



**HOUSING &
PLANNING**

Code Amendment: Compatibility on Corridors

Codes and Ordinances Joint Committee
October 19, 2022

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Background

- Draft LDC is suspended (March 2020)
- VMU2 is passed on 6/9/22:
 - Allows 30' additional feet for deeper affordability
 - Parking reduction to 25% of standard for properties on light rail lines
 - Compatibility reduced to 100' for properties on light rail lines



Council Resolution 6/9/22

- *WHEREAS, Austin is facing an affordability crisis as the housing market reaches record rents and home prices; and*
- *WHEREAS, City Council has recently passed a number of resolutions to address affordability and housing supply, including reforms for accessory dwelling units, Vertical Mixed Use, Equitable Transit Oriented Development, and affordable housing bonus programs for commercial zones; and*
- *WHEREAS, Austin voters approved substantial investments in corridor improvements, active transportation, and Project Connect in 2016, 2018, and 2020;*



Council Resolution 6/9/22

- *WHEREAS, current compatibility regulations, established in the 1980s, limit housing capacity on corridors by limiting the height of developments of properties within 540 feet of single-family properties, which is significantly more restrictive compared to cities with similar regulations; and*
- *WHEREAS, current parking minimums may require more parking than currently needed and conflict with the City's goal of reaching a 50/50 transportation mode share; and*



Council Resolution 6/9/22

- *WHEREAS, moderate changes to compatibility and parking regulations on corridors would increase affordable and market-rate housing supply and support the City's transit investments; and*
- *WHEREAS, Planning Commission, Zoning and Platting Commission, City Council, and community members have provided substantial feedback in the last 10 years on potential changes to the compatibility regulations and parking minimums; and*
- *WHEREAS, the Austin City Council is committed to enacting policy changes to increase housing capacity and support transit investments on corridors;*



Council Resolution 6/9/22

- For a residential or mixed-use project on light rail, large corridors, medium corridors:
 - Compatibility ends at 300' from triggering property (zoning only)
 - Additional 5' in height
 - Parking reduced to 25% (light rail and large corridor) or 50% (medium corridor)

