



**HOUSING &  
PLANNING**

# Code Amendment: Compatibility on Corridors

Housing and Planning Committee  
November 10, 2022

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# Background

- Draft LDC is suspended (March 2020)
- VMU2 is passed on 6/9/22:
  - Allows 30' additional feet for more/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' in distance from triggering property (zoning only)
  - Additional 5' in height
  - Parking reduced to 25% (light rail and large corridor) or 50% (medium corridor)



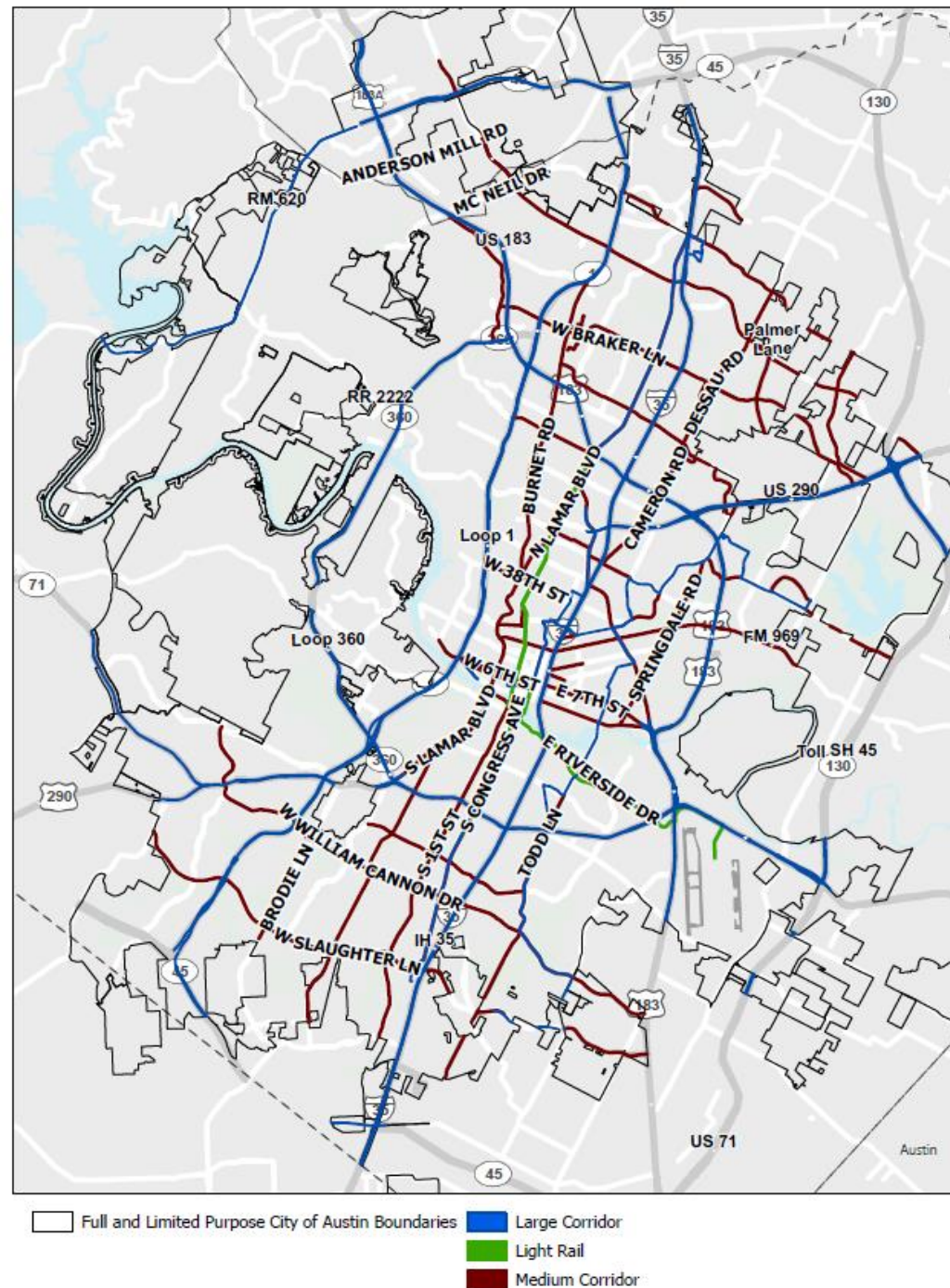
# Council Resolution 6/9/22

- 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



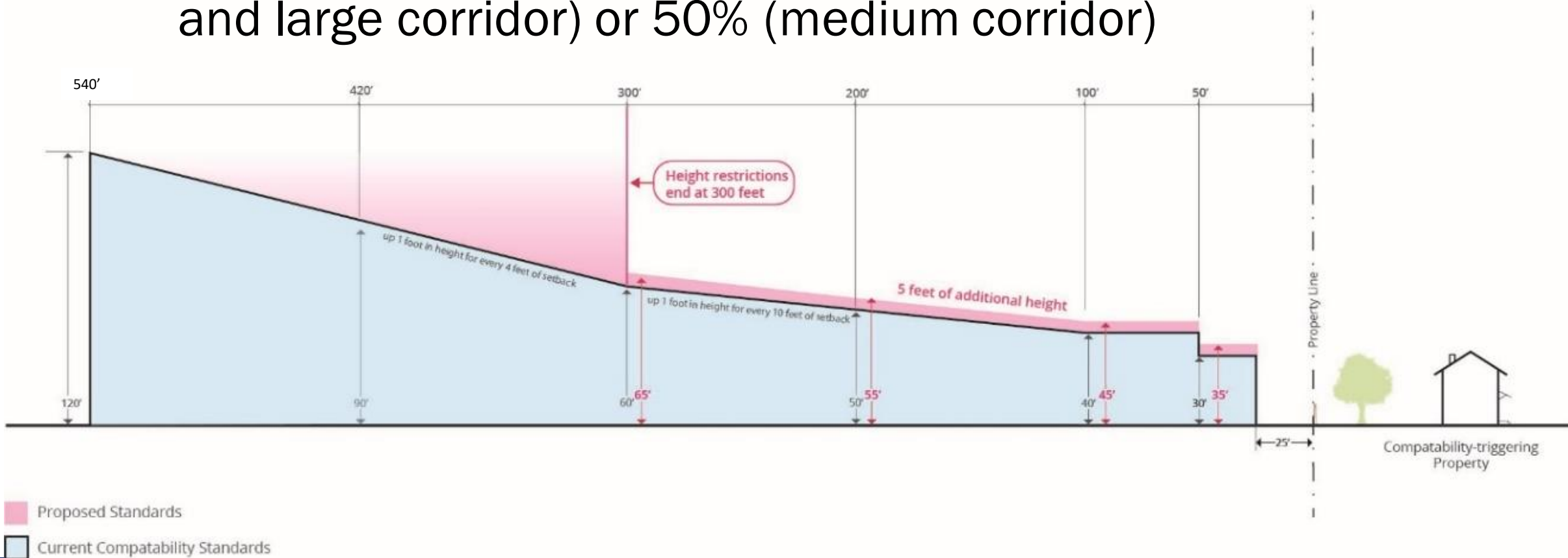


