

# Zoning and Subdivision Code Update

Planning Commission/City Council Workshop

October 24, 2019



**The City's 2016  
Comprehensive  
Plan provides  
an updated  
vision for the  
community.**





**The City is now prepared to update and modernize its zoning code in a manner that will support the community's vision for its future, spur development and redevelopment throughout Austin, and achieve good governance goals.**





## Why is it important to update the zoning ordinance?

- Critical tool to implement the Comprehensive Plan
- Provides framework for orderly development
- Regulates the development of individual parcels, and the land and buildings within the community
- Reduces impacts of certain land uses
- Changes in state law or new regional policies
- Changes in community preferences and aesthetics
- Advancements in the marketplace and technology



# Primary Goals

We understand the City is seeking a new Zoning & Subdivision Code which is:

1  
MODERN

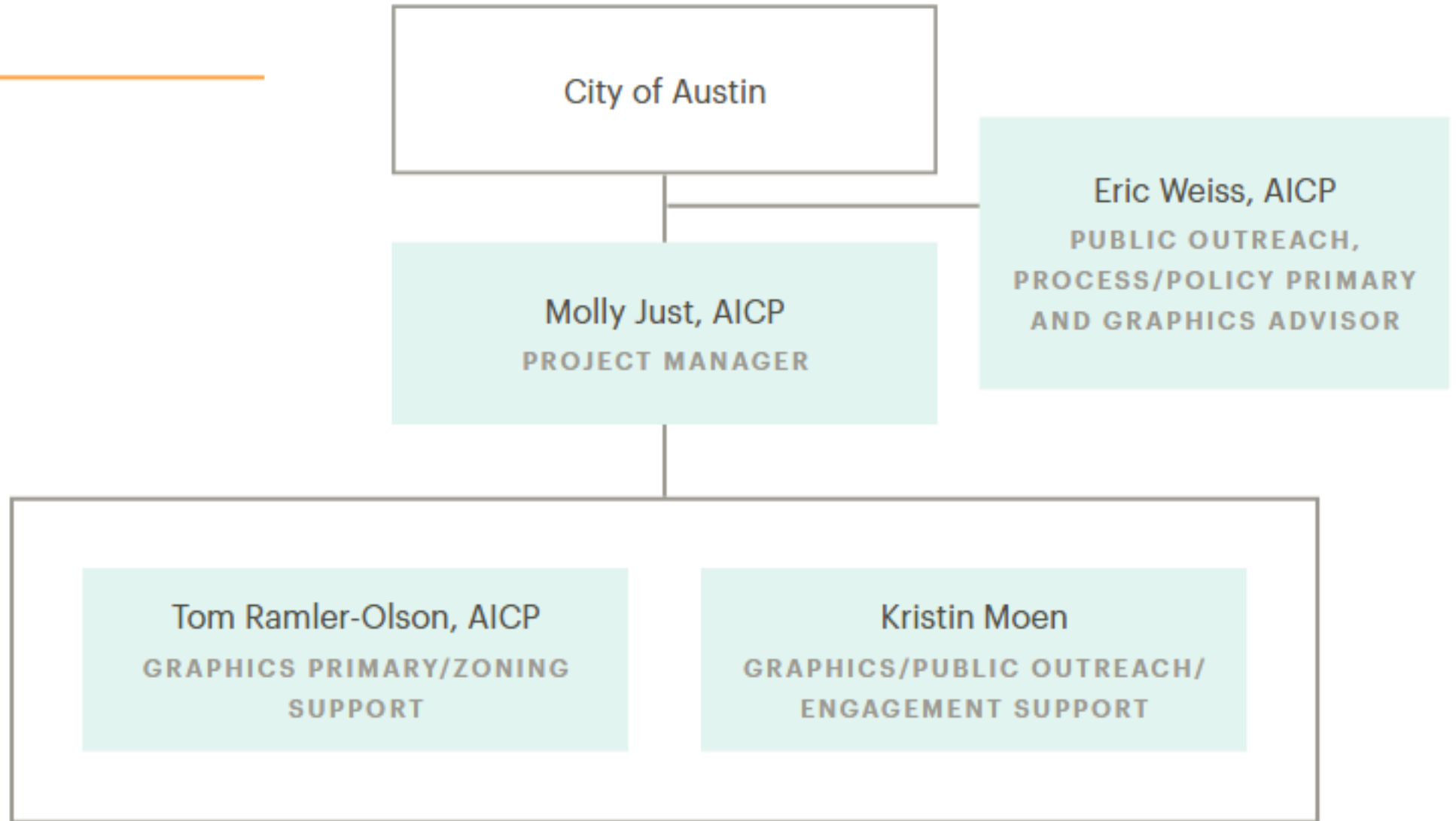
2  
ASPIRATIONAL

3  
ACCESSIBLE

4  
IMPLEMENTABLE

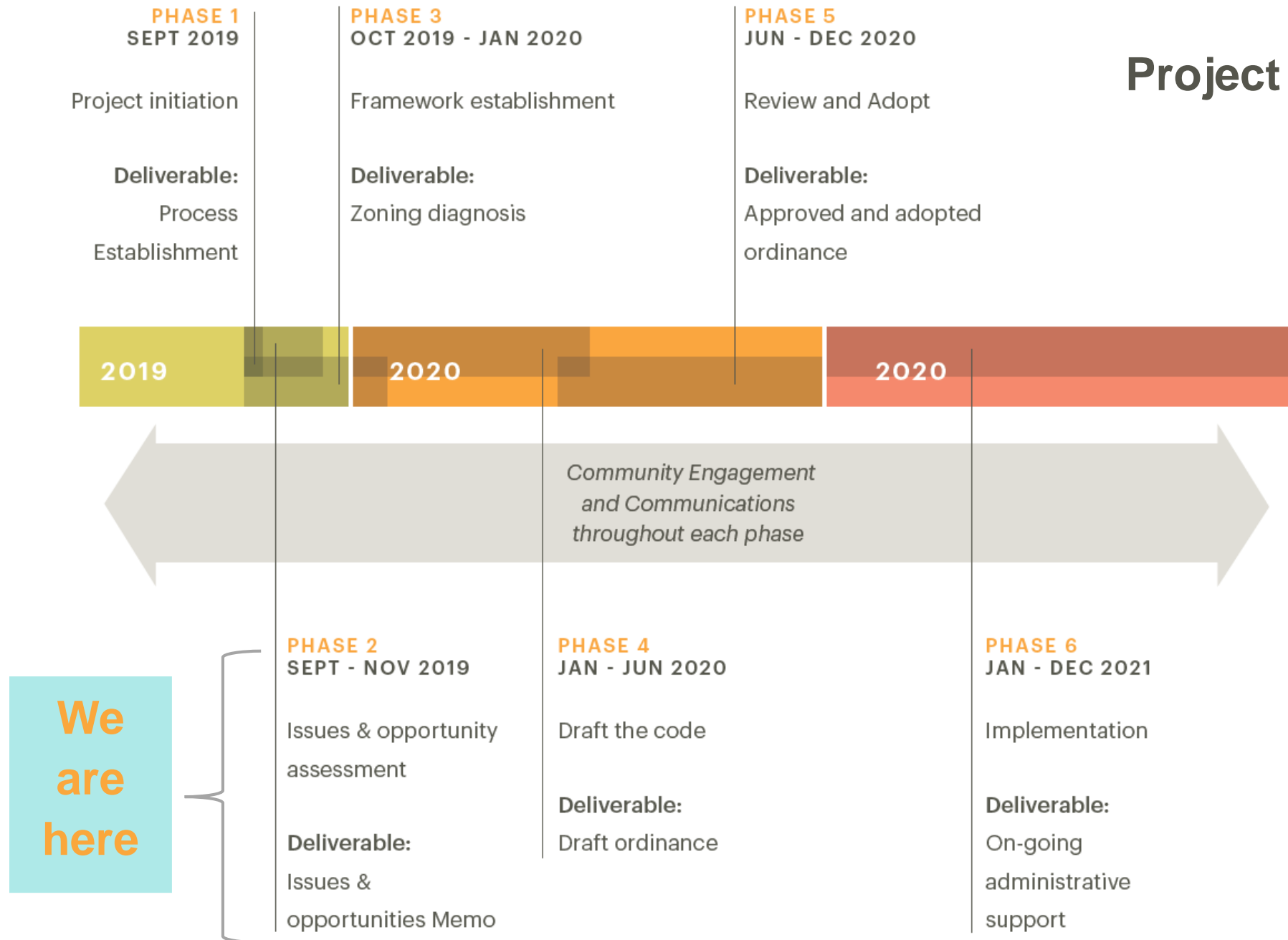
---

**PROPOSED  
ORGANIZATIONAL  
STRUCTURE**



## Our Team

# Project Schedule



## Guiding Principles

**A well-organized,  
easy-to-understand  
Zoning Ordinance**

- Makes information easy to find
- Is easy to administer and amend
- Uses plain, well-defined language that reduces the potential for erroneous or controversial interpretations
- Uses graphics, tables, maps and illustrations wherever possible
- Uses a consistent number system or other system of organization
- Incorporates the community's vision
- Is realistic and reflective of today's world



