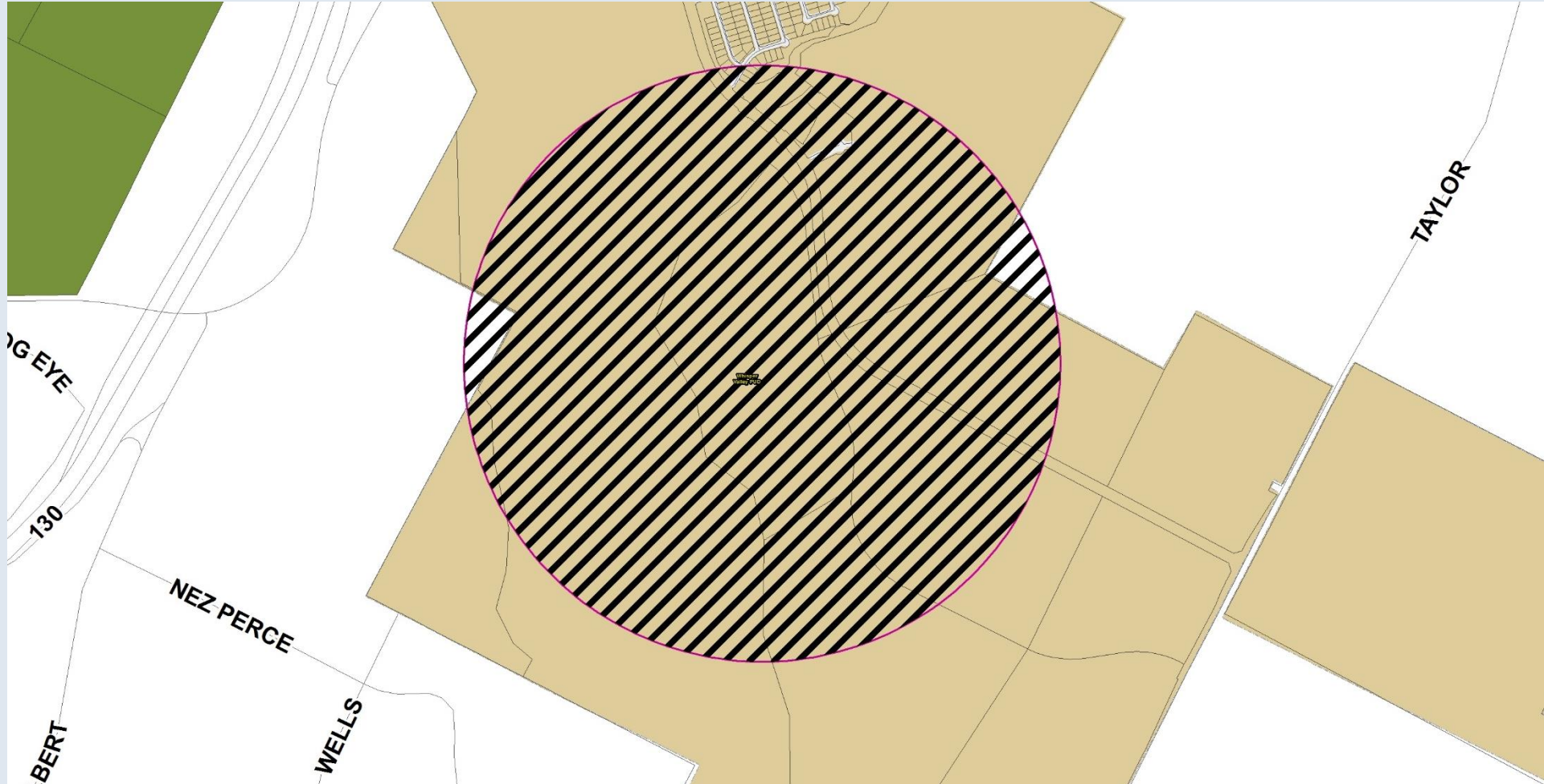
# IMAGINE AUSTIN CENTER - MUELLER





# MISSING MIDDLE MAPPING

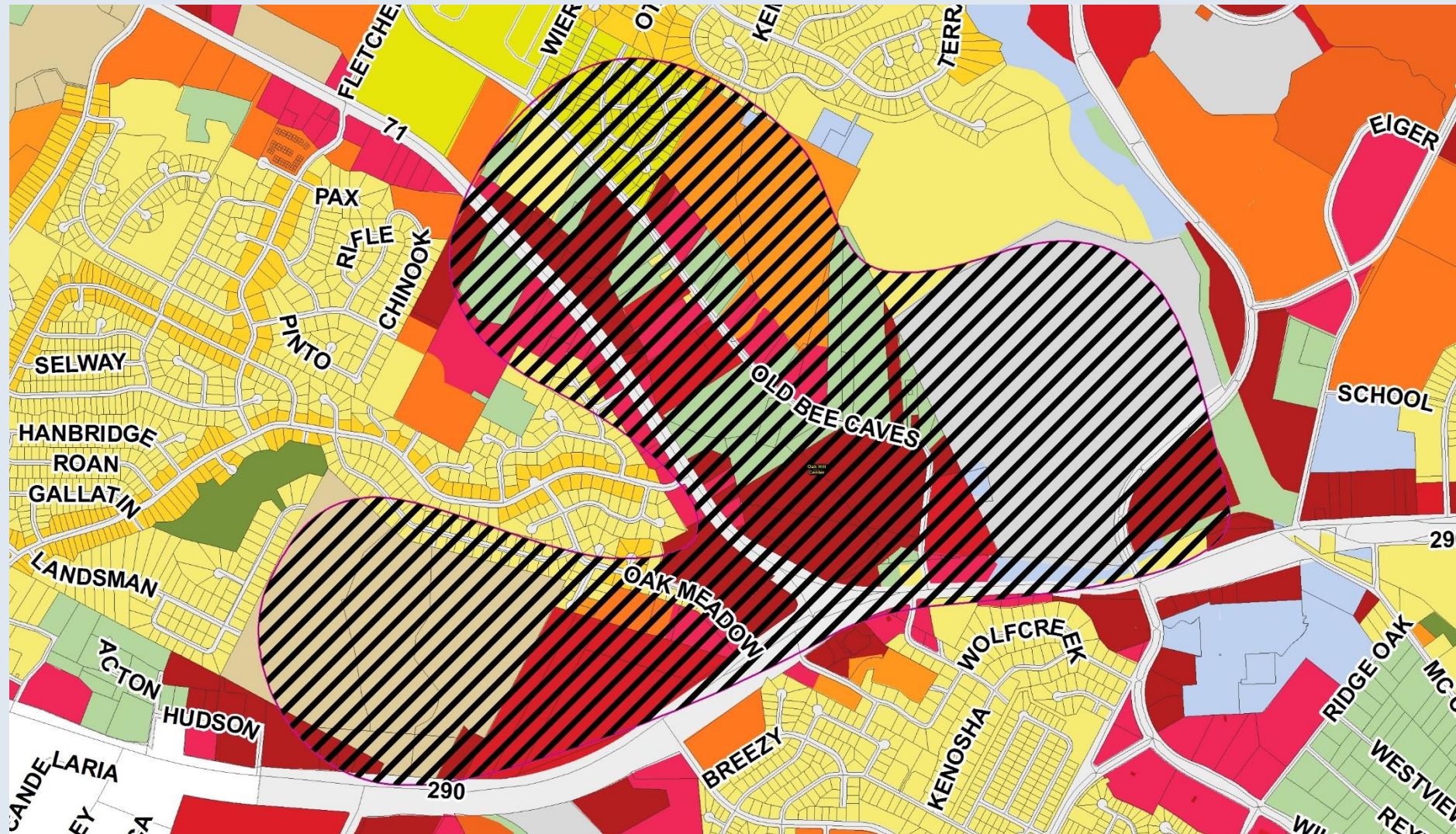
## IMAGINE AUSTIN CENTER – WHISPER VALLEY





