



nwaca

NORTHWEST AUSTIN CIVIC ASSOCIATION

- NWACA Informational Meeting
- Austin Land Development Code Revision (LDC - R)
- October 24, 2019

Agenda



- 4:00 – Welcome and Introductions
 - Mr. Kurt Cadena-Mitchell, District 10 Council Aide
 - Ms. Annick Beaudet, Co-Lead, LDC Revision Team
- 4:05 – Quick Overview of NWACA Zoning
- 4:20 – Table Time
- 4:45 – Question/Answer
- 6:00 – Adjourn

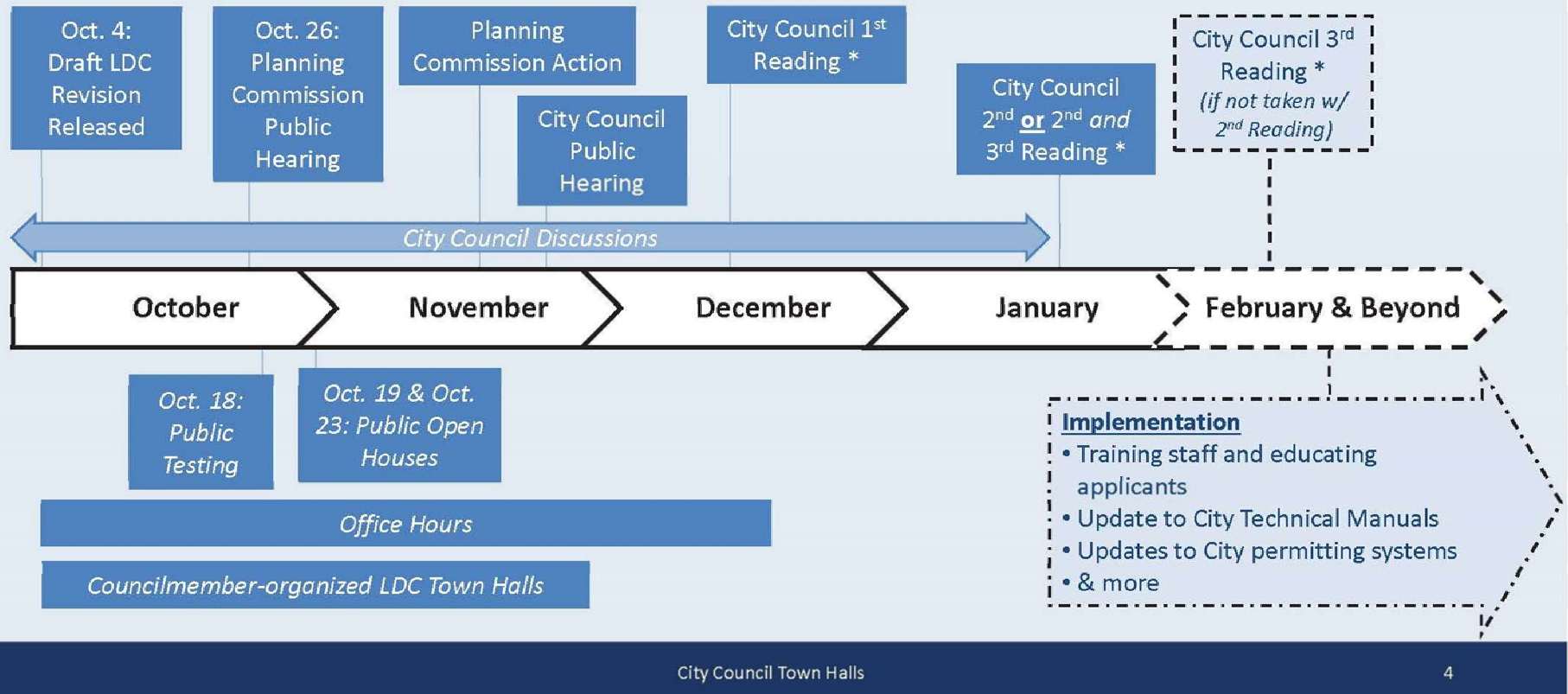
LDC-R Schedule

Where are we now?



