

**Imagine Austin Comprehensive Plan Amendments:
Growth Concept Map and Downtown Austin Plan**

AMENDMENT REVIEW SHEET

Amendments:

1. Amend Imagine Austin Growth Concept Map to reflect application of missing middle and transition area mapping (*no action required from PC*).
2. Amend text of Imagine Austin to clarify that residential uses are part of commercial and office future land use map designations.
3. Amend text and maps of the Downtown Austin Plan to reflect changes made by Austin City Council through two readings of the land development code revision.

Background:

The City Council voted on May 2, 2019 to establish several goals and priorities for the Land Development Code Revision, including:

- Increased housing capacity
- Expanded options for missing middle housing
- Relaxed compatibility standards
- Relaxed parking standards

The comprehensive plan amendments discussed below support these priorities:

Description and Proposed Language:

- 1. Amend Imagine Austin Growth Concept Map to reflect application of missing middle and transition area mapping (*no action required from PC*).**

On February 13, 2020, the City Council approved on 2nd reading an amendment to the Imagine Austin Comprehensive Plan delineating areas appropriate for increased “missing middle” housing options. The plan text and accompanying map, entitled “Missing Middle and Transition Area Land Use Designations,” included revisions to the initial draft previously recommended by Planning Commission concurrent with its November 12, 2019 action on the Land Development Code Revision.

The revised text and map reflect direction from Council, as well as Planning Commission, to establish revised criteria for applying missing middle zones in “high opportunity areas” as determined under the Opportunity360 index. The map has been attached here for PC’s consideration, but no action from PC is needed.

- 2. Amend text of Imagine Austin to clarify that residential uses are part of commercial and office future land use map designations.**

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To provide for greater inclusion of residential uses in commercial and office land use designations, the following amendment is proposed to page 107 of the Imagine Austin Comprehensive Plan, in the section entitled “Growth Concept Map Series”:

“While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. The type of infill housing will vary with site locations, small-area plans, and development regulations, and include single family houses, duplexes, secondary apartments, townhouses, row houses, and smaller-scaled apartments. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. Residential uses are appropriate for commercial and office land use designations because they facilitate multi-unit residential infill, increase walkability, expand housing options city-wide, and increase housing capacity. The incorporation of residential uses into commercial and office designations supplements and supersedes exclusively commercial or office land use designations in future land use maps specific to particular areas.”

The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. Not all land within the city limits will be developed. Some may remain or enter into agricultural production; continue as single-family houses, duplexes, and apartments; or become part of the planned open space network. The Growth Concept Map not only guides where Austin may accommodate new residents and jobs but also reflects the community intent to direct growth away from environmentally sensitive areas including, but not limited to, the recharge and contributing zones of the Barton Springs segment of the Edwards Aquifer, and to protect the character of neighborhoods by directing growth to areas identified by small area plans. This intent can be found in the building block policies...”

See attached exhibit.

- 3. Amend text and maps of the Downtown Austin Plan to reflect changes made by Austin City Council through two readings of the land development code revision.**

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Changes to the following revised maps are proposed based on previous Council and Planning Commission actions. The changes would expand options for use of the affordable housing density bonus program within rapidly developing areas of downtown Austin, consistent with goals and policies of the Imagine Austin Comprehensive Plan and Council direction on the Land Development Code Revision.

- a. The “Proposed Density Bonus Program Map” on page 104 of the Downtown Austin Plan
- b. The “Pedestrian Activity and Mixed-Use Streets for the Core/Waterfront District Map” on page 81 of the Downtown Austin Plan

See attached exhibits.

Staff Recommendation: Staff recommends the proposed text and mapping amendments, as described in items (2) and (3), above.

Board and Commission Actions:

November 12, 2019: Recommended by Planning Commission (Amendment #1).

Council Action

December 11, 2019: Adopted by City Council on first reading (Amendment #1).

February 13, 2020: Adopted by City Council on second reading (Amendment #1).