# MISSING MIDDLE MAPPING

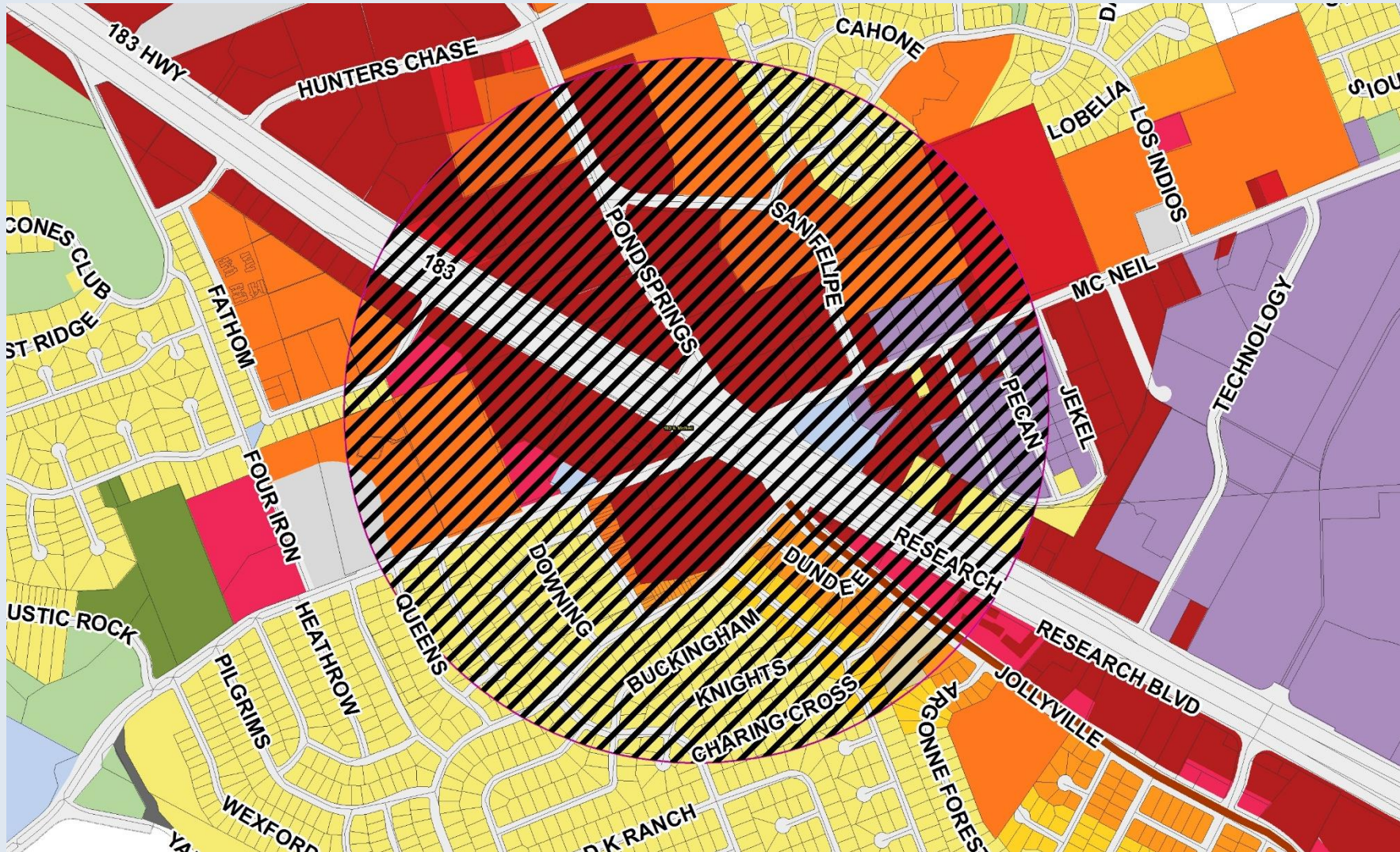
## IMAGINE AUSTIN CENTER – OAKHILL





# MISSING MIDDLE MAPPING

## IMAGINE AUSTIN CENTER – 183 & MCNEIL





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# Environmental

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# LOCAL FLOODING

- Major concern; 140+ problem areas
- Main drivers:
  - Structures too close to drainageways
  - Inadequate conveyance
- Greenfield standard will reduce flood risk in some areas
- Capital projects = most direct solution to resolve; \$100M in next 6 years

