

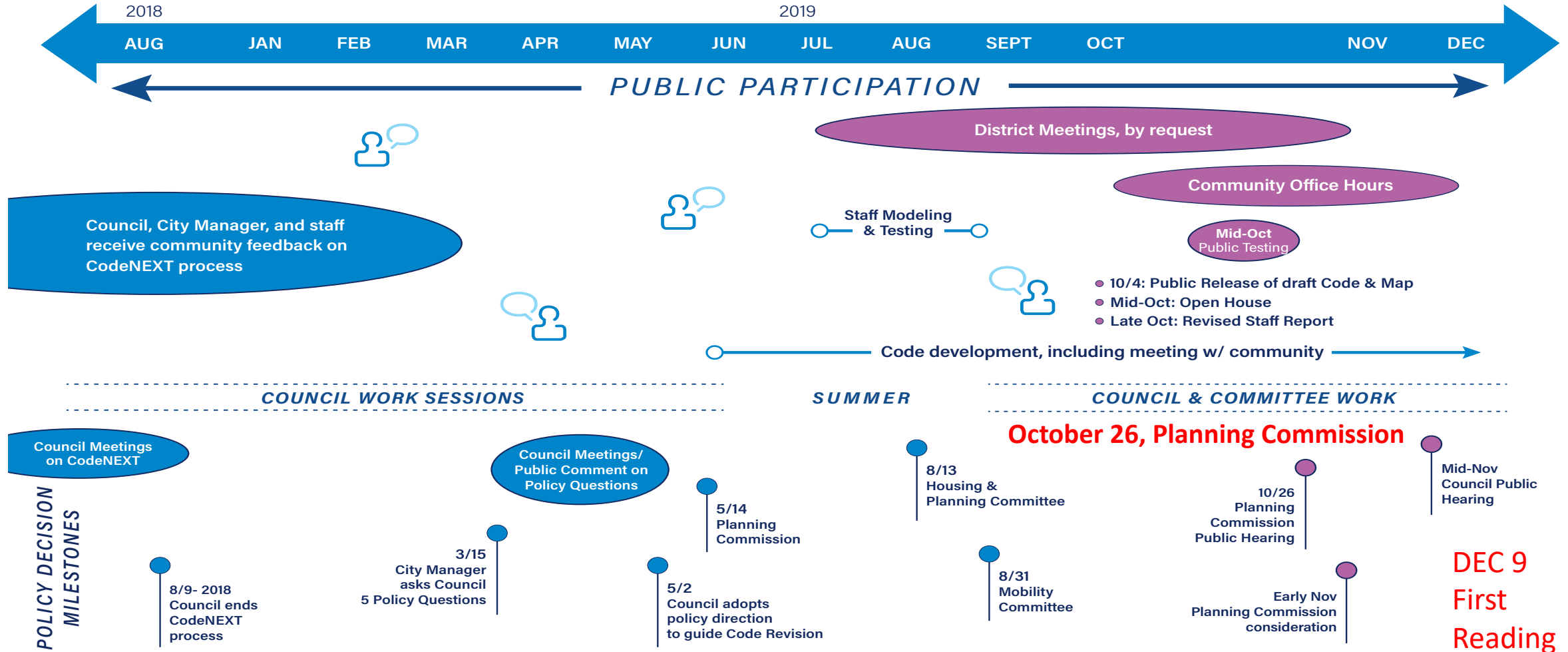
# Land Development Code Revisions Highlights

For Neighbors in Jester, Glenlake, Greenshores, Westmister Glen,  
Long Canyon, RiverPlace, Westcliff, Shepherd Mountain, Oak Shores/  
Austin City Park, Monte Vista Condos, Canyon Creek

# Timeline – First Council Reading in December

## Land Development Code Revision: Proposed Timeline\*

\*Proposed dates, subject to change based on Council direction & outcome of public process



# Proposed Land Development Code

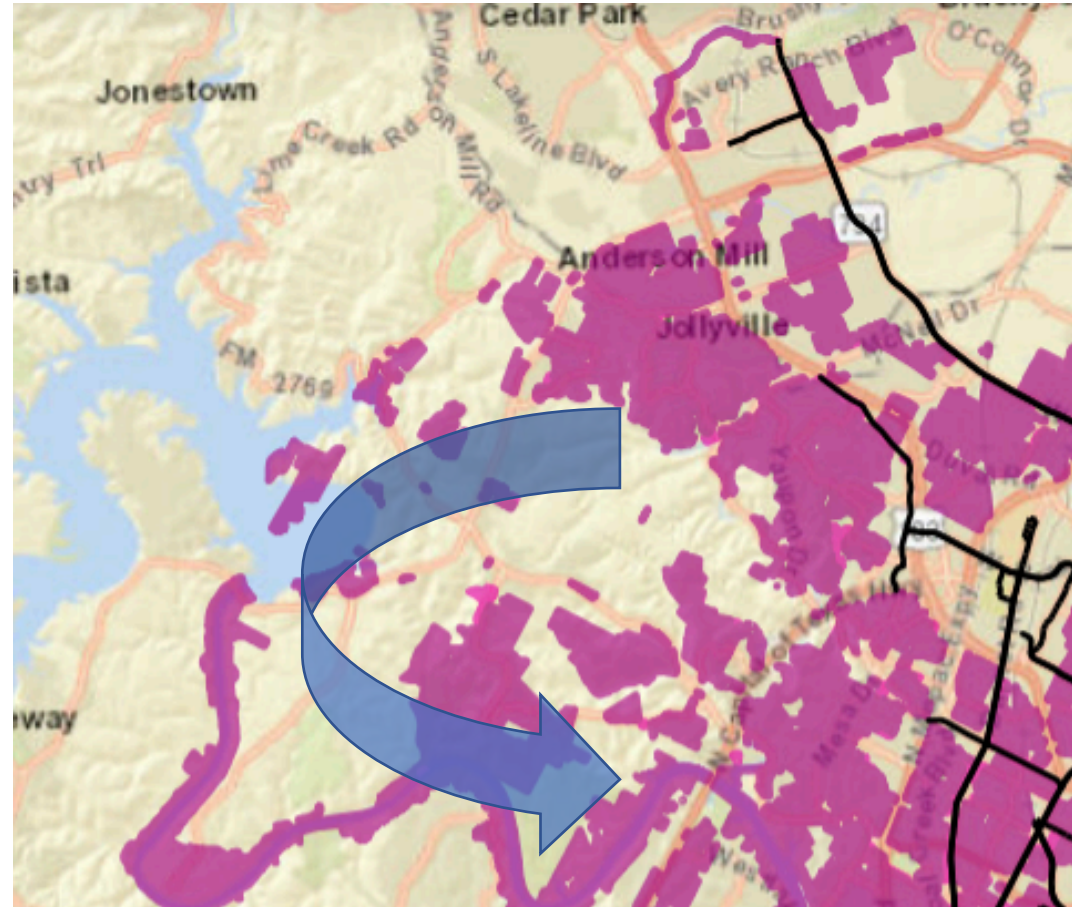
- The City Staff produced the Land Development Code that furthers the goals of Imagine Austin and the policy direction provided by Council May 2, 2019.
- The LDC also speaks to a much broader range of issues relating to development, like transportation, affordability, the natural environment, historic preservation, signage, and opportunities for public participation in the City's decision-making process.