## COMMUNITY ASSETS & OPPORTUNITIES

BODIES OF WATER

ENGAGED POPULATION

NEW VISION AND  
COMPREHENSIVE PLAN

POPULATION AND JOB  
GROWTH

GROWING DIVERSITY

STRONG INDUSTRIAL AND  
FOOD-BASED ECONOMY

HOME TO MAYO CLINIC

HEALTH FACILITY

HISTORIC DOWNTOWN

FREEWAY ACCESS

PARKS AND NATURAL  
SPACES



## COMMUNITY ISSUES

OUTDATED ZONING AND  
SUBDIVISION ORDINANCES

FLOODING

NEED FOR HOUSING  
DIVERSITY

NEIGHBORHOOD  
DISINVESTMENT

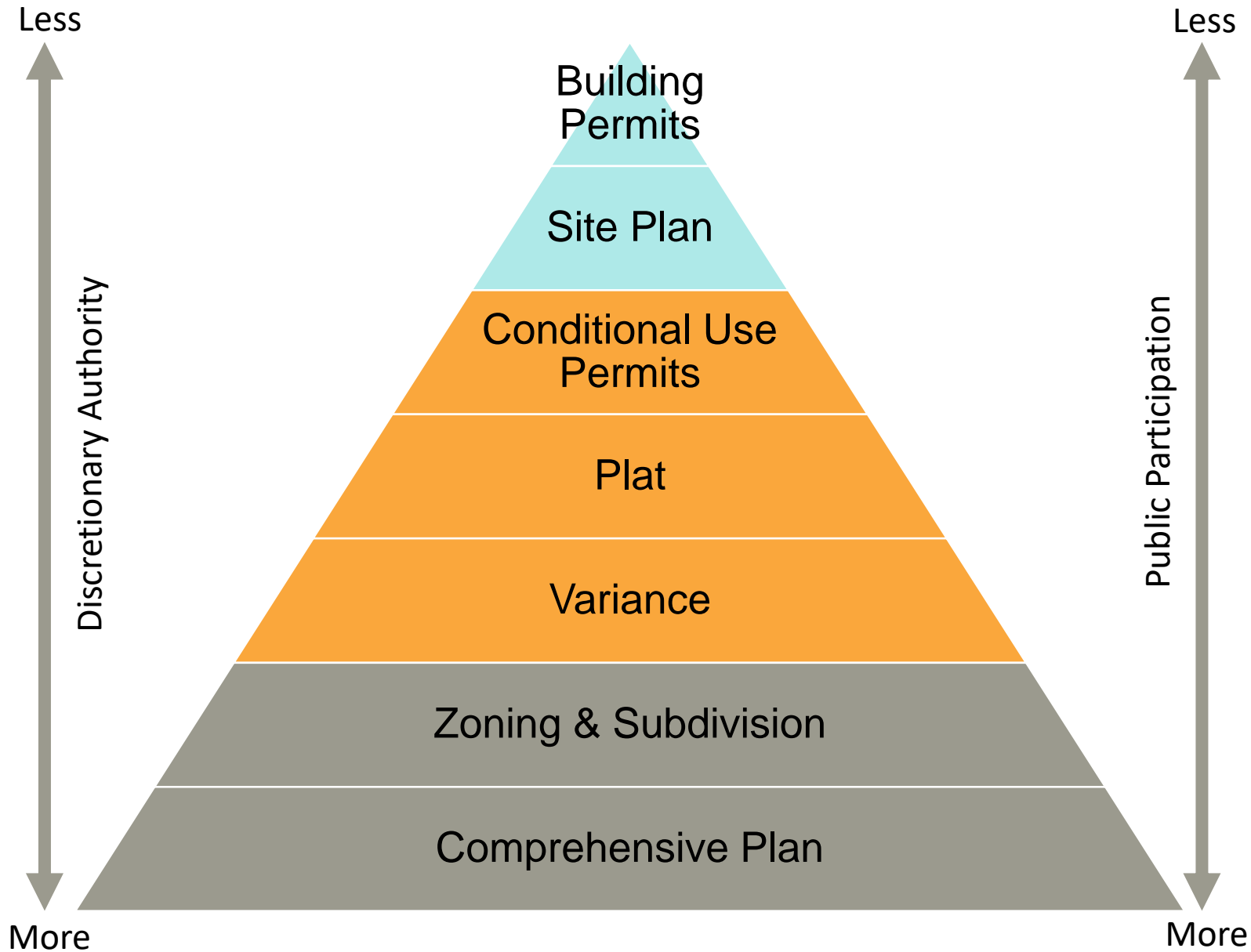
AESTHETICS AND  
ATTRACTIVENESS

NEED TO DIVERSIFY  
AND EXPAND LIVING  
WAGE EMPLOYMENT  
OPPORTUNITIES

LACK OF INFILL  
