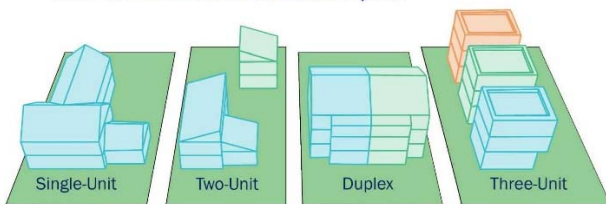


Neighborhood Survey – 2023 Proposed LDC Changes

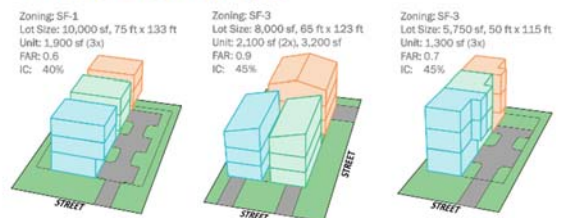
In meetings and hearings this fall, the Austin City Council and Austin Planning Commission are considering the “**HOME**” initiative, which would make changes to current zoning for SF-1, SF-2, and SF-3 lots (*SF= single family*). The current meetings are for Phase 1 of the initiative, which would combine the SF 1 through SF 3 district designations into one, allow up to three housings units per lot, change the minimum lot size to 5700 square feet, and perhaps change height limitations (some staff material eliminates the height limit and other staff material keeps it). Phase 2 is scheduled to begin later and could further reduce the minimum lot size to 2500 square feet, allow RVs as residence units, and include a yet undisclosed range of changes.



One- to Three-Unit Use Examples



Three-Unit Use Examples



Much of the neighborhood is currently zoned SF-3. Phase 1 changes would allow for up to three units per lot, with different housing types such as row houses, cottage homes, triplexes, etc. (Note that the zoning on many lots currently allows duplexes.)

Important Notes:

City Council has eliminated parking requirements for properties in Austin.

A December 7, 2023 City Council vote is planned for Phase 1 of the proposed changes.

Hearings for Phase 2 proposals may be held in early 2024, with voting in 2024.

Survey Questions 1-6 relate to Phase 1 of the initiative; 7-8 to Phase 2.

- 1) Do you support the proposal before Council to reduce the lot size of SF homes to 5,750 sq. ft.?
 Yes b. No

- 2) Do you support the proposal that each SF lot could have three units built on a 5,750 sq. ft. lot?
 Yes b. No

- 3) Do you support the removal of setback requirements? Setback requirements refer to the distance from a building to an edge of the property, and can currently vary, depending on the property.
 Yes b. No

4) Do you support an increase in height limitations for SF properties? Current height limitations are generally 35 ft. for SF properties, and 32 ft. for those governed by the “McMansion ordinance.”

Yes b. No

5) Do you support the removal of height limitations on SF properties?

Yes b. No

6) Do you support a property owner’s right or choice to build a tiny home not to exceed 400 sq. ft. on their property?

Yes b. No

7) Would you support a future proposal to reduce the SF lot size to 2,500 sq. ft?

Yes b. No

8) Would you support an increase in impervious cover allowed on each lot? Current impervious cover limits are 45%.

Yes b. No

9) Do you know your deed restrictions?

Yes b. No

10) Are you aware that the City of Austin does not enforce deed restrictions? (It is up to property owners to make sure deed restrictions are followed and some properties do not have restrictions.)

Yes b. No

11) Please provide any other questions or concerns you have regarding these proposed changes.

Please provide the following information, to allow analysis by neighborhood

Home Street Address: _____

Home Zip Code: _____

Neighborhood (ex. NWACA, Jester Estates, ...): _____

Are you a member of the Neighborhood Association: Yes No Not Sure