

a small house + RV) allowed in a detached house zoned property," is that a proposed 2500 sq ft. lot, or a standard lot according to current code? If so, I absolutely do not support any regulations that allow something extremely out of sync with the existing neighborhood. I think I am in reasonable and good company in not wanting a 3-4 story 9-unit apartment building with no parking spaces sandwiched between single family homes.

There is a lot left unsaid in the information available from the City, and this lack of transparency makes me question whether to support the current proposed changes. I have questions about the effects on impervious cover and alleged affordability. I honestly don't think these proposed changes, with the exception of the the parking, is going to drastically change the look of Zilker/Barton Hills/Bouldin etc in the next decade. But, areas of smaller ranch homes in more diverse areas will be completely and quickly transformed....pushing out current working and middle income residents. Will the current residents be able to afford to stay in their neighborhoods? This seems like a boon for the builders, real estate investors and younger, upper income residents.

I have found in the social media sphere that to push back on any aspect of the "urbanist" vision for Central Austin you get labeled a NIMBY who just wants to max out your property value by denying others affordable housing. That is not productive or true for most residents. What I'd like to see are changes that reflect the needs of the housing issue, but also a graduated and thoughtful approach to zoning changes that promote progress, but doesn't hastily throw out the baby with the bath water. There is no need to make it more difficult for existing single family homeowners and families in Austin, and not actually achieve the stated goals of added density.

Thank you-

[REDACTED]

Council District: 5

Note: A copy of this email was sent to all Council Members

I am writing in support of the proposed change to the Austin Land Development Code that would allow up to three housing units on a single-family lot. It is past time that we act to fix the "missing middle" housing problem that Austin has. I am a homeowner in East Austin (78721), and I think it's important that home owners who support this speak out.

10/27/23

PublicInput
Comment

Thank you!

This proposal takes away the rights of the people who have purchased a home in areas designated and designed for single family homes. Road capacity, parking capacity, and citizen capacity are all jeopardized with this proposal. Do not allow developers to take away what citizens have worked hard to pay for in their quality of life living. I have experienced what this does to traffic in my area as well as congestion. It is already bad and this proposal will make it worse. Thank you.	10/27/23	PublicInput Comment
I am opposed to proposed changes to LDC. current infructure does not support the proposed density resulting in increased flooding and unsafe residential traffic/parking. proposal results incresed urban heating with reduction of tree canopy and ground surfaces. RVs diminish overall value of neighborhood. Removal of restrictions onsecondary units results in reduced privacy, and reduction of neighborhood character which is basis of home value. Problems associated unrelated adults will return.	10/27/23	PublicInput Comment
I am opposed to the new code. Allowing RVs and tiny homes in well established neighborhoods would lead to the decline of the neighborhoods. Also allowing multiple unrelated adults to live in one house is bad for the neighborhood. Since you want to increase the population of Austin by these acts this will increase the number of autos in Austin leading to more traffic and air pollution.	10/27/23	PublicInput Comment
I strongly oppose and protest the proposed changes to the Land Development Code. Altering the LDC to make zoning regulations and procedures essentially meaningless is not the proper way to promote affordable housing and density. Single-family means just that, and very few owner/occupants want additional residents on their property. The proposal targets rental landlords, and they can rezone to multifamily. The changes would drastically degrade neighborhood character, and should not be made.	10/27/23	PublicInput Comment
I strongly support the HOME resolutions in principle. The benefits of walkability, bike friendliness and transit supportive development convey regardless of the level of affordability achieved. More homes = reduced market pressure regardless of size and cost allowed. To encourage the development of smaller, more affordable units, some limits on FAR may be useful. Recommendation: Single-family = maintain McMansion, Duplex and 2-Unit = 0.6 FAR, 3-unit = 0.8 FAR.	10/27/23	PublicInput Comment
Is land being seized for this in some way? Are people being asked or forced to give up portions of their property, and if so, why? Also, is this for the entire city or where specifically?	10/27/23	PublicInput Comment
1) Why are RV's included in the code amendments? They seem like a very different type of unit that could be subject to decay and leak pollutants into the ground. 2) These code amendments seem to run counter to the city's concern to maintain pervious cover on each property for the good of the environment. 3) What are the plans to upgrade infrastructure to handle increased traffic in neighborhoods if these amendments are adopted? Thank you.	10/27/23	PublicInput Comment

<p>Austin's housing rules encourage the building of large, expensive detached homes and make it effectively illegal to build more middle-income homes. Fortunately, this could change soon as City Council considers changes that would legalize the building of townhomes, row homes, triplexes, and more! Diverse housing options:</p> <p>are more affordable to middle-income earners and working families. curb climate change through more efficient heating/cooling and reducing car-dependence. increase walkability a</p>	10/27/23	PublicInput Comment
<p>As a NW Hills resident and an Austin resident whose family moved here in the early 70s, I do NOT support this zoning change if it requires reduction of 45% pervious cover or elimination of legacy tree ordinances. Our neighborhood is full of beautiful lots, big front and back yards full of kids playing and many 100 to 200 year old live oak trees. Don't destroy this with trailers and tiny homes please.</p>	10/27/23	PublicInput Comment
<p>This is a TERRIBLE idea. PLEASE reconsider. These additional "housing units" on existing residential property will increase traffic in neighborhoods, put more stress on the use of public utilities, and be unsightly at best. Our police department is so understaffed that this additional population will add to the safety crisis we find ourselves in. The City Council has already squandered away more than enough money to solve the homeless problem. THIS IS NOT THE SOLUTION.</p>	10/27/23	PublicInput Comment
<p>Why aren't we prioritizing affordable housing for those who need it the most? Instead of focusing on people moving to Austin, we should be helping those who can't afford to buy a home or are struggling to pay rent. With the current traffic situation, building new homes in less congested areas could be a better solution. The affordable housing programs are at full capacity. I believe its more important to ensure that these new homes are affordable for the community members who need them the most.</p>	10/27/23	PublicInput Comment
<p>With the increased number of people, will you be limiting the PARKING allowances? Even with the current 6 person limit, there are houses that have FAR too many cars and most neighborhoods/homes are not set up to allow for 6+ vehicles per household.</p> <p>I love tiny homes and think that they would be a great addition to the code, provided they were permitted and code compliant but I do not want people living out of RVs - RVs should not be considered permanent/stationary housing units.</p>	10/27/23	PublicInput Comment
<p>Quit telling us what we do with our property you don't pay our notes or taxes</p>	10/28/23	PublicInput Comment
<p>I oppose this change to the Land Development Code. Stop over crowding Austin. Develop the infrastructure FIRST.</p>	10/28/23	PublicInput Comment