DEVELOPMENT, SLOW  
REDEVELOPMENT



# Assets & Issues



## Turning Plans into Policy

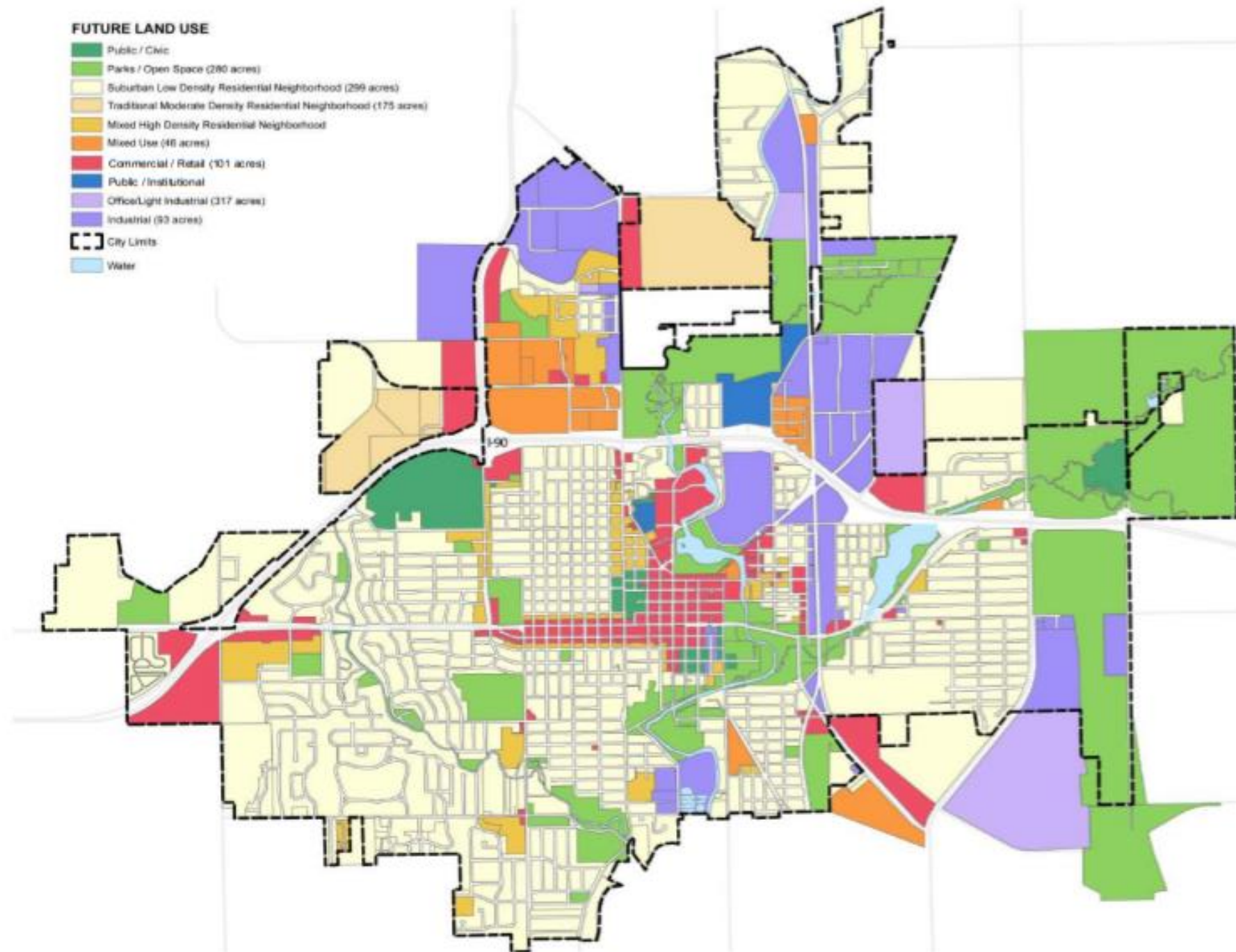


## Comp Plan Land Use Priorities

1. Make full and efficient use of urban services
2. Encourage “human-scaled” design
3. Mix Land Uses
4. Create Housing Opportunities and choices
5. Encourage distinctive neighborhoods with a sense of place
6. Preserve open space and vital environmental areas
7. Create transportation options
8. Achieve community and stakeholder collaboration in development decisions
9. Creating appropriate transitions between the downtown and adjacent neighborhoods