# Key Themes of New Land Development Code

- More housing types and density (duplexes, townhomes, accessory dwelling units) to support a range of incomes
- Minimum lot size reduction on most lots
- Increase maximum units per lot to 3 (with preservation of an existing home over 30 years old) on most lots
- Allowing Multifamily use in all Commercial Zones
- More affordable and income restricted housing
- Less parking required
- Environmental protections for trees and flooding included
- City wide high housing density on busy streets in order to move people out of cars into public transportation
- Eases ability to subdivide lots

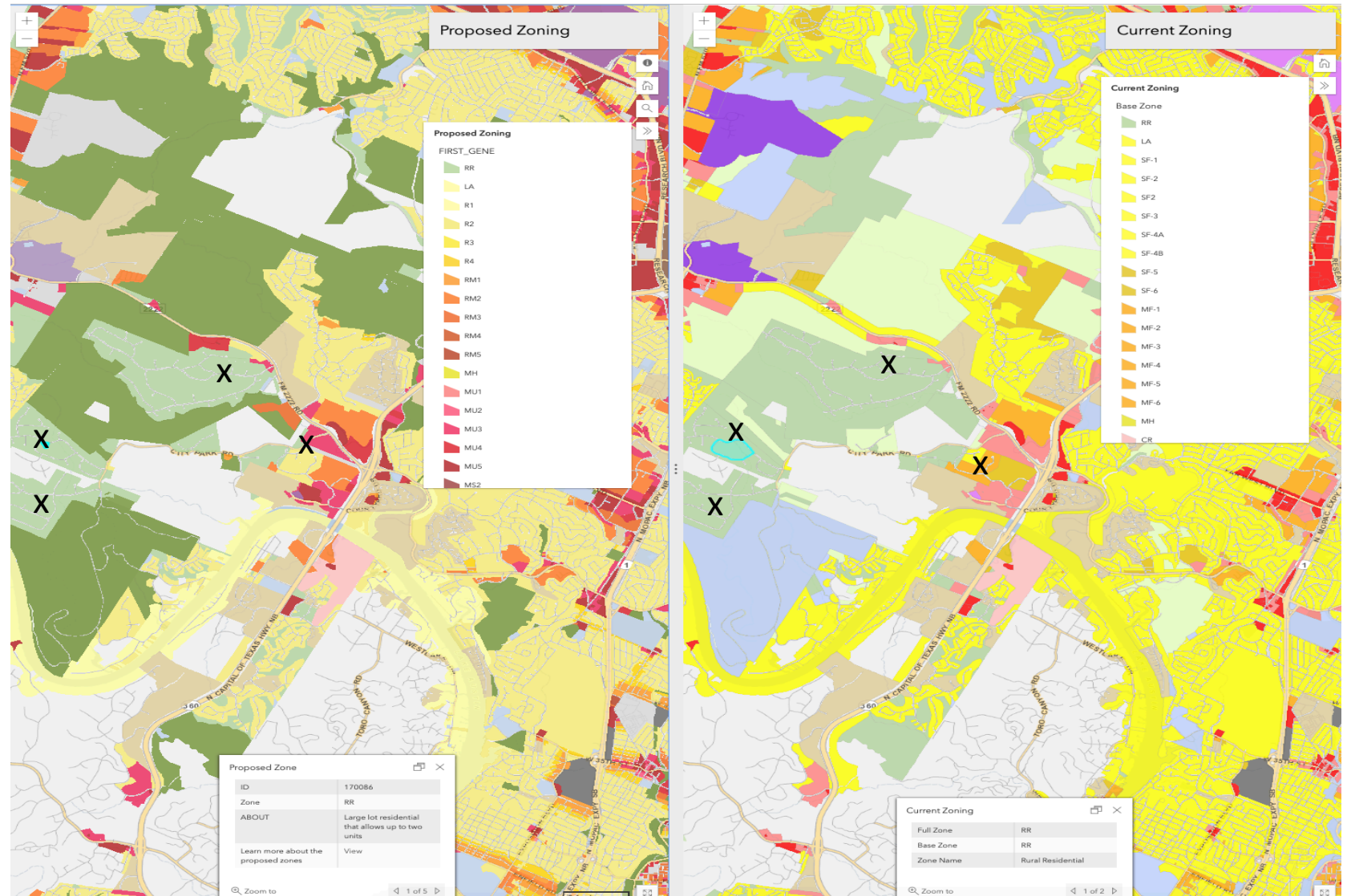
# City Preservation Incentive

All properties in the 620/2222/360 (shown at right in purple) are **allowed up to 3 units** if there is a **structure on the property that is 30 years old** and it remains – or part of it remains and is rebuilt.



# Proposed RR vs Current RR Zoning District Map

- Examples:  
Glenlake, WMG,  
Shepherd Mtn,  
Long Canyon
- Light Green





# Current RR (blue) vs Proposed RR (green) Zoning Comparison

- **Examples:**  
Glenlake, WMG,  
Long Canyon

	RR	RR
Lot		
Minimum Lot Size	43560	43560
Minimum Lot Width	100	100 (A)
Maximum Units per Acre	1	3
Maximum Impervious Cover	25%	25%
Maximum Building Coverage	20%	—
Maximum Height	35	35

(A) 33' Applicable for some cul-de-sac lots

23-3C-10140  
Waterfront Overlay

Requirements for  
1,200 feet  
Entire property  
Northern boundary of ROW of Barton Spring Road  
25 ft or base zone, whichever is lower  
60 ft or base zone, whichever is lower

**Table 23-3C-10410(E) Development Requirements for Butler Shores Subdistrict**

**(1) Setbacks (min.)**

**(a) Primary Setback Line**

Landward from Lady Bird Lake Shoreline	100 ft
South of southern boundary of Toomey Rd	35 ft
South of southern boundary of Barton Springs Road	35 ft
North of northern boundary of Barton Springs Road	35 ft
From Barton Creek centerline	100 ft

**(b) Secondary Setback Line**

From primary setback line of Lady Bird Lake	100 ft
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**(2) Impervious Coverage (max.)**

(a) Gradient exceeds 25%	Impervious cover prohibited
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**(3) Height (max.)**

(a) North of Barton Springs Road	96 ft or base zone, whichever is lower
(b) South of Barton Springs Road	60 ft or base zone, whichever is lower

**Table 23-3C-10140 (D) Development Requirements for Balcones Rock Cliff Subdistrict**

**(1) Setbacks (min.)**

**(a) Primary Setback Line**

Landward of Lady Bird Lake shoreline	75 ft
Landward for a single-family lot platted before July 17, 1985 that is zoned RR or minimum 20,000 sf	50 ft

**(2) Impervious Coverage (max.)<sup>1</sup>**

(a) Beyond primary or secondary setback	30%
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**(3) Height (max.)**

(a) 35 ft or base zone, whichever is lower	
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**Table 23-3C-10140(F) Development Requirements for City Hall Subdistrict**

**(1) Setbacks (min.)**

**(a) Primary Setback Line**

Landward from Lady Bird Lake shoreline	100 ft
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**Table 23-3C-10140(G) Development Requirements for East Riverside Subdistrict**