Ordinance Number: NA

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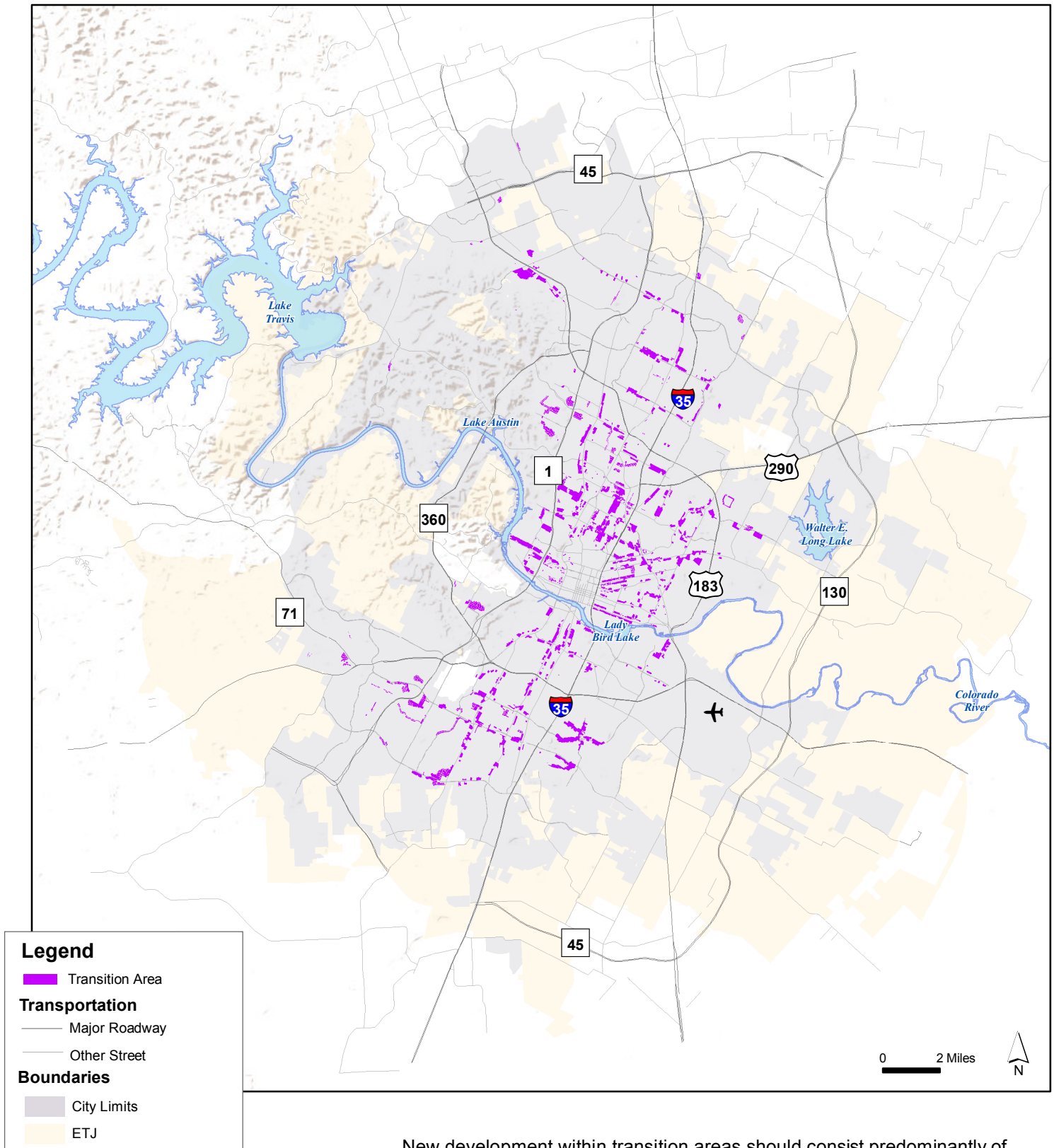
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Figure 4.5.1 Missing Middle and Transition Area Land Use Designation



New development within transition areas should consist predominantly of multi-unit projects that include three to ten residential units consistent in character and scale with existing single-family uses.

