



23 requirements can perpetuate socio-economic disparities by limiting home-buying  
24 opportunities for working families; and

25 **WHEREAS**, Austin’s current Land Development Code is not conducive to  
26 smaller scaled homes, allowing only one to two housing units per lot in most  
27 single-family zoning districts, and maintaining a standard minimum lot size  
28 starting at 5,750 square feet; and

29 **WHEREAS**, many peer cities, such as San Diego, Philadelphia, and San  
30 Antonio, offer a range of more modest lot sizes to enable families of all incomes to  
31 participate in home ownership; and

32 **WHEREAS**, the City Council recognizes the city’s housing affordability  
33 challenges and has adopted proactive measures such as adjustments to  
34 compatibility and parking requirements to enable more sustainable and equitable  
35 housing development; and

36 **WHEREAS**, smaller lot sizes encourage compact development and can  
37 optimize the use of existing infrastructure such as roads, water supply, and sewage  
38 systems, minimize resource consumption and associated environmental impacts  
39 through smaller structures, and allow clustered developments that preserve more  
40 tree canopy and environmental features; and

41 **WHEREAS**, incremental increases in the number of units allowed inside  
42 neighborhoods and smaller lot sizes create more diverse housing for working  
43 families and the flexibility to meet their needs; and

44 **WHEREAS**, City Council supports the goals of making homeownership  
45 more attainable for middle-income earners, as well as giving families the flexibility  
46 to have multi-generational options and generate income on their properties; and

47           **WHEREAS**, City Council understands these goals are fundamental to  
48 meeting the affordability challenges of our City and the needs of our working  
49 families; **NOW, THEREFORE**,

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

51           The City Council initiates amendments to Title 25 (*Land Development*) to  
52 facilitate the availability of smaller, more diverse housing types, and to allow more  
53 housing units on single-family lots. The City Manager is directed to propose  
54 amendments that achieve the following goals:

- 55           1.     reduce the minimum lot size in single-family zoning districts to 2,500  
56                 square feet or less so that existing standard-size lots can be  
57                 subdivided, and be developed with a variety of housing types such as  
58                 row houses, townhomes, tri-and four-plexes, garden homes, and  
59                 cottage courts;
- 60           2.     amend the maximum number of housing units to allow at least three  
61                 units per lot in single-family zoning districts without requiring  
62                 existing structures to be preserved; and
- 63           3.     create a new use for three-family residential that allows for flexible  
64                 housing configurations in SF-1, SF-2, SF-3, and SF-4A/4B zoning  
65                 districts.

66           **BE IT FURTHER RESOLVED:**

67           To assist with achieving the goals in this Resolution, City Council initiates  
68 amendments to Title 25 (*Land Development*) to adjust and streamline site  
69 development regulations for single-family zoning districts that will allow up to  
70 three dwelling units on smaller lots that are created by subdividing a single-family

71 lot; and will allow two or more dwelling units to be constructed on a single-family  
72 lot. The City Manager is encouraged to propose changes that are informed by the  
73 design principles developed in the Mueller Plan and other similar resources. At a  
74 minimum, the City Manager is directed to propose amendments that will:

- 75 1. adjust:
  - 76 a. setbacks, height, impervious cover, and floor-to-area ratio  
77 (FAR);
  - 78 b. regulations that impact the re-development of existing  
79 substandard lots; and
- 80 2. limit the applicability of Chapter 25-2, Subchapter F: Residential  
81 Design and Compatibility Standards (also known as the “McMansion  
82 Ordinance”) so that it applies only when one dwelling unit is proposed  
83 to be constructed on a lot; and
- 84 3. eliminate minimum site area and building coverage requirements; and
- 85 4. if legally feasible, allow for innovative:
  - 86 a. methods to mitigate potential runoff from additional impervious  
87 cover;
  - 88 b. utility layouts and connections to support multiple units on  
89 smaller lots; and
- 90 5. preserve trees or other natural features, and mitigate floodplain areas  
91 by allowing for alternative equivalent compliance and administrative  
92 modifications for single-family developments that will be developed:

- 94 a. with two or more dwelling units per lot; and  
95 b. on a lot created by subdividing an existing standard-size single-  
96 family lot.

97 **BE IT FURTHER RESOLVED:**

98 The City Manager is directed to propose:

- 99 1. any additional site development regulations necessary to facilitate the  
100 creation and development of smaller lots and more housing units in  
101 single-family zoning districts consistent with this Resolution; and  
102 2. strategies to mitigate unintended consequences, including conflicts  
103 with City Code and other laws.

104 To the extent that the direction in this Resolution conflicts with prior  
105 resolutions, this Resolution controls, and its directions should be incorporated into  
106 any Title 25 (*Land Development*) amendments initiated within the last two years.

107 **BE IT FURTHER RESOLVED:**

108 The City Manager is directed to process these code changes, provide  
109 Council with briefings or memorandums that explain community stakeholder input  
110 plans, and give a progress briefing at the earlier of November 2023 Housing &  
111 Planning Committee meeting or a Council work session that precedes the  
112 November 23<sup>rd</sup> Housing & Planning Committee.

113 **BE IT FURTHER RESOLVED:**

114 Since this Resolution initiates multiple amendments, the City Council encourages  
115 the City Manager to bring amendments initiated by this Resolution as they are

116 ready. One or more of the amendments initiated by this Resolution should be to the  
117 full Council for approval beginning December 14, 2023.  
118

119 **ADOPTED:** \_\_\_\_\_, 2023 **ATTEST:** \_\_\_\_\_  
120  
121

Myrna Rios  
City Clerk

DRAFT