



PLANNING
DEPARTMENT

Changes to Residential Uses and Standards (Including HOME Amendments)

Planning Commission Meeting

November 14, 2023



What are the proposed changes?

- ✓ Allow up to 3 homes on property zoned SF-1, SF-2, and SF-3
- ✓ Simplify regulations for building 2 homes
- ✓ Remove duplicative accessory apartment, guesthouse, and on-site worker home provisions
- ✓ Limit applicability of “McMansion” standards to lots with 1 home
- ✓ Allow tiny homes that meet certain standards to be considered a dwelling unit
- ✓ Remove limitation on the number of unrelated adults allowed to live together



Changes to Proposal Following Joint Meeting

- Moved Tiny Home text to Section 25-1-21 (Definitions).
- Exempted Duplex, Two-Unit, and Three-Unit Uses from Subchapter F by amending Subchapter F.
- Deleted Family Home and Group Home Uses in Subchapter F.
- Substituted substandard lot limitation in Three-Unit Use with a requirement that the lot be at least 5,750 square feet.



Public Hearing Opportunities and Possible Action





Engagement Summary

- 387 community members signed up to speak or registered for or against at the Oct. 26 joint meeting
- As of Nov. 13, staff have received:
 - 55 emails
 - 118 phone calls
 - 386 comments via Speak Up Austin website
 - 10,544 website visitors
- Approximately 70 Open House attendees



For More Information

- Website: publicinput.com/LDCupdates
 - Proposal Summary and Background Information
 - Video of Joint Meeting Presentation
 - Questions and Answers
 - How to provide input
 - How to protest the changes
- Email: LDCupdates@austintexas.gov
- Phone: (512) 974-7220



PLANNING
DEPARTMENT

Thank You