



City of Austin

Recommendation for Action

File #: 25-0533, **Agenda Item #:** 1.

4/1/2025

Posting Language

Conduct a joint public hearing to receive public comments on proposed amendments to City Code Title 25 (Land Development) that would increase the maximum square footage limits of two new housing units when the property owner preserves the existing housing unit. Funding: This item has no fiscal impact.

Lead Department

Development Services Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

July 18, 2024 - City Council approved Resolution No. 20240718-090 related to preserving existing housing and initiating amendments to City Code Title 25 (Land Development). Specifically, the City modified the preservation bonus available when constructing two new housing units while preserving an existing housing unit. Council Member Vela's motion seconded by Council Member Qadri was carried on a 9-2 vote. Those voting aye were: Mayor Watson, Mayor Pro Tem Pool, Council Members Ryan Alter, Ellis, Fuentes, Harper-Madison, Qadri, Vela, and Velasquez. Those voting nay were: Council Members Alison Alter and Kelly.

For More Information:

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Additional Backup Information:

In HOME I, Council capped the maximum amount of floor to area ratio (FAR) allowed on sites with two units at the greater of 0.55 or 3,200 square feet and sites with three units at the greater of 0.65 or 4,350 square feet. The goal of the cap was to encourage smaller, more accessible housing. HOME 1 also included a preservation bonus that excludes the FAR of the existing housing unit. Subsequently, Council determined that the preservation bonus as originally adopted could encourage demolition instead of preservation since a property owner can only reach the full space incentive when the owner builds an addition onto the existing unit and two new units. As a result, Council directed the City Manager to bring a code amendment that would allow the two new dwelling units to reach a FAR of 0.65 if the existing unit is preserved.