



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

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

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

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

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

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

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

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

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

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

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

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

68 (D) Allow two dwelling units on lots of at least 3,600 square feet and less than  
69 5,750 square feet in single family residence large lot (SF-1), single family

70 residence standard lot (SF-2), and family residence (SF-3) base zoning  
71 districts, consistent with the principle established in HOME Phase 2 that  
72 approximately 1,800 square feet per unit is appropriate, and eliminate  
73 obstacles preventing otherwise feasible two-unit development.

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

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

80 ~~(GF)~~ Modify garage placement standards to:

- 81 (1) Provide that parking structures with a combined width of 12 feet or  
82 less are not subject any other width requirement, unless such  
83 garages and carports are located directly adjacent to each other  
84 without intervening building elements;
- 85 (2) Provide regulations to establish a minimum required openness for  
86 carports in a similar manner to City Code Chapter 25-2, Subchapter  
87 F, Article 3, Section 3.3.2 A.3.ii.;
- 88 (3) Provide variation for garage placement where necessary to preserve  
89 existing trees or accommodate driveway alignment requirements;
- 90 (4) Create modified, relaxed garage width requirements for lots with a  
91 frontage of less than 50 feet; and

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

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

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

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

101 (1) A primary entry door; or

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

105 (~~KJ~~) Include two-unit and three-unit residential uses in appropriate multifamily  
106 residence base districts.

107 **BE IT FURTHER RESOLVED:**

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

114 **BE IT FURTHER RESOLVED:**

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

119 **BE IT FURTHER RESOLVED:**

120 Council directs the Planning Commission to, following receipt of each  
121 HOME Report, transmit to Council any recommendations regarding LDC  
122 amendments, process improvements, or policy changes needed to better achieve  
123 HOME Policy objectives.

124 **BE IT FURTHER RESOLVED:**

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

130  
131  
132 **ADOPTED:** \_\_\_\_\_, 2026 **ATTEST:** \_\_\_\_\_

134 Erika Brady  
135 City Clerk