

25 **WHEREAS**, Resolution No. 20230608-040 initiated amendments to create
26 an affordable housing bonus program for ownership units in single-family zoning;
27 and

28 **WHEREAS**, Resolution No. 20230720-126, known as Home Opportunities
29 for Mobility and Equity (“HOME”), initiated amendments to allow single-family
30 zoned properties to be developed with a variety of housing types, such as row
31 houses, townhomes, triplexes, fourplexes, garden homes, and cottage courts; and

32 **WHEREAS**, Resolution No. 20251009-024 requested an analysis to
33 understand the existing regulatory barriers to allowing more small-scale
34 commercial uses, such as coffee shops and cafés, in residential areas, and initiated
35 amendments as necessary; and

36 **WHEREAS**, in October and December 2024, the Zoning and Platting
37 Commission and the Codes and Ordinances Joint Committee recommended
38 initiating Code amendments to place restrictions on low-density, auto-oriented uses
39 such as car dealerships, warehouses, and industry along Imagine Austin Corridors;
40 and

41 **WHEREAS**, in December 2024, the Zoning and Platting Commission and
42 the Codes and Ordinances Joint Committee recommended initiating Code
43 amendments to allow uses such as counseling, consumer repair, personal services,
44 restaurants, and small doctor’s offices in multifamily zones and to allow them
45 conditionally in single-family zones; and

46 **WHEREAS**, in September 2025, Planning Commission recommended that
47 Council initiate Code amendments to make non-residential use requirements in the
48 Density Bonus 90 (DB90), Density Bonus ETOD (DBETOD), and any future

49 mixed-use zoning districts or bonus programs more flexible, such as by allowing
50 non-residential uses on more floors or in more configurations; and

51 **WHEREAS**, peer cities including Sacramento, Seattle, Portland, St. Paul,
52 Raleigh, Charlotte, and Atlanta have recently changed zoning regulations to allow
53 a range of missing middle housing types and to implement mixed-use zoning best
54 practices, such as establishing mixed-use zones rather than single-use commercial,
55 office, and residential base zones; and

56 **WHEREAS**, Austin was awarded \$6.7 million through the U.S. Department
57 of Housing and Urban Development's (HUD) 2024 Pathways to Removing
58 Obstacles to Housing (PRO Housing) Grant, \$1 million of which is dedicated to
59 planning efforts related to the creation of new mixed-use and missing middle
60 zoning tools; and

61 **WHEREAS**, the Missing Middle and Mixed-Use Zoning Study, conducted
62 by Austin Planning and released in January 2026, responded to recent Code
63 amendment initiations and policy recommendations by Council and land use
64 commissions by identifying gaps in the City's existing zoning toolbox and
65 recommending the creation of new zoning tools that could better support missing
66 middle housing and transit-oriented mixed-use development; and

67 **WHEREAS**, the Missing Middle and Mixed-Use Zoning Study found that
68 the 1984-adopted Land Development Code limits housing choice, restricts mixed-
69 use development, permits auto-oriented uses where inappropriate, and has resulted
70 in less than one percent of the current housing stock built since 1984 qualifying as
71 missing middle; and

72 **WHEREAS**, while Council has taken important steps to remove barriers to
73 infill housing through Site Plan Lite (Resolution No. 20221201-048),
74 improvements to the infill plat process (Resolution No. 20230504-023), and the

75 single-stair building allowance in the International Building Code (Resolution No.
76 20240502-094), additional barriers to missing middle and mixed-use development
77 may also exist in Technical Codes, criteria manuals, and development review
78 processes; and

79 **WHEREAS**, the form of the built environment is influenced by multiple
80 City departments including utilities and life safety; and

81 **WHEREAS**, the Missing Middle and Mixed-Use Zoning Study
82 recommended that Council provide additional direction to staff to further develop
83 Code amendment proposals for new missing middle and mixed-use base zoning
84 districts, as well as other regulatory and administrative changes necessary to more
85 fully enable missing middle and mixed-use development; **NOW, THEREFORE,**

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

87 Council initiates amendments to City Code Title 25 (Land Development) to
88 create new missing middle and mixed-use base zoning districts and facilitate
89 missing middle and mixed-use development.

90 **BE IT FURTHER RESOLVED:**

91 The City Manager is directed to propose residential zoning districts that:

- 92 1. allow for a range of missing middle housing types, such as
93 townhomes, cottage courts of detached homes, single-stair buildings,
94 and small-scale multi-unit buildings,
- 95 2. contain site development standards that allow for development
96 flexibility and feasibility on typical residential lots while encouraging
97 high-quality urban design and maintaining compatibility with
98 neighboring structures, and
- 99 3. include minimum lot sizes that reflect the scale of Austin's existing
100 urban lots, with the number of units allowed scaling with lot size.

101 **BE IT FURTHER RESOLVED:**

102 The City Manager is directed to propose mixed-use zoning districts that:

- 103 1. support a range of building scales, from corner stores and live/work
- 104 units to larger transit-oriented mixed-use buildings,
- 105 2. encourage a high-quality pedestrian-oriented built form, including
- 106 frontage standards that ensure active, pedestrian-friendly design of
- 107 both street edges and internal mobility pathways that connect through
- 108 larger sites,
- 109 3. permit transit-oriented uses and prohibit auto-oriented uses
- 110 considering differentiation based on scale, form, and/or job density,
- 111 with the intent of supporting small businesses that can be compatible
- 112 with a pedestrian-friendly environment, and
- 113 4. allow a mix of uses within some zones and require a mix of uses with
- 114 an active ground floor in other zones.

115 **BE IT FURTHER RESOLVED:**

116 The City Manager is directed to bring forward additional amendments to the
117 Land Development Code, including to the non-zoning chapters and Technical
118 Codes, that may be needed to enable missing middle and mixed-use development.

119 **BE IT FURTHER RESOLVED:**

120 The City Manager is directed to identify administrative barriers to missing
121 middle and mixed-use development in criteria manuals and development review
122 processes, and to make appropriate changes that lessen or remove these barriers.

123 **BE IT FURTHER RESOLVED:**

124 In carrying out these directives to create and facilitate missing middle and
125 mixed-use base zoning districts, including minimizing the regulatory and
126 administrative barriers, the City Manager should:

1. build upon the work of the past reform initiatives including Site Plan Lite,
2. address all non-zoning topics listed in **Exhibit “A”** with the corresponding partner departments,
3. engage stakeholders, including, but not limited to, neighborhood groups, advocacy organizations, and development industry professionals, and
4. consult with peer cities that have removed regulatory or administrative barriers to missing middle or mixed-use development.

BE IT FURTHER RESOLVED:

The City Manager is directed to present Code amendments to (a) create new missing middle and mixed-use zoning districts and (b) make related regulatory changes to Council no later than March 2027 or, for amendments establishing new mixed-use zones, at an earlier time if doing so is practicable.

BE IT FURTHER RESOLVED:

Until this work of minimizing the regulatory and administrative barriers to missing middle and mixed-use development is complete, the City Manager is directed to provide a quarterly update on progress to the Planning Commission and the Council Housing and Planning Committee.

ADOPTED: _____, 2026 **ATTEST:** _____

Erika Brady
City Clerk