AMENDMENT #2

 Job Centers

Job centers accommodate those businesses not well-suited for residential or environmentally-sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International Airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the Growth Concept Map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

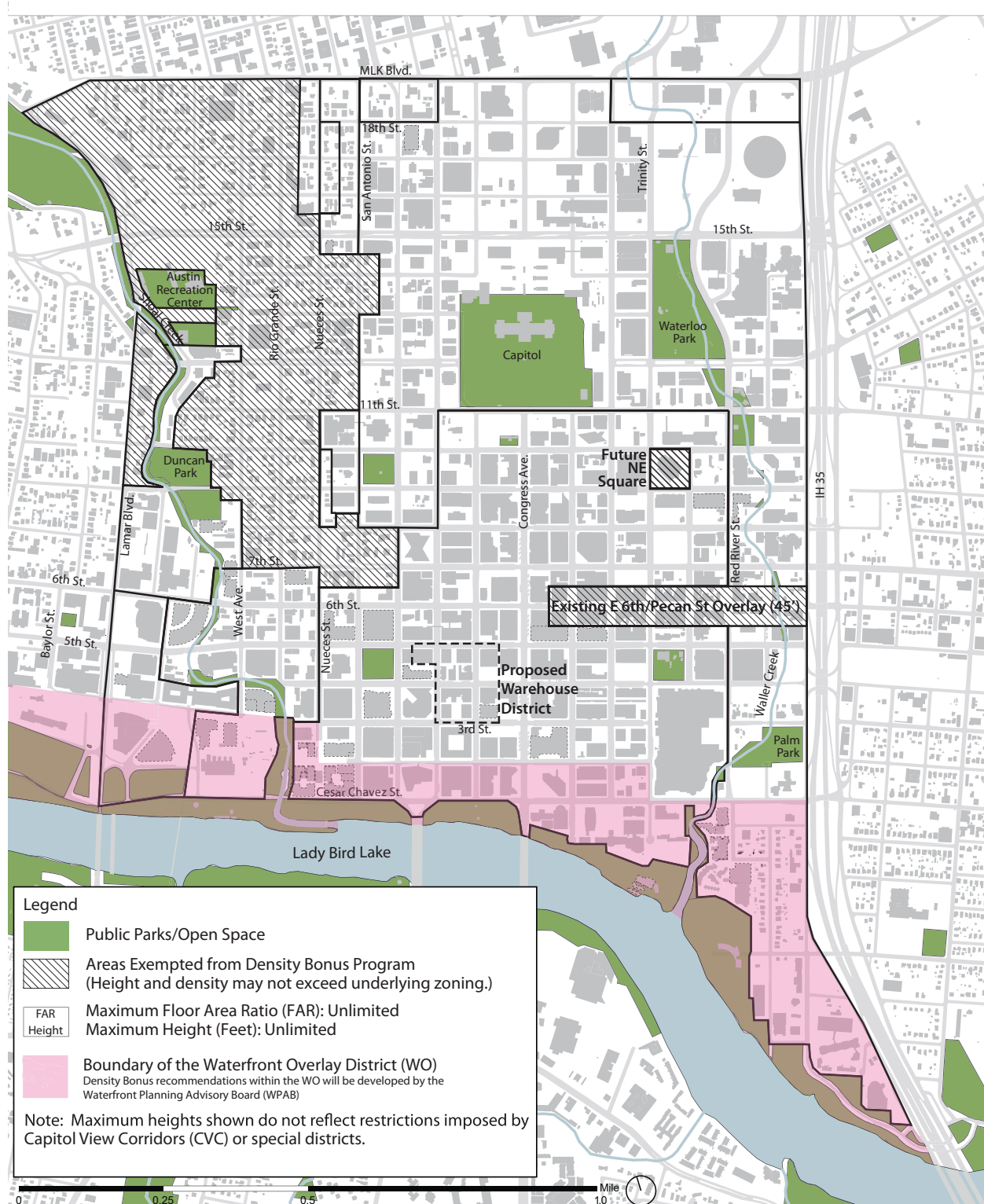
Other Development within City Limits

While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. The type of infill housing will vary with site locations, small-area plans, and development regulations, and include single-family houses, duplexes, secondary apartments, townhouses, row houses, and smaller-scaled apartments. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. [Residential uses are appropriate for commercial and office land use designations because they facilitate multi-unit residential infill, increase walkability, expand housing options city-wide, and increase housing capacity. The incorporation of residential uses into commercial and office designations supplements and supersedes exclusively commercial or office land use designations in future land use maps specific to particular areas.]