# Proposed draft changes: Applicability



# Proposed draft changes

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



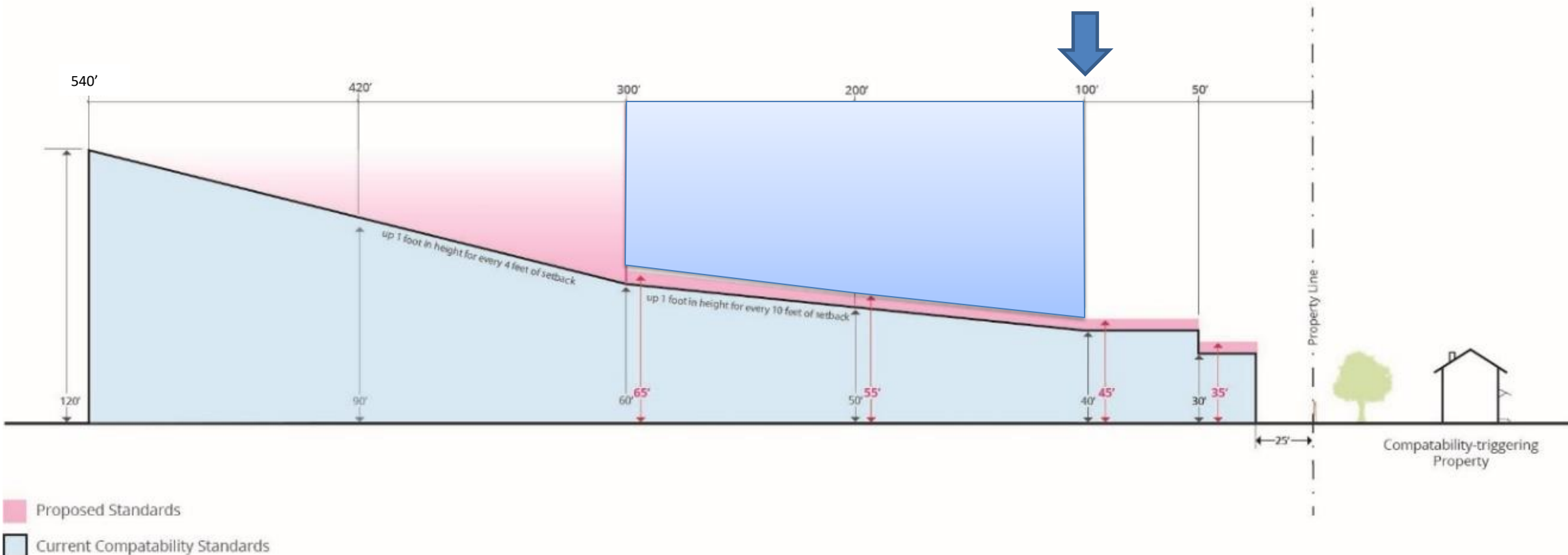


# Proposed draft changes

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

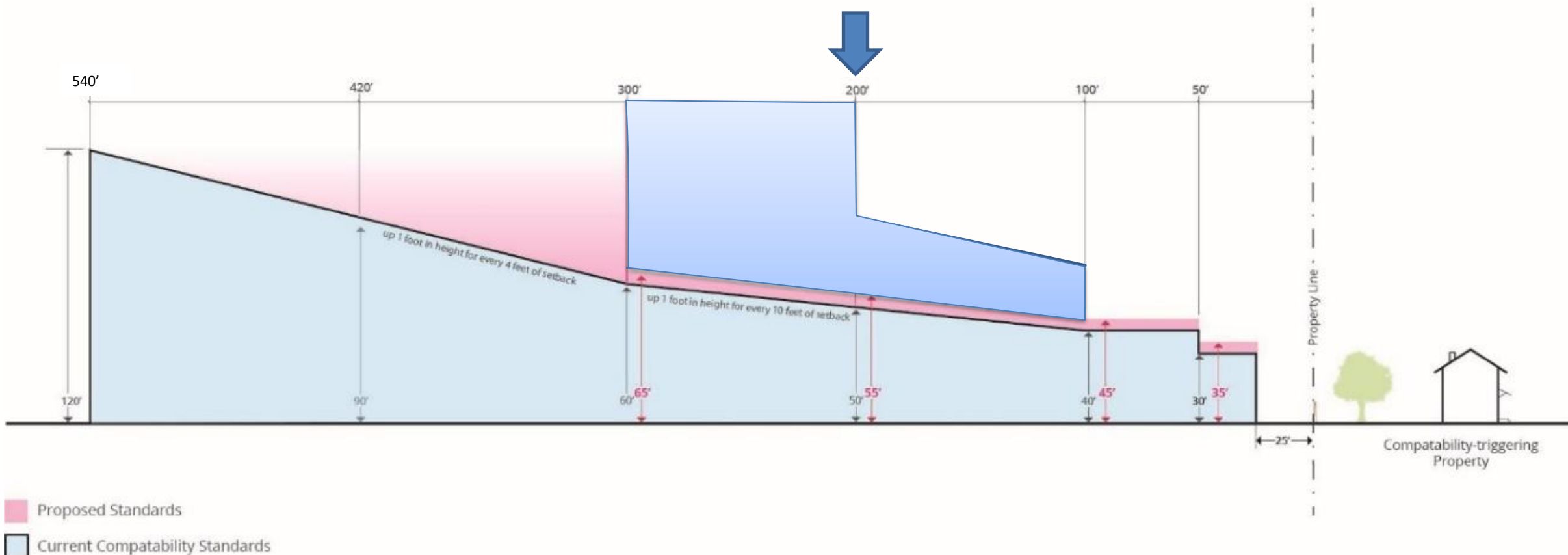
# Proposed draft changes – Light Rail Corridors