Link to WPD Master Plan



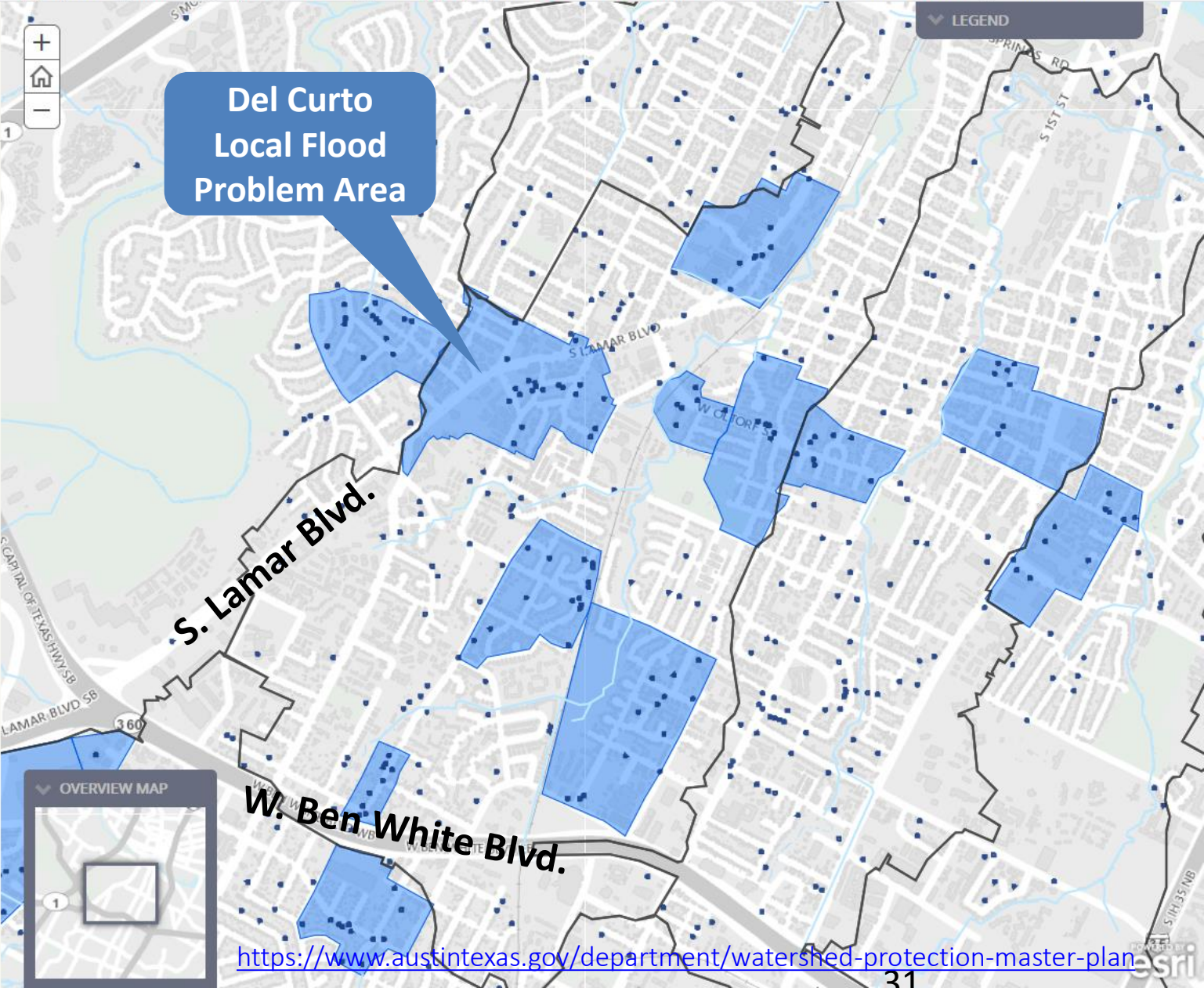
# Watershed Protection Master Plan "Problem Score" Viewer

## Local Flooding

The Local Flood Mission addresses flood risk associated with **storm drains** and **minor channels**. Local flooding occurs when rainfall events overwhelm these drainage systems. The picture below shows local flooding during a rainfall event in the Del Curto area. The Del Curto Problem Area is a highly-ranked Local Flood problem area and is displayed in the map to the right.



