RESOLUTION NO.

WHEREAS, the City Council recognizes that the City of Austin is facing an unprecedented housing crisis and is committed to taking action to address the many causes contributing to this crisis; and

WHEREAS, in 2012 the Council adopted the Imagine Austin Comprehensive Plan, which prioritizes the need for a mix of housing across the City including use of small lots; and

WHEREAS, the Imagine Austin Comprehensive Plan recommends market rate small-lot housing in order to "develop and maintain household affordability throughout Austin," and smaller-lot single family housing to "promote diverse infill housing" (See pages 201 and 228 LUT A2 on the Land Use and Transportation/Building Block 1); and

WHEREAS, increasing the number of housing units, affordable and market rate (Imagine Austin Comprehensive Plan, page 201), is critical to the ultimate success of Austin's housing strategies; and

WHEREAS, the Land Development Code ("LDC") does not allow for disaggregation of existing substandard lots or lots that qualify for small-lot amnesty ("disaggregation rule"); and

WHEREAS, the disaggregation rule requires multiple adjacent lots that could support twice as much housing separately to be bound as a single lot as large as 11,499 square feet; and

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WHEREAS, removing the disaggregation rule from the LDC would create opportunities to construct more homes at more affordable prices than the disaggregation rule allows, and on lots sizes that already exist in the LDC and are allowed individually; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Council initiates amendments to Title 25 of the City Code to allow the disaggregation of substandard lots and lots that qualify for small-lot amnesty. The City Manager is directed to propose any Code changes necessary to achieve this objective, which may include amendments to Section 25-2-943 (*Substandard Lot*), 25-2-1406 (*Ordinance Requirements*), or other relevant sections as deemed appropriate.

ADOPTED: _____, 2023 **ATTEST:** _____

Myrna Rios
City Clerk

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