



**HOUSING &
PLANNING**

Compatibility on Corridors Correction

City Council

June 8th, 2023

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Background

- Initiated by Council Resolution 20220609-066 on June 9th, 2022, which directed staff to modify the application of compatibility and parking requirements along certain corridors
- On December 1st, 2022 City Council adopted Ordinance No. 20221201-056 to amend 25-2 to create the Corridor Overlay (COR)
- Adopted ordinance omitted corridor segments included in the original direction provided by City Council



Corridor Overlay

- Eligible properties must front-face or side-face a listed corridor
- Light Rail Corridors
 - Project Connect Light Rail Lines and their Future Extensions
- Larger Corridors
 - Austin Strategic Mobility Plan Level 5 Streets and Project Connect MetroRapid Routes excluding Future Extensions
- Medium Corridors
 - Imagine Austin Corridors that have been constructed but do not qualify as Light Rail or Larger Corridors and 2016 Bond Corridor Construction Program corridors that do not qualify as Light Rail or Larger Corridor



Corridor Overlay

- Parking reduced to 25% (Light Rail and Larger Corridor) or 50% (Medium Corridor) of minimum requirement
- “By Right” Compatibility Relaxation
 - Compatibility restrictions will end at 200’ from a triggering property on a Light Rail Line or Larger Corridor
 - Compatibility restrictions will end at 300’ from a triggering property on a Medium Corridor
 - Compatibility restrictions will be triggered by zoning only (not by use)
 - Compatibility restrictions will only apply if the triggering property is on the same side of the corridor as the subject site
 - An additional 5’ of height will be allowed within each distance zone



Corridor Overlay

- Affordable housing required for additional relaxation:
 - Rental: 10% @ 60% MFI, 40 years
 - Owner: 10% @ 80% MFI, 99 years
 - Fee-in-lieu allowed
- Compatibility restrictions will end at 100' from a triggering property on a Light Rail Corridor or Larger Corridor
- Compatibility restrictions will allow 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 Changes

- **Amending Ordinance No. 20221201-056 (Corridor Overlay District) to incorporate the full extent of the roadways described in Resolution No. 20220609-066.**
- **Correcting Segment of E US 290 – Larger Corridor**
 - On Exhibit C, strike ~~Airport Blvd~~ to read E US 290 Between E. Koenig LN & City Limits, to add the section between Airport Blvd and Koenig Ln as a Larger Corridor, to match the full extent of E US 290, an ASMP Level 5 highway.
- **Correcting Extent of Menchaca Rd – Medium Corridor**
 - On Exhibit B, add Menchaca RD Between S. Lamar & Ben White BLVD, and Menchaca RD between Slaughter LN and City Limits, as a Medium Corridor, to match the full extent of the Menchaca Road 2016 Corridor Mobility Program.
- **Correcting Extent of 51st St – Medium Corridor**
 - On Exhibit B, add E 51st ST between Manor RD & Ed Bluestein BLVD, as a Medium Corridor, to match the full extent of the E 51st Imagine Austin Corridor.

