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# LAND DEVELOPMENT CODE REVISION

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AUSTIN CITY COUNCIL  
SPECIAL CALLED WORK SESSION  
February 5, 2020

# AGENDA

## **MORNING**

### Environmental Updates

- Drainage & Water Quality
- Parks
- Trees

### Site Plan/Process

# AGENDA

## **AFTERNOON**

- Preservation Incentive
- Calculating FAR
- House-Scale Residential Testing & FAR Calibration
  - Data Analysis
  - Modeling
- Multi-Unit and Mixed-Use
  - Modeling
  - Compatibility

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# DRAINAGE & WATER QUALITY

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# DRAINAGE & WATER QUALITY

- Graduated impervious cover for 1 to 6+ unit residential development
- Updates to streamlined regulations for residential development
- Removal of code changes requiring SOS Ordinance amendments

# 1<sup>ST</sup> READING DIRECTION

Resolution	Name	Description
RES-6	Graduated impervious cover	Reduce allowed impervious cover (IC) to 40% for residential house-scale zones with one unit.
Casar RES-4	Preservation bonus	If possible, increase IC if preservation bonus used and reduce IC in R2 zones for developments of only one unit to negate or reduce increased IC from other zones.
MM-2	Impervious cover for two-unit residential	Limit IC to 45% (rather than 50% or 60%) for projects with two units or less in R4 and RM1 zones.
Casar TA1	Site development standards in R4 zone	Increase R4 IC slightly and reduce R2 IC to mitigate overall IC by watershed.
Casar RES-1	Compliant properties	Allow existing residential uses to be compliant and expand to current code site development standards [e.g., max. IC]. Reduce allowed IC to 40% for one-unit development (per RES-6); allow 45% IC for two-unit development.
Casar NZ1	Drainage management and mitigation	Clarify and strengthen plumbing code requirement to address lot-to-lot drainage; explore requiring drainage management for large one- and two-unit development; provide prescriptive drainage requirements for speedy review.
Harper-Madison #10	GSI standards and impervious cover	Study and model higher impervious cover limits for missing middle zones using Green Stormwater Infrastructure to improve water quality, manage drainage, and ensure project feasibility.

# GRADUATED IMPERVIOUS COVER

1. Increased impervious cover (IC) limit with increased units
  - Supports preservation incentive
  - Does not apply to small lot R1 and R2C properties (max. 65% IC)
2. Max. 40% IC for new 1-unit construction (e.g., tear-down and rebuilds)
  - Existing single-family homes may still expand to 45% IC
3. Max. 55% IC for R4 zone
4. Projects with more than 50% or 5,000 square feet of IC subject to new drainage requirements (see next slides)

# GRADUATED IMPERVIOUS COVER

Impervious Cover Maximum by Units and Zone						
No. of Units	R1	R2C	R2A&B	R3	R4	RM1
1	65%	65%	40%	40%	40%**	40%**
2		65%	45%	45%	45%	45%
3			50%*	50%	50%	50%
4				55%*	55%	55%
5						55%
6+						60%

\*Achievable only with the preservation incentive.