What's next?

** Three Readings Required for Adoption*



City Council Town Halls

4

Source: City of Austin

October 24, 2019

Deed Restrictions vs. Zoning Code

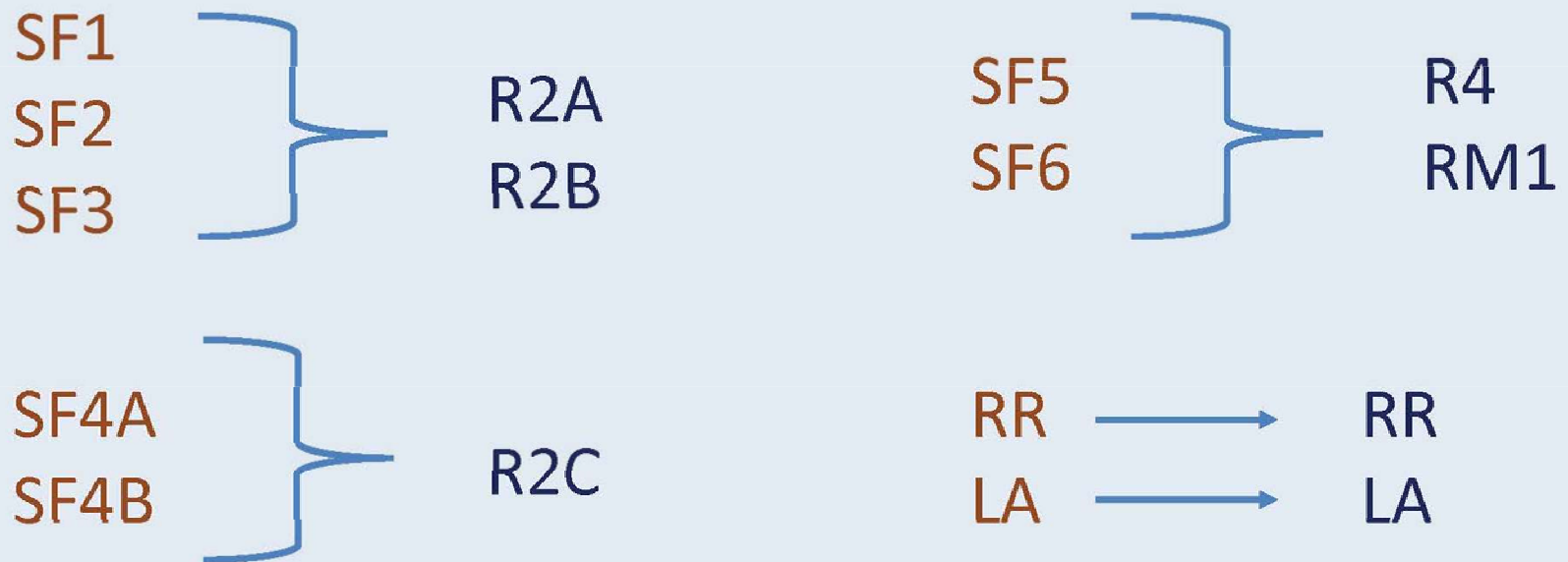


- Deed restrictions, where they exist, supersede zoning code
- Deed restrictions are essentially a contract between property owner and neighbors
- Zoning is essentially a contract between property owner and the City
- City does not enforce deed restrictions; it's up to the neighbors or HOA, as appropriate

