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3 **ORDINANCE NO.**

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5 **AN ORDINANCE AMENDING THE IMAGINE AUSTIN COMPREHENSIVE**
6 **PLAN.**

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8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** Council amends Chapter 4, “SHAPING AUSTIN: BUILDING THE
11 COMPLETE COMMUNITY” of the Imagine Austin Comprehensive plan to read as
12 follows:

13 (A) ***Map Amendments:***

14 Add a new “Figure 4.5.1 Missing Middle and Transition Area Land Use
15 Designation,” attached as Exhibit A, following “Figure 4.5 Growth Concept
16 Map.”

17
18 (B) ***Text Amendments:***

- 19 (1) Add the following new language immediately above the heading “The
20 Growth Concept Map,” at the bottom of page 96:

21 ***Adoption of The Missing Middle/Transition Area Land Use***
22 ***Designations***

23 In response to Council direction provided on May 2, 2019, the city
24 developed “transition areas” along corridors and transit priority
25 networks. Consistent with the goal of increasing the supply of
26 housing accessible to transit and expanding the range of available
27 housing choices to include more “missing middle” options, the
28 transition areas are intended to facilitate house-scale multi-unit
29 residential development that is compatible with existing single-family
30 uses. Similarly, while not anchored solely to transit corridors, the city
31 developed criteria for locating missing middle housing options in
32 “high opportunity areas” that are linked with positive education,
33 health, and economic outcomes. As defined by the *Opportunity360*
34 *Index*, high opportunity areas are “characterized by higher housing
35 stability, household income, and educational attainment than the rest
36 of the city and experience better overall health and air quality.”
37

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2 The Missing Middle/Transition Area (MMTA) Land Use Designation
3 (Figure 4.5.1) depicts the location of transition areas and portions of
4 high opportunity areas designated for missing middle housing. In a
5 broad sense, the MMTA is the culmination of an extensive public
6 process that began in 2013 and continued through adoption of the
7 city’s new Land Development Code in 2020. In their specific
8 configurations, however, the transition area designations are the result
9 of land use planning performed in 2019 and a public process that
10 included numerous public meetings, town halls, design sessions, and
11 open houses, as well as formal public hearings before the Planning
12 Commission and City Council.

- 13
14 (2) Add the following new language to the bulleted list on page 96
15 entitled “The Growth Concept Map:”, immediately below the existing
16 language “Provides convenient access to jobs and employment
17 centers”
- 18 • Expands available housing choices to include more house-scale
19 multi-unit residential options that are available to a broader range
20 of income levels than single-family uses

- 21 (3) Add the following new language below the section entitled “Figure
22 4.5 Growth Concept Map” on page 98:

23 Figure 4.5.1 Missing Middle/Transition Area Land Use Designation

24 The Missing Middle/Transition Area (MMTA) Land Use Designation
25 shown in Figure 4.5.1 serves two purposes. First, by identifying areas
26 appropriate for “house-scale” multi-unit residential development, the
27 MMTA seeks to moderately increase residential density in areas along
28 corridors that are accessible to transit, as well as in “high opportunity
29 areas” that are near important amenities and associated with positive
30 life outcomes. Second, the MMTA seeks to provide a greater range of
31 multi-unit housing choices that are accessible to a broader range of
32 income levels than traditional single-family uses, while ensuring that
33 new residential units are compatible in scale with existing single-
34 family uses.

1 The MMTA designated in Figure 4.5.1 furthers *Imagine Austin's*
2 related land use and transportation goals, in a manner consistent with
3 the character and context of established single-family neighborhoods.
4 New development within the MMTA should consist primarily of
5 multi-unit projects that include three to eleven residential units
6 consistent in character with existing single-family uses.

7 While encompassing a small percentage of the city's total land area, a
8 significant portion of the MMTA designation is near transit corridors
9 where greater density will help to increase the viability of transit
10 options by providing a larger and more concentrated rider base.
11 Additionally, because homes that share walls or land with other
12 residential units are generally less expensive than traditional single-
13 family structures, the MMTA Land Use Designation will foster
14 diverse housing options available to a broader range of income levels.

15 To the extent that development within the MMTA can economically
16 support affordable housing, higher densities should be available only
17 through voluntary participation in a density bonus program. The
18 number of units allowed "by right," versus only through a density
19 bonus, should be carefully calibrated to maximize increases in the
20 supply of affordable housing consistent with goals established by the
21 Austin Strategic Housing Blueprint.

22 The MMTA Land Use Designation in Figure 4.5.1 supplements and
23 supersedes future land use maps specific to particular areas.
24 However, application of missing middle zones outside areas
25 designated in Figure 4.5.1 must be consistent with any applicable
26 small-area plan and future land use map. Likewise, other than
27 application of zones allowing house-scale and multi-unit residential
28 uses, the zones applied within the MMTA must also be consistent
29 with any applicable small-area plan and future land use map.

30 As required for all elements of *Imagine Austin*, the MMTA designated
31 by the Growth Concept Map should be evaluated every five years to
32 assess the degree to which it is furthering the objectives described
33 above and to consider potential changes to the existing designations.
34 In the interim, procedures required to amend any applicable small-
35 area plan must be followed to extend or re-designate the existing
36 MMTA shown in Figure 4.5.1.

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PART 2. This ordinance take effect on _____, 2020.

PASSED AND APPROVED

_____, 2020

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§
§

Steve Adler
Mayor

APPROVED: _____

Anne L. Morgan
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

Draft

EXHIBIT A

FIGURE 4.5.1 MISSING MIDDLE/TRANSITION AREA LAND USE DESIGNATION