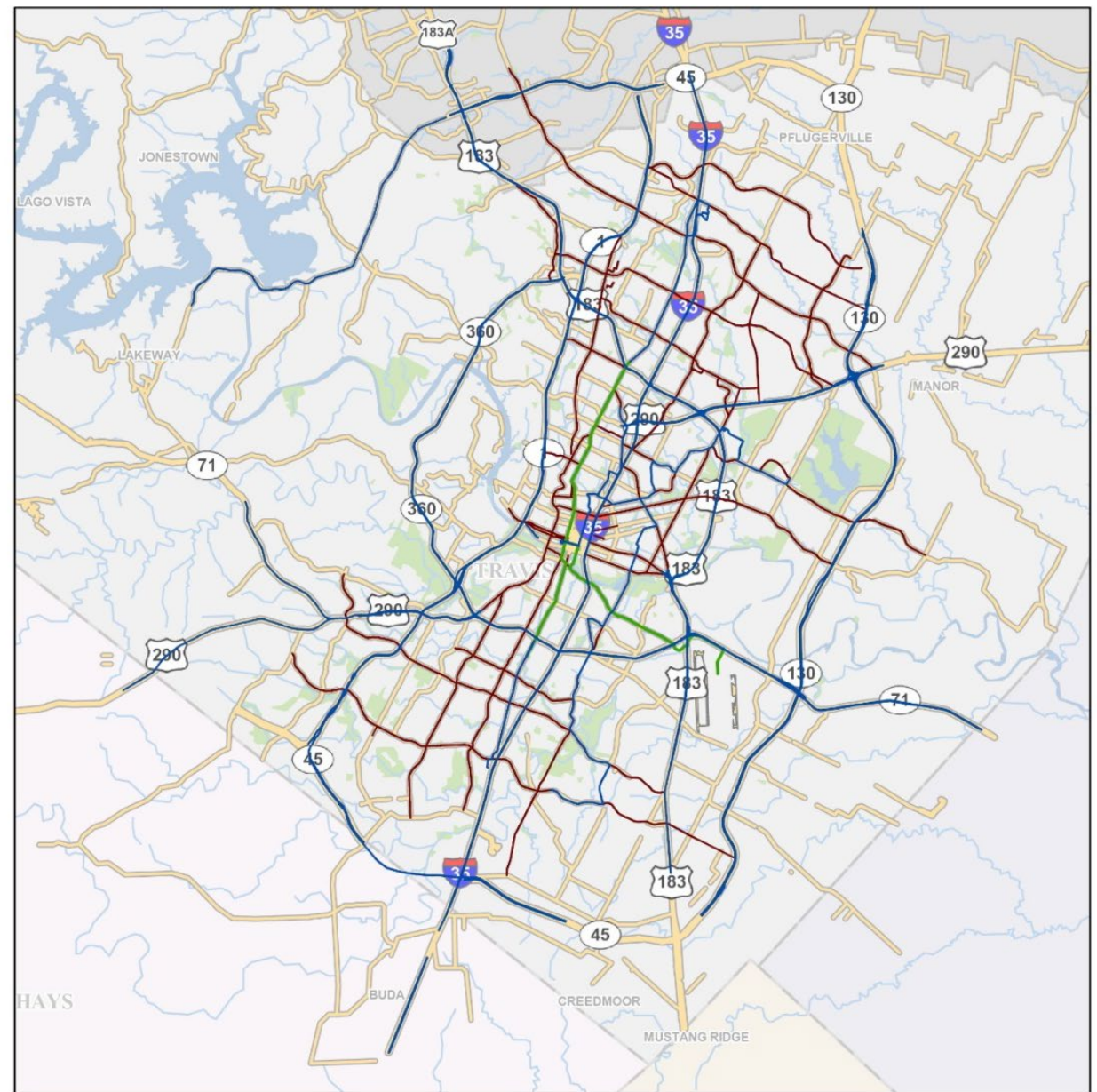


Council Resolution 6/9/22

- For a residential or mixed-use project on specified corridors providing affordable housing:
 - Maximum height at a distance of 100' from a triggering property for projects on a light rail line
 - 65' of height at a distance of 100' from a triggering property and 90' of height at 200' from a triggering property on a large corridor
 - 65' of height at a distance of 150' from a triggering property and 90' of height at 250' from a triggering property on a medium corridor