**(1) Setbacks (min.)**

**(a) Primary Setback Line**

Landward from Lady Bird Lake Shoreline	100 ft
--	--------

**(2) Impervious Coverage (max.)**

(a) Beyond primary or secondary setback	50%
---	-----

**(3) Height (max.)**

(a) 96 ft. or base zone, whichever is lower	
---	--

# Current RR (blue) vs Proposed RR (green) Uses Comparison

- **Examples:** Glenlake, WMG, Shepherd Mtn, Long Canyon
- **New:** Bed and breakfast conditional, senior retirement housing, duplex, ADU, outdoor recreation, Library/museum or art gallery/trade school conditional

Uses	Current RR (Blue)	Proposed RR (Green)
Residential		
Accessory Dwelling Unit - Residential	—	P
Bed and Breakfast	—	CUP
Co-housing	—	—
Cottage Court	—	—
Duplex	—	P
Group Residential	—	—
Home Occupations	P	P
Live/Work	—	—
Multi-Family	—	—
Senior/Retirement Housing	—	P
Single-Family	P	P
Single-Family Attached	—	P
Short-term Rental		
•Types 1	P	P
•Types 2	—	—
•Types 3	—	—
Townhouse	—	—
Services		
Adult Care		
• small ≤ 6	P	P
• large ≥7 & ≤20	CUP	CUP
• commercial ≥21	CUP	CUP
Child Care		
• small ≤ 12	P	P
• large ≥13 & ≤24	CUP	CUP
• commercial ≥25	CUP	CUP

Recreation:	Current RR (Blue)	Proposed RR (Green)
•Indoor Sports and Recreation	—	—
•Outdoor Sports and Recreation	—	—
•Community Recreation	CUP	—
• Indoor ≤ 5,000 sf	—	—
• Indoor > 5,000 sf	—	—
• Outdoor, Formal	—	P
• Outdoor, Informal	—	P
• Outdoor, Natural	—	P
Studio: art, dance, martial arts, music		
Agricultural		
Community Agriculture	P	P
Stables	CUP	—
Civic and Public Assembly		
Library, Museum or Public Art Gallery	—	CUP
Meeting Facility	CUP	CUP
Public Safety Facility	CUP	CUP
Religious Assembly Facility	P	P
Schools		
•Business or Trade School	—	CUP
•College or University	CUP	CUP
•Private Primary	CUP	CUP
•Private Secondary	CUP	CUP
•Public Primary	P	P
•Public Secondary	P	P
Other		
Accessory Uses		P
Communication Services	P	P
Telecommunications	P/CUP	P
Utilities Local	CUP	P
Special Uses		CUP

