

## 2023 NWACA Neighborhood Survey Regarding LDC Changes

**Draft Version – 12/5/2023**

Between November 15 and December 4, 2023, NWACA surveyed neighborhood residents regarding proposed changes to the City of Austin Land Development Code. 194 responses were gathered:

- 20 from paper copies submitted at the November 15 Town Hall meeting.
- 3 through U.S. mail from NWACA members for whom we have no email addresses.
- 171 through Survey Monkey, following notification through the monthly newspaper, NWACA Notes, Facebook, email notices to those enrolled in the NWACA membership system, and announcements on the NWACA web site.

The following chart shows the survey results. Each question required a response, thus there are 194 responses for each question.

Question	Answer 1	% response	Answer 2	% response
1. Do you support the proposal before Council to reduce the lot size of SF homes to 5,750 sq.ft?	Yes	21.13%	No	78.87%
2. Do you support the proposal that each SF lot could have three units built on a 5,750 sq.ft. lot?	Yes	15.98%	No	84.02%
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	11.34%	No	88.66%
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	17.53%	No	82.47%
5. Do you support the removal of height limitations on SF properties?	Yes	8.25%	No	91.75%
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	60.82%	No	39.18%
7. Would you support a future proposal to reduce the SF lot size to 2,500 sq.ft.?	Yes	10.82%	No	89.18%
8. Would you support an increase in impervious cover allowed on each lot? Current impervious cover limits are 45%.	Yes	20.62%	No	79.38%
9. Do you know your deed restrictions?	Yes	62.89%	No	37.11%
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 deed restrictions.)	Yes	63.40%	No	36.60%

11. Please provide any other questions or concerns. (Note: this question was optional, and 74 respondents provided responses.)	See summary of comments below					
12. House number	These responses were used for data validation; no issues were found.					
13. Street						
14. Zip Code	78731	80%	78759	18%	Other	2%
15. Are you a NWACA member?	Yes	70%	No	17%	Don't Know	13%

Responses to the open-ended request for comments clustered into these categories:

Category	# of responses
Work in process... will update as soon as complete	