



## Planning Commission Wants Commercial and Multifamily “Transition Zones” More Than a Quarter Mile into Neighborhoods

If you live within 5 blocks of any of these streets, you should definitely keep reading. Your home is literally at stake. Here is a list of streets that the Planning Commission considers “corridors”. It will surprise you. The Planning Commission recently directed the city staff to change the CodeNEXT map to up-zone properties 5 blocks from these “corridors” according to a complex chart that is confusing to the average resident. Streets on this list include:

Corridors	Type	Gentrifying	Corridors	Type	Gentrifying
12th (East)	Neighborhood	X	Chicon	Neighborhood	X
15th	Regional		Convict Hill	Neighborhood	
24th	Neighborhood		Davis Lane	Neighborhood	
35th	Neighborhood		Dean Keaton	Neighborhood	
38th	Neighborhood		Decker	Community	X
45th (East of Triangle)	Community		Decker	Community	X
45th (West of Triangle)	Community		Denson	Neighborhood	
51st	Community	X	Dessau	Community	X
5th (West)	Neighborhood		Duval Road	Neighborhood	
6th (West)	Neighborhood		Elroy Rd	Rural	
7th	Community	X	Enfield	Regional	
Airport (East)	Regional	X	Escarpment	Community	
Airport (West)	Community		Exposition	Neighborhood	
Anderson Lane	Community		Far (West) (East)	Community	
Anderson Mill	Community		Far (West) (West)	Neighborhood	
Avery Ranch	Neighborhood		Ferguson	Community	X
Barton Springs	Community		FM 1625	Rural	
Beckett Rd	Neighborhood		FM 1825	Community	
Berkman	Neighborhood	X	FM 3177 Decker	Community	X
Blake Manor Road	Rural		FM 1626	Community	
Blocker Ln	Rural		FM 812	Rural	
Blue Goose Rd.	Rural		FM 973	Rural	
Braker	Regional		Grand Ave Parkway	Community	
Braker Extension			Great Hills	Community	
Brodie Lane	Community		Greenlawn (North)	Neighborhood	
Brush Country	Neighborhood		Greenlawn (South)	Community	
Burleson (North)	Neighborhood	X	Guadalupe	Community	
Burleson (South)	Regional	X	Harris Branch	Neighborhood	
Burnet	Regional	X	Heatherwilde	Community	
Cameron (North)	Regional	X	Howard (East)	Regional	
Cameron (South)	Community	x	Howard (West)	Community	
Cesar Chavez (East)	Community	x	Johnny Morris	Community	X
Cesar Chavez (West)	Neighborhood	X	Jollyville	Community	

Corridors	Type	Gentrifying	Corridors	Type	Gentrifying
Justin Lane	Neighborhood		Riverside	Regional	X
Koenlg (East)	Community		RM 620	Regional	
Koenlg (West)	Neighborhood		Rosewood/Oak Springs	Neighborhood	X
Lake Austin	Regional		Rundberg	Community	X
Lake Creek (East)	Community		Rundberg Extension		X
Lake Creek (West)	Neighborhood		Rutland (East)	Neighborhood	X
Lakeline Blvd	Community		Rutland (West)	Community	X
Lakeline Mall Dr.	Community		S. 1st (North)	Neighborhood	
Lamar (North)	Regional	X	S. 1st (South)	Community	X
Lamar (South)	Regional		S. Congress	Regional	X
Latta Dr.			Slaughter Lane	Regional	X
Loyola	Community	X	SouthWest Parkway	Regional	
Manchaca	Community		Spicewood Springs	Neighborhood	
Manor (East)	Community	X	Springdale	Neighborhood	X
Manor (West)	Neighborhood		Springdale Extension		X
Mary ( Congress -	Neighborhood		St.Elmo	Community	X
McCalien Pass	Community		St.John's	Neighborhood	X
McKinney Falls	Community	X	Stassney (Central )	Regional	
McNeil	Regional		Stassney (East)	Neighborhood	X
Mesa Dr.	Neighborhood		Stassney (West)	Neighborhood	X
Metric	Community	X	Steck	Neighborhood	
MLK	Community	X	Taylor Ln	Rural	
North Loop	Neighborhood		Thaxton	Rural	
Nuckols Crossing	Neighborhood	X	Todd Lane	Community	
Oltorf (East)	Community	X	Tuscany Way	Community	
Oltorf (West)	Neighborhood	X	Walsh Tarlton	Neighborhood	
Parkfield	Neighborhood	X	Well Branch Extension		
Parmer	Regional		Wells Branch	Community	
Payton Gln	Neighborhood	X	Westgate	Neighborhood	
Pearce Ln	Rural		Westlake Dr.	Neighborhood	
Pleasant Valley	Regional	X	William Cannon	Regional	X
Pond Springs	Community		Windsor	Neighborhood	
Red Bud Trail	Neighborhood		Woodward	Neighborhood	