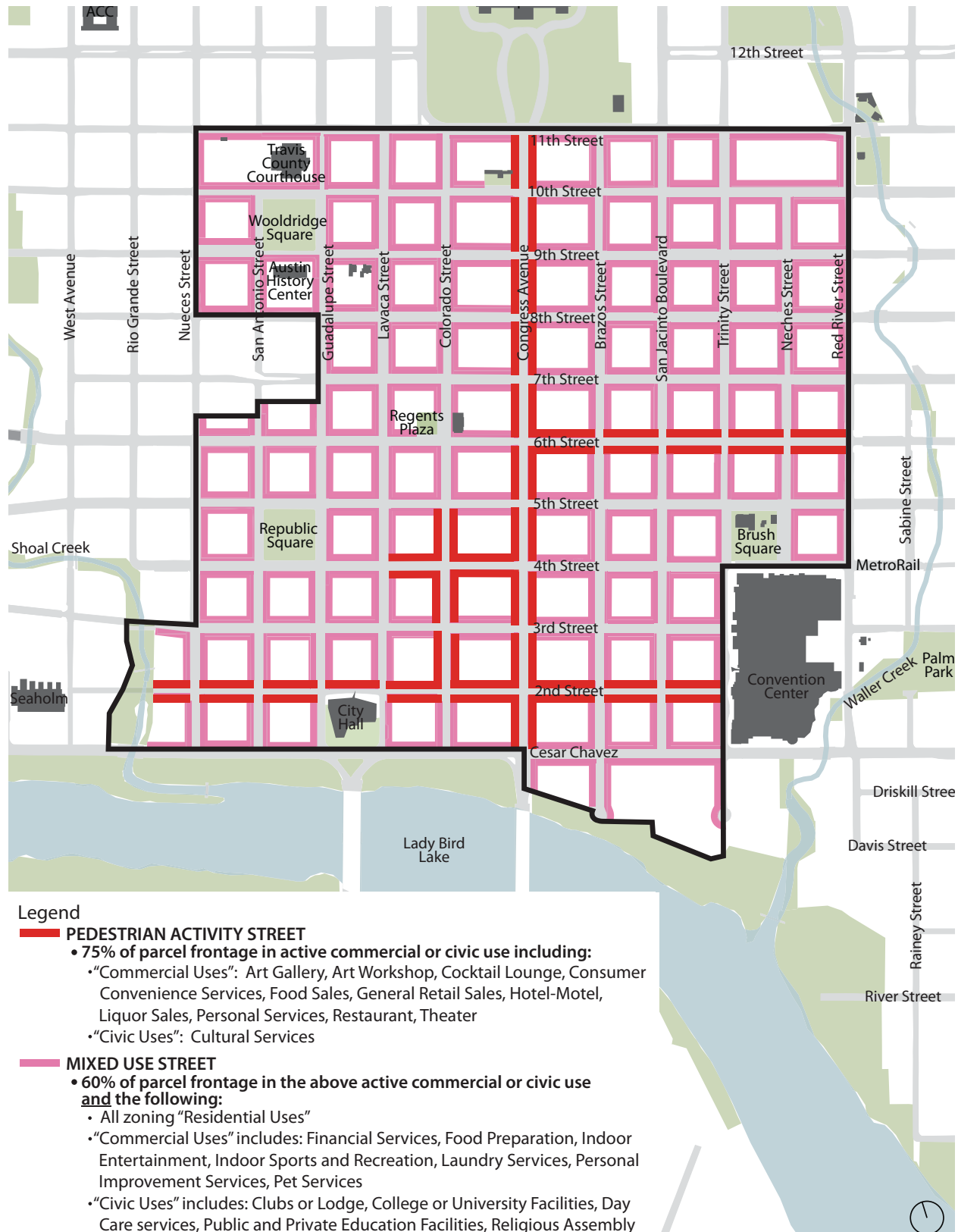
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- “Protect Austin’s natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.” (LUT P22)