Proposed draft changes: Applicability

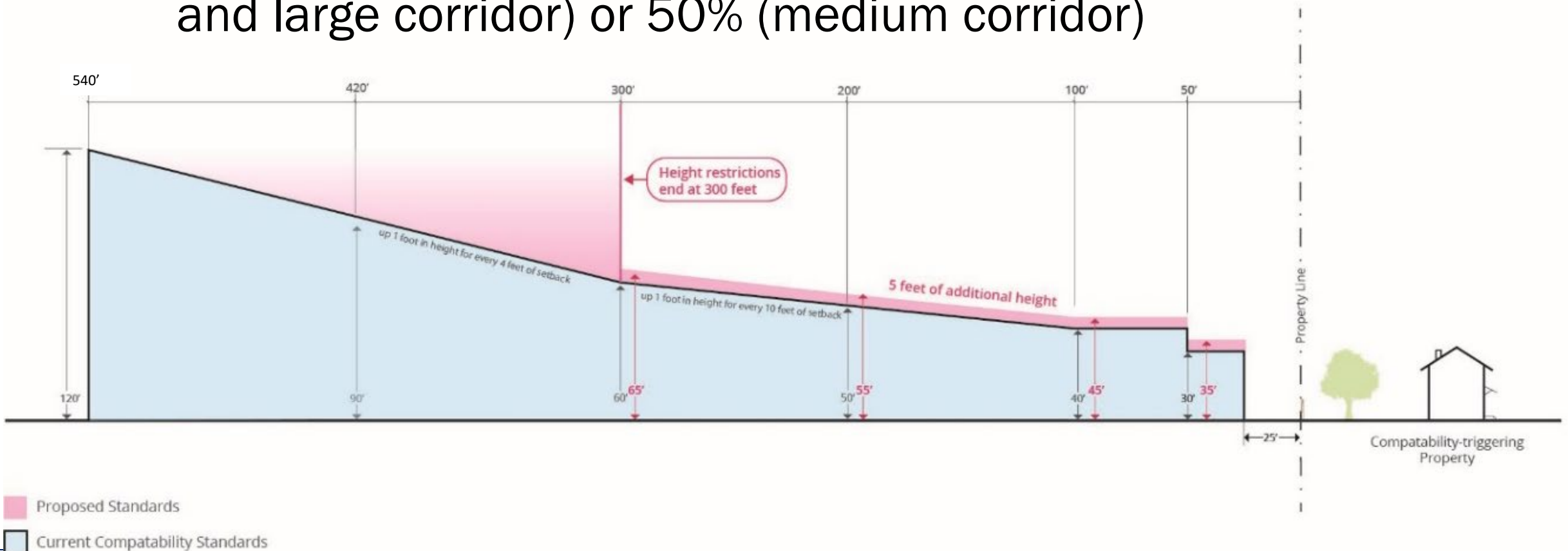


Corridor Types

- Large Corridor
- Light Rail
- Medium Corridor

Proposed draft changes

- Relaxed compatibility + parking reduced to 25% (light rail and large corridor) or 50% (medium corridor)





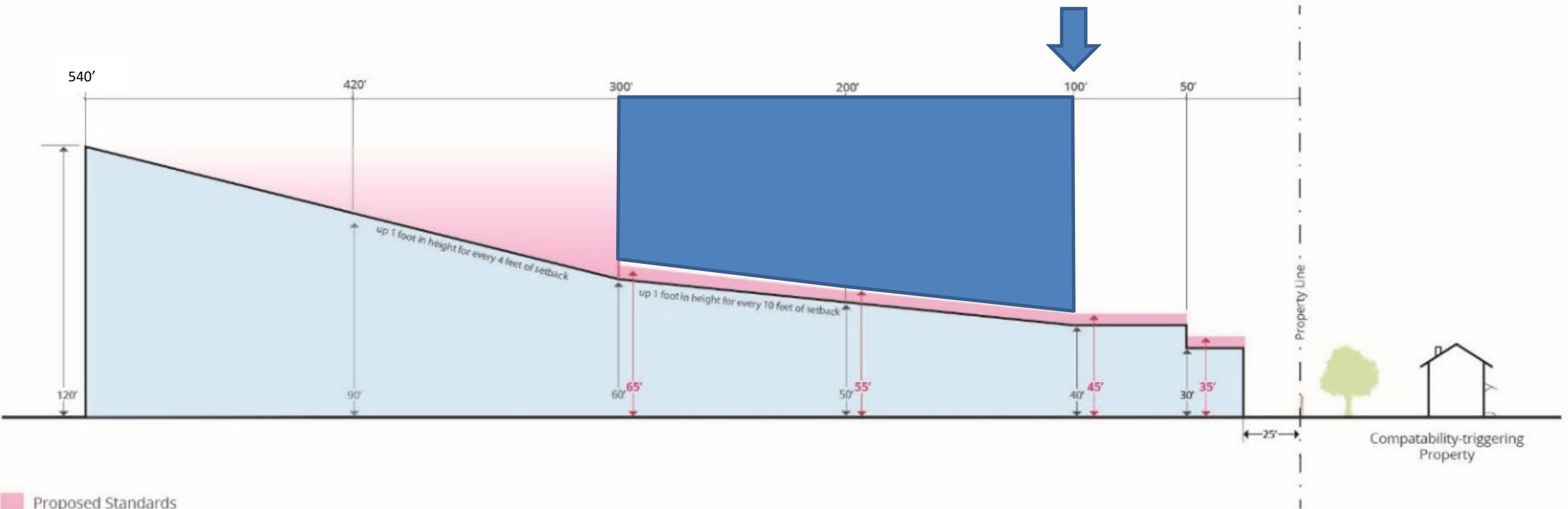
Proposed draft changes

- Affordable housing required for additional relaxation:
 - Rental: 10% @ 60% MFI, 40 years
 - Owner: 10% @ 80% MFI, 99 years
 - Fee-in-lieu allowed



