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RESOLUTION NO.

WHEREAS, the cost of housing and residential property in the City of Austin is too high for too many people; and

WHEREAS, the high cost of property and large lot sizes incentivizes the construction of larger, more expensive housing units; and

WHEREAS, creating more lots is a key opportunity to help address Austin's housing needs; and

WHEREAS, the process of subdividing lots in the City of Austin is expensive, time consuming, and greatly impacts the cost and difficulty of building smaller housing; and

WHEREAS, reviewing the subdivision process and applicable regulations may incentivize and make it more economically viable to build smaller, more affordable housing units; and

WHEREAS, creating an easier, cheaper process for subdividing small lots will make the process more accessible for more Austinites; and NOW, THEREFORE,

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

The City Council initiates amendments to the Land Development Code (*Title 25*) related to the plat process and directs the City Manager to develop a proposal to facilitate the creation of infill lots within existing residential subdivisions. The proposal should:

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- 1. Include a process for utilizing the amended plat process to create no more than six lots within "residential improvement areas," consistent with applicable requirements of state law.
- 2. Include a plan for designating residential improvement areas, which should:
 - Include areas that are served by infrastructure sufficient to support the creation of six or fewer new residential lots considering:
 - o impacts on water quality and drainage;
 - o access to public streets; and
 - o availability of utility services within the area and whether extension of municipal facilities would be required.
- 3. Exclude lots that are:
 - Over one acre; and
 - Located in areas covered by a Planned Unit Development ("PUD") or a regulating plan.
- 4. Identify other changes necessary to facilitate creation of more infill lots.

BE IT FURTHER RESOLVED:

The City Manager is directed to explore opportunities to provide income-based financial assistance to applicants on a sliding scale for costs associated with the amended plat process.

BE IT FURTHER RESOLVED:

 The City Manager is directed to process the Code amendments necessary to accomplish the goals in this resolution and return with a draft ordinance for City Council consideration by November 30, 2023.

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

Myrna Rios City Clerk