

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	38492	Agenda Number	27.
---------------------	----------------	-------	----------------------	-----

Meeting Date:	12/11/2014	Department:	Planning and Development Review
----------------------	------------	--------------------	---------------------------------

Subject

Approve third reading of an ordinance amending City Code Title 25 related to the development of multifamily units. (PUBLIC HEARINGS FOR THIS ITEM WERE HELD ON OCTOBER 16, 2014 AND NOVEMBER 20, 2014. THE PUBLIC HEARING WAS CLOSED ON NOVEMBER 20, 2014.)

Amount and Source of Funding

Fiscal Note

Purchasing Language:

Prior Council Action:

January 23, 2014 – Council approved a resolution directing the City Manager to research best practices for the development of self-contained living spaces 500 square feet and less (micro-units), to identify barriers to development, and report back to Council with recommendations for micro-unit development including necessary code amendments.
 March 27, 2014 – Council approved a resolution initiating code amendments that reduce or eliminate parking and site area requirements for dwelling units less than 500 square feet in size and that are located on core transit corridors, future core transit corridors, or within a Transit Oriented Development District.
 October 16, 2014 – Council approved an ordinance on first reading on a 4-2 vote with Council Member Tovo and Council Member Morrison voting nay.
 November 20, 2014 – Council approved an ordinance on second reading on a 5-2 vote with Council Member Tovo and Council Member Morrison voting nay.

For More Information:

Greg Dutton, 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.
 September 23, 2014 – Not approved by the Planning Commission on a 6-1-1 vote with Commissioner Hatfield absent, Commissioner Oliver abstaining, Commissioner Roark voting nay.

MBE / WBE:

Related Items:

Additional Backup Information

In March 2014, City Council initiated changes to Austin’s LDC to remove any impediments to the construction of micro units – efficiency units that are typically less than 500 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 as well as three bedroom (or more) units at higher densities than are currently allowed, along with a changed parking requirement, so long as the units are located along Core Transit Corridors (CTCs), Future CTCs or within a Transit Oriented Development (TOD) District, and on-site affordable units are provided.

Proposed code changes for micro units include the following:

- Defined as a multifamily dwelling that is located in TODs, Core Transit Corridors, and Future Core Transit Corridors; in any zoning district where Multifamily use is allowed, is 500 square feet or less, and complies with certain affordability requirements.
- If micro units meet an on-site affordability requirement of 10% of micro units at 80% Annual Median Family Income (MFI) (99 years for owner-occupied) or 50% MFI (40 years for a rental), the site area is zero and the parking is 0.25 spaces per unit for all micro units (the parking and site area requirements for other types of units remains unchanged).
- In a development with micro units that meets the above geographical and affordability requirements, units with three or more bedrooms have no site area requirement (the parking requirement remains unchanged).
- For micro units parking must be leased separately from the dwelling unit.
- No changes to other base district site development standards.
- First Floor Retail will be provided if otherwise required.