

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) Clarify that a parking structure must meet the same requirements to
75 be excluded from the calculation of gross floor area established for
76 parking areas and structures in City Code Chapter 25-2, Subchapter
77 F, Article 3, Section 3.3.2 (*Gross Floor Area*);
- 78 (3) Provide variation for garage placement where necessary to preserve
79 existing trees or accommodate driveway alignment requirements;
- 80 (4) Create modified, relaxed garage width requirements for lots with a
81 frontage of less than 50 feet; and
- 82 (5) Create standards for the allocation of garage floor to area ratio
83 (FAR) for two and three-unit uses.
- 84 (G) Eliminate building coverage requirements for duplex, two-unit, and three-
85 unit residential uses and retain impervious cover limits as the primary site
86 coverage control.
- 87 (H) Provide regulations to exempt three-unit and large duplex uses from the
88 requirement to provide on-site landscaping.
- 89 (I) Provide that, for the purposes of satisfying street-facing entrance
90 requirements, an entrance may include:

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

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

97 **BE IT FURTHER RESOLVED:**

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

103 **BE IT FURTHER RESOLVED:**

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

108 **BE IT FURTHER RESOLVED:**

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

113 **BE IT FURTHER RESOLVED:**

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

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122 **ADOPTED:** _____, 2026 **ATTEST:** _____
123 Erika Brady
124 City Clerk

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