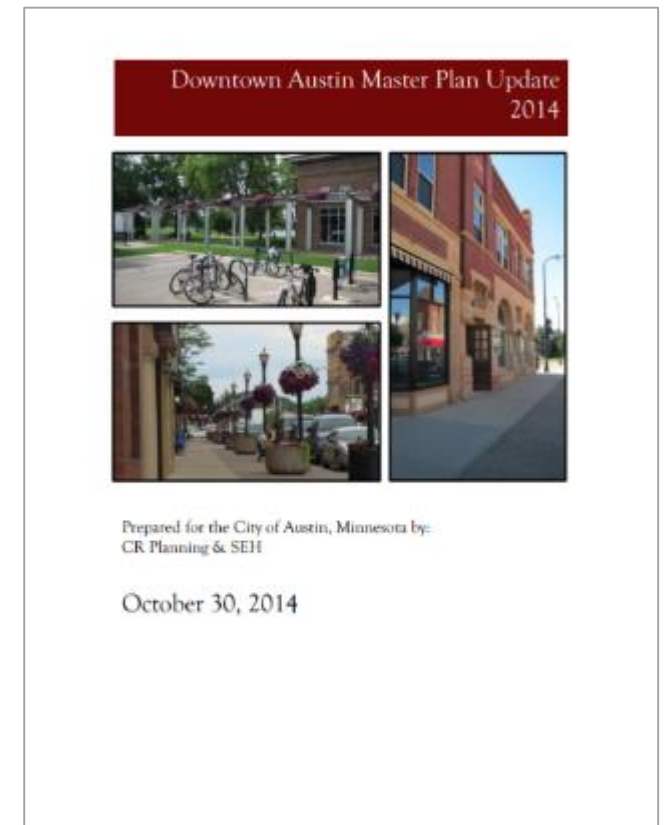
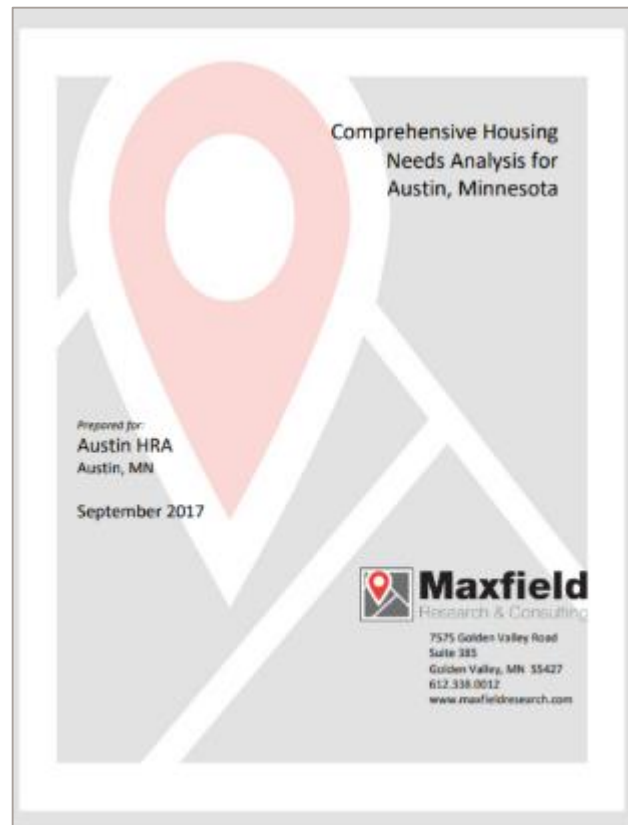
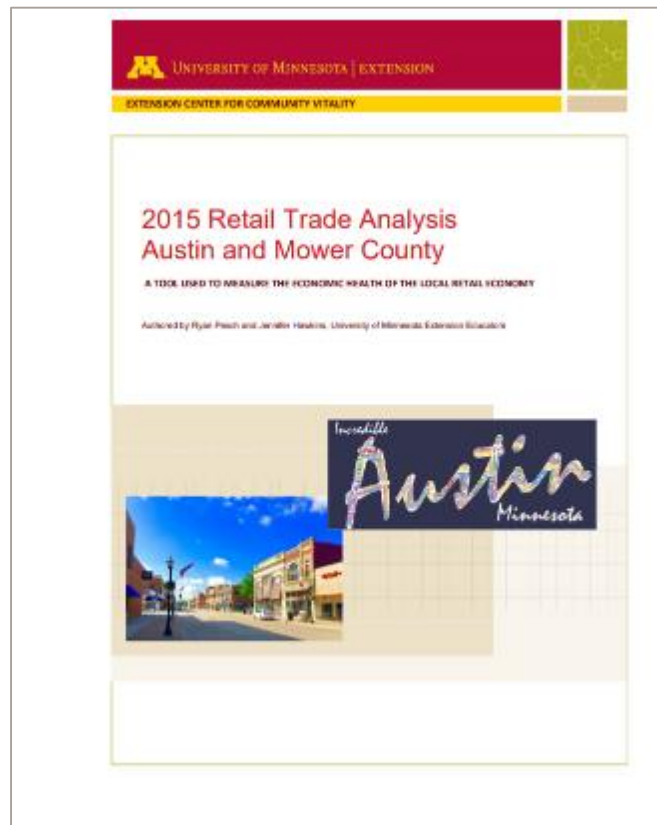
# 2016 Comp Plan Land Use Guidance

FIGURE 2-3.