Proposed draft changes

Light rail: compatibility ends



Proposed Standards

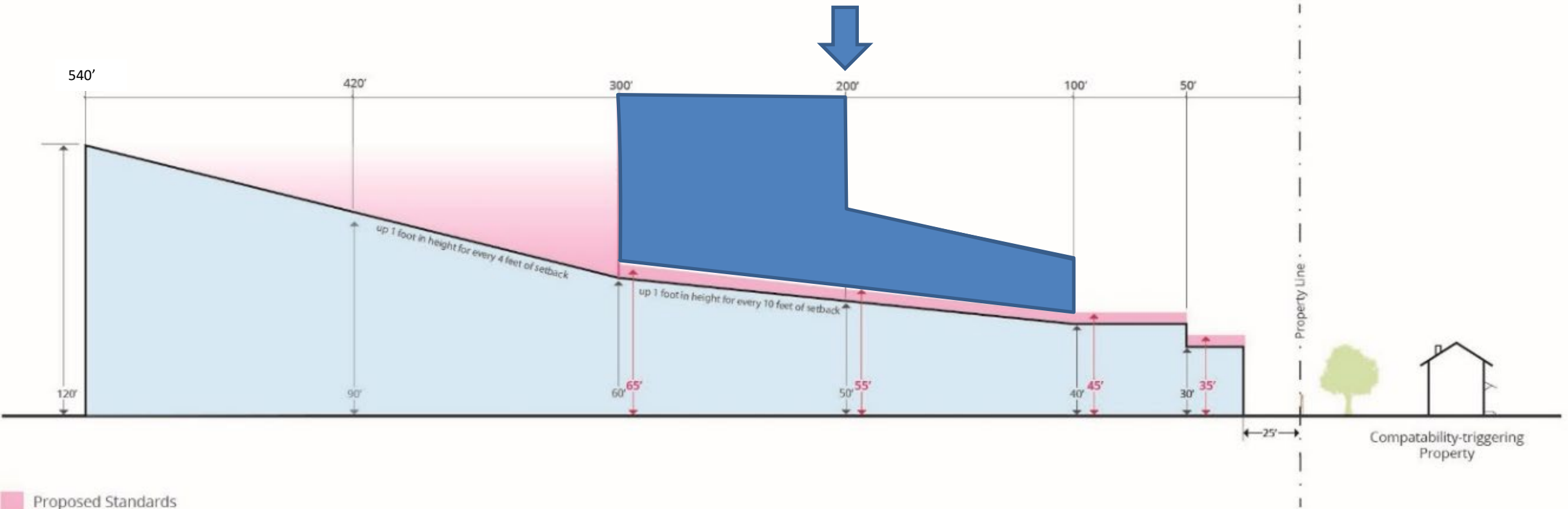
Current Compatibility Standards

Additional buildable area when using the affordable housing bonus



Proposed draft changes

Large corridor: compatibility ends



Proposed Standards

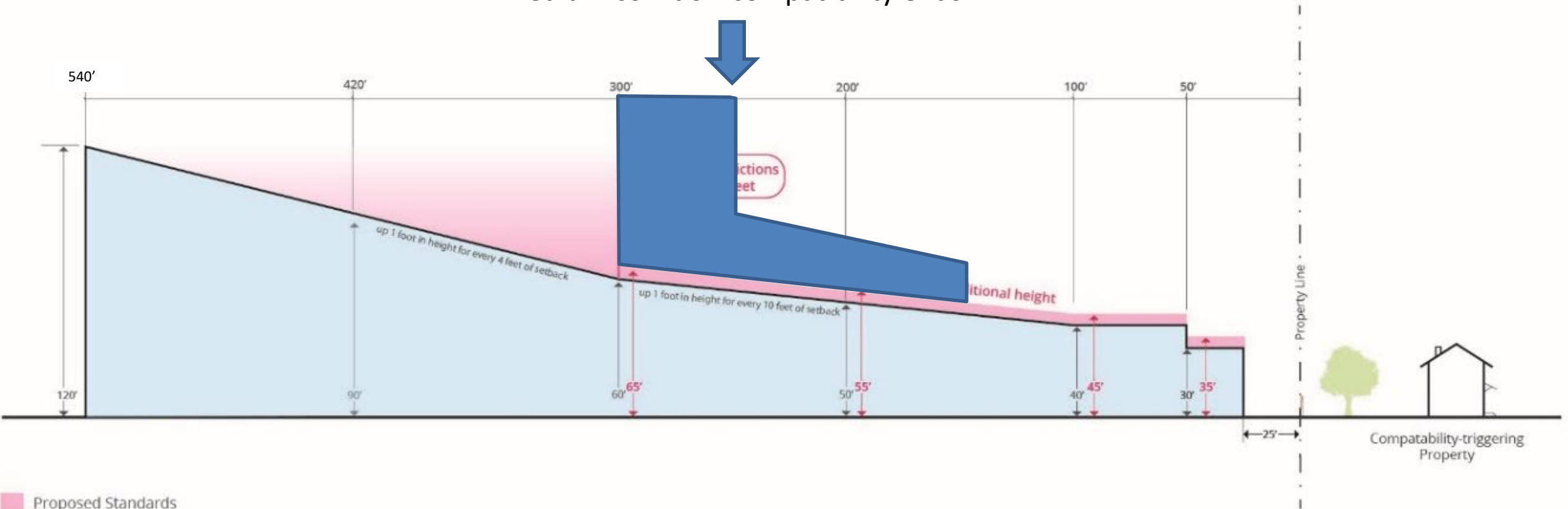
Current Compatibility Standards

Additional buildable area when using the affordable housing bonus



Proposed draft changes

Medium corridor: compatibility ends



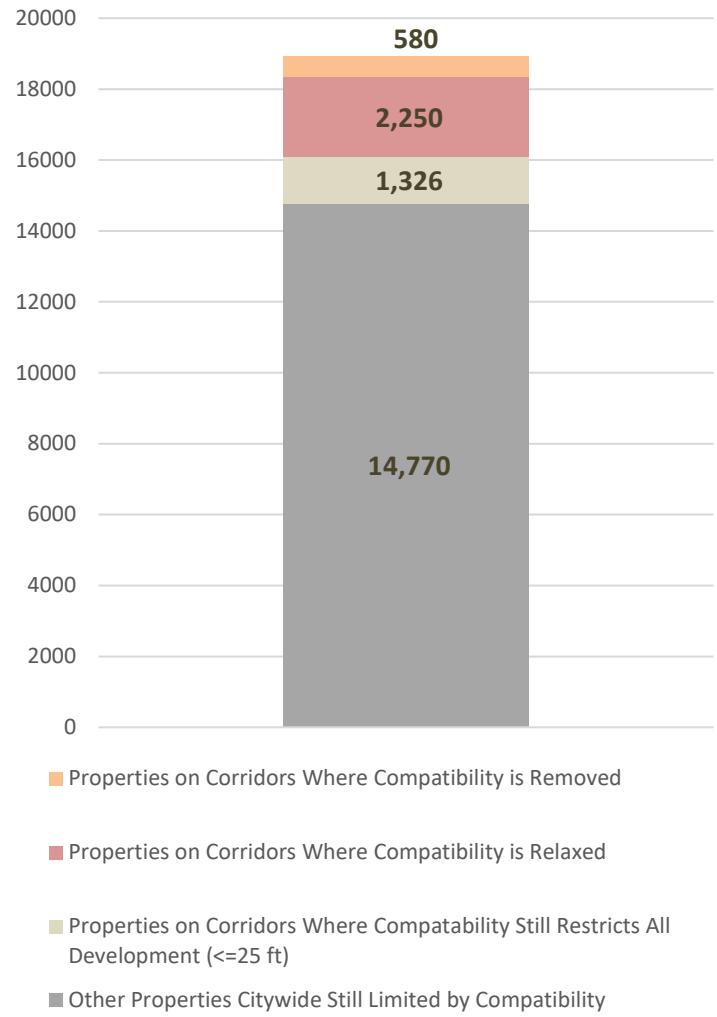


Staff's recommendation

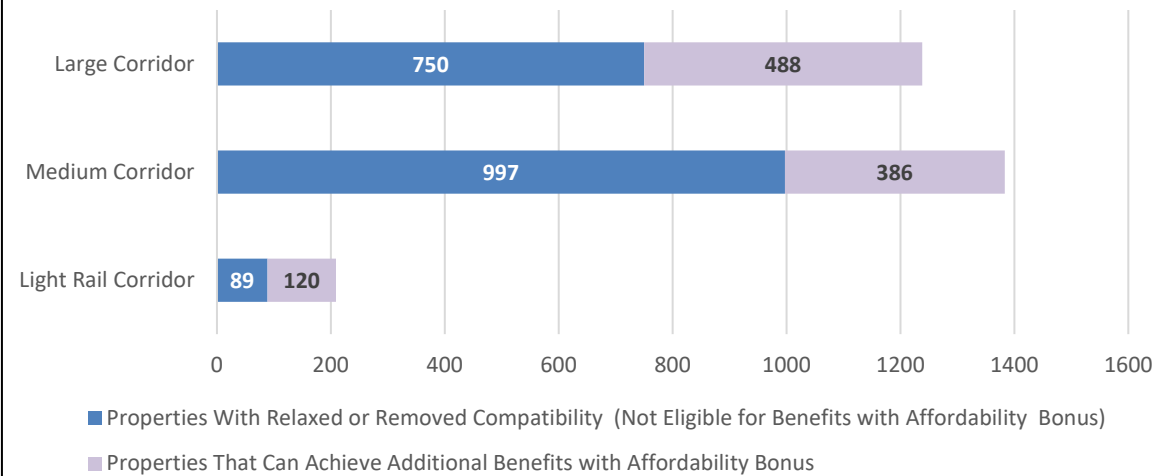
