



HOUSING &
PLANNING



Citywide Compatibility

Housing and Planning Committee

Methodology and approach for analysis
of citywide compatibility standards

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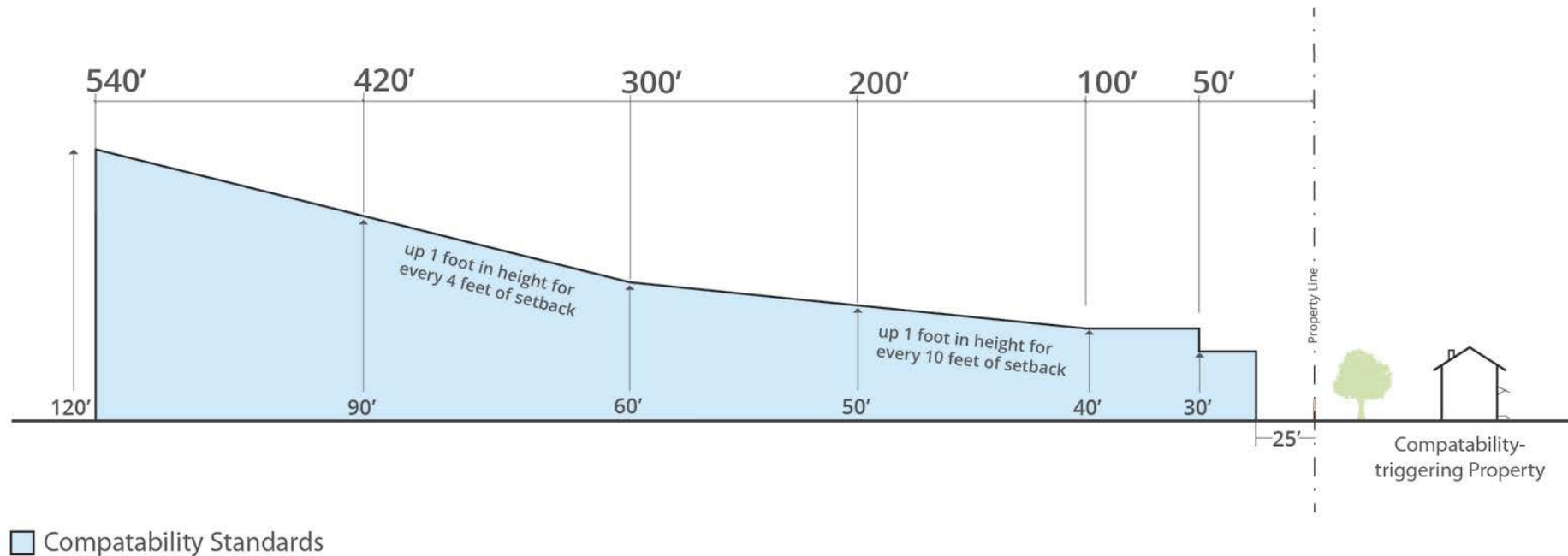
Overview

- Citywide Compatibility Standards
- City Council Direction
- Methodology of Analysis
- Next Steps



Citywide Compatibility Standards

- Title 25, Chapter 2, Subchapter C, – Land Development, Article 10. Compatibility Standards
 - The City of Austin's compatibility standards generally apply to sites that are within 540 feet of the property line of an urban family residence (SF-5) or more restrictive zoning district.
 - Compatibility standards also apply when a site is adjacent to a lot on which a use permitted in an SF-5 or more restrictive zoning district is located.





City Council Direction

- City Council, December 2022
 - [Ordinance No. 20221201-056](#)
 - Adopted modifications to compatibility standards along specific corridors
 - Directed staff to develop an analysis of citywide compatibility regulations to assess the impact and identify potential changes
 - The ordinance also called for an update to Council regarding the approach and methodology being used to perform the analysis at least 90 days before presenting the findings to Council
 - On May 5, 2023, staff released a [joint memo](#) summarizing the methodology



Methodology of Quantitative Analysis

- Measure the footprint of citywide compatibility standards
- Estimate the housing capacity potentially lost at different distances
 - Multiply allowable building coverage by the allowable heights in the compatibility setback compared to the heights allowed by right
- Analyze how changes to the distance of compatibility regulations might impact Austin Strategic Housing Blueprint and equity goals such as housing supply near existing and planned transit investments, displacement risk areas, high amenity areas, and density bonus programs



Methodology of Qualitative Analysis

- Conduct a survey of applicants who have participated in the City of Austin's development review process to understand how compatibility regulations impact project timelines, residential unit yield, development costs, and affordability
- Survey sent to applicants that have submitted a Density Bonus Application, Multifamily Site Plan, or Multifamily Building Permit to the City of Austin within the last five years
- Responses will provide additional context to inform potential changes



City of Austin Compatibility & Housing Development Survey

In December of 2022, Austin City Council approved Ordinance No. 20221201-056, which changed compatibility standards and parking regulations along certain corridors. It also directed staff to complete an analysis of City Code LDC 25-2, Subchapter C, Article 10 Compatibility Standards to assess the impact and recommend potential changes to those standards, especially in high opportunity areas and to help meet Austin Strategic Housing Blueprint goals.

1. How many years have you worked in the housing development community in Austin?

The value must be a number

2. How many housing projects have you completed in Austin?

- ☐ 1-5 projects
- ☐ 5-20 projects
- ☐ 20+ projects



Next Steps

- Staff will publish a memo detailing the findings and recommendations to Mayor and Council in July 2023
- Develop specific code amendment recommendations based on study and initiated code amendments



Thank you

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