# Other Plans and Studies



# Macrotrends



Housing



Transportation



Parks



Economic  
Development



Utilities



Social  
Connections



Equity



Health



## Tools & Strategies

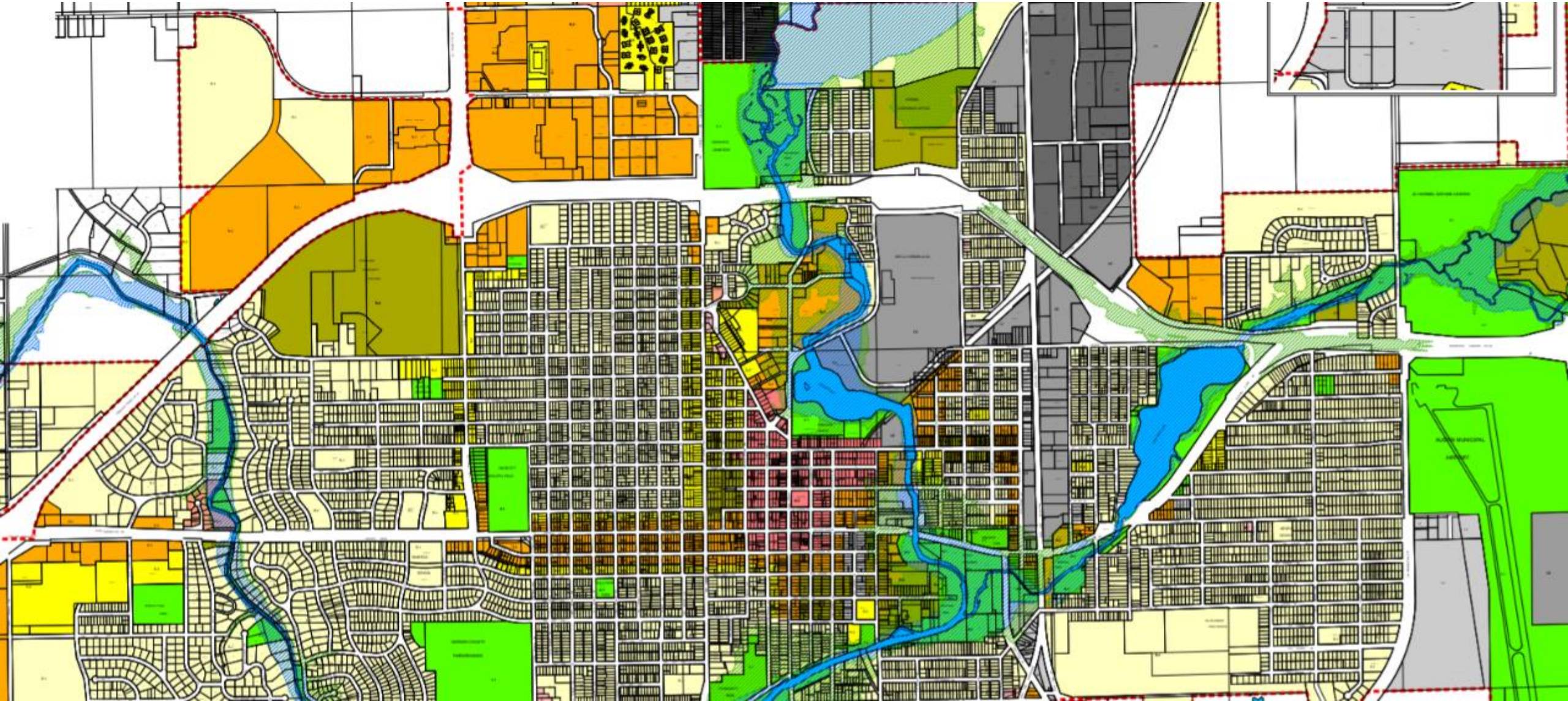
- Use of visual aids and graphics
- Enhance page layout, use of white space
- Reorganize code to improve navigation
- Visually appealing and comprehensible zoning map
- Plain language
- Consistent definitions
- Updated process and workflows
- Condense text into tables
- Pair narrative with images and photos
- Modernized for today's world
- Match zoning districts to on-the-ground realities and community-adopted vision
- Supportive materials



## Components of the Zoning Code

- Purpose
- Definitions
- Zoning Districts
- Dimensional Requirements
- Operational Requirements
- Approval Process





