

Transition Areas (RM1/R4 Zones)

Kitchen 1- LDC Amendment Direction:

New Amendment:

To address need for contextual setbacks where more intensive zones with 0' setbacks (such as MS3) share side and/or rear property lines with R4 house-scale transition zones: (sometimes created when neighborhood streets intersect corridors at an angle and deviate from a perpendicular street grid)

- Establish a setback / step back and vegetative buffer requirement for commercially zoned tracts that share side and/or rear property lines with an R4 zoned property to provide remedy toward a more gradual transition between the zoning intensity levels; or

Alternatively:

- Reassign the zoning of the R4 tracts to R3 to trigger draft code compatibility requirements to address this condition; or
- Create a new R3a zoning category which triggers compatibility on the side, but not the rear and allows live/work uses.

Kitchen 2- LDC Amendment Direction:

Amend 23-3D-6080 Visual Screening: To address visual screening and dumpster requirements consistent with the existing East Riverside Corridor Regulating Plan

(B) Items to be Screened.

(1) Screening shall be accomplished with vegetation or a combination of vegetative and non-vegetative elements, as prescribed in the ECM:

- (a) An area used for loading and service;
- (b) An outdoor storage area including inoperable vehicle(s), appliance(s), tire(s), building material(s), equipment, raw material(s), or aboveground storage tank(s) ~~that are located within 200 feet of a public right of way;~~
- (c) An exterior shopping cart or other commercial storage area that is located adjacent to a single-family development;
- (d) Ground-level mechanical equipment, except for utility meters;
- (e) A water quality and detention pond, except for a rain garden, biofiltration pond, or wet pond; and
- (f) Telecommunication equipment and facilities up to 8 feet.

(2) Dumpster Requirements.

Dumpsters, including large landfill trash containers, organics diversion containers, recycle containers, and similar large resource recovery containers, along with associated collection areas, shall:

- a. Be screened with materials that are the same as, or of equal quality to, the materials used in the principal building and shall be incorporated into the overall design of the building and landscape so that the visual impacts of these functions are fully contained and out of view from adjacent properties and streets; and
- b. Be located at least ~~15~~ 50 feet from a property zoned R3 or more restrictive. The location of and access to any permanently placed refuse receptacle, including a dumpster, must comply with guidelines published by the City. The Planning and Development Review Department shall review and must approve the location of and access to each refuse receptacle on a property.
- c. The noise level of mechanical equipment may not exceed 70 db at the property line of a triggering property.
- d. Collection or dumping of any permanently placed refuse receptacle 100 feet or less from adjoining triggering property is prohibited between 10:00 pm and 7:00 am.

Kitchen 3- LDC Amendment Direction:

New Amendment:

Local Bus Routes and Transition Zones

Remove R4 zoning that has been mapped along Local bus routes that are not on the Transit Priority Network (TPN) and have no plans for transit investment or expansion, including parcels along Westgate Blvd between W William Cannon Dr. and Cameron Loop. Any further upzoning along transit routes must be coordinated with Capital Metro and use current and future mobility plans to inform a planning process that is data-based and context-sensitive.

Rationale: Previous Council direction was to map R4 along the TPN because those are High Frequency Routes (15 minutes or less). Local bus routes that are not on the TPN do not have the same level of service. W William Cannon Dr is an example of an area mapped R4 where there is no frequent service or any planned investments to expand service.

Kitchen 4- LDC Amendment Direction:

New Amendment:

To ensure the success of transition zones, provide for public safety, walkability, and access to multimodal transportation, reduce parking requirements and map missing middle zoning behind corridors, only after the following:

- Sidewalks for these transition areas are prioritized in Sidewalk Master Plan Scoring Matrix.
- Funding for sidewalk infrastructure is included in the City's 5-year CIP plan

Centers & Corridors (RM, MU, MS, CC, DC Zones)

Kitchen 5- LDC Amendment Direction: Uses along Corridors receiving significant public investments
New Amendment:

To maximize housing and to create walkable, multi-modal, pedestrian friendly environments along corridors receiving significant public dollar investments from bond elections:

- Reduce allowance of uses that do not provide path for inclusion of residential units in the development or are in conflict with the vision for public spaces and multi-modal use, such as drive-through uses and storage facilities.
- Remove mapping of MU5B, which allows storage facilities, on Project Connect and corridors identified for bond investments; and
- Amend Current Draft Code for Storage Facilities:
23-3D-1300 Personal Storage
(A) Location Restrictions. A Personal Storage use requires a conditional use permit **and is prohibited** if it is located within 1000 feet of another property with a Personal Storage use and must comply with Subsection 23-3B-1040(E)(2) (Conditional Use Permit). The distance is measured to the lot line

Non-Zoning Regulations

Kitchen 6- LDC Amendment Direction:
Amend 23-3D (Landscaping)

Throughout the landscape section, expand the Green Infrastructure provision (currently applied to parking lot tree islands (section- 23-3d-3050 (E)) which adds a requirement that planted areas must be graded to receive stormwater) to other landscape categories, including:

- front yard planting (23-3d-3040),
- landscaped medians without trees (23-3d-3046), and
- parking lot perimeter (23-3d-3047).

Exceptions to receiving stormwater may be made for natural undisturbed areas, or where receiving stormwater is impossible due to design constraints such as conflicts with utilities.

Rationale: The landscape section of the code has a stated purpose to "enhance, improve, and maintain the quality of the Austin landscape" including to "improve the environment's ecological balance by contributing to air purification, oxygen regeneration, ground water recharge, and storm water infiltration processes and aids in abating noise, glare, and heat."

Affordable Housing

Kitchen 7- LDC Amendment Direction:

Preserving Existing Affordable Multifamily

New amendment:

1. Use available data, such as Apartment Trends, to identify multifamily properties and zone those properties to reflect existing use, and approximate number of units, height and floor to area ratio, with the goal of preserving existing housing by not triggering redevelopment.
2. Continue efforts to fine-tune the proposed “Preservation Incentive” for older multifamily to ensure that existing affordable units are either preserved or replaced if new units are added. Those efforts should include proposing a definition of affordable to be used when calculating the # of units that should be replaced. Such definition should be based on a review of rental data in existing older multifamily properties as compared to market rents or renter incomes

Process

Kitchen 8- LDC Amendment Direction:

Rezoning School Properties and Parkland

New Amendment:

To address consistency across AISD properties with the following city mapping policy as it relates to zoning assignments for school properties and associated park land:

- School properties shall be zoned P for Public or F25 to preserve existing conditional agreements associated with the tract.
- Associated existing property next to or part of school tracts shall be zoned PR for Park if:
 - The City has an interest in the property as parkland, in part or whole through agreement with Austin Independent School District
 - The tracts have a history of being mapped as parkland as well as being recognized and utilized as parkland by the school, surrounding community, and city through studies and analysis related to parkland locations and deficiencies

Including:

- St. Elmo and Cunningham Elementary: Map School tract “P” and associated park “PR”.
- Joslin Elementary: School tract “P” and maintain “PR” on park.
- Barton Hills Elementary: Maintain “P” designation on the school tract portion and map associated park “PR”.

In addition, consider avenues for affordable housing in the event of a change of use

Kitchen 9- LDC Amendment Direction:

Zoning Public Lands, Including Special Districts

New amendment:

Ensure that zoning assignments for state-owned and other publicly owned lands, including lands controlled by Special Districts with elected boards, align with current uses.

The Tanglewood Forest Limited District, a special district with an elected board, contains designated parks and recreational sites integral to the District’s agreement, with proposed zoning that does not reflect their use, and should be zoned “PR.” Those parks are:

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|---------------------------|---|
| 1. Tanglewood Forest Park | 9809 Curlew Drive, Austin, Texas 78748 |
| 2. Greenbrier Park | 2810 Slaughter Lane, Austin, Texas 78748 |
| 3. Lindshire Park | 10204 Lindshire Lane, Austin, Texas 78748 |
| 4. Gazebo Park | 2905 Jubilee Trail, Austin, Texas 78748 |
| 5. Woodlands Park | 3011 Slaughter Lane, Austin, Texas 78748 |
| 6. Howellwood Park | 2524 Howellwood, Austin, Texas 78748 |
| 7. Idyllwild Park | 2204 Slaughter Lane, Austin, Texas 78748 |
| 8. Renaissance Park | 2204 Tybor Court, Austin, Texas 78748 |
| 9. Kempler Park | 9302 Kempler Drive, Austin, Texas 78748 |