Localized flooding in South Austin  
Photo Credit: South Lamar Neighborhood Association Archives





# Problems and Solutions



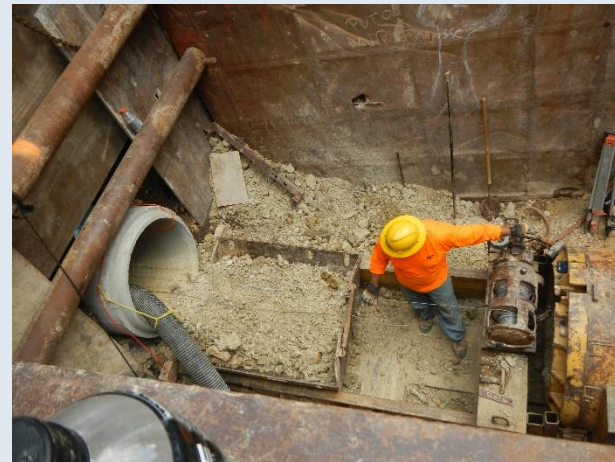
*Existing Site with No Flood Management*



*Flood Detention*



*Conveyance Upgrades*



*Regional Solutions*



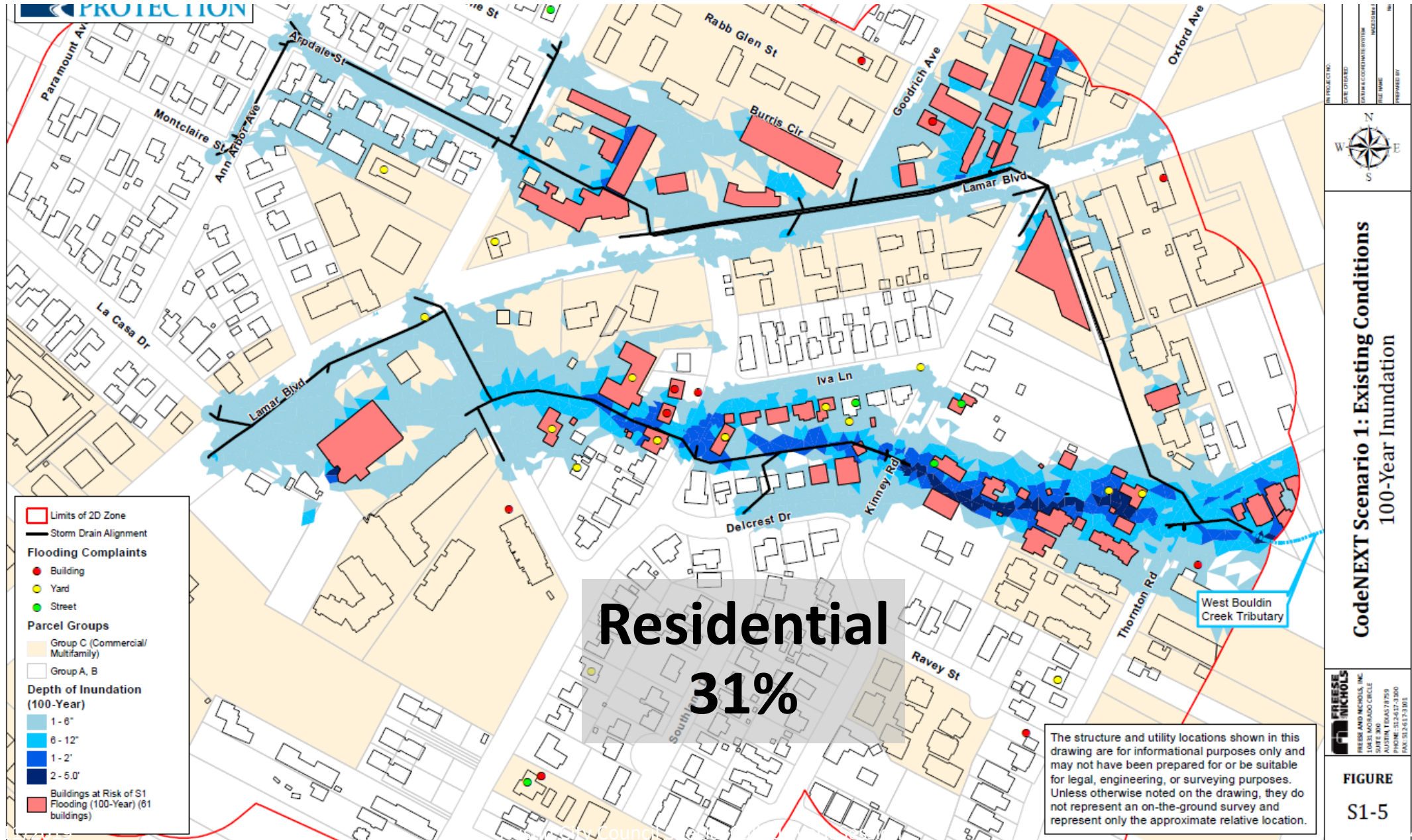
*Regional Solutions*



# DEL CURTO LOCAL FLOOD MODEL

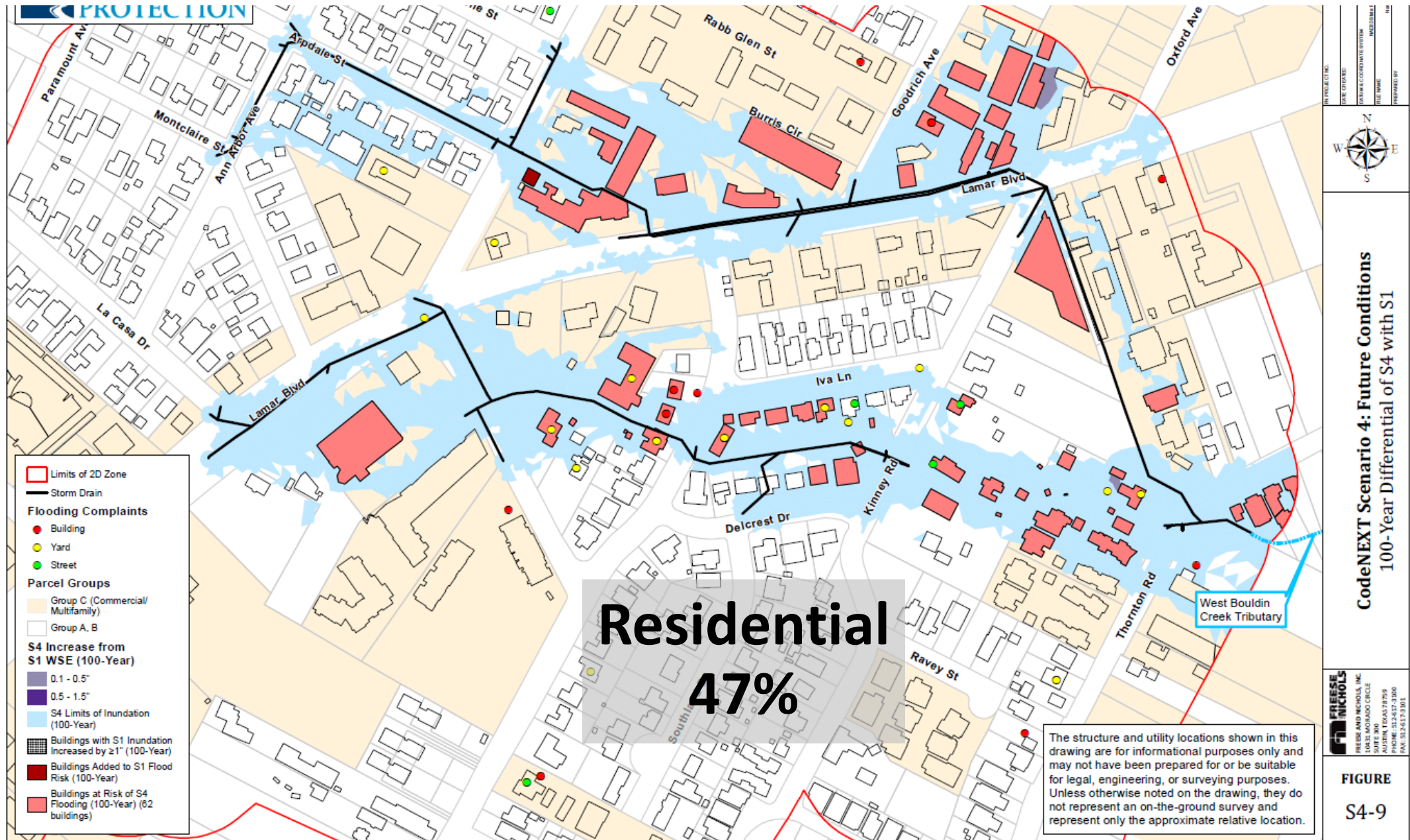
- 2-D engineering model of known local flood problem area
- Tested greenfield standard and residential infill scenarios
- Impact of maxed out single-family residential impervious cover:
  - Minor impact for small, frequent storms
  - Minimal impact for larger, infrequent storms
- More benefit from greenfield standard
- Capital improvement project will significantly reduce flood risk, but takes time to implement

