



City of Austin

Recommendation for Action

File #: 25-0534, **Agenda Item #:** 73.

4/24/2025

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 (*Land Development*) to increase the maximum square footage limits of two new housing units when the property owner preserves the existing housing unit. Funding: This item has no fiscal impact.

Lead Department

Development Services Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

July 18, 2024 - Council approved Resolution 20240718-090 related to preserving existing housing and initiating amendments to City Code Title 25 (Land Development) to modify the preservation bonus allowed when constructing two housing units (two-unit and duplex residential uses) and three housing units (three-unit residential use) on consent on Council Member Vela's motion, Council Member Qadri's second on a 9-2 vote. Those voting aye were: Mayor Watson, Mayor Pro Tem Pool, Council Members Ryan Alter, Ellis, Fuentes, Harper-Madison, Qadri, Vela, and Velasquez. Those voting nay were: Council Members Alison Alter and Kelly.

For More Information:

Keith Mars, Assistant Director, Development Services, 512-466-4598, Keith.Mars@austintexas.gov.

Additional Backup Information:

If approved, this code amendment will set the maximum floor-to-area ratio/square footage for two new housing units at the greater of 0.65 or 4,350 square feet if the person preserves an existing unit on the site. Currently, the maximum floor-to-area ratio/square footage for two new housing units is the greater of 0.55 or 3,200 square feet.