I protest against any change in zoning classification, district, or regulations pertaining to my property&all property w/in 200 ft. of my property. My protest includes any changes to zoning regulations proposed pursuant to/described in the Resolution, including these changes: Reductions in minimum lot size in single-family zoning district; Increases in the maximum # of housing units per lot in single-family zoning districts; Creation of a three-family residential use in single-family zoning dist	10/28/23	PublicInput Comment
We are against the proposed changes to the Land Development Code. We live in the Great Hills neighborhood in a single family home. Having RVs parked in driveways and on the streets is dangerous and unsightly. Having multiple housing units on single family lots with an unlimited number of people living in them, opens the door to all sorts of unsafe scenarios. This proposal is not a solution to affordable housing! It only degrades neighborhoods.	10/28/23	PublicInput Comment
I hope these changes do not occur. I've lived in my Windsor Park home for 13 years and believe these changes would be very detrimental to the neighborhood.	10/28/23	PublicInput Comment
How will parking and aquifer recharge zones/impervious cover restrictions figure into adding additional ADUs to small lots? For example, could someone in a recharge zone have a duplex and a tiny home on a 6,000 square foot SF3 lot?	10/28/23	PublicInput Comment
I disagree with what the city wants to do with our property.this is my piece of Texas let me enjoy my golden years with out you breathing down my back.	10/28/23	PublicInput Comment
Building smaller homes won't change the root of the underlying problems which are the landlords both corporate and individual, hoarding all the housing and charging exorbitant rates. You should be putting a stop to the rental market in Austin.	10/28/23	PublicInput Comment
It seems to me that removing the restrictions on the number of unrelated adults living in a housing unit would create all kinds of problems. These problems could be health related because of crowded conditions. Another problem could be behavior conflicts leading to all kinds of problems including fights and law enforcement would likely need to be called often. Respect is not being given to the established homeowners who will likely see their property value decline. Thank you for considering.	10/28/23	PublicInput Comment
We are strongly opposed to the changes that completely remove all restrictions on the number of unrelated persons living in one dwelling unit. Also we are opposed to the removal of restrictions/permit requirements on short term rentals. The problem of gangs and drugs will only get worse, making it much less safe for single family homeowners. All these proposed changes have our strong opposition, because they will inevitably make Austin lose its safest city status, becoming high crime instead.	10/29/23	PublicInput Comment

I do not agree with this plan to sub-divide the lots in neighborhoods to increase housing density. The infrastructure does not exist to support current neighborhood utilities and services. These changes may look good on the surface, the cost and plan to execute them to maintain current services seems short-sited.	10/29/23	PublicInput Comment
The creators of Code-Next need to walk away. The City of Austin needs to develop a plan for the city that is inclusive and maintains the elements of the city that make it attractive.		
I am absolutely NOT in favor of the proposed reductions in minimum single family property size, allowing multiple dwellings on single family sized plots and certainly not eliminating the restriction of unrelated adults living in a single family dwelling. This does nothing to protect current land owner's property values within Travis County and greatly reduce the property values and aesthetic of the communities. It also will lead to increased disturbances with reduced tracking of individuals.	10/29/23	PublicInput Comment
Does this apply to all neighborhoods and if not how is it determined which neighborhoods are affected? What is being done to upgrade internet, electricity, water, roads and parking to accommodate additional people living on lots previously for 1 or 2 living spaces? Property values will go down if RVs parked next to homes with higher values. I oppose this. The infrastructure is not there as it is not to mention addl homes.	10/29/23	PublicInput Comment
Will tiny houses that are on wheels be allowed as a unit on the property?	10/29/23	PublicInput Comment
I am writing to voice my objection to the proposed changes to the Land Development code pertaining to single family (SF) zoning. Adding multiple units and families to a SF zoned lot will have a negative impact to the affected communities by:	10/30/23	Email
<ul style="list-style-type: none"> • Increasing stress on existing infrastructure • Causing safety issues related to fire evacuation • Contributing to more traffic congestion • Decreasing property values • Increasing environmental damage including draining issues. 		
I urge you to not adopt the proposed changes. We live in the 2nd largest state in the US with miles and miles of open space and also one of the highest risk areas in the entire country for wildfires. Adding more residents to SF lots would be a very irresponsible action.		

<p>I am writing to voice my objection to the proposed changes to the Land Development code pertaining to single family (SF) zoning. Adding multiple units and families to a SF zoned lot will have a negative impact to the affected communities by:</p> <ul style="list-style-type: none"> • Increasing stress on existing infrastructure • Causing safety issues related to fire evacuation • Contributing to more traffic congestion • Decreasing property values • Increasing environmental damage including draining issues. <p>I urge you to not adopt the proposed changes. We live in the 2nd largest state in the US with miles and miles of open space and also one of the highest risk areas in the entire country for wildfires. Adding more residents to SF lots would be a very irresponsible action.</p>	10/30/23	Email
<p>Our neighborhood can't realistically support significant density increases because of the constraints, such as street layout, utility infrastructure, emergency access, etc.</p>	10/30/23	PublicInput Comment
<p>Most neighborhoods in Austin have their pre-established covenants or restrictions based on their infrastructure. It would be high risk to disregard those with a blanket change that takes place city-wide. The proposal also violates the restrictive covenants for our property and other single family and duplex lots with the Milwood Neighborhood Association Boundaries..</p>	10/30/23	PublicInput Comment
<p>I live in the Milwood neighborhood (78727). For our neighborhood, like so many in Austin - the streets, water, sewer and storm drainage for Milwood were planned with the current density in mind. Unless the city has a viable plan to address the additional demand for water, sewer, parking, traffic and drainage that the planned changes will incur, this will create major quality of life issues for my family and I and our neighbors. I oppose changes to the Land Development Code for Austin.</p>	10/30/23	PublicInput Comment
<p>I am not exactly sure, what problem will this resolves. We live in Neighborhoods where the overflowing of unrelated adults in homes is ALREADY a reality (go check the number of cars on each drive way. [REDACTED] is an excellent example of where to start. Those people make party and create CONSTANT DISTURBANCES to all the Neighborhoods (go check the number of complaints opened in 311 and 911 against [REDACTED] for example!!) and we are going to legalise this far west?!!!! JOKE</p>	10/30/23	PublicInput Comment
<p>The proposal violates the restrictive covenants for our property and other single family and duplex lots with the Milwood Neighborhood Association Boundaries. Our neighborhood can't realistically support significant density increases because of the constraints, such as street layout, utility infrastructure, emergency access, etc. Most neighborhoods in Austin have their pre-established covenants or restrictions based on their infrastructure. It would be high risk to disregard these.</p>	10/30/23	PublicInput Comment