# 100-Year Storm: Existing Conditions





# 100-Year Storm: Maximum Single-Family Infill

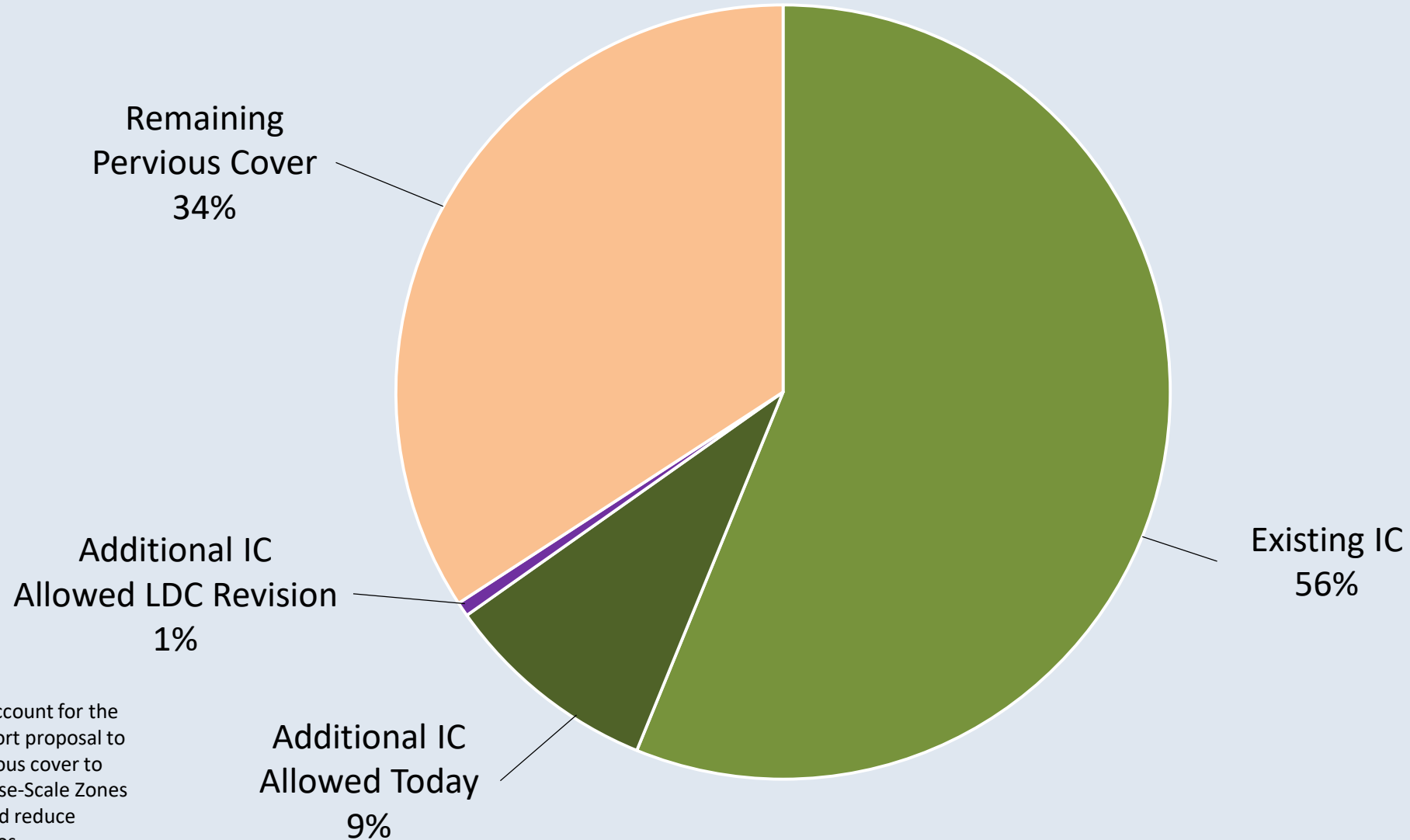


# DEL CURTO LOCAL FLOOD MODEL

Return Period	No. of Buildings with Change in Inundation Depth		Maximum Change (ft)
	Change > 0.0 ft	Change > 0.1 ft	
Impact of Maximum Single-Family Residential Buildout			
2-year	15	1	0.12
10-year	26	0	0.02
25-year	30	0	0.02
100-year	27	0	0.01
Impact of Greenfield Standard (with Max SFR Buildout)			
2-year	16	8	-0.29
10-year	28	10	-0.31
25-year	40	20	-0.39
100-year	49	31	-0.23



