



PLANNING
DEPARTMENT

HOME Phase 2, Compatibility, and EV Charging Code Amendments

Planning Commission

April 23, 2024



April 23, 2024, Planning Commission Meeting

- Electric Vehicle Charging Use
- HOME Phase 2 (Smaller Lot Size for One Unit)
- Citywide Compatibility Changes

Note: Equitable Transit-Oriented Development (ETOD) Overlay will be considered at the April 30, 2024, Planning Commission meeting



Public Hearings & Engagement

Additional Open Houses
May 6, 2024 (West Austin)
May 8, 2024 (East Austin)

**Joint City Council &
Planning Commission
Meeting**
April 11, 2024

Open Houses
April 17, 2024
+
April 20, 2024 (Virtual)

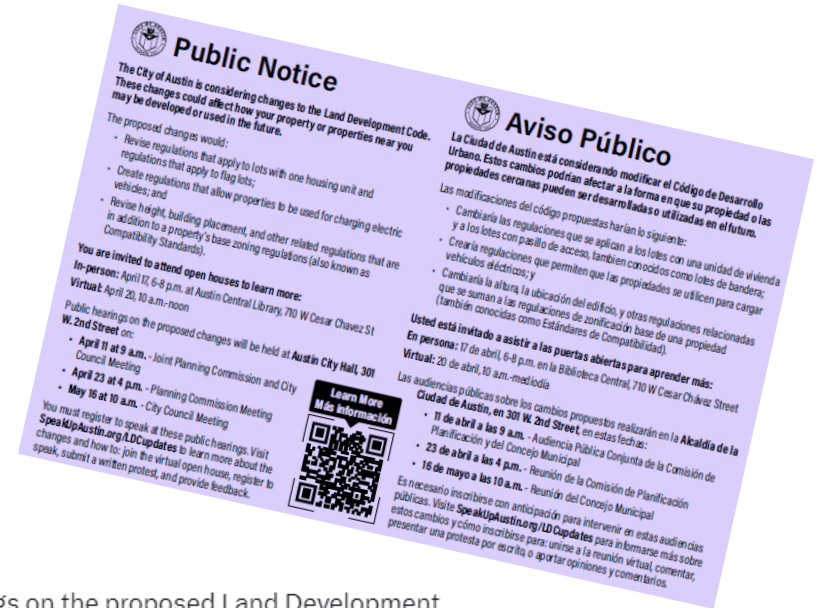
**Planning Commission
Meetings**
April 23, 2024
+
April 30, 2024

**City Council
Meeting**
May 16, 2024



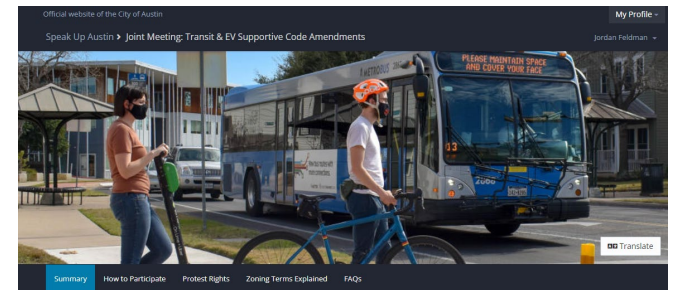
Engagement Channels

- Mailed Notice and Media
 - Purple Postcard
 - ETOD Notice
 - News Coverage
 - Social Media
 - Advertising
- Website, Email, and Phone
- Open Houses



The first of three public hearings on the proposed Land Development Code amendments will be held at City Hall on 4/11 at 9am. 🏠 The amendments aim to provide more housing options + make our city more transit-supportive and environmentally friendly.

[SpeakUpAustin.org/LDCupdates](https://www.speakupaustin.org/LDCupdates)



Joint Meeting: Transit & EV Supportive Code Amendments

The City of Austin's Planning Department, at City Council's direction, is proposing several changes to the land development code. The goal is to make our city more walkable, transit-supportive, and environmentally friendly for all residents. Equitable Transit-Oriented Development (ETOD), updated compatibility standards, and a smaller minimum lot size for a house will unlock opportunities for more housing, including affordable housing, throughout the city, especially along our busiest transit corridors. Developing regulations for where we put electric vehicle charging sites will help make this green mobility option more available while making sure we do so in a way that works for all of Austin.



Engagement by the Numbers (as of 4/22)

- Notices mailed out: **671,912 + 39,084 (ETOD)**
- Visitors to www.SpeakUpAustin.org/TransitLDC: **4,990+**
- Phone calls/emails: **202+**
- Comments on speakupaustin.org: **150+**
- Speakers at April 11 Joint Meeting: **181**
(115 in favor, 58 against, 8 neutral)
- Attendees at 4/17 In-Person Open House: **88+**
- Attendees at 4/20 Virtual Open House: **75+**



Additional Open Houses

- **May 6, 2024**
6-8 PM
Anderson High School
8403 Mesa Drive
- **May 8, 2024**
6-8 PM
George Washington Carver Museum and Cultural Center
1165 Angelina Street



EV Charging Use – Clarifications

- **EV Charging Use prohibited underground because:**
 - EV vehicle fires generate a great deal of smoke and burn very hot. Underground prohibition will assist with smoke removal should an incident occur.
 - Smoke removal could take days if the EV incident is below the first level below grade, and any access to the garage or vehicles in the garage would be prohibited during that time.
- **No changes to EV Charging as part of accessory parking**
 - The proposed regulations only apply when EV Charging is the principal use on the site.



HOME Phase 2– Clarifications

- **45% Impervious Cover Requirement**
 - The 45% impervious cover limit helps ensure there is space for rainwater to be absorbed or directed to a storm drainage system so it does not negatively affect neighboring properties.
 - In residential subdivisions, drainage systems are designed assuming 45% impervious cover for residential lots.

- **Emergency Access**
 - The current practice of requiring a fire lane or sprinkler system for structures out of reach of the fire hose from the street would be continued.
 - The fire hose length of 150 ft is sufficient to reach the median lot depth.



Citywide Compatibility – Clarifications

- **25' Compatibility Buffer is much more flexible than current 25' "No-Build" Setback**
 - Compatibility Buffer requires vegetative screening and allows low-impact structures, including stormwater infrastructure, retaining walls, driveways, parking, landscaping, fences, trails, or sidewalks. With very limited exceptions, the current "no build" setback does not allow anything to be built.
 - Standards for the Compatibility Buffer are in § 25-8-700.
- **Proposed changes would reduce the overall area subject to compatibility by nearly 94%**



Schedule

- April 23 (today): Planning Commission | HOME Phase 2, Compatibility, and EV Charging
- April 30: Council Work Session
- April 30: Planning Commission | ETOD Overlay
- May 6: Additional Open House (West Austin @ Anderson HS)
- May 8: Additional Open House (East Austin @ Carver Museum)
- May 14: Council Work Session
- May 16: City Council



For More Information

- Website: SpeakUpAustin.org/LDCupdates
- Email: LDCupdates@austintexas.gov
- Phone: (512) 974-7220



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Thank You