

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:

- 23 1. Include a process for utilizing the amended plat process to create no
24 more than six lots within “residential improvement areas,” consistent
25 with applicable requirements of state law.
- 26 2. Include a plan for designating residential improvement areas to the
27 greatest extent possible throughout the City. The City Manager may
28 consider the following criteria in determining where such a designation
29 would be appropriate while balancing the need to create more housing
30 opportunities throughout the City:
- 31 • Existence of infrastructure sufficient to support the creation of six or
32 fewer new residential lots;
 - 33 • Impacts on water quality and drainage;
 - 34 • Access to public streets; and
 - 35 • Availability of utility services within the area and whether extension
36 of municipal facilities would be required.
- 37 3. Include subdivision related waivers and variances that currently require
38 approval by the Land Use Commission that the City Manager
39 recommends should be approved administratively.
- 40 4. Include other subdivision related changes necessary to facilitate
41 creation of more infill lots.

42 **BE IT FURTHER RESOLVED:**

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

47 **BE IT FURTHER RESOLVED:**

48 When developing the proposal described in this Resolution, the City
49 Manager is directed to ensure any proposed subdivision related changes would
50 promote a streamlined subdivision process for infill lots and are consistent with the
51 framework in Chapter 25-4 (*Subdivision*).

52 **BE IT FURTHER RESOLVED:**

53 The City Manager is directed to process the Code amendments necessary to
54 accomplish the goals in this resolution and return with a draft ordinance for City
55 Council consideration by November 9, 2023.

56
57
58 **ADOPTED:** _____, 2023 **ATTEST:** _____

59 Myrna Rios
60 City Clerk
61