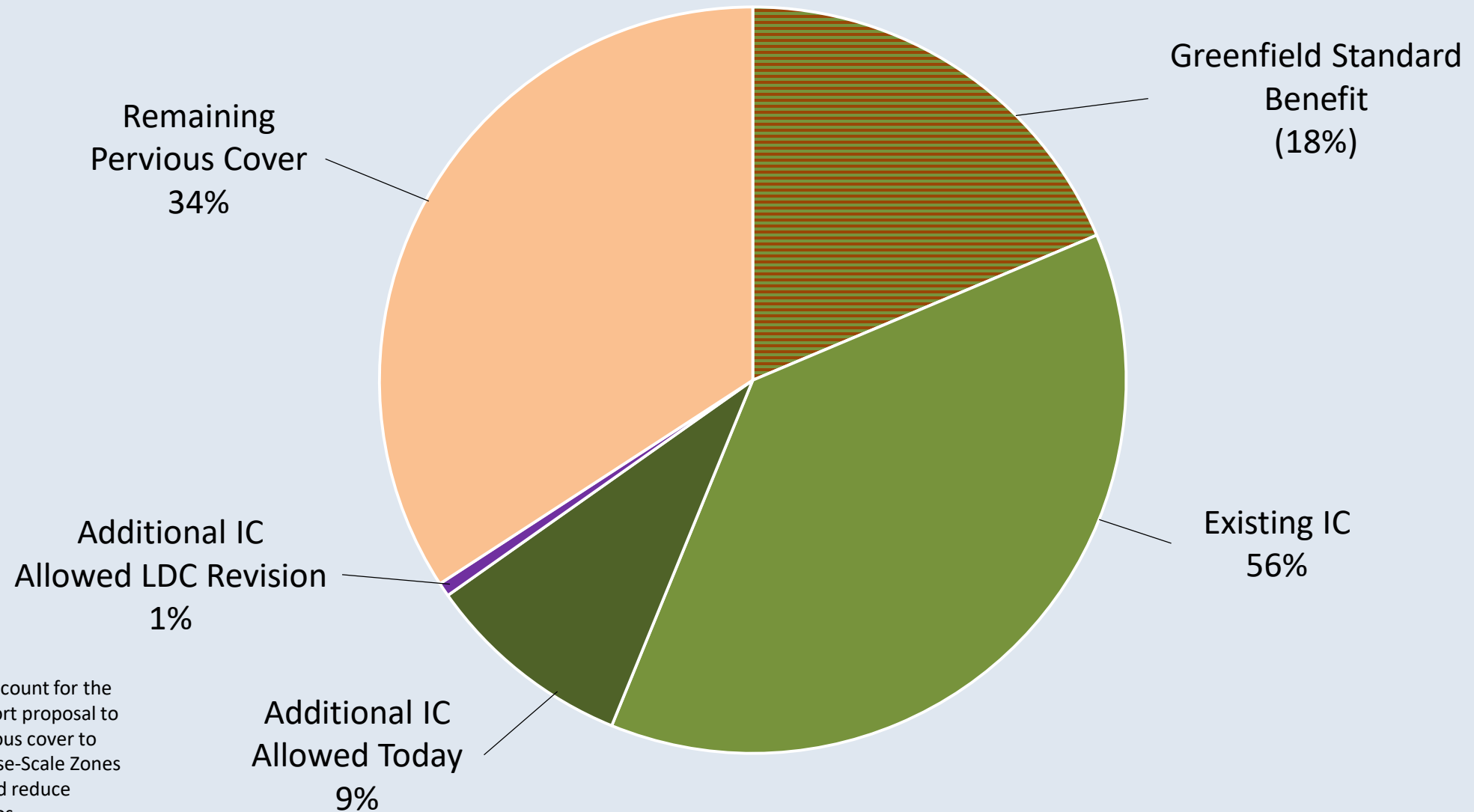
# IMPERVIOUS COVER: DEL CURTO



**Note**

This analysis does not account for the Supplemental Staff Report proposal to reduce allowed impervious cover to 40% for Residential House-Scale Zones with one unit. This would reduce buildout in both scenarios.

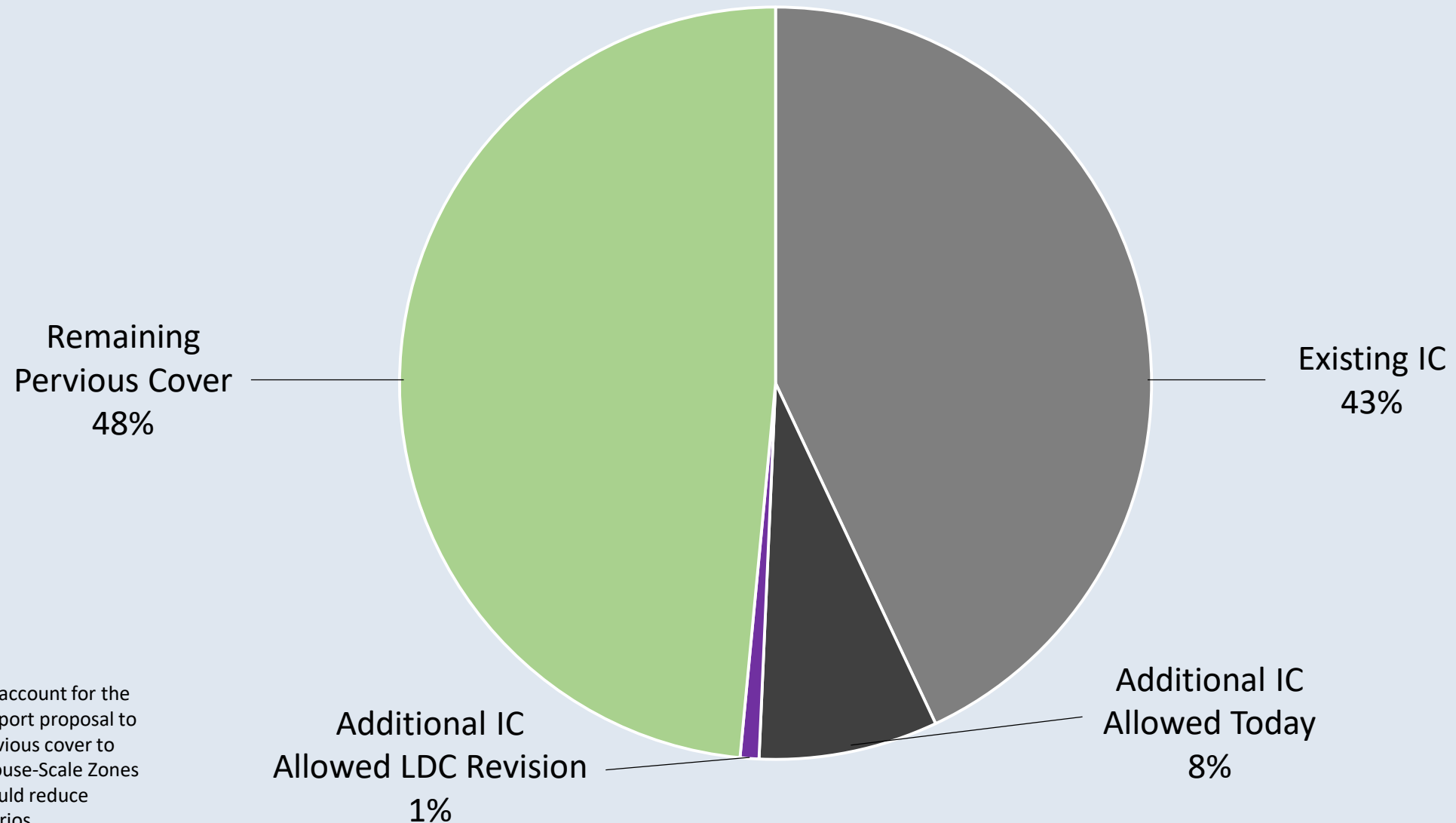
# IMPERVIOUS COVER: DEL CURTO



## Note

This analysis does not account for the Supplemental Staff Report proposal to reduce allowed impervious cover to 40% for Residential House-Scale Zones with one unit. This would reduce buildout in both scenarios.