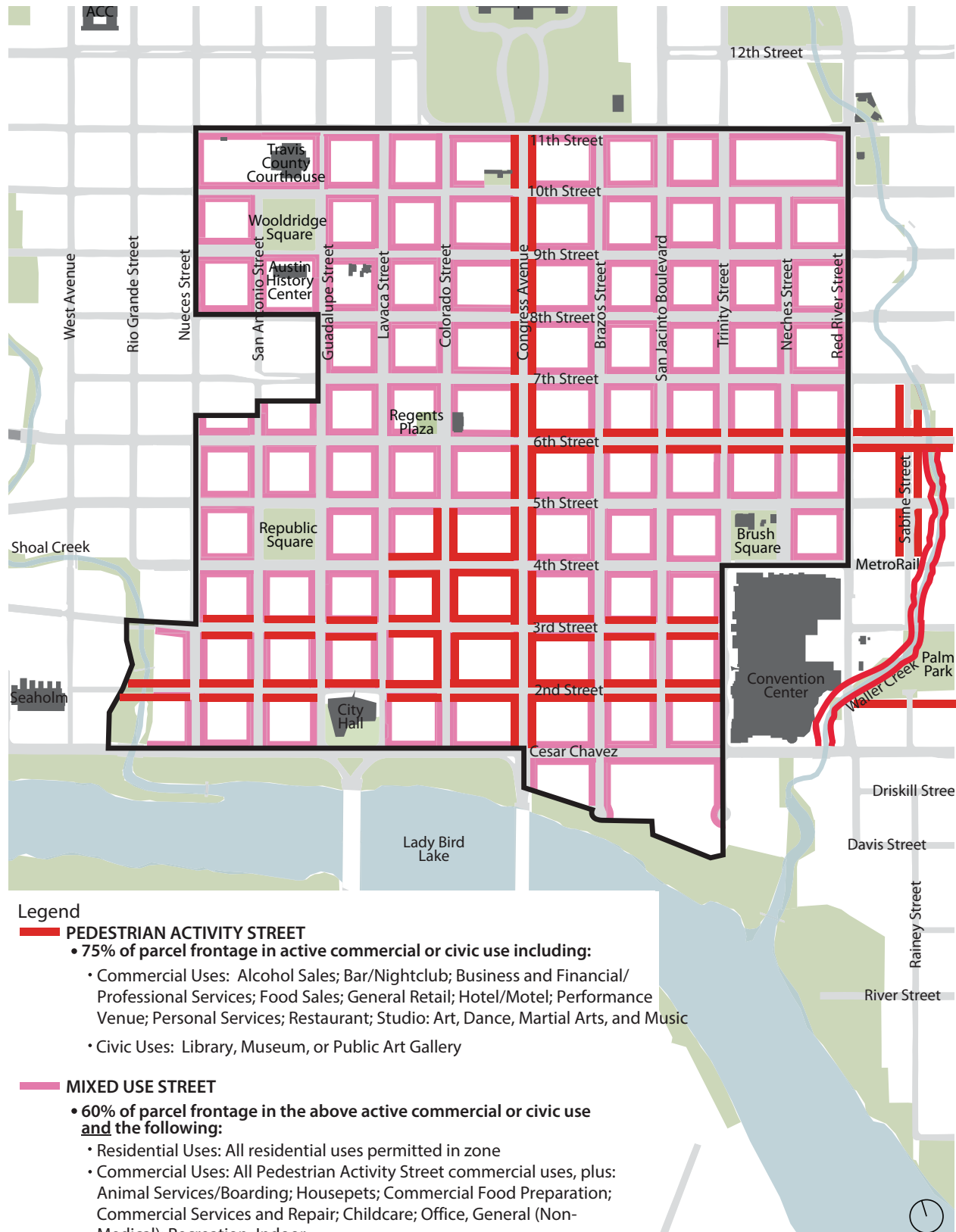
PROPOSED MAP



Proposed Density Bonus Program



Pedestrian Activity and Mixed-Use Streets for the Core/Waterfront District



Pedestrian Activity and Mixed-Use Streets for the Core/Waterfront District