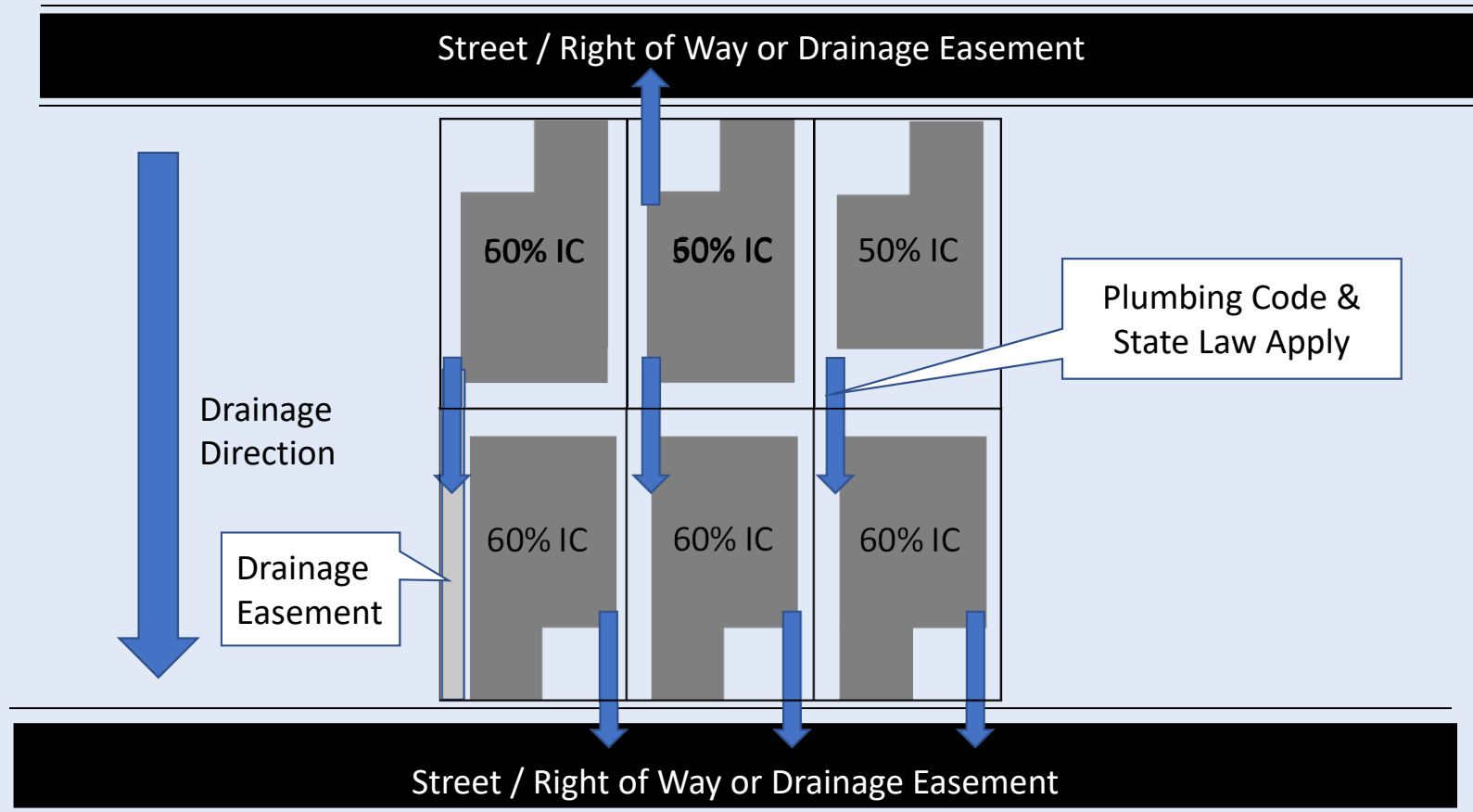
\*\*Achievable only with a new build complying use.



# STREAMLINED REGULATIONS

- Drainage plan required if impervious cover (IC) exceeds 50% or 5,000 sq. ft.
  - Drainage plan submitted by licensed professional, reviewed/inspected by staff
- Projects with up to 60% IC may use streamlined regulations if lot drains to right-of-way (e.g., public street) or drainage easement
- Projects limited to 50% IC if lot drains to neighboring property (i.e., not able to drain to right-of-way or drainage easement)
- Change to the streamlined regulations means that some R4 and RM1 projects will no longer require water quality controls
- Projects with less than 50% but more than 5,000 sq. ft. of IC must show drainage will not harm neighboring properties
- Staff does not recommend increasing missing middle IC above 60% using GSI

# STREAMLINED REGULATIONS



# SOS ORDINANCE

- Removed code changes that would require an SOS Ordinance amendment
- Some non-substantive, clarifying edits retained
  - New headings
  - Citation updates
  - Updates to reflect LDC standard language (e.g., “standards” instead of “requirements”)
  - “Sedimentation/Filtration Pond” updated to “Standard Pond” to reflect the LDC Revision’s requirement for green stormwater infrastructure

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QUESTIONS

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OTHER  
ENVIRONMENTAL  
UPDATES

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# PARKLAND DEDICATION – 1<sup>ST</sup> READING