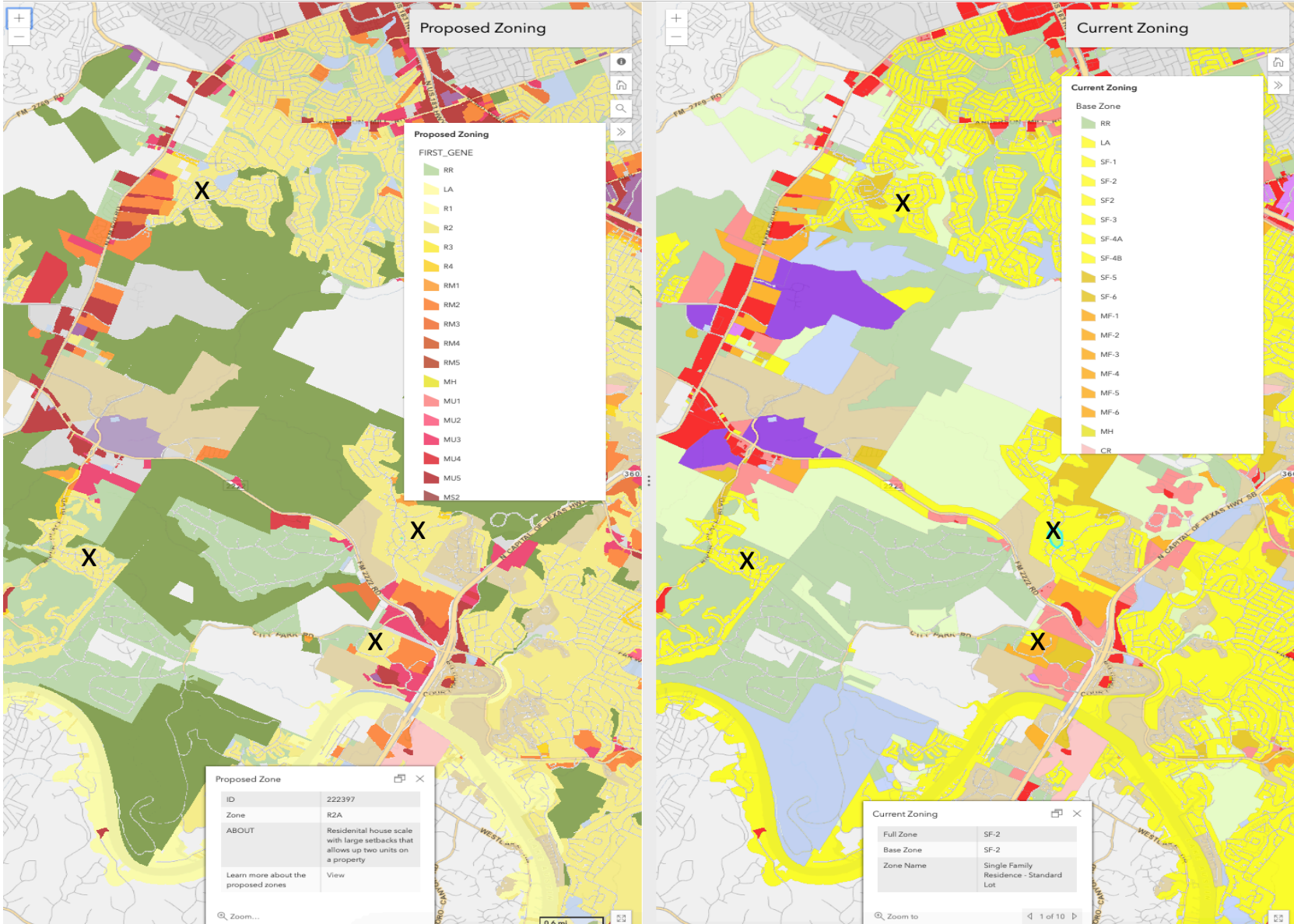
P = Permitted Use

CUP = Conditional Use Permit Required



# Proposed R2A vs Current SF2 Zoning District Map

- **Examples:**  
Jester,  
RiverPlace,  
Shepherd Mtn,  
Canyon Creek
- Yellow



# Current SF2 vs Proposed R2A Zoning Comparison

- **Examples:**

Jester,  
RiverPlace,  
Shepherd Mtn,  
Canyon Creek

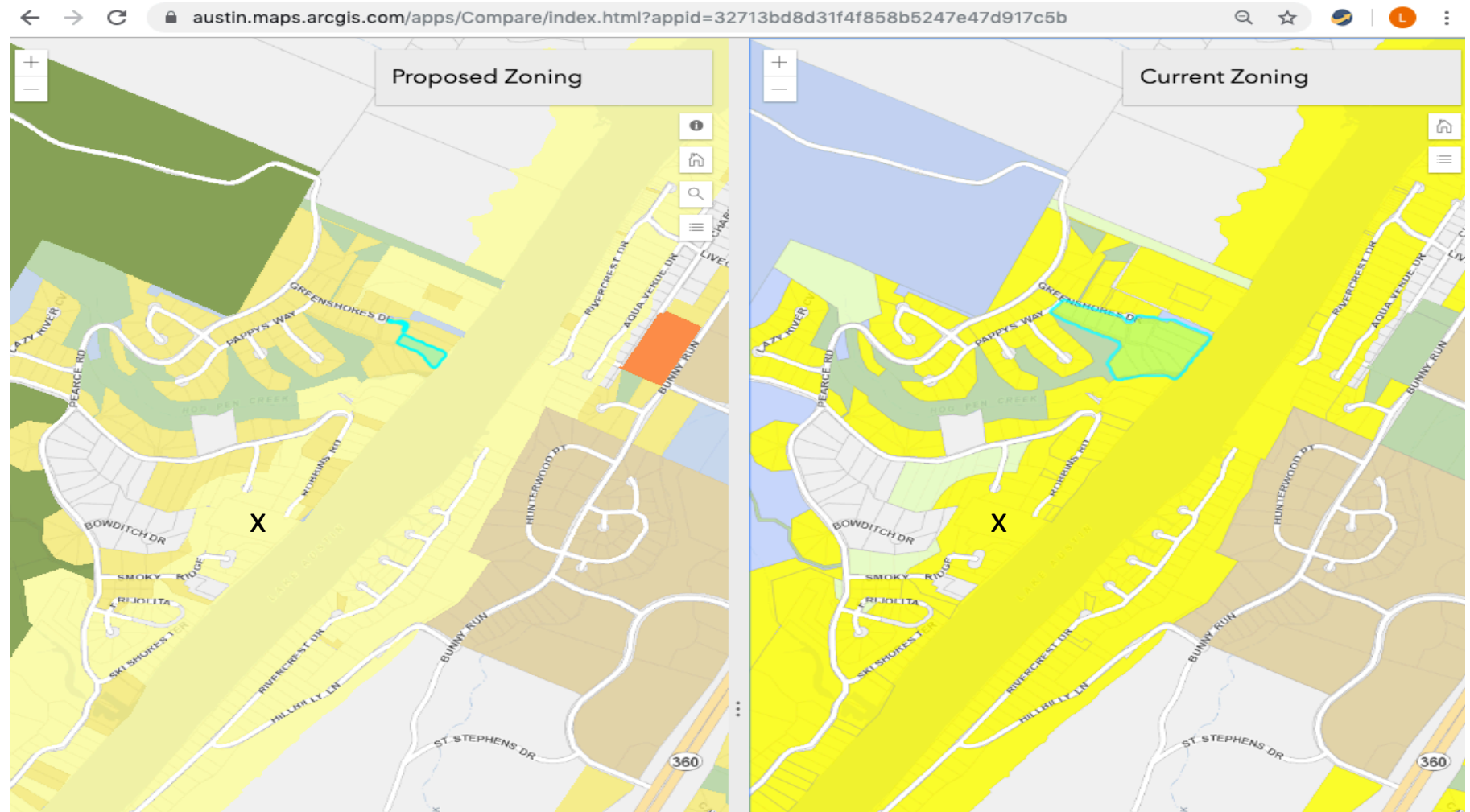
- Smaller lot size and width

	SF-2	R2A
Lot		
Minimum Lot Size	5750	5000
Minimum Lot Width	50	45
Maximum Units per Acre	8	17
Maximum Impervious Cover	45%	45%
Maximum Building Coverage	40%	—
Maximum Height	35	35



# Proposed LA vs Current LA Zoning District Map

- Examples:  
Green Shores  
and Some  
RiverPlace
- Light yellow



# Current LA (blue) vs Proposed LA (green) Zoning Comparison

- **Examples:**  
Green Shores  
and Some  
RiverPlace
- Increase in  
impervious  
cover

	LA	LA	
Lot			
Minimum Lot Size	43560	43560	1,200 feet
Minimum Lot Width	100	100(A)	Entire property
Maximum Units per Acre	1	3	Northern boundary of ROW of Barton Spring Road
Maximum Impervious Cover	25%	5-35%	25 ft or base zone, whichever is lower
Maximum Building Coverage	20%	—	60 ft or base zone, whichever is lower
Maximum Height	35	35	

(A) 33' Applicable for some cul-de-sac lots

**Table 23-3C-10140 (D) Development Requirements for Balcones Rock Cliff Subdistrict**

**(1) Setbacks (min.)**

**(a) Primary Setback Line**

Landward of Lady Bird Lake shoreline	75 ft
Landward for a single-family lot platted before July 17, 1985 that is zoned RR or minimum 20,000 sf	50 ft

**(2) Impervious Coverage (max.)<sup>1</sup>**

(a) Beyond primary or secondary setback	30%
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**(3) Height (max.)**

(a) 35 ft or base zone, whichever is lower	
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**Table 23-3C-10410(E) Development Requirements for Butler Shores Subdistrict**

**(1) Setbacks (min.)**

**(a) Primary Setback Line**

Landward from Lady Bird Lake Shoreline	100 ft
South of southern boundary of Toomey Rd	35 ft
South of southern boundary of Barton Springs Road	35 ft
North of northern boundary of Barton Springs Road	35 ft
From Barton Creek centerline	100 ft

**(b) Secondary Setback Line**

From primary setback line of Lady Bird Lake	100 ft
---	--------

**(2) Impervious Coverage (max.)**

(a) Gradient exceeds 25%	Impervious cover prohibited
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**(3) Height (max.)**

(a) North of Barton Springs Road	96 ft or base zone, whichever is lower
(b) South of Barton Springs Road	60 ft or base zone, whichever is lower

**Table 23-3C-10140 (F) Development Requirements for City Hall Subdistrict**

**(1) Setbacks (min.)**

**(a) Primary Setback Line**

Landward from Lady Bird Lake shoreline	100 ft
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**Table 23-3C-10140(G) Development Requirements for East Riverside Subdistrict**

**(1) Setbacks (min.)**

**(a) Primary Setback Line**

Landward from Lady Bird Lake Shoreline	100 ft
--	--------

**(2) Impervious Coverage (max.)**

(a) Beyond primary or secondary setback	50%
---	-----

**(3) Height (max.)**

(a) 96 ft. or base zone, whichever is lower	
---	--

Overlays

23-3C-10140  
Waterfront Overlay



# Current LA (blue) vs Proposed LA (green) Uses Comparison

- **Examples:**  
Green Shores  
and Some  
RiverPlace
- **New Uses:**  
Duplex, ADU, adult  
and small child care  
permitted, senior  
retirement housing,  
indoor and outdoor  
community  
recreation