## Zoning Districts

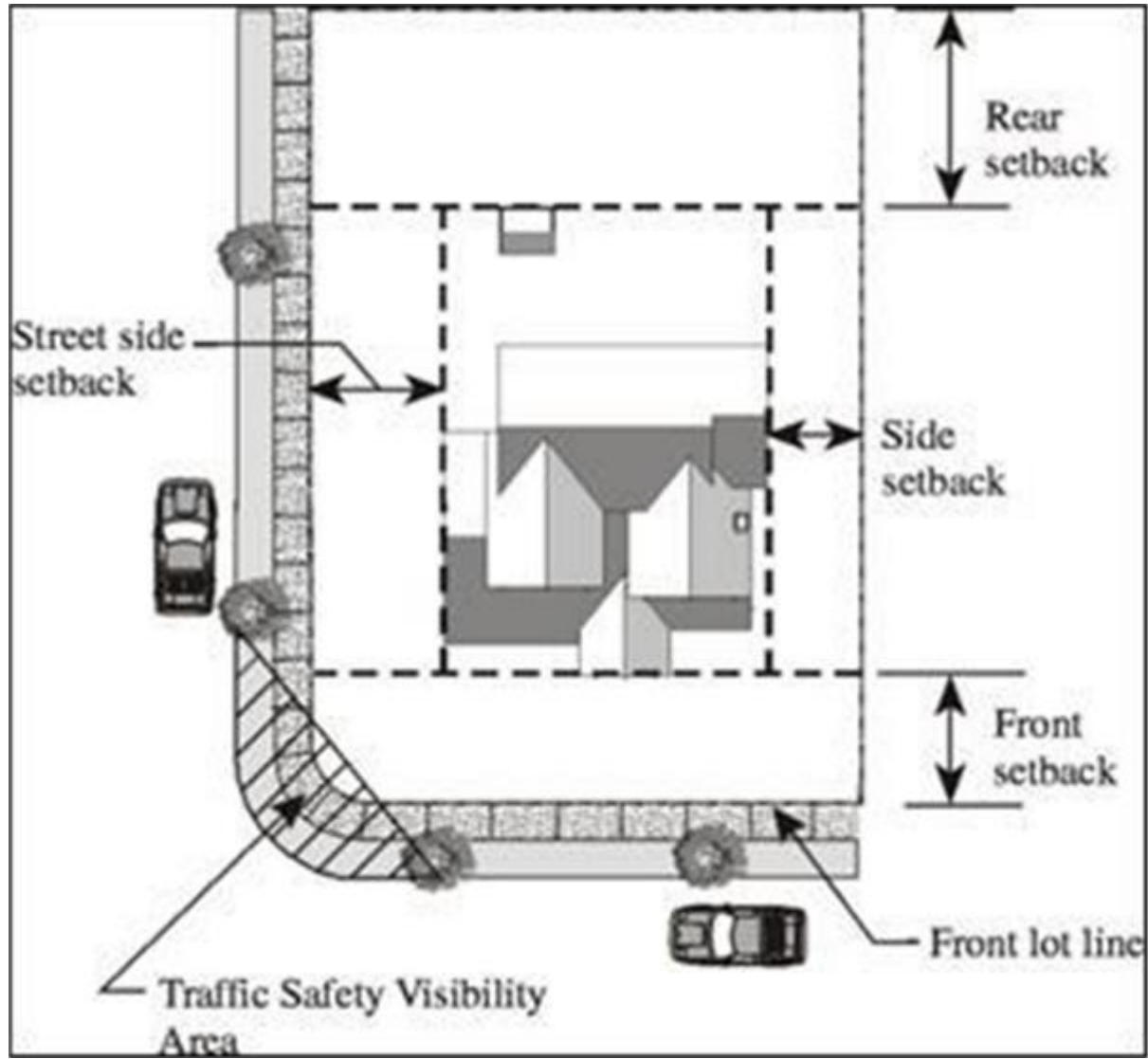
4 – Residential Districts

3 – Business Districts

3 – Industrial Districts

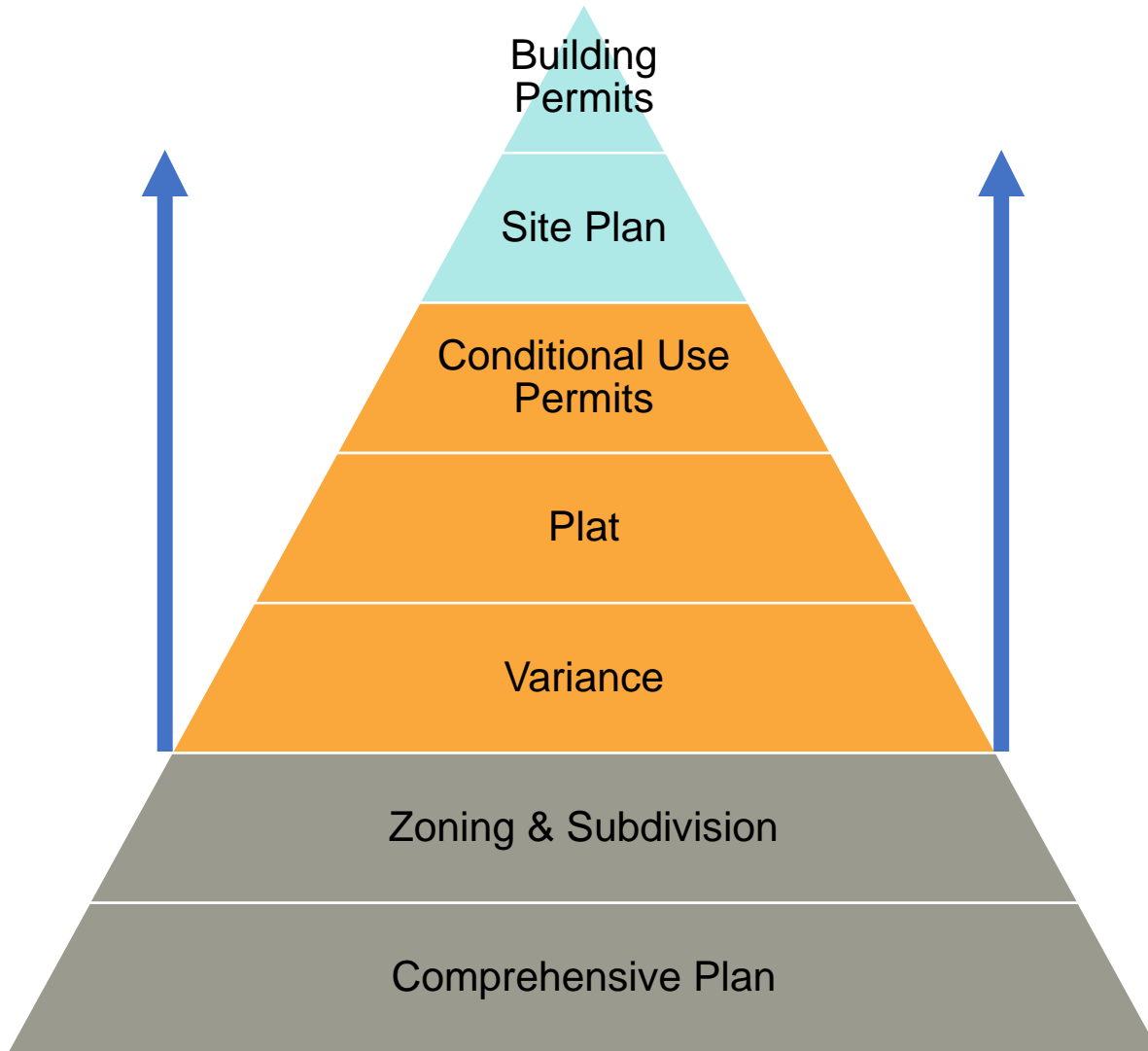
2 – Other Districts





## Dimensional Requirements

- Lot size, width, and depth
- Setbacks
- Building coverage
- Maximize building size and height
- Landscaping requirements
- Parking standards
- Lighting standards
- Design guidelines



## Approval Process

- Zoning approvals
- Workflows
- Supporting documents

# Trends in Zoning

## Functional Zoning



- A zone for each type of land use.
- Land use zones subject to different regulations.

■ Commercial  
■ Administrative  
■ Residential  
■ Industrial  
■ Green space

## Form-Based Zoning



- Focuses on physical characteristics.
- Defined as a form of urban identity.

■ Downtown  
■ Uptown  
■ East Side  
■ Historical district  
■ Manufacturing district

## Intensity Zoning



- Sets land use intensity restrictions.
- Flexibility in forms and functions of land use developments.

■ High density  
■ Average density  
■ Low density  
■ No development

## Incentive Zoning



- Rewards for development in defined areas.
- Incite the provision of amenities.

■ Incentives  
■ No incentives





## **Group Discussion**

- 1. What about the current Zoning Ordinance works well?**
- 2. What about the current Zoning Ordinance has been a barrier to achieving community goals and priorities?**
- 3. What about the current Zoning Ordinance has been a barrier to development, redevelopment, and improvement/expansion?**
- 4. What about the current zoning approval process doesn't work well?**
- 5. What ideas do you have to improve the Zoning Ordinance?**



THANK YOU