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2
3 **ORDINANCE NO.**
4

5 **AN ORDINANCE AMENDING THE IMAGINE AUSTIN COMPREHENSIVE**
6 **PLAN.**
7

8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** Council amends Chapter 4, “Shaping Austin; Building the Complete
11 Community” of the Imagine Austin Comprehensive plan to read as follows:

12 (A) ***Map Amendments:***

13 Add new “Figure 4.4.1 Transition Area Land Use Designation,” attached as
14 Appendix A-1, following “Figure 4.4 Roadway Networks”.
15

16 (B) ***Text Amendments:*** Amend pages 96-98 to:

- 17 (1) Add the following new language , immediately above the heading
18 “The Growth Concept Map”, at the bottom of page 96.

19 In response to Council direction provided on May 2, 2019, the city
20 developed proposed “transition areas” along corridors and transit
21 priority networks. Consistent with the goal of increasing the supply of
22 housing accessible to transit and expanding the range of available
23 housing choices to include more “missing middle” options, the
24 transition areas are intended to facilitate house-scale multi-unit
25 residential development that is compatible with existing single-family
26 uses. The Transition Area Land Use Designation (Figure 4.5) depicts
27 the location of the transition areas. In a broad sense, the designation of
28 transition areas is a culmination of an extensive public process that
29 began in 2013 and continued through adoption of the City’s new Land
30 Development Code in 2020. In their specific configurations, however,
31 the transition area designations are the result of land use planning
32 conducted in 2019 and a public process that included numerous public
33 meetings, town halls, design sessions, and open houses, as well as
34 formal public hearings before the Planning Commission and City
35 Council.
36

- 1 (2) Add the following new language to the bulleted list titled “The
2 Growth Concept Map,” immediately below the existing language
3 “Provides convenient access to jobs and employment centers”:
- 4 • Expands available housing choices to include more house-scale
5 multi-unit residential options that are available to a broader range
6 of income levels than single-family uses.
- 7 (3) Add the following new language below the section entitled “Figure
8 4.4 Roadway Networks” on page 98:
- 9 (a) Figure 4.4.1 Transition Area Land Use Designation. The
10 “transition area” land use designation shown in Figure 4.4.1
11 serves two purposes. First, by identifying areas appropriate for
12 “house-scale” multi-unit residential development, it seeks to
13 moderately increase residential density in areas along corridors
14 that are accessible to transit and multi-modal transportation
15 options. Second, it seeks to provide a greater range of multi-
16 unit housing choices that are accessible to a broader range of
17 income levels than traditional single-family homes, while
18 ensuring that the new residential units are compatible in scale
19 with existing patterns single-family development. The
20 transition areas designated in Figure 4.4.1 further Imagine
21 Austin’s related land use and transportation goals, in a manner
22 consistent with the character and context of established single-
23 family neighborhoods. Transition areas are anchored to
24 corridors that are well-suited to “house-scale” multi-unit
25 residential development, sometimes called “missing middle”
26 housing. New development within transition areas should
27 consist predominantly of multi-unit projects that include three
28 to ten residential units consistent in character with existing
29 single-family uses. As the name implies, transition areas are a
30 bridge between existing single-family neighborhoods and areas
31 directly fronting corridors where development is typically
32 characterized by greater residential densities and a broader
33 range of uses. While encompassing only two percent of the
34 city’s total land area, the close proximity of transition areas to
35 corridors ensures that they will increase the viability of transit
36 options by providing a larger and more concentrated rider base.
37 Additionally, because homes that share walls or land with
38 other residential units are generally less expensive than
39 traditional single-family structures, transition areas will foster

1 diverse housing options available to a broader range of income
2 levels. To the extent that development within transition areas
3 can economically support affordable housing, higher densities
4 should be available only through voluntary participation in a
5 density bonus program. The number of units allowed “by
6 right,” versus only through a density bonus, should be
7 carefully calibrated to maximize increases in the supply of
8 affordable housing consistent with goals established by the
9 Austin Strategic Housing Blueprint. The transition areas
10 designated in Figure 4.4.1 supplement and supersede future
11 land use maps specific to particular areas. However,
12 application of transition area zones outside areas designated in
13 Figure 4.4.1 must be consistent with any applicable small-area
14 plan and future land use map. Likewise, other than zones
15 allowing house-scale and multi-unit residential, the zones
16 applied within the transition area must also be consistent with
17 any applicable small-area plan and future land use map. As
18 required for all elements of Imagine Austin, transition areas
19 designated by the Growth Concept Map should be evaluated
20 every five years to assess the degree to which transition areas
21 are furthering the objectives described above and to consider
22 potential changes to the existing designations. In the interim,
23 procedures required to amend any applicable small-area plan
24 must be followed to extend or re-designate the existing
25 transition areas shown in Figure 4.4.1.

PART 2. This ordinance take effect on _____, 2020.

PASSED AND APPROVED

_____, 2020 §
 §
 §

 Steve Adler
 Mayor

APPROVED: _____
 Anne L. Morgan
 City Attorney

ATTEST: _____
 Jannette S. Goodall
 City Clerk

EXHIBIT A

FIGURE 4.4.1 TRANSITION AREA LAND USE DESIGNATION