



**HOUSING &
PLANNING**

Code Amendment: Residential in Commercial

Codes and Ordinances Joint Committee
October 19, 2022

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Background

- Residential in commercial is a new concept for the draft LDC
- Basic concept is to allow residential in commercially-zoned property to add housing capacity
- Draft LDC is suspended (March 2020)



Council Resolution 12/9/21

- *WHEREAS, under the Land Development Code, residential development is not currently allowed in many of the commercial zoning districts in Austin; and*
- *WHEREAS, City Council adopted the Austin Housing Strategic Blueprint (the Blueprint) in 2017 which called for 135,000 housing units by 2028, with 60,000 of those units at or below 80 percent of the median family income (MFI);*



Council Resolution 12/9/21

- *WHEREAS, in the proposed Land Development Code Revision, residential uses were allowed in more zoning districts than in current city code; and*
- *WHEREAS, allowing housing in more places provides the opportunity for increased housing supply in Austin; and*
- *WHEREAS, in its 2018 report, the Planning Commission Mapping Working Group indicated that allowing mixed use in commercial zoning could lead to about 46,324 housing units in new capacity;*



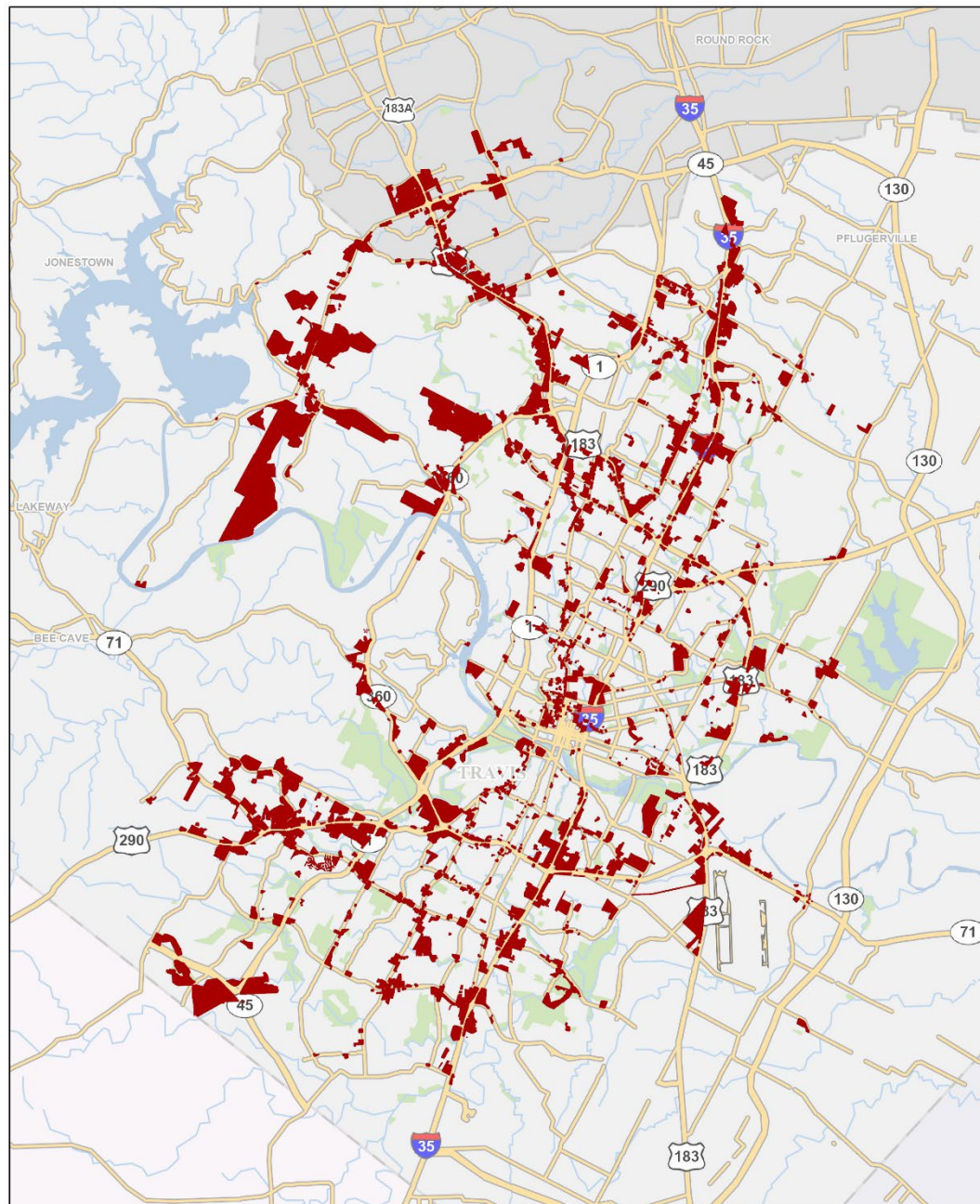
Council Resolution 12/9/21

- Allow residential development in:
 - CS, CS-1, GR, LR, GO, LO
 - Affordable housing required
 - Right to return for creative spaces*

