

## Land Development Code Amendment Hearings

A number of land development code amendments are scheduled for public hearings. The first hearing will be a joint Planning Commission City Council hearing on **April 11, 2024**. Another Planning Commission hearing is scheduled for **April 24**. A vote by City Council is currently proposed for **May 16**. Texts of proposed amendments can be found at:

[https://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/40\\_1.htm](https://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm)

Several land-use amendments are proposed:

- HOME Phase 2
- City-wide reduction of compatibility standards
- Equitable Transit- Oriented Development (ETOD) Overlay district and an ETOD Density Bonus district (DBETOD)
- New land use for Electric Vehicle Charging (EV Charging)

ETODs and DBETODs are proposed for light rail corridors and will not directly impact NWACA.

The EV Charging land use is for large facilities and will be limited to sites with Commercial Service (CS) and more intensive zoning districts. NWACA has virtually no sites zoned CS or more intensive within its boundaries so this use will not directly impact NWACA.

The HOME Phase 2 and Compatibility amendments will impact NWACA. They are quite extensive and far reaching. Here are some of the more critical changes.

### **HOME Phase 2**

These proposed code amendments will:

- Lower the minimum lot size for *one* unit from 5,750 sq ft to 2,000 sq ft
- Adjust some development standards for lots under 5,750 sq ft
- Allow narrow driveway “flag lots”
- Limit house size on a 2,000 sq ft lot to a maximum of 2,300 sq ft
- **Not** change height or impervious cover in SF-2 or SF-3 zoning districts

Note that HOME Phase 1 allows up to three units in SF-2 and SF-3 zoning districts. HOME Phase 2 allows for fee-simple ownership of units not possible under the HOME Phase 1 model.

Neither HOME Phase 1 or HOME Phase 2 will change deed restrictions regarding the number of units on a lot or the re-subdivision of lots. **READ YOUR DEED RESTRICTIONS.**

### **City-wide Reduction of Compatibility Standards**

This proposed amendment will:

- End compatibility requirements at 75 feet
- Only require MF-4 and more intensive zoning districts to meet compatibility standards

- Limit uses that trigger compatibility to properties zoned SF-5 or more restrictive with between one and three housing units
- Limit the height of buildings within 75 and 50 feet of a triggering property to 60 feet
- Limit the height of buildings within 50 and 25 feet of a triggering property to 40 feet
- Require a 25-foot compatibility buffer along a property line shared with a triggering property
- Require 10 feet of screening within the compatibility buffer between higher intensity uses and triggering properties

Draft ordinances and staff back-up material may be found at:

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