AGENDA

Recommendation for Council Action

Austin City Council		**Item ID**	38064	**Agenda Number**		50.
Meeting Date:	1/29/2015			**Department:**	Planning and Development Review	

Subject

Conduct a public hearing and consider an ordinance amending City Code Title 25 to limit the re-development of existing small (substandard) lots that are developed as a single building site.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	Greg Dutton, 512-974-3509.
Boards and Commission Action:	February 24, 2015 – To be reviewed by the Planning Commission.
MBE / WBE:	
Related Items:	

Additional Backup Information

The small lot amnesty infill tool permits construction or major renovation of existing single-family homes on existing legally-created lots that do not meet current minimum lot standards. To qualify, the lot must have a minimum area of 2,500 square feet and a minimum width of 25 feet. This special use applies to all zoning districts and overlays that permit single-family homes. Under existing regulations that apply city-wide, an existing, legally-created lot less than 5,750 square feet that does not comply with current zoning regulations cannot be legally developed or have substantial improvements made to existing buildings (unless it is a qualified substandard lot (LDC 25-2-943) with a minimum lot area of 4,000 square feet and platted before March 15, 1946). Many legally subdivided lots in older parts of the city that do not meet current standards or do not qualify as substandard lots are sitting vacant or the homes on those lots are deteriorating because major improvements are not allowed.

This infill tool has been used in the past to disaggregate sites into smaller substandard lots. For example, a home that has been built across three substandard lots has been allowed to be demolished to make way for three smaller homes, one on each substandard lot. The intent of the small lot infill tool is to address substandard lots where development/redevelopment would have otherwise been impossible, not to allow existing sites to be broken down into smaller lots that don't meet current minimum size requirements.