*Definition still being determined



Proposed draft changes: Applicability



Commercial Properties
(As defined under
ordinance)



Proposed draft changes

- Affordable housing required for residential entitlement:
 - Rental: 10% @ 60% MFI, 40 years
 - Owner: 10% @ 80% MFI, 99 years
 - Fee-in-lieu not allowed

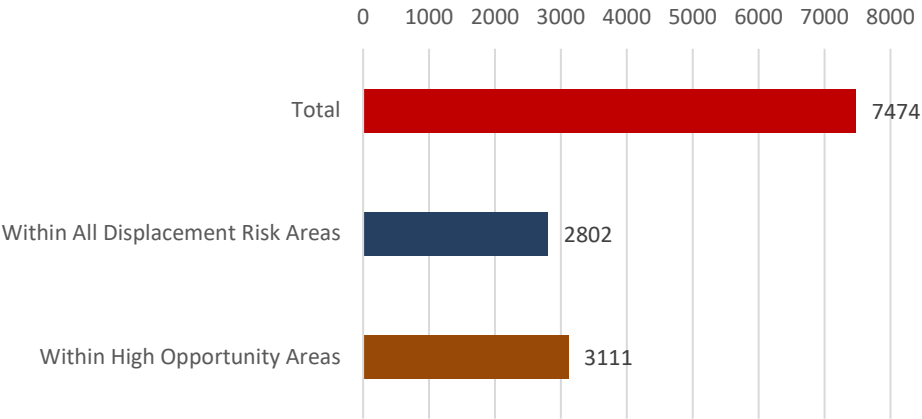


Proposed draft changes

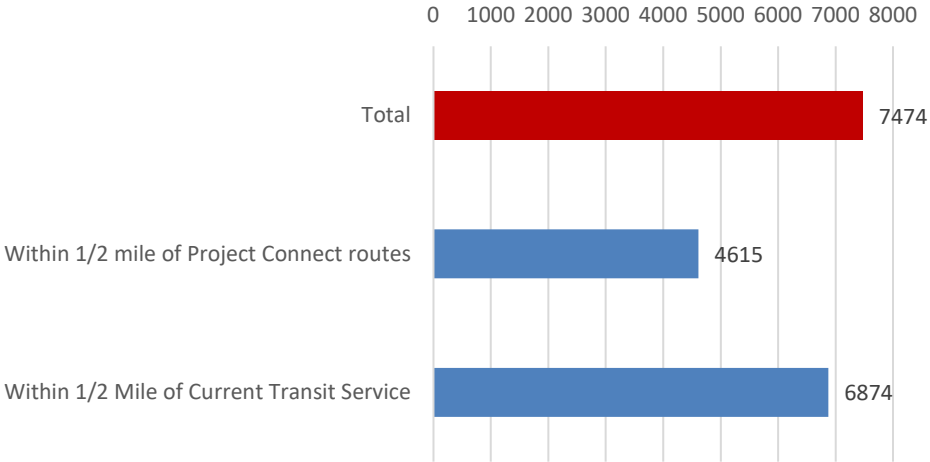
- Effectively grants –MU zoning administratively
- No other changes to site development standards: height, impervious cover, floor area ratio, parking



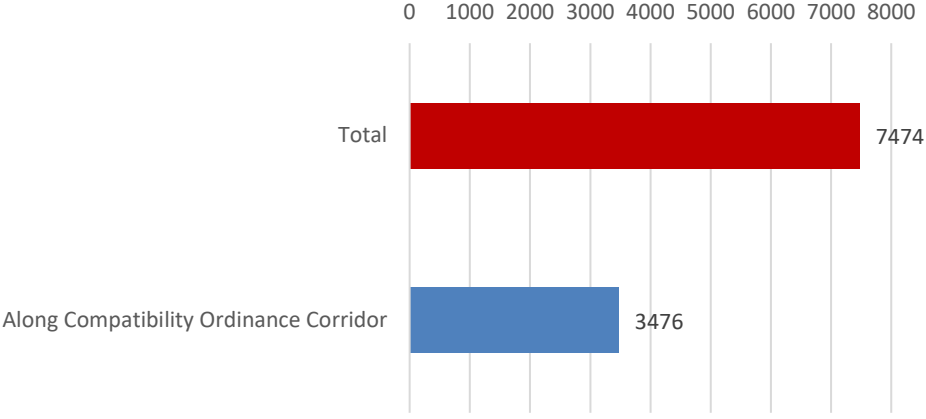
Eligible Commercial Parcels by Displacement Risk
Area & High Opportunity Area



Eligible Commercial Parcels



Eligible Commercial Parcels Along Compatibility
Ordinance Corridor





Staff's recommendation

- Recommended with changes:
 - Modify to exclude properties within 500' of a level 5 highway*
 - Modify to exclude co-location of residential uses and more intense manufacturing and/or noxious uses*

* Provisions still being drafted



Timeline

- 10/19/22: Codes and Ordinances Joint Committee
- 10/25/22: Planning Commission
- 12/1/22: Council