

January 23, 2024

WHEREAS, City Council has previously directed the City Manager to work with the Housing and Planning Committee (“The Committee”) to prioritize current and future land development code amendments for the greatest impact on housing¹; and,

WHEREAS, since the Council has provided that direction to the City Manager, The Committee has consistently provided feedback and recommendations related to the organization and prioritization of Land Development Code amendments; and,

WHEREAS, City Council has initiated several land development code amendments and directions to staff related to Equitable Transit Oriented Development (ETOD), citywide compatibility standards, density bonuses, and other programs that support more access to housing, jobs, and transit throughout the City of Austin; and,

WHEREAS, City Council initiated Land Development Code amendments in 2023 as a part of the HOME initiative “that will adjust setbacks, height, and impervious cover” for single-family zoning to allow more units on smaller lots².

THEREFORE BE IT RESOLVED, The Committee recommends to the full Council support for the ETOD package of Land Development Code amendments as presented by City Staff to the Committee on January 23, 2024 that includes:

- Prioritizing completion of the previously initiated City Wide Compatibility reform,
- Initiation of an ETOD Overlay Corridor for the Urban Rail Phase 1 Alignment and Priority Extensions that will address any existing zoning overlays, districts, or plans.

BE IT FURTHER RESOLVED, The Committee recommends to the full Council that reforming site development standards are prioritized in conjunction with the City Manager’s proposed timeline for a reduction of minimum lot size requirements so that the Council may consider both a reduction in minimum lot size requirements along with revised site development standards that are ready for Council review in mid-2024.

¹ 2023 Council Direction to Staff: <https://services.austintexas.gov/edims/document.cfm?id=410074>

² 2023 HOME Resolution: <https://statics.teams.cdn.office.net/evergreen-assets/safelinks/1/atp-safelinks.html>

Motion Sheet for Item # 3

Housing and Planning Committee

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