Light rail: compatibility ends



# Proposed draft changes – Large Corridors

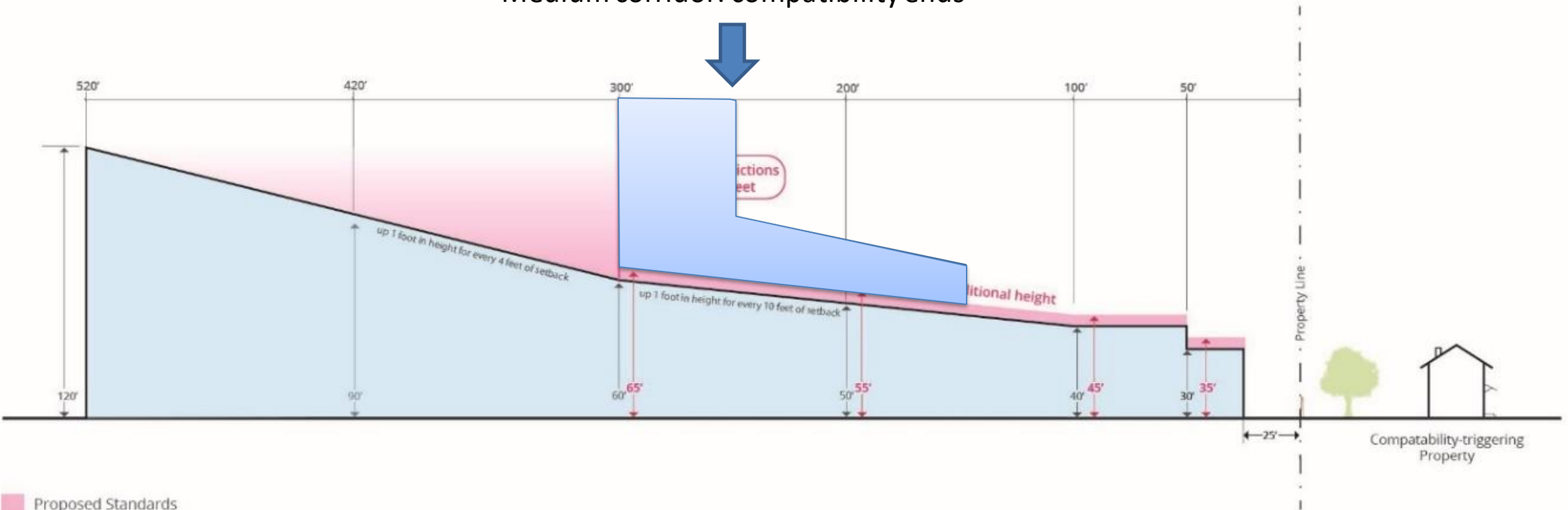
Large corridor: compatibility ends



Additional potential buildable area when using the affordable housing bonus, but maximum height is also limited by zoning

# Proposed draft changes – Medium Corridors

Medium corridor: compatibility ends



Proposed Standards  
Current Compatibility Standards

Additional potential buildable area when using the affordable housing bonus, but maximum height is also limited by zoning



# Staff's recommendation

- Recommend postponing due to:
  - Additional complexity with three separate, differing compatibility standards
  - Confusing and unpredictable for public, developers, staff
  - Unknown likelihood of participation in the density bonus
  - 5' height increase unlikely to allow additional housing within 300' (approximately 1 block) of triggering properties
  - Ability to consider with other recently-initiated code amendments to balance for capacity and affordability
- Additional analysis forthcoming



# Timeline

- 10/19/22: Codes and Ordinances Joint Committee
- 11/8/22: Planning Commission
- 11/10/22: Council Housing and Planning Committee
- 11/15/22: Planning Commission
- 12/1/22: Council