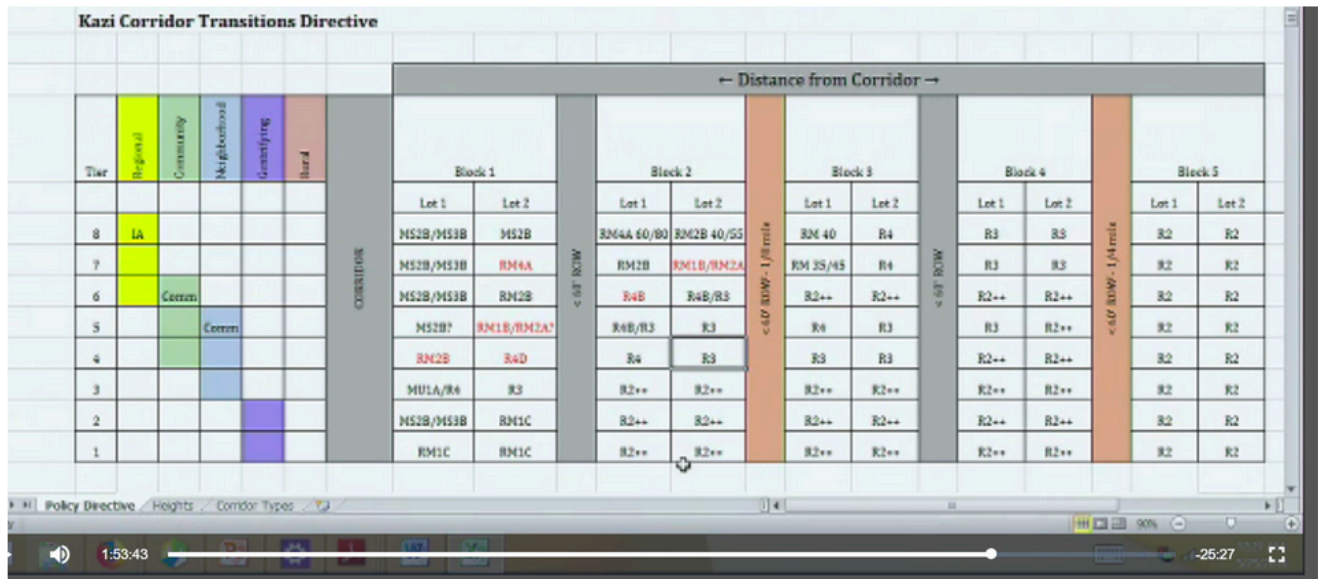
At its meeting on May 24<sup>th</sup>, late at night and without any public input, the illegally constituted Planning Commission held a series of almost unintelligible votes on a proposition to up-zone properties within 5 blocks (over ¼ mile) of streets on the list. This zoning would consist of MU (Mixed Use), MS (Main Street), RM (apartments or parking garages), R4 (multiplexes), R3 (cottage courts), and R2 (single-family/duplex/ADU).

