

2023 NWACA Neighborhood Survey Regarding LDC Changes

12/7/2023

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

- 20 using 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 via 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 the categories listed in the table below. Many responses included several categories; each category was given a “vote.”

Most single responses, along with statements of gratitude for the survey or comments about voting are included in the Miscellaneous category. However, a few of these comments were singled out to highlight them, as they differ from the majority opinion.

Category	# of responses
Proposals are ruinous – home values, neighborhood character, etc.	21
Parking will be worse	14
Benchmarking – anything done yet? Is there data to support this?	5
Drainage capacity will be challenged	5
Doesn't really address affordable housing	5
Tree preservation will be challenged	4
I am generally in support of increased density	3
Deed restrictions are important aspect for property value	2
Environmental impact will be high	2
Noise pollution will rise – during development and with dense housing	2
Data from Vancouver, BC showed prices do NOT go down	1
Neutral – don't think it will change our neighborhood much	1
Support raising number of unrelated people in a unit – allows friends to buy	1
Miscellaneous (generally 1 each) – trash cans, McMansion limits, impervious cover, FAR, school crowding, mass transit, water pressure, no STRs, ...	22