I am adamantly against this proposal. I live in Milwood Neighborhood. My neighborhood can't realistically support significant density increases because of the constraints, such as street layout, utility infrastructure, emergency access, etc. The proposal also violates the restrictive covenants for my property and other single family and duplex lots with the Milwood Neighborhood Association Boundaries. We moved here because of those.	10/30/23	PublicInput Comment
I am absolutely opposed to the amendment to allow multiple housing units on single-resident lots in my established neighborhood just inside the city limits. That's selling our neighborhood community to commercial interests and absentee landlords and displacing more habitat for our wildlife.	10/30/23	PublicInput Comment
The proposals violates the restrictive covenants for our property and other single family and duplex lots with the Milwood Neighborhood Association boundaries. In addition, our neighborhood can't realistically support significant density increases because of the constraints, such as, street layout, utility infrastructure, emergency access, etc. Most neighborhoods in Austin have their pre-established covenants or restrictions based on their infrastructure.	10/30/23	PublicInput Comment
I strongly oppose these changes. This proposal violates the restrictive covenants for our property and other single family and duplex lots with the Milwood Neighborhood Association Boundaries. Most neighborhoods in Austin have their pre-established covenants or restrictions based on their infrastructure. It would be high risk to disregard those with a blanket change that takes place city-wide.	10/30/23	PublicInput Comment
As a homeowner in Milwood, I protest these changes. The neighborhood just isn't built for it (drainage, sewage, streets, etc).	10/30/23	PublicInput Comment
[comment] I am for increasing the ability to build adu's on SF lots. However, the jump from 1 to 3 structures seems like too much for neighborhoods just used to having 1 structure per lot.	10/30/23	PublicInput Comment
I am opposed to amending land use. I am a native Austinite and long time (40+ years) Realtor. I have watched every phase of this city grow. Developers and builders have made the city more expensive, not less, as they develop the available land. Lot prices will increase dramatically if this passes. It will benefit Realtors, not those that cannot afford to live central. Do not decrease lot sizes. The code is working with current limitations. Let free market dictate. Small does not equal affordable	10/30/23	PublicInput Comment
As an Austin resident of the Walnut Crossing Neighborhood, I oppose changes to the land development code. This proposal breaches property covenants in our area and within our Neighborhood Association. Our neighborhood, like many in Austin, is unable to accommodate increased density due to constraints like street layout, utilities, and emergency access. Neighborhoods have specific covenants based on their infrastructure. Ignoring these with a city-wide change poses high risk.	10/30/23	PublicInput Comment
I oppose changes to residential uses and standards including home amendments. I bought a home in a single family neighborhood for a reason!	10/30/23	PublicInput Comment

The proposal violates the restrictive covenants for our property and other single family and duplex lots with the Milwood Neighborhood Association Boundaries and our neighborhood can't realistically support significant density increases because of the constraints, such as street layout, utility infrastructure, emergency access, etc. Most neighborhoods in Austin have their pre-established covenants or restrictions based on their infrastructure. It would be high risk to disregard those.	10/30/23	PublicInput Comment
I'm fine with two houses on a single family lot, or one house + 1 ADU. Anything else is too much. Also no RVs. We don't have the infrastructure to support more. Especially in Central Austin. There's not enough street parking, sewage, water lines, or electrical infrastructure to add more than this. Council should really be pushing for replacement of strip malls with mixed use instead, and providing developer tax incentives for people who work in the mixed use to live there at a discount as well.	10/30/23	PublicInput Comment
The proposal violates the restrictive covenants for our property and other single family and duplex lots with the Milwood Neighborhood Association Boundaries.	10/30/23	PublicInput Comment
I want to express my adamant opposition to the LDC change that would remove restrictions on the number of unrelated adults living in a housing unit. I live on a cul-de-sac and in a neighborhood with narrow lots. Parking is already a challenge. I am finding it difficult to even set my trash carts out with sufficient space for the garbage vehicles to access them on trash days. Removing the restrictions on the no. of people in a housing unit will only add to that issue. Don't make that change!	10/30/23	PublicInput Comment
Has the HOME initiative been proven to increase affordable housing in other communities? I agree that Austin has an affordable housing problem but have found no evidence that changing single family zoning will help low and middle income residents. Instead developers and investors use the new zoning to demolish affordable homes and put up 2 or more huge expensive new properties. Unless the City makes low interest loans available to homeowners, most cannot afford to build.	10/30/23	PublicInput Comment
How will my property taxes be affected by the HOME initiative?	10/30/23	PublicInput Comment
We believe current city code allows an accessory dwelling unit (ADU) but only for your family member. Our Restrictive covenants (RCs) do not allow a second structure. RCs don't always get enforced since there is no longer an active HOA and the current zoning largely mandated the same density and compatibility protections. Everyone who rents and owns property agreed to these limits when they moved here and for the city to impose this change is simply not fair.	10/30/23	PublicInput Comment
Have there been traffic or utility (electric, water, wastewater) analysis of specific neighborhoods that will see up to 50% more residents if the HOME propositions pass?	10/30/23	PublicInput Comment

I would like to share that this is a terrible idea. We don't have enough police and infrastructure for our current residents, much less triple! Please put families over big businesses. We want safe neighborhoods.	10/30/23	PublicInput Comment
Crestview has lots with three houses all priced over 600,000. That is not affordable. What has it caused more traffic, they do not ride bus, more dangerous walking to all cars on streets and some streets have no sidewalks. Due to high rent of these new homes there are already six people living in houses. You discriminate because the same rules should apply for large lots in nw hills, hyde park and Enfield. You pick on neighborhoods that cannot afford you in court. There is not one councilmember	10/30/23	PublicInput Comment
The proposed change in the Land Development Code will create more problems than it solves. Austin needs more affordable housing, but we don't need to destroy single-family neighborhoods.	10/30/23	PublicInput Comment
These changes will not work as intended. I live next door to an AirBnB, built under the ADU regulations. It has never been used to provide additional housing, just income. It is rented more than 30 days per year. Zero enforcement. So, zoning change, negative ramifications and NO improvement to Austin housing. Investors will ruin neighborhoods with these changes. Why not enforce what you have on the books first? Then current zoning would actually create housing.	10/31/23	PublicInput Comment
How will all of these new units work? How will they be evaluated by TCAD? One needs a relative understanding about the impact on taxes before proceeding any further.	10/31/23	PublicInput Comment
I am against the adoption of this resolution claiming to increase affordability in Austin. And doing so without raising taxes. The City's Staff Report reflects the exact opposite of what the Austin City Council is attempting to do with this revision of the Land Development Code. Your own staff have researched and shown that your goal is not attainable with this resolution. Once again, the City Council is on the side of developers and investors and NOT taxpayers and home owners. Disgraceful!	10/31/23	PublicInput Comment
The proposal violates the restrictive covenants for our property and other single family and duplex lots within the Milwood Neighborhood Association Boundaries. Our neighborhood can't realistically support significant density increases because of the constraints, such as street layout, utility infrastructure, emergency access, etc. This proposal would greatly change the residential community my family wanted and worked for when we bought our home.	10/31/23	PublicInput Comment
I am VERY against this proposal. I do not want my neighborhood to go from single dwelling to 2/3 dwellings per lot. The streets cannot handle the traffic and the parking that would go along with adding 1 to 4 cars per dwellings. How is this proposal going to reduce the high cost of living in Austin? The builders will charge alot as they will have to put in the interstructure (cable, water, septic and utilities) for each dwelling. THIS WILL NOT REDUCE the	11/1/23	PublicInput Comment

cost of living in Austin.
Please do

I adamantly opposed to a single lot being divided to accommodate 2 or 3 dwellings. This will kill a neighborhood with the extra vehicles and people will bring to a neighborhood. I opposed the idea of a RV being able to included as a permanent dwelling is truly a bad idea.....that will take a neighborhood to a low level. I do not want to live next door to a lot that has 3 dwellings on it. I am thinking the lots will not be kept mowed, free of trash and lots of noise.