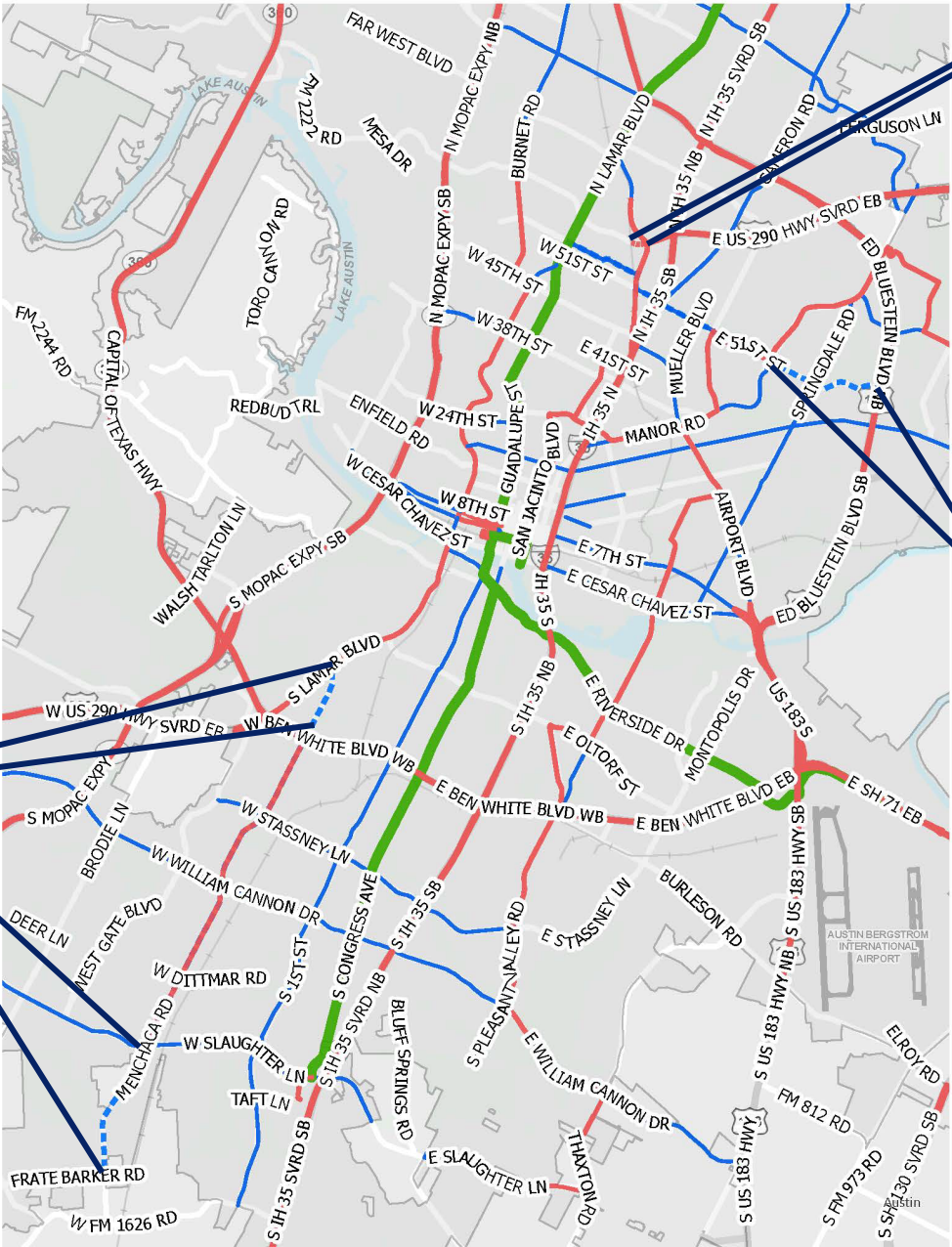


- Light Rail Corridor
- Larger Corridor
- Medium Corridors
- Correction

Menchaca Rd

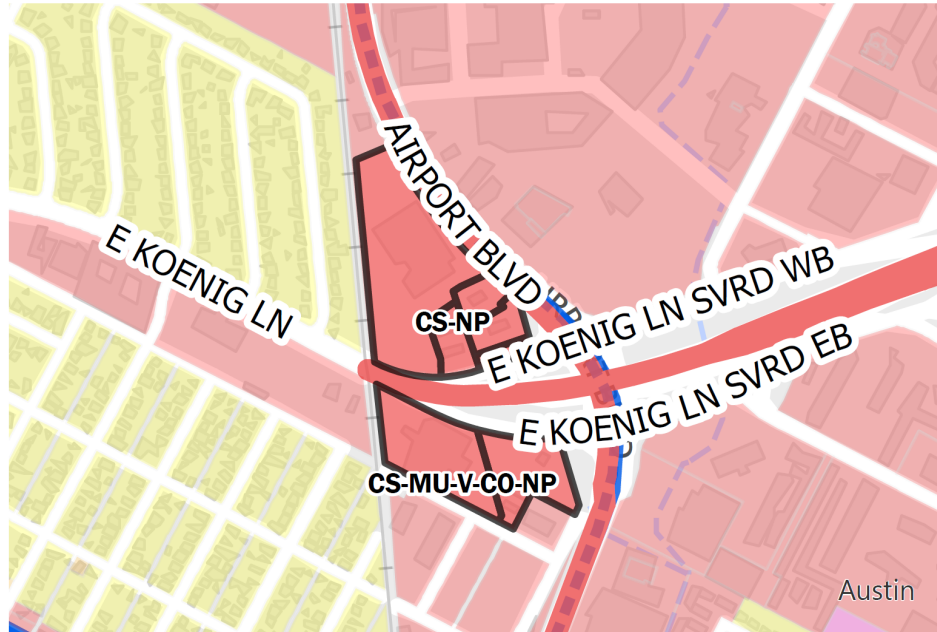
E US 290

E 51st St





Correcting Segment of E US 290 – Larger Corridor

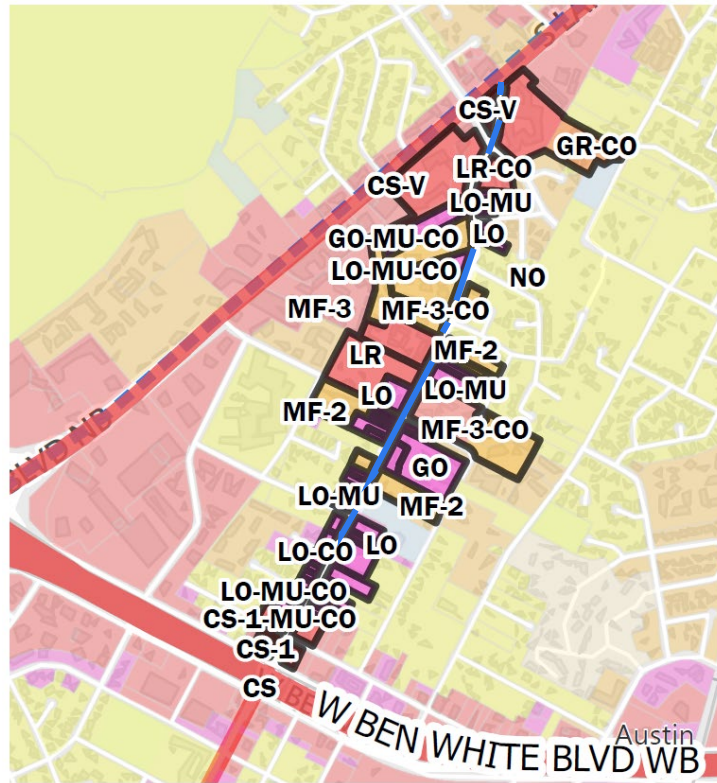


