



City of Austin

Recommendation for Action

File #: 24-4041, **Agenda Item #:** 46.

2/15/2024

Posting Language

Set a joint public hearing of the City Council and Planning Commission and a subsequent City Council public hearing to consider amendments to City Code Title 25 (Land Development) that would: revise regulations that apply to lots with one housing unit, create regulations that allow properties to be used for charging electric vehicles, create regulations that would apply to properties that are located within a half mile of the planned Phase 1 Light Rail and Priority Extensions (also known as the Equitable Transit-Oriented Development (ETOD) overlay), and revise height, building placement, and other related regulations that apply to property and are in addition to the base zoning regulations (also known as Compatibility Standards). (Suggested Joint Public Hearing Date: April 11, 2024, at Austin City Hall, 301 W. 2nd Street, Austin, Texas; and Suggested City Council Public Hearing Date: May 16, 2024, at Austin City Hall, 301 W. 2nd Street, Austin, Texas).

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On June 8, 2023, City Council approved Resolution No. 20230608-045 initiating amendments to City Code Title 25 (Land Development) to amend compatibility standards citywide.

On June 8, 2023, City Council approved Resolution No. 20230608-082 initiating amendments to City Code Title 25 (Land Development) to create a new land use for "Electric Vehicle Parking."

On July 20, 2023, City Council approved Resolution No. 20230720-126 initiating amendments to City Code Title 25 (Land Development) to modify site development regulations, including minimum lot size and maximum number of dwelling units, applicable to development on lots with single-family zoning.

On February 1, 2024, City Council approved Resolution No. 20240201-054 initiating amendments to City Code Title 25 (Land Development) related to modifying downtown parking regulations, creating and applying an Equitable Transit-Oriented Development (ETOD) overlay along properties located near and on Project Connect Phase 1 Light Rail Transit and the Priority Extensions for Light Rail Transit; and initiating any necessary amendments to the Imagine Austin Comprehensive Plan.

For More Information:

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Additional Backup Information:

If approved, this item will set the joint public hearing between the City Council and Planning Commission and the subsequent City Council public hearing to act on the proposed amendments to City Code Chapter 25 -2 (Zoning).

The proposed amendments will:

1. Modify compatibility standards citywide;
2. Revise regulations that apply to lots with only one housing unit including revisions to minimum lot size and, potentially, site development standards citywide;
3. Create regulations and a density bonus program for properties that are located within a half mile of the Phase 1 Light Rail Line and Priority Extensions; and
4. Create a new land use related to charging electric vehicles.