11/1/23

PublicInput
Comment

I have concerns about this proposed plan to allow multi-unit housing and RVs on single family residential lots. I own in Tarrytown , and I will probably be strongly against it unless the details are favorable. I am not able to attend the October 26 @ 2pm meeting.

11/2/23

PublicInput
Comment

To Whom It May Concern:

11/2/23

PublicInput
Comment

I am writing to voice my objection to the proposed changes to the Land Development code pertaining to single family (SF) zoning. Adding multiple units and families to a SF zoned lot will have a negative impact to the affected communities by:

- Increasing stress on existing infrastructure
- Causing safety issues related to fire evacuation
- Decreasing property values
- Increasing environmental damage including draining issues

I urge you not to adopt the proposed chang

I hope City of Austin staff understand they work for residents of the area and not developers. As a land owner and property taxpayer, I wholeheartedly am opposed to these code changes. Instead of a blanket decision, why not allow individual neighborhoods to vote on how they would like changes made to their area? Too rational?

11/2/23

PublicInput
Comment

Our neighborhood can't realistically support significant density increases because of the constraints, such as street layout, utility infrastructure, emergency access, etc. Unless you are going to require developers to pony up to improve our infrastructure before they exceed its capacity then don't change the code to accommodate these hit and run developers that will make their money and destroy my Milwood neighborhood without giving it a 2nd thought. Perhaps the city should try thinking.

11/3/23

PublicInput
Comment

Obviously, nobody will want to buy a house anywhere near a trailer park, nor a 1200 sq.ft. house with 3 families living in it in squalor. This will clearly kill our home values!	11/3/23	PublicInput Comment
The national average (median) net worth of in retirement is the value of their house (if they own one). The median net worth for a US 62-year-old — approaching retirement — is \$229,000. So, the value of our houses is a huge portion of our net worth.		
Why do you want to kill off retirees main source of net worth?		
Will the proposed changes apply to TOD districts as well? Currently some properties in TOD that are on small preexisting SF lots are difficult to accommodate certain TOD density requirements especially when parking is considered.	11/3/23	PublicInput Comment
This is nothing else but a means of destroying the standard of living of Austinites to bring them down to the level of 3rd world countries. Typical Commie approach where everyone is brought down to the lowest common denominator. Will decimate property values of existing houses. With the removal of parking space requirements, we will see 3 houses/RVs squeezed into every lot, with parked cars clogging the streets. Hope the State Govt takes over and stops this Commie madness. Am I not in America?	11/3/23	PublicInput Comment
My number one concern is that the new land developement code INCLUDE parking in a driveway. I am so sick of parking on both sides of residential streets so that one oncoming car has to pull to the side the let a passing by car pass by. Related, I am extremely concerned that city council just eliminated required parking for new development. I think new development should be burdened with creating parking. Not a lot, some. 110F weather makes walking and biking UNREASONABLE.	11/3/23	PublicInput Comment
I am strongly opposed to this change. My street is already crowded with vehicles and this would intensify the problem. It feels like this is a special interest change that would benefit primarily developers.	11/3/23	PublicInput Comment
I am EXTREMELY CONCERNED about what this could do to existing single-family neighborhoods.	11/3/23	PublicInput Comment
As an example of well intended changes/allowed practices, I live in a 40 year old neighborhood. My new neighbor - from South America, and working at Apple - legally built down my one property line, essentially making 1/3 of my back yard now look like I have an apartment building next door (he also had to obtain permits to remove trees).		
How are EXISTING NEIGHBORHOODS protected?		

I am against any changes to existing lots. The Council states, on one hand, they are “for neighborhoods”, yet this would destroy them. An example of well-intended regulations not having intended consequences: my neighbor is allowed to do a large home extension right down the property line. They had to cut down large trees. They did not go vertical. My once peaceful back yard now has an eyesore.	11/3/23	PublicInput Comment
I am vehemently opposed to these LDC amendments, which will destroy the character of our neighborhoods; dramatically increase crowding, traffic, parking issues, and congestion; and precipitously reduce home values. I will be watching elected officials voting decisions on this matter and do my part to vote OUT of office anyone supporting these amendments.	11/4/23	PublicInput Comment
This amendment is the nail in the coffin for Austin neighborhoods. You are destroying the character of this city and our neighborhoods. More people are now leaving Austin than coming in and that is a result of poor decisions made by the city. We do NOT need to have our neighborhoods destroyed any further by this awful amendment. Please stop building more and more dense housing in Austin haphazardly. That will only rape the character of well established neighborhoods and cause more issues.	11/5/23	PublicInput Comment
The proposed change to land code development lacks nuance and foresight. The biogeography of east and west Austin is very different. West Austin is much more environmentally sensitive. The proposed change will increase impervious cover, threaten endangered wildlife, and increase wildfire risk in west Austin. Austin needs to build eastward. Racial and economic equity are important components of a land development code, but so are ecological sustainability and public safety.	11/5/23	PublicInput Comment
I object to the changes to the Land Development code as a homeowner in the 78759 area. I will not be able to attend the hearing, but want to record my opposition. I am all for planned communities like Mueller that are created with small homes and multi-family dwellings in mind. It seems terribly unfair, though, that I have spent 25 years pouring money into a house that would drop in value if all of a sudden an open lot next door got filled up with five tiny homes.	11/5/23	PublicInput Comment
The biggest impacts of having more than two structures on the lot are the impact to all of the infrastructure, including garbage trash containers, utilities, and parking. In addition, a provision is needed in the plan check process to deal with stormwater runoff from structures and irrigation, landscaping and other stormwater issues. More structures means more problems with traffic and other environmental impacts.	11/5/23	PublicInput Comment

<p>it will destroy Austin and Austin neighborhoods.</p> <p>People have the biggest investment of their life in their homes. They're threatening that with these insane changes that try to eliminate safeguards that were critical to the creation of Austin that made it the golden goose that it is today.</p> <p>They're going to kill the golden goose by packing and stacking and creating high density that brings more traffic, more crime, more litter, more noise, and more stressful living</p>	11/6/23	PublicInput Comment
Where is the link to all the questions that have been asked?	11/6/23	PublicInput Comment
<p>I want to know, very specifically, related to what current code requires on a single-family zoned property how requirements will change regarding impervious cover when additional houses can be built on this same lot.</p> <p>In my opinion building more homes on a lot is not going to change the price of homes in Austin or in any substantial way reduce the issue with low income houses. It seems like it is more a way for the City Council to make itself feel like it is doing something, when it is not.</p>	11/6/23	PublicInput Comment
<p>I'm against removing the restriction on the number of unrelated adults in a household. This will lower the quality of life for Austinite tenants, lower standards in the community, and lead to increase in property damages for homeowners and landlords. I'm currently dealing with a situation in personal experience where a tiny apt. has too many people & can foresee this problem happening all over the city. I wake up to people having loud arguments at 3-5am and garbage all over.</p>	11/6/23	PublicInput Comment
<p>What is the specific infrastructure plan to accommodate this density?</p> <p>Currently, the APD won't come to your home if they don't deem your request life threatening</p>	11/6/23	PublicInput Comment
<p>What is the infrastructure plans including police, EMS, schools, to address the increased density?</p> <p>What is the plan for utilities, in particular, ERCOT?</p>		
<p>I like the format of the meeting. I also appreciate the open and outgoing city employees in attendance that helped inform and educate me so i can understand what is happening and the reasoning behind it. So we can all work together to create a better future for Austin and address the current challenges.</p>	11/6/23	PublicInput Comment

