

Quick Guide to the Missing Middle & Mixed-Use Zoning Resolution

BIR 1 (Line 87): Statement of overall direction / intent of the resolution

BIR 2 (Line 91): Propose missing middle zoning districts

BIR 3 (Line 102): Propose mixed-use zoning districts

BIR 4 (Line 116): Bring to Council any additional needed supportive LDC amendments

BIR 5 (Line 120): Make any needed supportive administrative changes (things that don't need to come back to Council)

BIR 6 (Line 124): The "how" – build off past work, consider form-based codes [NEW in V2], require all involved departments to come to the table, engage stakeholders, consult peer cities.

BIR 7 (Line 139): Deadline for bringing code amendments to Council (no later than March 2027)

BIR 8 (Line 144): Provide quarterly progress reports to Council and Planning Commission

V2 Changes – Incorporates feedback from Council work session, Austin Infill Coalition, AIA Austin, HBA Austin, ABOR, AURA, Planning Commissioners, and City staff:

Third-to-last Whereas (Lines 77-79 edited): Clarifies that we *know* barriers to missing middle and mixed-use development still exist, the work of Site Plan Lite is not done, and we need all involved City departments to come to the table to address the barriers.

BIR 3 (Line 104 edited): Clarifies that we want the range of proposed mixed-use zoning districts to also support the smallest, neighborhood-scale mixed-use (say, with an MX-0 zone).

BIR 6 (Lines 130-136 edited):

- Point 2: Adds direction to consider using form-based code (rather than traditional zoning) for these new zoning districts to ensure they produce the kind of built environment the community wants and expects.
- Point 3: Adds emphasis that we need all involved City departments to be active, engaged partners in addressing the barriers to missing middle and mixed-use.
- Point 4: Stresses the importance of meaningful stakeholder/public engagement, and names our Boards & Commissions as a stakeholder group.

Exhibit A: Non-Zoning Topics to Be Addressed

- Clarifies that the original list of topics exactly mirrors those identified in the staff Study, and creates a new heading for Additional Topics.
- Names four additional specific non-zoning topics to be addressed, based on feedback.