There are a total of 7 commercial or high-density residential properties (16.5 acres) that face onto E290 west of Airport.

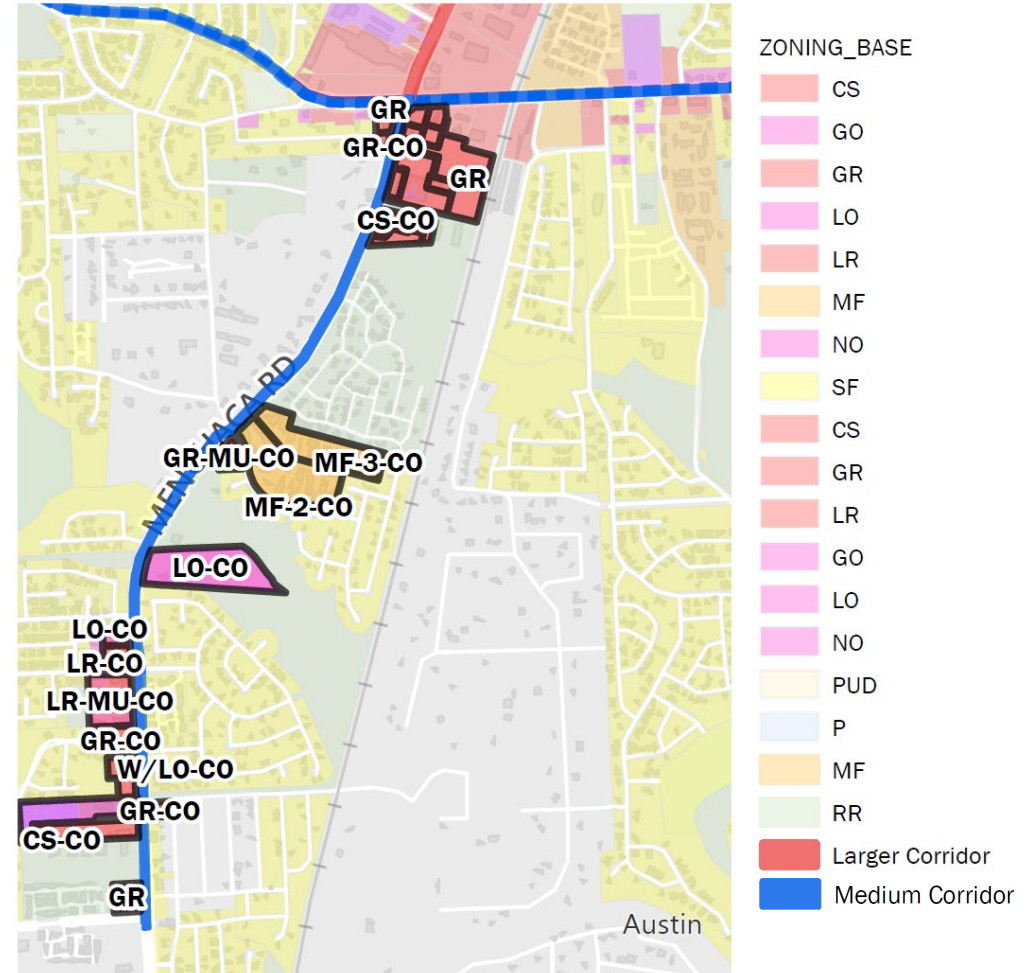
ZONING_BASE		
CS	GR	Larger Corridor
SF	LR	Medium Corridor
CS	LO	Imagine Austin Corridors
	MF	