It is important to note that CodeNEXT is supposed to implement, not revise, *Imagine Austin*, the City's comprehensive plan. The Planning Commission's categorization of streets, described above, and increased-density "transition zones" are not part of the comprehensive plan or neighborhood plans, and represent an attempt to rewrite *Imagine Austin* under the guise of implementing it.

The Commission started its discussion by reviewing a table that proposed a sliding scale of up-zone densities and uses based on the classification of a street.

<http://www.austintexas.gov/edims/document.cfm?id=299232> This chart, was amended several times, and as of yet, the final version has not been published. The last screen capture at the meeting showed this chart:



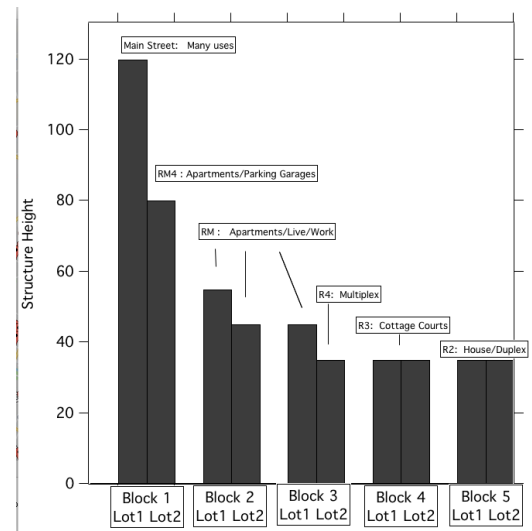


### Planning Commission Heights for these Zoning Types

	Height	w/ AHBP
MS3A/MS3B	60	120
MS2A/MS2B	45	
MS1A/MS1B	40	
MJ4A/MU4B	60	120
MU1A/MU1B	40	
RM4A	60	80
RM2A/RM2B	40	55
RM1B/RM1C	45	
R4B, R4D	35	
R3	35	
R2	35	

Using the chart above and the classification of Cameron Road as Regional and Gentrifying, Cameron would be rezoned to a standard that would allow a building with additional density under the Affordable Housing Bonus Program (AHBP) to be 120' in height (or 60' without). The lots behind the Cameron frontage would be 45' RM1C, which would allow apartments or parking garages. Blocks 2, 3 and 4 would be R2C or higher zoning.

Regional Corridors like Enfield, Burnet, Lamar, Slaughter, Stassney, could have configurations (with AHBP) as shown at right.



Community Corridors, such as 45<sup>th</sup>, Great Hills, Escarpment, Jollyville, would allow parking garages on the lots abutting the corridor, block 2 and block 3 of multiplexes, block 4, R2 or higher, and R2 at block 5 from the corridor.

Neighborhood corridors such as Avery Ranch, Exposition, Mesa and Walsh Tarlton would transition from mixed use or apartment building to multiplexes in the third block, cottage courts or triple units in the fourth block.

### City Definitions of the Charted Zones:

**Main street 3** zones are high-intensity urban main street environments with active and residential frontages located in regional centers, or along well-connected corridors served by frequent transit. This zone allows multi-unit residential, office, service, restaurant, bars and a broad array of retail uses in attached block-scale buildings.

**Main street 2** zones are medium-intensity urban main street environment with active and residential frontages located near transit along a neighborhood edge, along corridors, or in neighborhood nodes served by transit. This zone allows multi-unit residential, office, service, restaurants, bars, and broad array of retail uses in attached block-scale buildings.

**Mixed Use 1** zone allows housing and office or service employment or maintains an area with an existing pattern of commercial uses in house scale buildings.

**RM** zoning allows apartments and rowhouses of varying intensity, Parking garages (planning Commission), and other uses such as Live/Work.

**R4** allows multiplexes and small lots.

**R3** allows 3 units per lot and cottage courts.

**R2** allows a duplex or house and ADU; lots with single-family attached structure can be 2,500 square feet.