



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 zoning regulations in all zoning districts and regulating plans  
53 where single family residential or an equivalent use is a permitted use to  
54 be consistent with HOME, and account for the interaction between  
55 HOME and the directions included in Resolution No. 20260326-040, also  
56 known as the Missing Middle Resolution.
- 57 (C) Allow for a zero side yard setback on lots regardless of date of  
58 subdivision while still maintaining appropriate setback requirements from  
59 existing developments.
- 60 (D) Allow two dwelling units on lots of at least 3,600 square feet and less than  
61 5,750 square feet in single family residence large lot (SF-1), single family  
62 residence standard lot (SF-2), and family residence (SF-3) base zoning  
63 districts, consistent with the principle established in HOME Phase 2 that  
64 approximately 1,800 square feet per unit is appropriate, and eliminate  
65 obstacles preventing otherwise feasible two-unit development.
- 66 (E) Allow front porches to project up to 50 percent into the required front  
67 yard setback, while maintaining a minimum setback distance of 7.5 feet  
68 from the front lot line to preserve utility corridors.

- 69 (F) Modify garage placement standards to:
- 70 (1) Provide that parking structures with a combined width of 12 feet or  
71 less are not subject any other width requirement, unless such  
72 garages and carports are located directly adjacent to each other  
73 without intervening building elements;
- 74 (2) Provide regulations to establish a minimum required openness for  
75 carports in a similar manner to City Code Chapter 25-2, Subchapter  
76 F, Article 3, Section 3.3.2 A.3.ii.;
- 77 (3) Provide variation for garage placement where necessary to preserve  
78 existing trees or accommodate driveway alignment requirements;
- 79 (4) Create modified, relaxed garage width requirements for lots with a  
80 frontage of less than 50 feet; and
- 81 (5) Create standards for the allocation of garage floor to area ratio  
82 (FAR) for two and three-unit uses.
- 83 (G) Eliminate building coverage requirements for duplex, two-unit, and three-  
84 unit residential uses and retain impervious cover limits as the primary site  
85 coverage control.
- 86 (H) Provide regulations to exempt three-unit and large duplex uses from the  
87 requirement to provide on-site landscaping.
- 88 (I) Provide that, for the purposes of satisfying street-facing entrance  
89 requirements, an entrance may include:
- 90 (1) A primary entry door; or

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

94 (J) Include two-unit and three-unit residential uses in appropriate multifamily  
95 residence base districts.

96 **BE IT FURTHER RESOLVED:**

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

102 **BE IT FURTHER RESOLVED:**

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

107 **BE IT FURTHER RESOLVED:**

108 Council directs the Planning Commission to, following receipt of each  
109 HOME Report, transmit to Council any recommendations regarding LDC  
110 amendments, process improvements, or policy changes needed to better achieve  
111 HOME Policy objectives.

112 **BE IT FURTHER RESOLVED:**

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

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121 **ADOPTED:** \_\_\_\_\_, 2026 **ATTEST:** \_\_\_\_\_  
122 Erika Brady  
123 City Clerk

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