Uses	Current LA	Proposed LA
Residential		
Accessory Dwelling Unit - Residential	—	P
Bed and Breakfast	—	CUP
Co-housing	—	—
Cottage Court	—	—
Duplex	—	P
Group Residential	—	—
Home Occupations	P	P
Live/Work	—	—
Multi-Family	—	—
Senior/Retirement Housing	—	P
Single-Family	P	P
Single-Family Attached	—	P
Short-term Rental		
•Types 1	P	P
•Types 2	—	—
•Types 3	—	—
Townhouse	—	—
Services		
Adult Care		
• small ≤ 6	CUP	P
• large ≥7 & ≤20	CUP	CUP
• commercial ≥21	CUP	CUP
Child Care		
• small ≤ 12	CUP	P
• large ≥13 & ≤24	CUP	CUP
• commercial ≥25	CUP	CUP
Entertainment and Recreation		
Recreation:		
•Indoor Sports and Recreation	—	
•Outdoor Sports and Recreation	—	

•Community Recreation	CUP	
• Indoor ≤ 5,000 sf	—	CUP
• Indoor > 5,000 sf	—	CUP
• Outdoor, Formal	—	CUP
• Outdoor, Informal	—	P
• Outdoor, Natural	—	P
Studio: art, dance, martial arts, music		
Agricultural		
Community Agriculture	P	P
Stables	—	CUP
Civic and Public Assembly		
Library, Museum or Public Art Gallery	—	CUP
Meeting Facility	CUP	CUP
Public Safety Facility	CUP	CUP
Religious Assembly Facility	P	P
Schools		
•Business or Trade School	—	CUP
•College or University	CUP	CUP
•Private Primary	CUP	CUP
•Private Secondary	CUP	CUP
•Public Primary	P	P
•Public Secondary	P	P
Other		
Accessory Uses		P
Communication Services	P	P
Telecommunications	P/CUP	P
Utilities Local	CUP	P
Special Uses		CUP

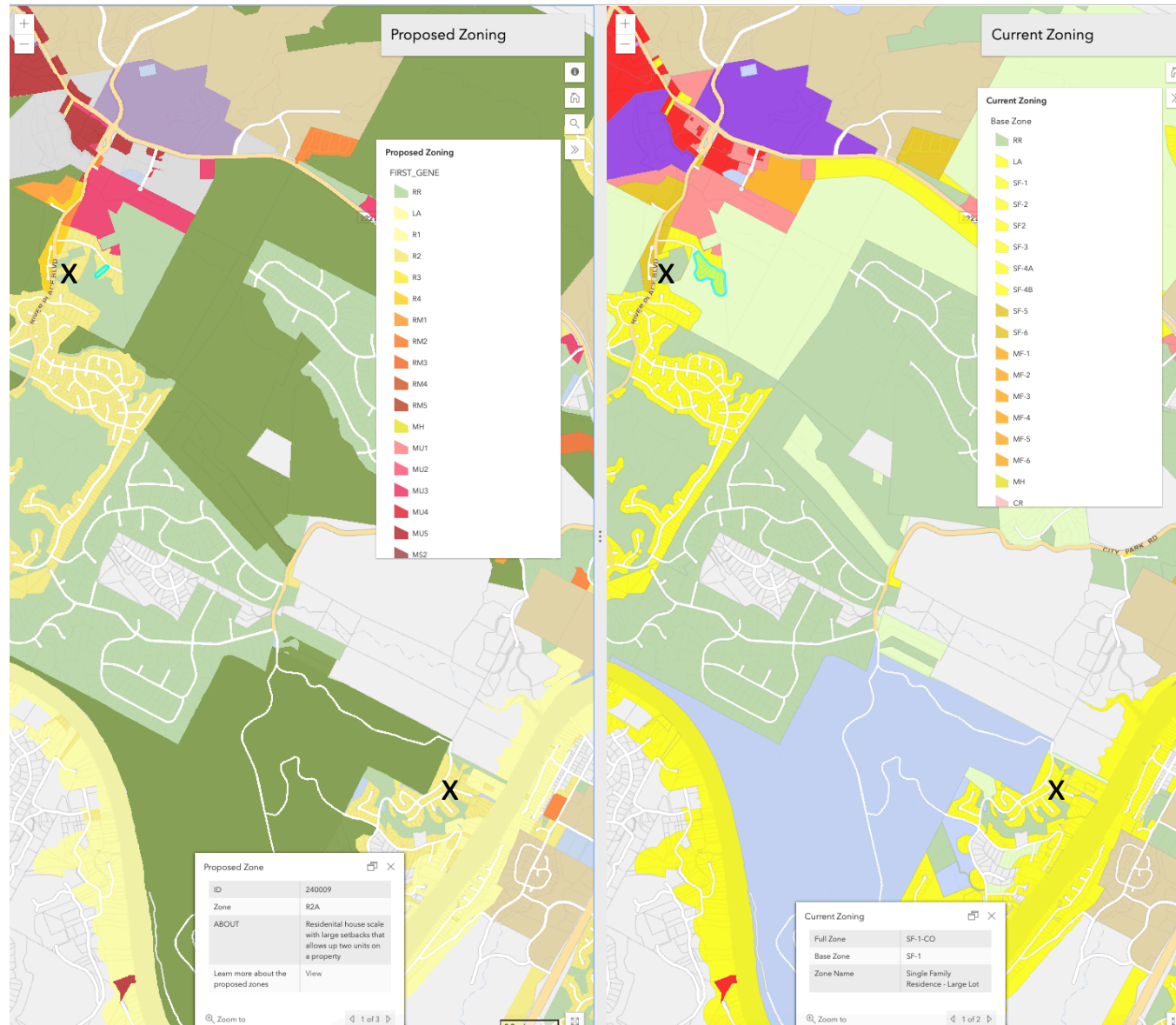
P = Permitted Use

CUP = Conditional Use Permit Required



# Proposed R2A vs Current SF1 Zoning District Map

- Examples:  
RiverPlace,  
Green Shores
- Light Yellow



# Current SF1 vs Proposed R2A Zoning Comparison

- **Examples:**  
River Place,  
Green Shores
- Min lot  
width/size  
reduce,  
Impervious  
cover increase

	SF-1	R2A
Lot		
Minimum Lot Size	10000	5000
Minimum Lot Width	60	45
Maximum Units per Acre	4	17
Maximum Impervious Cover	40%	45%
Maximum Building Coverage	35%	—
Maximum Height	35	35

# Current SF1 (gray) vs Proposed R2A (blue) Uses Comparison

- **Examples:** RiverPlace, Green Shores
- **New Uses:** Bed and breakfast conditional, Live/Work, senior retirement housing, duplex, ADU, community recreation, business/trade school conditional

Uses		
Residential		
Accessory Dwelling Unit - Residential	—	P
Bed and Breakfast	—	CUP
Co-housing	—	—
Cottage Court	—	—
Duplex	—	P
Group Residential	—	—
Home Occupations	P	P
Live/Work	—	—
Multi-Family	—	—
Senior/Retirement Housing	—	P
Single-Family	P	P
Single-Family Attached	—	P
Short-term Rental		
•Types 1	P	P
•Types 2	—	—
•Types 3	—	—
Townhouse	—	—
Services		
Adult Care		
• small ≤ 6	P	P
• large ≥7 & ≤20	CUP	CUP
• commercial ≥21	CUP	CUP
Child Care		
• small ≤ 12	P	P
• large ≥13 & ≤24	CUP	CUP
• commercial ≥25	CUP	CUP