# IMPERVIOUS COVER: ALL LOCAL FLOOD AREAS



**Note**

This analysis does not account for the Supplemental Staff Report proposal to reduce allowed impervious cover to 40% for Residential House-Scale Zones with one unit. This would reduce buildout in both scenarios.

# NEXT STEPS

- **Supplemental Staff Report Recommendation**

- LCF-1 Potential Map Changes***

- Pending outcome of ongoing analysis of impervious cover [IC] changes within local flood problem areas, consider reducing the application of missing middle zones to mitigate the risk of drainage problems.*

- **Considerations**

- Change from existing conditions to current maximum allowable IC
  - Change from current maximum allowable to proposed maximum allowable IC
  - Conditions unique to each problem area
  - Capacity of receiving infrastructure
  - Greenfield standard impact
  - CIP solutions

# ENVIRONMENTAL STAKEHOLDERS FEEDBACK

## Feedback received from the following stakeholders

- Save Barton Creek Association
- Save Our Springs Alliance
- Clean Water Action
- Environment Texas
- Sierra Club, Austin Group
- Go! Austin/iVamos! Austin (GAVA)

# ENVIRONMENTAL STAKEHOLDERS FEEDBACK

## Strong support for the following elements:

- Greenfield standard for redevelopment
- Green stormwater infrastructure for site plans, subdivisions, and roads
- Parking medians graded to receive stormwater
- Steep slope standards for Urban watersheds
- Soil protection and decompaction
- Water quality treatment trigger of 5,000 square feet of impervious cover
- Functional Green requirements
- Water Forward requirements
- New enforcement mechanisms for illegal removal of Heritage Trees

# ENVIRONMENTAL STAKEHOLDERS FEEDBACK

Staff Position	Recommendation from Environmental Stakeholders
Agree	<ul style="list-style-type: none"><li>• Maintain parkland dedication requirements (#6)</li><li>• Base the parkland fee on the number of units approved (#7)</li><li>• No amendments to the SOS Ordinance (#12)</li></ul>
Partially agree, but would defer to a future process	<ul style="list-style-type: none"><li>• Watershed-level planning for water quality and drainage facilities (#4)</li><li>• Remove commercial irrigation requirements (#5)</li><li>• Apply Functional Green to additional properties (#9)</li><li>• Restore a water retention requirement (#10)</li><li>• Require smaller developments to use reclaimed and alternative water (#13)</li></ul>



# ENVIRONMENTAL STAKEHOLDERS FEEDBACK

Staff Position	Recommendation from Environmental Stakeholders
Do not oppose, but would need further direction	<ul style="list-style-type: none"><li>• Enact a conservation subdivision code (#14)</li></ul>
Oppose	<ul style="list-style-type: none"><li>• Remove impervious cover exemption from redevelopment exceptions (#1)</li><li>• Include lot-to-lot drainage in the inspection process (#2)</li><li>• Calculate expected maximum impervious cover (#3)</li><li>• Incorporate watershed issues into zoning suitability analysis (#4)</li><li>• Remove administrative variance for Heritage Tree removal on transit corridors (#8)</li><li>• Apply the F25 zone to properties with negotiated development entitlements (#11)</li></ul>

# AUSTIN AIA AND DAA FEEDBACK

**Recommendation: Exempt downtown properties from onsite detention**

**Staff position: Oppose**

- Downtown is a unique environment with high levels of undersized infrastructure and significant utility conflicts.
- Staff recommends a site-specific analysis to consider the capacity of receiving infrastructure.
- Commercial sites of one-half acre or less automatically eligible to participate in RSMP if meet certain requirements. Participation includes offsite improvements and/or payment towards improvements within the watershed.
- Staff proposal balances direction to provide alternative compliance to allow for higher unit yields while ensuring that development does not cause flooding impacts.



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# Administrative Process

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# ADMINISTRATION AND PROCESS

- The LDC Revision includes many general process improvements, including:
  - Greater flexibility to schedule public hearings
  - [Table describing key LDC Departments](#)
  - Codifies basic rules of interpretation
  - Clarifies what constitutes a violation of the code, including conditions to approvals
  - Clarifies full vs. limited purpose jurisdictions



# ADMINISTRATION AND PROCESS (cont'd)

- Consolidated “shot-clock” provisions that help to minimize potential for automatic approvals
- Clearer description of notification requirements and improvements to terminology—i.e., “interested party” vs. “registered party.”
- Clarifies process for initiating text amendments.

# ADMINISTRATION AND PROCESS (cont'd)

- Provisions for administrative flexibility in development review, similar to Draft 3:
  - Amnesty certificates of occupancy
  - Minor adjustments
  - Administrative modifications
  - Minor Use Permits
- Improvements to requirements for non-conforming uses, structures, and lots.



# ADMINISTRATION AND PROCESS (cont'd)

- Site plan review procedures improved and clarified to:
  - Increase emphasis on “scaleability” of application requirements
  - De-emphasize concept of “site plan exemption” in favor of more clearly defining requirements applicable to development
- Tailored requirements for residential development projects, including missing middle housing

# ADMINISTRATION AND PROCESS (cont'd)

- Improvements to administrative enforcement provisions, including stop work orders and permit revocation/suspension requirements.
- Rules for administrative appeals more clearly defined, including appeals not addressed in current Title 25.
- Reduced reliance on site-specific conditions at zoning:
  - Per Draft 3, authorization for COs not carried forward
  - Transportation requirements tailored to zoning-level analysis



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# QUESTIONS

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