Strongly support HOME phase 1 and 2. Would really like the option to build/buy a townhome	11/6/23	PublicInput Comment
Requirements for Duplex use to be attached and under one roof and for 2-Unit Use to be detached are unnecessary and undesirable. Site conditions such as heritage trees, slopes or the shape of a lot might lead to better site layouts with more flexibility. The Fire Code and Building Code should determine the requirements, not the zoning code.	11/6/23	PublicInput Comment
Will infrastructure requirements be part of zoning changes	11/6/23	PublicInput Comment
Since off street parking has been eliminated what will be the requirements for parking in residential areas that have high intensity development but not any upgrades to road infrastructure	11/6/23	PublicInput Comment
in phase two for small lot zoning will impervious cover limitations be maintained. If so what are the numbers planned/proposed	11/6/23	PublicInput Comment
Will there be any admendments to the code to require staff evaluate infrastructure needs and put required upgrades in place before approving any changing of zoning with areas that are prone to localized and well documented flooding.	11/6/23	PublicInput Comment
What programs/grants are being proposed to help current long-time Austin residents age in place, in order to afford the increased tax liability brought on by zoning changes, Why does the council and staff not vocally emphasize the need for keeping the current residents in place vs newcomers that do not intent to build a future here-only here for the jobs? Why is the emphases on building urban hotspots that do not build family friendly neighborhoods that everyone mentions as a core need?	11/6/23	PublicInput Comment

October 19, 2023

Dear Austin Planning Commission and Austin City Council:

The following comments are in regard to the proposed changes to the Austin Land Development Code for single-family (SF) zoned property. Please include these comments in any formal record of proceedings and address them in any written responses to comments prepared by the City.

First, I'd like to commend the Planning Commission and the City Council for exploring measures to address Austin's burgeoning problems with housing affordability and homelessness. I understand that some residents and city leaders believe that increasing housing supply and density, along with relaxing regulations to facilitate more housing on existing land, will mitigate those serious issues.

However, as a resident in a suburban, single-family zoned area, I have major concerns about how the proposed revisions could affect my neighborhood and quality of life. Twenty years ago, I carefully and deliberately chose my home's location in a suburb quite some distance away from heavily urbanized areas. I was seeking a quiet, peaceful, private, and attractive location. I was fortunate to find a neighborhood that met these criteria, and is populated with stable, longtime residents some of which have become lifelong friends. I was intentionally seeking to avoid an area of high population density, high population turnover, and the heavy traffic, parking issues, pollution, noise, crime, and other undesirable characteristics that often accompany dense urban environments. The City's proposed changes to the land development code, while well-intentioned, work against the very criteria I value for a pleasant and peaceful living environment. My specific comments on the proposed land use changes follow:

1) The proposed allowance of up to three housing units per lot for all SF zoning types is excessive. Many SF-zoned lots cannot accommodate the additional parking and utility needs that would be required to support three housing units. No more than two housing units per lot in SF-zoned areas should be allowed.

2) The proposed elimination of occupancy limits for SF-zoned properties would result in numerous problems, including (but not limited to) a lack of parking, lack of sufficient utility infrastructure (such as available sinks, bathrooms, kitchen facilities, hot water supply, etc.) within the housing unit, and a decline in general neighborhood character and cohesiveness. The current standard allowing up to six unrelated adults is reasonable and necessary. At most, the City could consider raising this number to eight, but completely eliminating the occupancy limits is not a responsible option. If there are specific uses that require a higher occupancy limit, such as for drug treatment or supervised release "halfway houses," those specific uses could be exempted from this portion of the code or provided with a higher maximum limitation (within reason).

3) I am opposed to the proposed revision that would allow placement of "RV" type vehicles as an accepted type of dwelling unit. When I refer to "RV", I mean vehicles equipped with an engine or motor and resting on

their own wheels. I'm not opposed to "tiny homes" which may be transported on a trailer or other wheeled device but are installed on a foundation. But allowing RVs on single-family zoned properties would be unsightly and would also result in ground contamination and runoff of substances such as motor oil, coolant, gasoline, or diesel fuel. In addition, the removal or relocation of derelict or disabled RV-type vehicles to, from, or within a confined lot is likely to cause a nuisance for neighbors.

4) I am opposed to the proposed reduction in allowed single-family lot size to 2500 square feet (or less). This is less than half the current minimum lot size, and such a drastic reduction would allow unreasonably little green space or recreational space that is necessary for a pleasant neighborhood experience. Such a small lot size would also not provide enough area for parking on the property or the adjacent street frontage. If a reduction in minimum lot size is absolutely necessary, I would suggest a more incremental change, such as 3500 square feet (approximately a 40% reduction relative to the current limit of 5750 square feet).

5) The increased number of housing units and smaller lot sizes proposed by the City would tend to increase the effective amount of impervious cover on SF-zoned lots, which would increase runoff, erosion, and pollution entering our groundwater, creeks, and rivers. The increased runoff would also contribute to drainage and flooding issues.

I recognize that this is a policy space where Austin's progressive values clash with the desires of many residents to protect and preserve the atmosphere and character of single-family neighborhoods. But I must point out that many of your existing constituents live in single family neighborhoods, and city policy should balance the need for additional housing with the goal of maintaining the character and quality of life of existing neighborhoods, especially in suburban areas well outside the urban core of Austin.

Sincerely,

██████████
██████████

Austin, TX 78754

CC: District 1 Council Member Natasha Harper-Madison

I understand the general desire to allow for denser development. I strongly support maintaining the existing limitations on impervious cover. I have three recommended modifications to the draft ordinance documents dated October 20, 2023.

First, when eliminating the McMansion requirements for duplex, two-unit and three-unit residential, the setback planes should be maintained along property lines shared with residential neighbors (unless consent is obtained). Maintaining these setback planes is important and should prevent a three-story high residential building wall from being located just five feet from the property line of an existing residence.

Second, for two-unit residential, the proposed limitation for one unit to be no more than 1,100 square feet is overly restrictive, particularly compared to three-unit residential which, under the proposal has no similar restriction. It is unclear why the proposed limitation is needed. It appears to be an encouragement to convert to three-unit residential. However, there are circumstances where existing properties already have a single residence and it is not feasible to convert to three-units.