Correcting Extent of Menchaca Rd – Medium Corridor

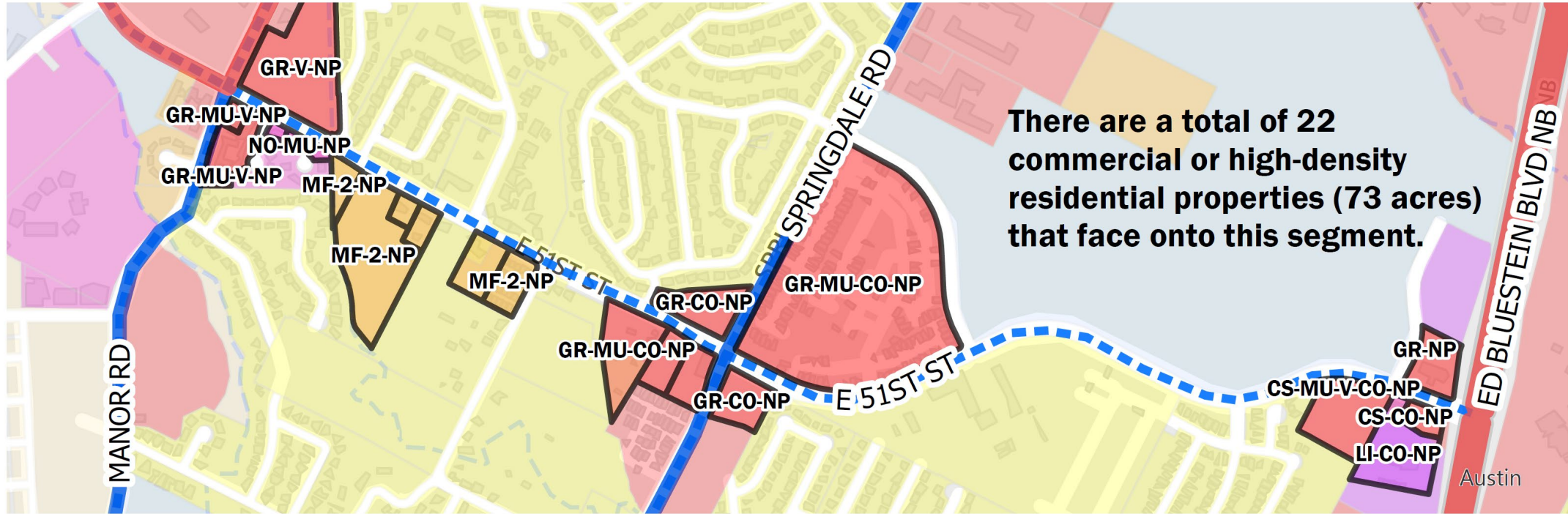


There are a total of 85 commercial or high-density residential properties (185 acres) that face onto this segment.





Correcting Extent of 51st St – Medium Corridor



ZONING_BASE

- CS
- GR
- LI

- MF
- NO
- SF
- CS

- GR
- LR
- GO
- NO

- LI
- PUD
- P
- MF

- Larger Corridor
- Medium Corridor
- Imagine Austin Corridors



Staff Recommendation

- Staff supports the corrections to Ordinance No. 20221201-056 to ensure that the ordinance is consistent with Council's original intent



Anticipated Timeline

- Codes and Ordinances Joint Committee – April 19th, 2023
 - Approved staff recommendation on a 4-0 vote with Commissioner Greenberg abstaining and Commissioner Anderson off the dais.
- Planning Commission Hearing – May 23rd, 2023
 - Approved staff recommendation on a vote of 10-0 with Commissioners Cox, Mushtaler, and Barrera-Ramirez off the dais.
- City Council Hearing – June 8th, 2023