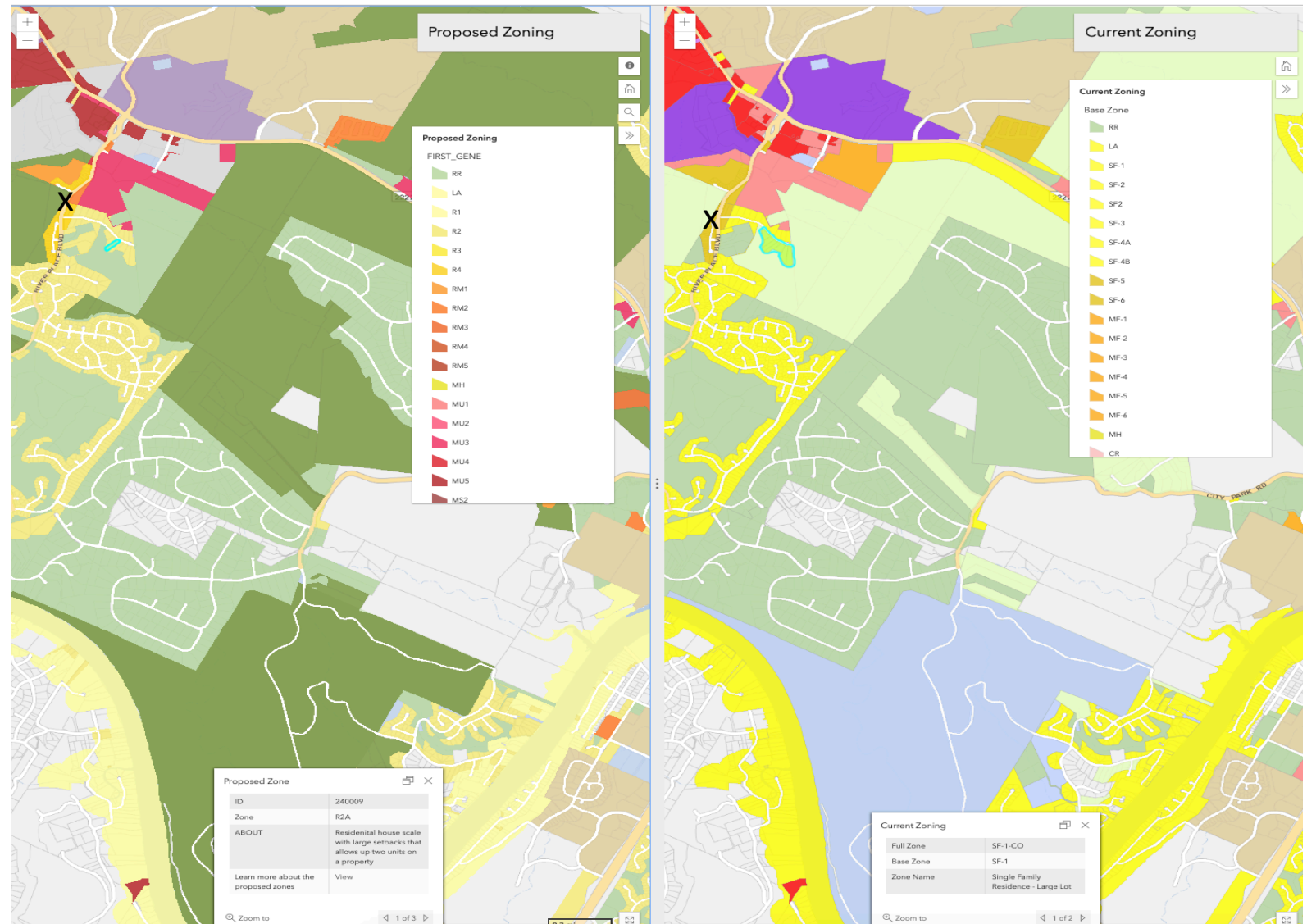
Entertainment and Recreation		
Recreation:		
•Indoor Sports and Recreation	—	
•Outdoor Sports and Recreation	—	
•Community Recreation	CUP	
• Indoor ≤ 5,000 sf	—	CUP
• Indoor > 5,000 sf	—	CUP
• Outdoor, Formal	—	CUP
• Outdoor, Informal	—	P
• Outdoor, Natural	—	P
Studio: art, dance, martial arts, music		
Agricultural		
Community Agriculture	P	P
Stables	—	—
Civic and Public Assembly		
Library, Museum or Public Art Gallery	—	CUP
Meeting Facility	CUP	CUP
Public Safety Facility	CUP	CUP
Religious Assembly Facility	P	P
Schools		
•Business or Trade School	—	CUP
•College or University	CUP	CUP
•Private Primary	CUP	CUP
•Private Secondary	CUP	CUP
•Public Primary	P	P
•Public Secondary	P	P
Other		
Accessory Uses		P
Communication Services	P	P
Telecommunications	P/CUP	P
Utilities Local	CUP	P
Special Uses		CUP

P = Permitted Use

CUP = Conditional Use Permit Required

# Proposed R4 vs Current SF5 Zoning District Map

- Examples:  
River Place
- Orangish Yellow
- Transition  
Zoning due to  
Economic  
Opportunity



# Transition Zones – RiverPlace R4

- Density bonus affordability possible
- 4 units entitled + 4 unit bonus = up to 8 units on a lot
- 35 feet tall + 10 feet if affordable bonus = 45' possible
- 0.4 FAR + 0.4 FAR bonus = 0.8 FAR total (more height and sq ft if affordable built)
- Can pay fee-in lieu of building affordable and get FAR and unit bonus

# Proposed R4 Allows up to 8 Units

**Table 23-3C-3130(A) Lot Size and Intensity**

(1) Allowed Use	Lot				Building	
	Principal Dwelling Units per Lot (max.)		Width (min.)	Area (min.)	Size (max.)	
	Base Standard	AHBP Bonus <sup>1</sup>			Base Standard	AHBP Bonus <sup>1</sup>
Duplex	4	+4	35'	5,000 sf	0.4 FAR	+0.4 FAR
Multi-Family	4	+4	45'	5,000 sf	0.6 FAR	+0.2 FAR
Cottage Court - 3	3	+0	45'	5,000 sf	0.6 FAR	+0 FAR
Cottage Court - 6	6	+0	90'	10,000 sf	0.6 FAR	+0.2 FAR
Townhouse	1	+0	18'	1,800 sf	0.6 FAR	+0 FAR
Other Allowed Uses	—	+0	35'	5,000 sf	0.4 FAR	+0 FAR

<sup>1</sup> To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

**Table 23-3C-3130(D) Height**

(1) Primary and Accessory Building	Base Standard	AHBP Bonus <sup>1</sup>
To Top Plate (maximum)	25'	+10
Overall (maximum)	35'	+10

**Table 23-3C-3130(H) Impervious Cover**

(1) Impervious Cover	% (max.)
Impervious Cover	50%



# Current SF5 vs Proposed R4 Zoning Comparison

- **Examples:**  
River Place
- Can have smaller lot, impervious cover reduced, max height increase