Third, setbacks for properties along side-streets and alleys should be modified or clarified to facilitate construction of two-unit or three-unit residential.

Attached is a markup of the draft proposed code with changes that capture these comments highlighted.

§ 25-2-773 DUPLEX RESIDENTIAL USE.

- (A) For a duplex residential use, the base zoning district regulations are superseded by the requirements of this section.
- (B) For a duplex residential use:
- (1) minimum lot area is ~~5,750~~ 7,000 square feet;
 - (2) minimum lot width is 50 feet;
 - (3) maximum building cover is 40 percent;
 - (4) maximum impervious cover is 45 percent.; and
 - ~~(5) maximum building height is the lesser of:~~
 - ~~(a) 30 feet; or~~
 - ~~(b) two stories, except that an attic or basement does not count as a story for purposes of this subsection if it satisfies the requirements for an exemption from gross floor area under Subsections 3.3.2 and 3.4.6 of Subchapter F (Residential Design and Compatibility Standards).~~
- (C) Not more than one required parking space may be located behind another required parking space.
- (D) The two dwelling units are subject to the following requirements:
- ~~(1) The two units must have a common floor and ceiling or a common wall, which may be a common garage wall, that:~~
 - ~~(a) extends for at least 50 percent of the maximum depth of the building, as measured from the front to the rear of the lot; and~~
 - ~~(b) maintains a straight line for a minimum of four foot intervals or segments.~~
 - ~~(12)~~ The two units must have a common roof.
 - ~~(23)~~ At least one of the two units must have a front porch that faces the front street and an entry to the dwelling unit, except that units located on a corner lot must each have a front porch that faces a separate street and an entry to the dwelling unit.
 - ~~(34)~~ The two units may not be separated by a breezeway, carport, or other open building element.
- (E) With the exception of the side setback and rear setback planes in section 2.6 therein, Chapter 25-2, Subchapter F (*Residential Design and Compatibility Standards*) does not apply to duplex residential use. A side or rear setback plane shall not apply to a side or rear where the adjoining property owner has provided written consent, the side is adjacent to a side street, or the rear is adjacent to an alley.

§ 25-2-774 TWO-UNIT AND THREE-UNIT ~~FAMILY~~ RESIDENTIAL USES.

(A) This subsection applies to two-unit residential use.

- (1) To the extent of conflict, this subsection supersedes the base zoning district regulations.
- (2) With the exception of the side setback and rear setback planes in section 2.6 therein, Chapter 25-2, Subchapter F (*Residential Design and Compatibility Standards*) does not apply to two-unit residential use. A side or rear setback plane shall not apply to a side or rear where the adjoining property owner has provided written consent, the side is adjacent to a side street, or the rear is adjacent to an alley.
- (3) The minimum lot area is 5,570 square feet.
- (4) Each dwelling unit must be in a separate structure.
- (5) The dwelling units may be connected by a covered walkway.
- (6) One of the dwelling units may not exceed 1,100-1,500 total square feet, ~~or the combined maximum amount of development of the two units shall not exceed a floor-to-area ratio of 0.5. Such limit shall not include up to 450 square feet of parking area per dwelling unit and other exemptions included in Chapter 25.2, Subchapter F, Section 3.3.~~
- (7) Impervious cover for the site may not exceed 45 percent.

(B) This subsection applies to three-unit residential use.

- (1) To the extent of conflict, this subsection supersedes the base zoning district regulations.
- (2) Three-unit residential use is not allowed on a substandard lot.
- (3) With the exception of the side setback and rear setback planes in section 2.6 therein, Chapter 25-2, Subchapter F (*Residential Design and Compatibility Standards*) does not apply to three-unit residential use. A side or rear setback plane shall not apply to a side or rear where the adjoining property owner has provided written consent, the side is adjacent to a side street, or the rear is adjacent to an alley.
- (4) Building cover may not exceed 40 percent.
- (5) Impervious cover for the site may not exceed 45 percent.

§ 25-2-492 SITE DEVELOPMENT REGULATIONS.

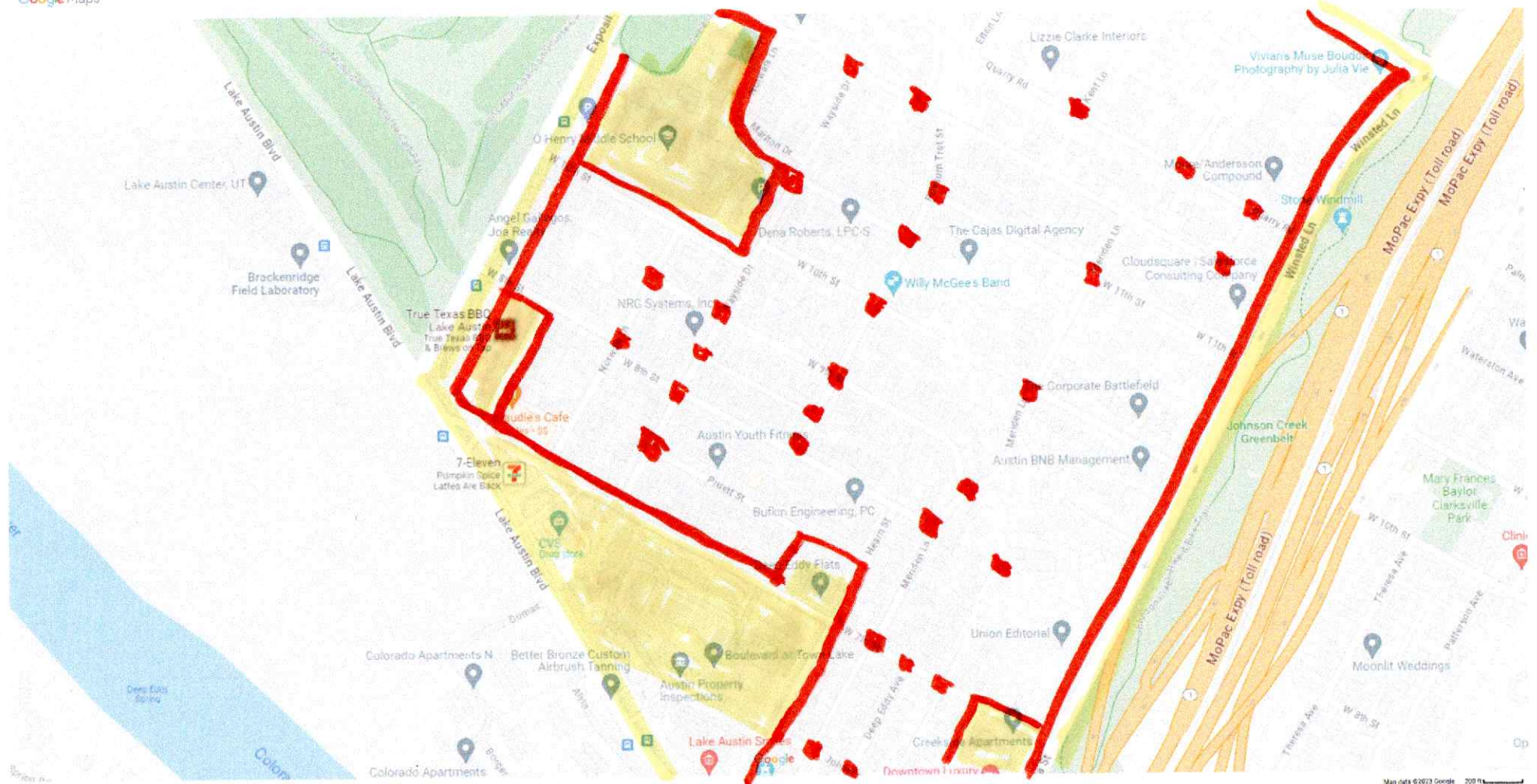
- (A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.
- (B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.
- (C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.
- (D) Site development regulation table.

