RESOLUTION NO. 20260507-026

WHEREAS, on December 7, 2023, Council adopted Ordinance No. 20231207-001, known as Home Options for Middle-Income Empowerment (HOME Phase 1), which adopted a series of amendments to City Code Title 25 (*Land Development*) (LDC) to provide more housing types, increase housing supply, and address Austin's ongoing housing affordability challenges; and

WHEREAS, on February 27, 2025, Council adopted Ordinance No. 20250424-073 (HOME Phase 2), which adopted additional amendments to the LDC to further increase housing supply and address Austin's ongoing housing affordability challenges; and

WHEREAS, the passage of HOME Phase 1 and HOME Phase 2 (collectively, HOME) recognized Council's policy towards addressing Austin's ongoing housing affordability challenges (HOME Policy); and

WHEREAS, the cost of housing and residential property remains prohibitively high for many Austin residents; and

WHEREAS, high land costs and large minimum lot requirements continue to incentivize construction of larger, more expensive housing units while limiting the production of smaller and more attainable homes; and

WHEREAS, enabling the creation of additional residential lots and more efficient use of existing lots is a key strategy for increasing housing supply and improving affordability within established neighborhoods; and

WHEREAS, the successful implementation of HOME depends on consistent alignment among Council policy direction, the LDC, technical codes, and departmental criteria used during permitting and review; and

WHEREAS, experience during early implementation of HOME identified technical standards, regulatory thresholds, and administrative practices that unintentionally add cost, complexity, or delay, and that may undermine the feasibility of smaller-scale housing development; and

WHEREAS, ongoing efforts through the Green Infrastructure Implementation initiative aim to eliminate license agreements for street trees and related elements, establish updated permitting and maintenance frameworks, and advance forthcoming updates to Code and criteria manuals to modernize street tree planting standards; and

WHEREAS, refining technical standards, simplifying regulatory requirements, and improving coordination across City departments can reduce unnecessary barriers, support neighborhood livability and environmental goals, and ensure that the implementation of HOME remains faithful to Council's intent; and

WHEREAS, targeted updates to subdivision regulations, dimensional standards, and development review criteria may improve the economic viability of duplexes, two-unit, and three-unit residential uses and support broader participation in housing production; and

WHEREAS, ongoing oversight and periodic reviews of HOME implementation are necessary to identify inconsistencies, correct inadvertent omissions, and ensure that adopted policies continue to function as intended over time; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to propose amendments necessary to accomplish the following:

(A) Allow base zoning regulations to reduce lot width in base districts where two and three-unit uses are allowed, with appropriate limitations necessary to account for driveways.

(B) Standardize zoning regulations in all base zoning districts and regulating plans where single family residential or an equivalent use is a permitted use (*see **Exhibit "A"** for list of applicable base zoning districts and regulating plans, and list of combining districts and overlay zones to review and consider for potential zoning amendments*) to be consistent with HOME, and account for the interaction between HOME and the directions included in Resolution No. 20260326-040, also known as the Missing Middle Resolution.

(1) Where combining districts, overlay zones, or supplemental standards apply, research, analyze and present options for zoning amendments, taking into consideration the intent of HOME, Resolution No. 20260326-040 (Missing Middle Resolution), and Austin's affordability, equity, walkability, and transit goals.

(C) Allow for a zero side yard setback on lots regardless of date of subdivision while still maintaining appropriate setback requirements from existing developments.

(D) Allow two dwelling units on lots of at least 3,600 square feet and less than 5,750 square feet in single family residence large lot (SF-1), single family residence standard lot (SF-2), and family residence (SF-3) base zoning districts, consistent with the principle established in HOME Phase 2 that approximately 1,800 square feet per unit is appropriate, and eliminate obstacles preventing otherwise feasible two-unit development.

(E) Reduce the cost and time needed to subdivide an existing lot to the minimum lot size necessary for development as two-unit and three-unit residential uses.

(F) Allow front porches to project up to 50 percent into the required front yard setback, while maintaining a minimum setback distance of 7.5 feet from the front lot line to preserve utility corridors.