	SF-5	R4
Lot		
Minimum Lot Size	5750	5000
Minimum Lot Width	50	35
Maximum Units per Acre	?	78
Maximum Impervious Cover	55%	50%
Maximum Building Coverage	40%	
Maximum Height	35	45

# Current SF5 (gray) vs Proposed R4 (blue) Zoning District Map

- **Examples:**  
River Place
- **New Uses:**  
Co-housing, cottage court, group residential, multifamily, ADU, STR type 3, community recreation, library/museum/public art gallery conditional, school conditional
- Note Single Family is not allowed

Uses		
Residential		
Accessory Dwelling Unit - Residential	—	P
Bed and Breakfast	P	p
Co-housing	—	P
Cottage Court	—	P
Duplex	P	P
Group Residential	—	P
Home Occupations	P	P
Live/Work	—	—
Multi-Family	—	P
Senior/Retirement Housing	P	P
Single-Family	P	—
Single-Family Attached	P	—
Short-term Rental		
•Types 1	P	P
•Types 2	—	—
•Types 3	—	P
Townhouse	P	P
Services		
Adult Care		
• small ≤ 6	P	P
• large ≥7 & ≤20	CUP	CUP
• commercial ≥21	CUP	CUP
Child Care		
• small ≤ 12	P	P
• large ≥13 & ≤24	CUP	CUP
• commercial ≥25	CUP	CUP
Entertainment and Recreation		

recreation:		
•Indoor Sports and Recreation	—	
•Outdoor Sports and Recreation	—	
•Community Recreation	CUP	
• Indoor ≤ 5,000 sf	—	MUP
• Indoor > 5,000 sf	—	CUP
• Outdoor, Formal	—	MUP
• Outdoor, Informal	—	P
• Outdoor, Natural	—	P
Studio: art, dance, martial arts, music		
Agricultural		
Community Agriculture	P	P
Stables	—	—
Civic and Public Assembly		
Library, Museum or Public Art Gallery	—	CUP
Meeting Facility	CUP	CUP
Public Safety Facility	CUP	CUP
Religious Assembly Facility	P	P
Schools		
•Business or Trade School	—	CUP
•College or University	CUP	CUP
•Private Primary	CUP	CUP
•Private Secondary	CUP	CUP
•Public Primary	P	P
•Public Secondary	P	P
Other		
Accessory Uses		P
Communication Services	P	P
Telecommunications	P/CUP	P
Utilities Local	CUP	P
Special Uses		CUP

P = Permitted Use

CUP = Conditional Use Permit Required

# RESIDENTIAL HOUSE-SCALE ZONING USE SUMMARY TABLE (CURRENT CODE VS PROPOSED LDC CODE DRAFT of OCT 04, 2019)

RESIDENTIAL HOUSE-SCALE ZONING USE SUMMARY TABLE (CURRENT CODE VS PROPOSED LDC CODE DRAFT of OCT 04, 2019)																	
	P: Permitted Use		NA: Not Allowed					CUP: Conditional Use		F MUP: Minor Use Permit							
			Current Code							Proposed Code							
Zoning Use Type:	LA	RR	SF1	SF2	SF3	SF4	SF5	SF6	LA	RR	R1	R2A	R2B	R2C	R3	R4	
<b>RESIDENTIAL USES:</b>																	
Accessory Dwelling Unit (ADU)	NA	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	P	P	
Bed & Breakfast (Group 1)	NA	NA	P	P	P	NA	P	P	P	P	P	P	P	P	P	P	
Bed & Breakfast (Group 2)	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	P	P	P	P	
Co-housing									NA	NA	NA	NA	NA	NA	P	P	
Condominium	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	NA	NA	NA	P	P	
Cottage Court									NA	NA	NA	NA	NA	NA	P	P	
Duplex	NA	NA	NA	NA	P	NA	P	P	P	NA	NA	NA	NA	P	P	P	
Group Residential	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	
Home Occupations									P	P	P	P	P	P	P	P	
Mobile Home Residential	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Multi-family	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	
Senior/Retirement Housing - Small Site	NA	NA	NA	NA	P	NA	P	P	P	P	P	P	P	P	P	P	
Senior/Retirement Housing - Large Site	NA	NA	NA	NA	NA	NA	CUP	CUP	P	P	P	P	P	P	P	P	
Single Family	P	P	P	P	P	NA	P	P	P	P	P	P	P	P	P	NA	
Single Family - Attached	NA	NA	NA	NA	P	NA	P	P	NA	NA	NA	P	P	NA	P	NA	
Short Term Rental- Type 1 (See Note 1)	P	P	P	P	P	P	P	P	NA	NA	NA	P	P	P	P	P	
Townhouse	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	NA	NA	NA	P	P	
Note 1: Type 3 STR is allowed on new proposed code for R4 zoning only																	
<b>COMMERCIAL USES:</b>																	
	NOTE:		NO COMMERCIAL USES ALLOWED IN CURRENT CODE EXCEPT FOR "CUP" FOR "SPECIAL USE HISTORIC" AND "STABLES" AND "KENNELS" UNDER "RR" ZONING														
Adult Care:																	
-Small (6 or less)									P	P	P	P	P	P	P	P	
-Large (7-20)									CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
-Commercial (21 or more)									CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Child Care:																	
-Small (12 or less)									P	P	P	P	P	P	P	P	
-Large (13-24)									CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
-Commercial (25 or more)									CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
<b>OFFICE USES:</b>																	
	NOTE:		NO OFFICE USES ALLOWED UNDER CURRENT CODE					NO OFFICE USES ALLOWED UNDER PROPOSED CODE									
<b>AUTOMOBILE RELATED:</b>																	
	NOTE:		NO AUTOMOBILE USES ALLOWED UNDER CURRENT CODE					NO AUTOMOBILE USES ALLOWED UNDER PROPOSED CODE									
<b>RETAIL:</b>																	
	NOTE:		NO RETAIL USES ALLOWED UNDER CURRENT CODE					NO RETAIL RELATED USES ALLOWED UNDER PROPOSED CODE									
<b>RESTAURANT AND BAR:</b>																	
	NOTE:		NO RESTAURANT/BAR USES ALLOWED UNDER THE CURRENT CODE					NO RESTAURANT/BAR USES ALLOWED UNDER PROPOSED CODE									
<b>ENTERTAINMENT &amp; RECREATION:</b>																	
	NOTE:		NO INDOOR OR OUTDOOR RECREATION ALLOWED UNDER THE CURRENT CODE (RESIDENTIAL)														
RESIDENTIAL RECREATION:																	
-INDOOR (5000 SQ.FT OR LESS)									NA	CUP	CUP	CUP	CUP	CUP	CUP	MUP	
-INDOOR (MORE THAN 5000 SQ.FT)									CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
-OUTDOOR (FORMAL)									P	CUP	CUP	CUP	CUP	CUP	CUP	MUP	
-OUTDOOR (INFORMAL)									P	P	P	P	P	P	P	P	
-OUTDOOR (NATURAL)									P	P	P	P	P	P	P	P	
<b>INDUSTRIAL:</b>																	
	NOTE:		NO INDUSTRIAL USES ALLOWED UNDER CURRENT CODE					NO INDUSTRIAL USES ALLOWED UNDER PROPOSED CODE									
<b>INNOVATION &amp; TECHNOLOGY:</b>																	
	NOTE:		NO INNOVATION & TECHNOLOGY USES ALLOWED					NO INNOVATION & TECHNOLOGY USES ALLOWED									
<b>AGRICULTURE:</b>																	
COMMUNITY AGRICULTURE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
STABLES	NA	CUP	NA	NA	NA	NA	NA	NA	NA	CUP	NA	NA	NA	NA	NA	NA	
<b>CIVIC AND PUBLIC ASSEMBLY:</b>																	
LIBRARY, MUSEUM, PUBLIC ART GALLERY									CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
MEETING FACILITY (PUBLIC OR PRIVATE)									CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
PUBLIC SAFETY FACILITY									CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
RELIGIOUS ASSEMBLY FACILITY									P	P	P	P	P	P	P	P	
<b>SCHOOL:</b>																	
-BUSINESS OR TRADE	NA	NA	NA	NA	NA	NA	NA	NA	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
-COLLEGE OR UNIVERSITY	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
-PRIVATE PRIMARY	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
-PRIVATE SECONDARY	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
-PUBLIC PRIMARY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
-PUBLIC SECONDARY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>OTHER:</b>																	
ACCESSORY USES									P	P	P	P	P	P	P	P	
COMMUNICATIONS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
UTILITIES (LOCAL)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	P	P	
SPECIAL USES	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
TELECOMMUNICATIONS	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P	P	P	P	P	P	