	SF-1	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	10,000	5,750	5,750
MINIMUM CORNER LOT AREA (square feet):			
MINIMUM LOT WIDTH:	60	50	50
MINIMUM CORNER LOT WIDTH:			
MAXIMUM DWELLING UNITS PER LOT:	3 ±	3 ±	3 ±
MAXIMUM HEIGHT:	35	35	35
MINIMUM SETBACKS:			
FRONT YARD:	25	25	25
STREET SIDE YARD (1) :	15	15	15
INTERIOR SIDE YARD:	5	5	5
REAR YARD (2) :	10	10	10
MAXIMUM BUILDING COVERAGE:	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	40%	45%	45%
MAXIMUM FLOOR AREA RATIO			

(1) For two-unit or three-unit residential with lot width less than 75 feet, the street side yard minimum setback shall be 10 feet.

(2) For two-unit or three-unit residential adjacent to an alley, the rear yard minimum setback shall be 5 feet.

Google Maps



MULTI-FAMILY APARTMENTS, CONDOS, TOWNHOMES,
COTTAGE COURTS.



DUPLEX / TWO FAMILY RESIDENTIAL

Friday, Oct 13, 2023

DEAR JORDAN FELDMAN,

I HAVE OWNED PROPERTY IN AUSTIN FOR
OVER 50 YEARS!

I AM VERY STRONGLY AGAINST ALL 3
OF THE PROPOSED CHANGES TO THE
LAND CODE.

THEY WILL RUIN NEIGHBORHOODS!

THEY MUST ALL BE VOTED DOWN!

SINCERELY



AUSTIN, TX - 78703

To Whom It May Concern:

Personal Overview

I am providing this and the following information to reflect that I was at one time—in the late '70s and early '80s—one of those individuals who the city council appears to want to help with its new, higher-density, higher-population zoning plan to replace the current single-family zoning requirements. As much as we as a local community may wish to help the individual, there are economic factors occurring at the national and international levels that can severely restrict the efficiency of what local governments can accomplish; and attempts by this local government to put the best positive spin on their actions will not overcome these national and international economic hurdles. As this article describes, the city council appears to believe that if they just build higher and denser it will solve our housing affordability issues.

I disagree with their approach which is akin to an old expression of “kicking a can down the road” for another council and future taxpayer to confront and fund. This program will eventually result in higher personal taxes—to pay for growing infrastructure costs, increased policing—as population density increases, car parking disasters—in areas where the parking “problems” already exist, disastrous city trash and postal and private mail pickup and delivery issues. This only names a few of the problems being overlooked, as the council keeps repeating: “Increasing human density will solve our housing problem.” Unfortunately, most of the developers will be long gone when we face these infrastructure and quality of life issues allowed by the city’s proposed changes.

First: “Rename” Rather than “Redefine” the Single-Family Zone

Let me state explicitly that it would be greatly appreciated by this individual taxpayer if the City Council would at least be honest in its proposal and call the rezoning what it is rather than changing the definition. In actually this redefining of Single-Family Zones is actually the **“Elimination of Single-Family Zoned Properties within the Austin City Limits.”** Failure to rename these zones will put realtors in an almost litigious situation when they sell a house in a “single-family zoned” area which is in actually, by your own definition, not “single” and not even “family;” but a multiple-individual area. The wording is very clear that there will be no restrictions “on the number of unrelated adults living in a housing unit.” If a realtor tries to sell a unit in one of these newly defined zones without contractually outlining this definition, they will probably find themselves in court for deceptive practices.

Such a renaming would at least be seen as truth in advertising. What the council is proposing is to eliminate any single-family properties by destroying the very fundamentals for which I bought into such a

neighborhood in 1987. My fifty years in Austin may help others understand and see a better way through this mess, although I will not propose other alternatives in this memorandum.

A Personal Overview of One Life in Austin

I have lived in Austin, Texas since 1975 and have paid city taxes for almost fifty years. I moved to Austin after serving three years in the military—we stood against Russian aggression in Germany and the Iron Curtain, so I would qualify for the GI Bill to pay for my tuition at the University Texas at Austin. This enabled me to avoid any loans to attend college. It was a life-concept that I did not understand but was forced to practice early in life called deferred gratification.

In my fifty years in Austin: I lived in multiple apartment complexes in north, south, and central Austin; I worked as a Burger King Whopper Flopper, a night janitor at both Burger King and Bennigans, a checker and night manager for HEB in South Austin—now the current Central Market location, and finally as a sales-specialist for IBM. I lived for almost five years—as a single parent supporting three children in a mobile home in a trailer park on Research Boulevard. I watched my children being bused at 6:30 am to Metz Elementary in the mornings and finally acquired my existing home in a single-family zoned subdivision. This home was only acquired because of the veteran's administration guaranteeing of the loan—a benefit again tied to my service for my country.

During this time of desired home ownership on my part, the average 30-year fixed mortgage rates went from 9.19% in 1974 to 16.63% in 1981. When we purchased our first home in 1987, the average yearly mortgage rate was 10.21%. Home ownership only became a realization through the leveraging of two incomes—mine and my spouse's, and as our realtor told us, "You can find a less expensive house (Travis Country) and eat steak or buy this house and eat beans and rice for a few years." With the V.A. loan guarantee we were able to purchase the house, but none of our children have any memories of eating out but lots of beans and rice. In the very year that we purchased our house the Austin housing market tanked and we were "under water" on our loan for many years. "For Sale" signs went up all over our neighborhood as it caught many families unprepared for a market downturn.

The reason for this history is twofold: first, to emphasize that good things do eventually come to those who keep waiting, working, and pushing forward, and second, that there was absolutely nothing that the City of Austin government officials could have done against the national economy that was being controlled by the Federal Reserve ... just like today.

Everyone—including my family, had to wait it out.

Although I wish my life could have been easier, it is the life I chose and made for myself and I am a better man today for having lived it. I have also seen the world and know that we have a great country to live in compared to anyone else. This is not to say we shouldn't right wrongs when it is in our power to do so, but life's downturns in many ways are what make us stronger.