Resolution	Name	Description
PLD-4	Corridor and Center Sites	<p>Clarify code text to reflect current PARD practice:</p> <p>Development on parcels within activity centers and fronting activity corridors that are less than 1 2/3rd acres in size should not be required to dedicate parkland on site, unless dedication of parkland is necessary to provide for pedestrian connectivity to a creek, existing or planned park, or existing or planned trail connection. Dedication of parkland should be limited to the amount of land required for the pedestrian connectivity need. Any remaining applicable fees in lieu of dedication will still be required.</p>
Harper-Madison #9	Pocket Parks	<p>Consider a process that will, without limitation, allow pocket-parks, parks under 1/4 acre, to be approved through the building permit process to expedite and simplify their development for PARD and community groups.</p>
PLD-2	Private Parkland	<p>Revise Section 23-4B-2030 (Private Parkland), Subsection (E), to require that access be granted by easement, to eliminate the fiscal surety requirement in Paragraph (E)(2), and to consolidate and clarify the remaining provisions.</p>
PLD-3	Applicability to Missing Middle Housing Types	<p>Clarify applicability of PLD requirements to missing middle housing categories.</p>

## PARKLAND DEDICATION (CONT'D)

- Allows applicant to pay a fee in-lieu of dedication if the site is:
  - Less than or equal to 1.66 acres; and
  - Not adjacent to:
    - A creek or body of water; or
    - An existing or planned park or trail.
- Authorizes “limited site plan review” for pocket parks, subject to specified conditions.
- Review of parkland requirements for missing middle zones remains ongoing.

# TREES – 1<sup>ST</sup> READING

Resolution	Name	Description
Pool #1	Protecting Our Canopy & Promoting Climate Resiliency	<p>Explore the possibility of a "No-Net Loss and 50-by-50 Tree Canopy Policy" to set near-term goal of no net loss of canopy, and a long-term goal of 50% canopy cover by 2050 to align with the City of Austin climate plan and resiliency goals.</p> <p>Consider including a "Tree Species Prioritization for Resiliency" list in the code. The protection list should prioritize native and well adapted trees and those expected to be more common as a result of climate change.</p> <p>Consider the benefits of restoring the public process for heritage tree removal and develop an incentives program that relaxes and makes flexible site development standards to encourage on site preservation of heritage trees for parcels on all corridors.</p>
TRP-1	Limitations on Administrative Variances for Heritage Trees	Consistent with October 4 staff report accompanying the LDC Revision, revise applicable regulation to limit allowance for heritage trees variances to be approved administratively to residential projects with sufficient frontage and onsite affordability.



# TREES – 1<sup>ST</sup> READING

Resolution	Name	Description
Ellis #1	Heritage Tree Preservation Bonus	The new code should create a Heritage Tree Preservation Bonus program for developments in Imagine Austin Centers and along Imagine Austin Corridors and explore the application to the Transit Priority Network. The bonus program should offer a well-calibrated incentive of flexibility in development standards (e.g. an additional floor of building height) in exchange for the preservation of an existing, healthy heritage tree. The program should include a defined set of criteria including a provision requiring that the project demonstrate they require the bonus to achieve the goal of tree preservation. The bonus should be administratively approved, and the heritage tree preservation bonus program should not negatively impact the viability of an applicable affordable housing bonus program.

# TREE-RELATED AMENDMENTS

- Codifies policy of no-net loss in tree canopy, as well as a tree-canopy protection goal.
- Establishes a tree planting policy for residential projects and projects not subject to the landscape ordinance.
- Limits the option for an administrative variance to projects that:
  - Are located on the Transit Priority Network;
  - Are at least 50% residential; and
  - Consist of 10% affordable units.

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PROCESS

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# ADDITIONAL PROCESS AMENDMENTS

- Board of Adjustment – New Special Exception
  - Intended for residential projects where non-zoning regulations significantly impact housing construction
  - Authorizes 10% reduction in height & setback restrictions
- Minor Use Permit / Conditional Use Permit
  - Clarify criteria and range of conditions
  - Tie review to type of construction
- Residential Development Regulations
  - Extend streamlined regulations up to 3 units

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QUESTIONS

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