

AGENDA



Recommendation for Council Action

Austin City Council		Item ID	51328	Agenda Number	74.
Meeting Date:	12/10/2015		Department:	Planning and Zoning	
Subject					
Conduct a public hearing and consider an ordinance amending City Code Title 25 to limit the redevelopment 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, Planning and Zoning Department, (512) 974-3509				
Council Committee, Boards and Commission Action:	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 do not meet current minimum size requirements.

The proposed code amendment will prevent using the small lot amnesty infill tool to disaggregate contiguous substandard lots to create a site that is smaller than the minimum lot area requirement.