(G) Modify garage placement standards to:

(1) Provide that parking structures with a combined width of 12 feet or less are not subject any other width requirement, unless such garages and carports are located directly adjacent to each other without intervening building elements;

(2) Provide regulations to establish a minimum required openness for carports in a similar manner to City Code Chapter 25-2, Subchapter F, Article 3, Section 3.3.2 A.3.ii.;

(3) Provide variation for garage placement where necessary to preserve existing trees or accommodate driveway alignment requirements;

(4) Create modified, relaxed garage width requirements for lots with a frontage of less than 50 feet; and

(5) Create standards for the allocation of garage floor to area ratio (FAR) for two and three-unit uses.

(H) Eliminate building coverage requirements for duplex, two-unit, and three-unit residential uses and retain impervious cover limits as the primary site coverage control.

(I) Provide regulations to exempt three-unit and large duplex uses from the requirement to provide on-site landscaping.

(J) Provide that, for the purposes of satisfying street-facing entrance requirements, an entrance may include:

(1) A primary entry door; or

(2) A porch or stoop that is oriented toward the street and provides the primary pedestrian access to the dwelling unit, regardless of whether the door itself is perpendicular to the street.

(K) Include two-unit and three-unit residential uses in appropriate multifamily residence base districts.

BE IT FURTHER RESOLVED:

The City Manager is directed to conduct a comprehensive review of the LDC and to propose amendments necessary to conform regulations to be consistent with HOME, to correct inadvertent omissions in order to allow two-unit and three-unit residential uses, and to ensure internal consistency throughout the LDC.

BE IT FURTHER RESOLVED:

Council directs City Manager to provide four reports to the Planning Commission occurring once every six months for two years identifying any conflicts between HOME and the LDC, technical codes, and departmental criteria manuals (HOME Report).

BE IT FURTHER RESOLVED:

Council directs the Planning Commission to, following receipt of each HOME Report, transmit to Council any recommendations regarding LDC

amendments, process improvements, or policy changes needed to better achieve HOME Policy objectives.

BE IT FURTHER RESOLVED:

Council initiates Code amendments necessary to accomplish the purposes as described in this resolution and directs the City Manager to return with Code amendments consistent with this resolution for Council consideration as soon as may be appropriate based on the scope of necessary amendments, with initial amendments presented to Council no later than December 3, 2026.

ADOPTED: May 7, 2026 **ATTEST:** _____
Erika Brady
City Clerk

EXHIBIT "A"

Applicable Base Zoning Districts and Regulating Plans

- Certain Single-Family (SF) (LA, RR, SF-1, SF-2, SF-3, SF-5, SF-6)
- All Multi-Family (MF)
- Central Business District (CBD)
- Downtown Mixed Use (DMU)
- Development Reserve (DR)

- East Riverside Corridor (ERC)
- Lamar/Justin Lane TOD
- MLK Jr. Blvd TOD
- North Burnet/Gateway
- Plaza Saltillo TOD

Combining Districts and Overlay Zones to review and offer recommendations for potential zoning amendments

- 11th Street Neighborhood Conservation Combining District
- 12th Street Neighborhood Conservation Combining District
- Fairview Park Neighborhood Conservation Combining District
- Hyde Park Neighborhood Conservation Combining District
- Lake Austin (LA) Overlay
- LDC Chapter 25-2, Subchapter D – Neighborhood Plan Combining District (the zoning regulations for the Neighborhood Plans)
- North Hyde Park Neighborhood Conservation Combining District
- North University Neighborhood Conservation Combining District
- Waterfront Overlay (WO)

NOT included:

- Barton Springs Zone Overlay
- Capitol Dominance Overlay (CD)
- Capitol View Corridor (CVC)
- Central Urban Redevelopment (CURE)
- Conditional Overlays
- Congress Avenue (CA) Overlay

- Convention Center (CC) Overlay
- Criminal Justice Center (CJC) Overlay
- Density Bonus 90 (DB90)
- Density Bonus Creative Spaces (DBCS)
- Density Bonus ETOD (DBETOD)
- Downtown Austin Plan (DAP)
- Downtown Creeks (DC) Overlay
- Downtown Parks (DP) Overlay
- East Austin (EA) Overlay
- East Sixth/Pecan Street (PS) Overlay
- Equitable Transit-Oriented Development (ETOD)
- Great Streets
- Hill Country Roadway Overlay
- Historic Preservation Plans or Districts
- Mixed Use (MU) Combining District
- Neighborhood Plans
- Planned Development Areas (PDA)
- Planned Unit Developments (PUD)
- University Neighborhood Overlay (UNO)
- Vertical Mixed Use (VMU)
- Waller Creek District