- Not recommended as drafted
 - Minimal impact:
 - Not participating in affordable housing bonus: 14% of corridor properties compatibility completely removed
 - With participation in affordable housing bonus:
 - Light rail corridor: 57%
 - Large corridor: 39%
 - Medium corridor: 28%



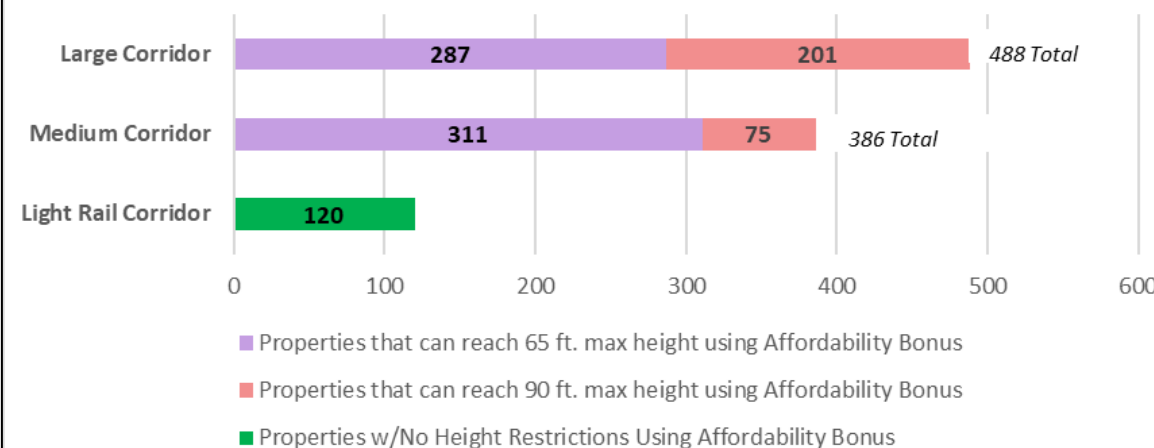
**Total Properties Impacted by
Compatibility Under Proposed
Standards**



**Total Properties With Relaxed or Removed Compatibility vs.
Properties That Can Achieve Additional Benefits
w/Affordability Bonus Under Proposed Standards**



**Properties That Can Achieve Additional Benefits with
Affordability Bonus by Corridor Type Under Proposed
Standards**





Staff's recommendation

- Not recommended as drafted
 - Added complexity:
 - Three separate, differing compatibility standards
 - Confusing and unpredictable for staff, public, developers



Staff's recommendation

- Not recommended as drafted: postpone and reconsider with other amendments that have recently been initiated
- Draft LDC compatibility standards could be a good starting point



Timeline

- 10/19/22: Codes and Ordinances Joint Committee
- 11/8/22: Planning Commission
- 12/1/22: Council