# Max Units on Lots

- **For RR, LA 2 and R2A 2 units are allowed “by right”, but if the home is preservation 3 units are allowed**

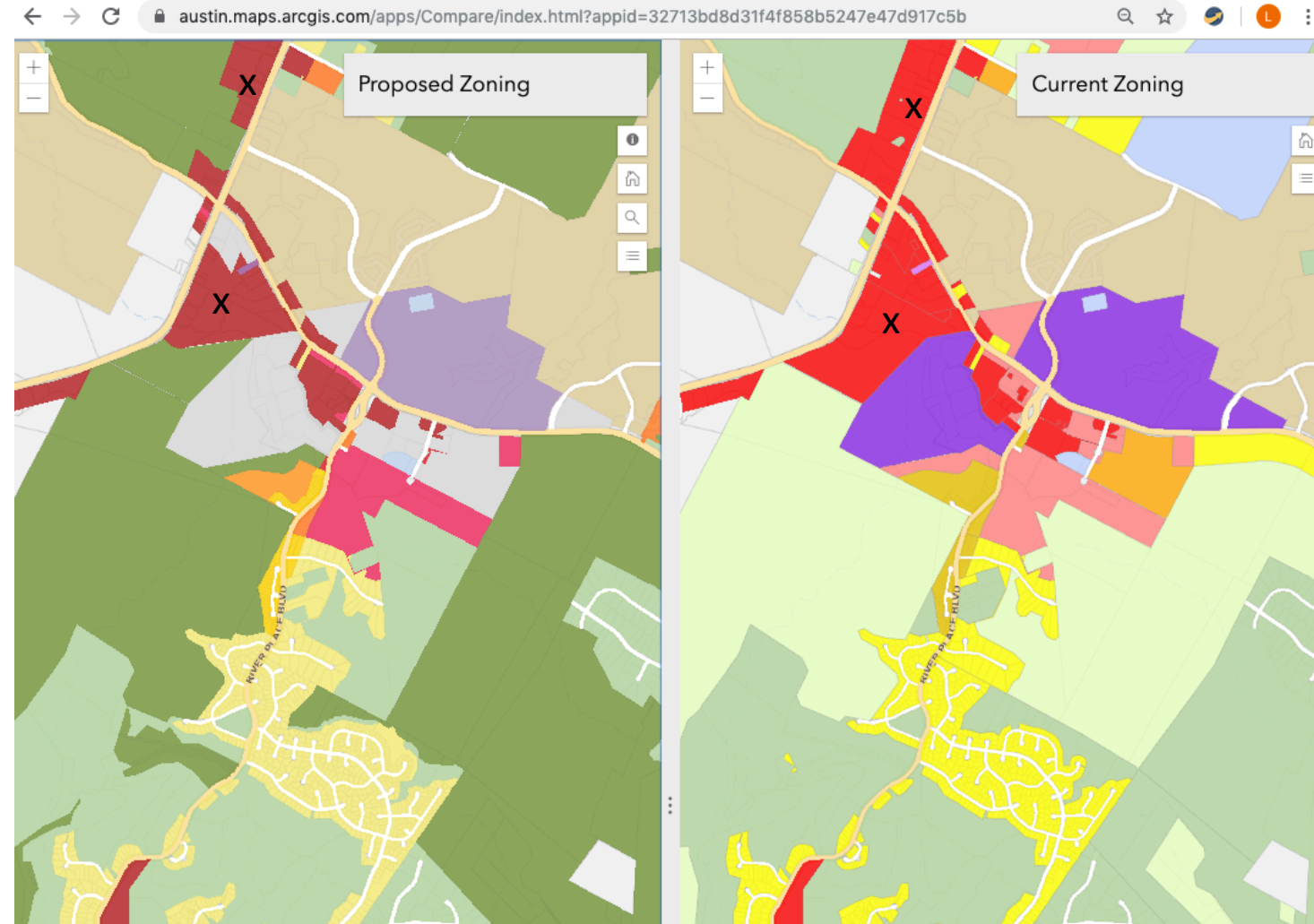
- For example 2 Units
  - Single family home and ADU
  - Duplex
- For example 3 Units
  - Single family home (over 30 years old preserved) and 2 ADUs
  - Single family home with attached ADU and separate ADU

- **For R2A 2 units are allowed “by right”, but if the preservation incentive is used 3 units are allowed**

- For example 2 Units
  - Single family home and ADU
  - Single family attached
  - Single family duplex
- For example 3 Units
  - Single family home (over 30 years old preserved) and 2 ADUs
  - Single family home with attached ADU and separate ADU
  - Single family home and duplex

# Proposed MU5A vs Current CR-CO Zoning District Map

- Examples:  
Along 620
- Dark Red
- Eliminate  
Conditional  
Overlay
- (Note: Add  
Multi-family to  
Commercial  
city-wide to  
increase  
housing)



# Subdividing Lots is Easier and Faster

## **Subdivision Application Process Changes and HB 3167:**

Beginning September 1, 2019, the City's subdivision application process will change significantly in order to comply with the requirements of House Bill (HB) 3167 passed during the recent 86<sup>th</sup> Session of the Texas Legislature. HB 3167 impacts subdivision development applications by:

- Requiring a uniform 30-calendar day deadline for action to “Approve”
- Modifying state statute to mandate that applications are automatically approved due to lack of action within the 30-calendar day initial period and the 15-calendar day subsequent update periods;
- Prohibiting new review comments after the initial 30-calendar day review period;
- Modifying the approval authority and public notice requirements for certain subdivisions.
  - Replat / Resubdivisions of up to 4 lots have been modified to be an administrative approval
  - Flag lot commission variance has been modified to be an administrative waiver approved by staff



# Amount Housing Added City Wide Approximately 400,000 New Units

## Total Unit Capacity by Council District

### Total Unit Capacity normalized by Acre by Council District

