Recommendation for Council Action

Austin City Council - Commissioners Court Meeting	Item ID	34620	Agenda Number	138.

Meeting Date:	8/28/2014		Department:	Planning and Development Review

Subject
Conduct a public hearing and consider an ordinance amending City Code Title 25 relating to the regulation of efficiency dwelling units in certain multifamily zoning districts.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	Greg Dutton, Planning and Development Review Department, 512-974-3509.
Boards and Commission Action:	July 8, 2014 – No recommendation made by the Community Development Commission on a 6-2-1 vote with Commissioners Decierdo and Reyes voting no and Commissioner Taylor abstaining. August 26, 2014 – To be reviewed by the Planning Commission.
MBE / WBE:	
Related Items:	

Additional Backup Information

In March 2014, City Council initiated changes to Austin's Land Development Code to remove any impediments to the construction of micro units – efficiency units that are typically less than 400 square feet in size. Although Austin's current code allows for the construction of these types of units, there are density caps and parking requirements that may inhibit their construction. The proposed changes will allow construction of micro units with higher densities than are currently allowed, along with a reduced parking requirement, as long as the units are located along Core Transit Corridors (CTCs) or Future CTCs, and on-site affordable units are provided.

Proposed code changes for micro units include:
- 400 sq ft site area requirement for each dwelling unit
- 0.6 on-site parking spaces required per dwelling
- Permitted on Core Transit Corridors and Future Core Transit Corridors
- Permitted in the following zoning districts: MF-1, MF-2, MF-3, MF-4, MF-5; MU combining district
- No changes to other base district site development standards
- On-site affordability required