But we need big hearts **and** sharp minds to find a way through tough times: not only within the individual but our elected leaders. Booker T. Washington probably said it best when he told some of his students gathered together at Tuskegee Institute the following:

"If there is one person more than another who is to be pitied, it is the individual who is all heart and no head. You will see numbers of persons going through the world whose hearts are full of good things—running over with the wish to do something to make somebody better, or the desire to make somebody happier—but they have made the sad mistake of being absolutely without development of mind to go with this willingness of heart.

"We want development of mind and we want strengthening of the mind. ...

"Education should teach the individual to get hold of what he wants.

We all want leaders whose hearts "are full of good things." But we also need leaders who understand history, understand struggle, understand that a person hangs onto the things that they wait for, work for, and finally attain.

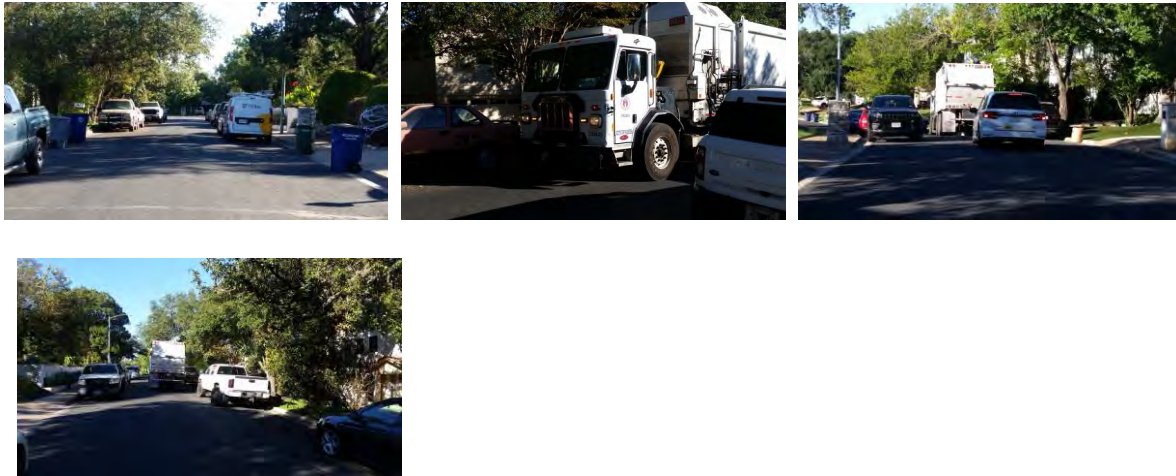
A Few Easily "Picturable" Problems with the City's Current Plan

The current pictures are included to visually communicate the problems that increasing density will cause. Of course, it will be a future city council that will have to deal with these infrastructure problems that will be associated with this *elimination* of single-family zoning.

Examples of parking today on Pinnacle Road:



Example of parking and trash pickup today on Peregrine Falcon Drive (notice the cars waiting behind the city trash collection vehicle and picture this happening every day with mail services also):



Now imagine this road with 3 times the number of trash containers and cars and its impact on the local residents' enjoyment of our residential area.



Personally, I don't think increasing population density by a factor of three will make this a wonderful walking, biking, and driving experience, do you? Seems the trash truck damaged the "bike lane" sign ... thank goodness it wasn't a child biking or walking to our local elementary, middle, or high schools, eh?

And this only represents the problems that "can be seen." It does not get across the future infrastructure issues associated with water, sewage, electric, telephone, internet, and gas. This neighborhood was told years ago that new pump stations would be required if the density of the neighborhood put further requirements on the water and wastewater systems.

What about these other infrastructures?

Maybe the city should invest in all these infrastructure issues now ... before increasing the density factor? In this country we have proved all too often the fallacy behind the concept of “if you build it, they will come.”

This isn't some rural dream field in Iowa, it is an urban community in Central Texas ...

... and my life's investment.

The Impact on Current, Long-Term-Invested Residents

Unfortunately, the City of Austin now threatens to force me out of my home as a gentleman of 70+ years through taxation, higher crime rates, less services ... and with this latest proposed change, increasing the density of population in my paid-for, single-family home that is easily 80% of my retirement wealth.

A few years ago—after saving for more than thirty years, we invested a significant amount of money in remodeling our home in our currently-designated, single-family zoned property. I humorously refer to our subdivision as the “white-trash section of Westlake” because the homes—just across the street—were, and still are, two to three times as expensive as the homes in our subdivision. Why? Well, forty years later, I understand why: No one wanted—or wants—to live within the reach of our city council. Our neighbors just across the street are not facing this same issue—a quality of life dilemma at 70+ years of age and after thirty years of investing in their neighborhood.

I must be very adamant in saying that we would not have invested thirty years' worth of savings in our existing home given the proposed changes to destroy our neighborhood by increasing the density of human population by a factor of at least 2, 3 ... or more.

As far as I can tell it seems that the City Council believes that providing cost-effective housing is only available by eliminating fully-tree covered neighborhoods and increasing the number of times we human beings will be required to stick our elbows into the ribcage of our fellow human being.

History and too many existing cities today prove that this is just a formula for higher crime and lower life satisfaction levels as these neighborhoods become unlivable. Now, a few thoughts that I have not seen in any of the current discussions on your *elimination* of single-family zoning within the City of Austin.

Personal Stance on the Proposed City of Austin Changes on Single-Family Zoning

Tougher Times for the Small Remodelers

- These new, multiple-individual housing zones will lose their “remodeling investments.” In our case we would not have invested in our home remodel to only find it surrounded by duplexes and triplexes, and surrounded by crowded streets filled with cars and trash containers.

Over the last few years many of our neighbors have remodeled also. When asked, “Would you do this if a duplex/triplex could be raised next door or across the street in a few months?” The overwhelming response is “Are you kidding?”

This means fewer jobs for remodelers and in general, the small developer.

Take a look at the City of Austin trash vehicle above trying to pick up the trash in our current single-family zoned subdivision. I am sure that the large developers who are whispering in your ears about how they can increase density and lower the cost of housing aren’t showing you these pictures. So picture: the costs of higher density in cars that are already on streets that were never designed to handle today’s traffic and parking; the costs of picking up the trash or delivering mail when these items can’t be picked up easily today; and then imagine a three-fold increase in the number of trash containers and mail drops; several years ago your own city officials told our neighborhood association that the water and wastewater facilities could not handle a threefold increase in population density in our neighborhood.

I think you might consider in your “cost of living” figures the cost of losing a certain “quality of life.” Just maybe, individuals are leaving the congested—higher density, cities like New York, Philadelphia, Chicago, San Francisco and Los Angeles for more than just housing reasons, such as **quality of life** issues that come with the higher population density issues that this city council refuses to speak to in this *elimination* of single-family zoning.

I know you just want us to “trust you’ but no thanks, because your track record—considering downtown tent city and other local issues you have misfired on ... just sucks.

It appears you have big hearts but weak minds.

Go back to work and find other solutions.

Cheers,

[REDACTED]
[REDACTED]

Austin Texas, 78746