Residential Zone Mapping



RESIDENTIAL ZONES OVERVIEW



Source: City of Austin

October 24, 2019

Comparison Chart



Code Element	Current Code			Proposed R2A			Proposed R4						
	SF-2	SF-3	SF-3 (duplex)	R2A single family	R2A single family attached	R2A duplex	R4 Single Family [†]	R4 Duplex	R4 Multi-family	R4-cottage court 3	R4-cottage court 6	R4 Townhouse	
<i>Lot Size</i>													
Minimum Lot Size (sq. ft.)	5,750	5,750	7,000	5,000	2,500	5,000	5,000	5,000	5,000	5,000	10,000	1,800	
Minimum Lot Width (ft)	50	50	50	45	25	45	45	35	45	45	90	18	
<i>Minimum Setbacks</i>													
Front yard	25	25	25	25	25	25	25	15	15	15	15	15	
Street side yard	15	15	15	15	15	15	15	10	10	10	10	10	
Interior side yard	5	5	5	5	5	5	5	5	5	5	5	5	
Rear yard	10	10	10	10**	10**	10**	10**	5	5	5	5	5	
Base Number of Units per Lot*	1	1	2	1	1	2	1	4***	4***	3	6	1	
FAR (Floor Area Ratio):1 limit	0.4	0.4	0.4	0.4	0.4	0.6	0.4	0.4	0.6	0.6	0.6	0.6	
Maximum Impervious Cover	45%	45%	45%	45%	45%	45%	45%	50%	50%	50%	50%	50%	
Maximum Height (ft)	35	35	35	35	35	35	35	35	35	35	35	35	
Off-street parking per unit****	2	2	2	1	1	1	1	1	1	1	1	1	
ADU Height (ft)	30	30	30	35	35	35	35	35	35	35	35	NA	
**** - can vary by property use													
* can add an ADU to any but the Townhouse; units cannot exceed total allowed # units				** rear setback is 5 ft for ADU with max height of 15 ft			† only if currently SF built	*** Can have up to 4 more units if using affordable housing bonus program (one must be affordable); can also increase height by 10 ft and increase FAR					
ADU regulations	can be up to 1100 sq.ft. or 15% of lot size, whichever is smaller; main house and ADU separated by 10 feet or more			can be up to 1100 sq. ft.; may be interior to a primary structure, attached with a common wall or roof, or exterior to it; an internal ADU can have interfacing doors with the primary structure; exterior ADU must be at least 6 feet to the front, rear, or side of the primary structure or be above a detached garage (may be connected with a covered walkway)									
Parking for ADU	add 1 space for ADU unless within 1/4 mile of transit			No parking required for ADU; otherwise 1 per housing unit									
	General Mapping Equivalence												
	SF-2 and SF-3 get mapped to R2A												
	some SF-3 get mapped to R4, based on current transit status												
	Notable change: Minimum current lot size for most SF lots = 5,750 sq.ft.; in proposed code, 5,000 sq.ft. minimum allows more duplexes to be built. Deed restrictions may apply, but residents must defend those restrictions												

Key Points

Majority of Single Family



- R2A – Single Family
 - Lot size can be smaller, width smaller, more lots could be split than today
 - “single family attached” – could have one unit on one lot, the other on another lot, with a common wall
 - Duplex (which can be built today on SF-3 lot)
 - Can be somewhat larger – FAR is greater
 - Required off-street parking reduced from 2 to 1 per unit
 - ADU can be 5 feet higher and can be “interior” ADU

Source: City of Austin, Proposed Land Development Code, Text

R4 Zoning



- Provides for “missing middle” housing in Austin
- Small pockets of R4 in NWACA, where there are already townhomes or condos
 - Exception: along Mesa and Greystone, where 1 block deep was re-zoned R4 based on current transit – staff considering our appeal
- Note: Existing Single-Family home in R4 can remain as such, through renovation, removal and rebuild, sale

Source: City of Austin, Proposed Land Development Code, Text and Maps

Other Zoning in NWACA



- Based on the LDC-R maps, most of NWACA is rezoned with zones very similar to the existing ones
 - Property on Far West between Hart Lane and Mopac was zoned Vertical Mixed Use; it becomes Mixed Use; MU5A for 17 properties, MU3 for 2, and MU5B for 1
 - Commercial properties on Mesa / Spicewood Springs are also rezoned to Mixed Use as well
 - PUD remains as is

Source: City of Austin, Proposed Land Development Code, Maps and Text

Review and Discussion



- Visit with NWACA Zoning Committee members at tables
 - See how your property has been mapped
- Examine the large maps, to see how the neighborhood has been mapped
- Examine the posters with common elements from the old and new code
- **Write your questions on cards – get them to Mike or Kurt for use in Q/A session**