



City of Austin

Recommendation for Action

File #: 24-6445, **Agenda Item #:** 86.

1/30/2025

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) related to development regulations applicable to residential re-subdivisions and to multi-family residential site development of five to sixteen units.

Lead Department

Development Services Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On December 1, 2022, City Council approved Resolution No. 20221201-048 initiating amendments to streamline the review process for missing middle housing. As Phase 1 of the project, Council adopted Ordinance No. 20230720-158 <<https://services.austintexas.gov/edims/document.cfm?id=413497>> on July 20, 2023, creating a site plan exemption for projects having four or fewer residential units. This proposed ordinance responds to the second part of Council's direction, which calls for streamlining regulations and procedures applicable to residential site plans of five to sixteen units.

On May 4, 2023, City Council approved Resolution No. 20230504-023 directing staff to amend subdivision regulations to facilitate the creation of infill lots within existing residential subdivisions. This proposed ordinance would modify regulations applicable to certain residential re-subdivisions to facilitate infill development.

The amendments are proposed for adoption in the same ordinance and are limited to non-zoning regulations.

For More Information:

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Council Committee, Boards and Commission Action:

March 26, 2024 - Presented at Housing and Planning Committee.

April 1, 2024 - Recommended by Codes and Ordinances Joint Committee on a 4-1-1 vote with Commissioner Greenberg voting against and Commissioner Stern abstaining.

May 1, 2024 - Recommended with conditions by Environmental Commission on a 8-0-1 vote with Commissioner Sullivan abstaining.

November 12, 2024 - Recommended by Planning Commission.

Additional Backup Information:

Case Number: C20-2023-045 Site Plan Lite Phase 2 & Infill Plats.