



26           **WHEREAS**, Resolution No. 20230309-016 directed staff to implement  
27 equitable transit-oriented development (ETOD) policies that promote affordable  
28 housing, sustainable transportation, and inclusive communities near transit; and

29           **WHEREAS**, the Imagine Austin Comprehensive Plan's Compact and  
30 Connected Growth Concept calls for development patterns that concentrate  
31 housing, jobs, and services in walkable, transit-served areas to reduce sprawl and  
32 support sustainability; and

33           **WHEREAS**, preserving and creating affordable housing near transit is  
34 essential to preventing displacement and ensuring that lower-income residents have  
35 access to job centers, services, and transportation options without bearing the cost  
36 of car ownership; and

37           **WHEREAS**, despite recent progress, Austin continues to face a severe  
38 housing affordability crisis, especially amid current economic challenges, with  
39 median home prices and rents still outpacing wage growth; and

40           **WHEREAS**, the Urban Land Institute's Downtown Austin Parking  
41 Technical Assistance Panel report recommends expanding parking maximum  
42 policies beyond downtown to support affordability, sustainable mobility, and  
43 equitable access; and

44           **WHEREAS**, creating parking maximum requirements with limited  
45 exceptions for developments that provide additional affordable housing could  
46 create an incentive structure that advances both housing affordability goals and  
47 sustainable transportation objectives; **NOW, THEREFORE,**

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

49           The City Manager is directed to explore amendments to City Code Title 25  
50 (Land Development) to establish maximum off-street parking requirements within

51 the equitable transit-oriented development (ETOD) combining district, with  
52 maximums calibrated by use type (e.g., multifamily residential, mixed-use,  
53 commercial, office) based on best practices, local development patterns, and transit  
54 accessibility, while allowing limited exceptions to exceed such caps through  
55 defined criteria. These amendments should:

- 56 1. apply parking maximums to properties within one-half mile of the  
57 planned Phase 1 Light Rail corridor and Priority Extensions, also  
58 known as the “ETOD combining district,” as shown in City Code  
59 Chapter 25-2, Appendix G (*ETOD Boundaries*); and
  - 60 2. explore flexibilities that would allow developments to exceed the  
61 parking maximums, including but not limited to:
    - 62 i. shared parking facilities serving multiple uses or developments;
    - 63 ii. parking designed for future conversion to other uses;
    - 64 iii. underground parking;
    - 65 iv. payment of a mitigation fee established by separate ordinance;
    - 66 v. parking provided as part of an unbundled or market-rate  
67 structure; and
    - 68 vi. providing either on-site affordable housing or a fee-in-lieu  
69 contribution; and
  - 70 3. include a proportional scaling mechanism and upper limit on  
71 allowable parking beyond the established maximum; and
  - 72 4. explore options to ensure low-income residents, essential workers, and  
73 affordable housing developments are not burdened by parking  
74 reforms, while still supporting transit-oriented development goals,  
75 including expanding the Affordable Parking Program.
- 76

77 **BE IT FURTHER RESOLVED:**

78 The City Manager is directed to work collaboratively with the development  
79 community, housing advocates, and other stakeholders to explore exceptions to the  
80 parking maximum framework.

81 **BE IT FURTHER RESOLVED:**

82 The City Manager is directed to assess the feasibility of applying similar  
83 parking maximums and affordability incentive frameworks in other transit  
84 corridors citywide and to provide a memo with findings and recommendations to  
85 the Council's Mobility Committee by December 2026.

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88 **ADOPTED:** \_\_\_\_\_, 2026 **ATTEST:** \_\_\_\_\_  
89 Erika Brady  
90 City Clerk