



**Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 29
AGENDA DATE: Thu 11/04/2004
PAGE: 1 of 3

SUBJECT: Set a public hearing to receive comment regarding a proposed ordinance to amend Chapter 25-2 of the City Code to permit additional residential uses in a Mixed Use Combining District, including single-family attached residential, small lot single-family residential and two-family residential, urban home special uses, cottage special uses and secondary apartment special uses, to permit small lot single-family residential use in SF-4, SF-5 and SF-6 districts, to require that single-family residential uses in multi-family districts comply with SF-3 regulations, and to provide development standards for small lot single-family residential uses; and repealing Section 25-2-557 and 25-2-558 (M) of the City Code. (Suggested date and time: November 18, 2004 at 6:00 p.m., Lower Colorado River Authority, Hancock Building.)

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Housing **DIRECTOR'S**
DEPARTMENT: and Community **AUTHORIZATION:** Paul Hilgers
Development

FOR MORE INFORMATION CONTACT: Paul Hilgers, Director, Neighborhood Housing and Community Development, 974-3108.

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: Recommended by the Codes and Ordinance Subcommittee of the Planning Commission. Hearing conducted before the Planning Commission, will make recommendations on November 9, 2004.

City staff in the Department of Neighborhood Housing and Community Development and the Neighborhood Planning and Zoning Department has identified code amendments that could potentially mitigate gentrification pressures in East Austin by increasing the potential to build new housing. This strategy was highlighted in the Staff Task Force On Gentrification in East Austin Report submitted to the City Council on March 13, 2003.

Several of the amendments would increase the list of permitted residential land uses in the -MU combining district. While -MU already allows multi-family development, it does not currently allow several other residential uses. This omission The code amendments include adding the following land uses to the list of permitted residential uses in the Mixed-Use (-MU) combining district:

- ♦ Small Lot Subdivision
- ♦ Two Family Residential
- ♦ Single-family Attached
- ♦ Cottage Lot (only where selected in Neighborhood Planning areas)



**Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 29
AGENDA DATE: Thu 11/04/2004
PAGE: 2 of 3

- ◆ Urban Home (only where selected in Neighborhood Planning areas)
- ◆ Secondary Apartment (only where selected in Neighborhood Planning areas)



**Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 29
AGENDA DATE: Thu 11/04/2004
PAGE: 3 of 3

In addition, the proposal would allow Small Lot Subdivision in the SF-5 and SF-6 zoning categories.

Name of Amendment	Current Status	Proposed Change	Comments
Small Lot Subdivisions in- MU, SF-5, SF-6	Current code prohibits small lot subdivisions in the -MU combining district and more permissive single-family zoning districts (SF-5 and SF-6) without a zoning change.	Allow small lot subdivisions in the -MU combining district and SF-5 and SF-6 zoning districts.	Small-lot subdivision site development standards would supersede base zoning district standards to the extent of conflict.
(Neighborhood Planning Areas only) Urban Home, Cottage Lot, Secondary Apartment in -MU	These planning tools are not permitted uses in the -MU combining district.	Allow urban homes, cottage lots, and secondary apartments, in the -MU combining district in neighborhood planning areas or subdistricts that have adopted these planning tools.	Cottage / Urban Home Lots built on commercial-MU zoning would use the site development standards for Cottage / Urban Home Lots found in 25-2-1422 and 25-2-1444.
Two-family residential and single-family attached in -MU	Two-family residential and single-family attached are not listed as permitted uses in the -MU combining district.	Add two-family residential and single-family attached to the list of permitted uses in -MU.	
SF-3 standards for single-family uses in MU and MF districts	Single-family uses can be built with MU and MF site development standards currently.	Single-family uses in MU and MF districts will comply with SF-3 site development standards.	This amendment does not affect Small Lot Single-Family Residential Use.
Clarify standards for other residential uses in MU	"Supersedes the base zoning district" language does not speak to -MU, which is technically not a "base" district.	Clarifies site devp't standards for Single Family Attached, Small Lot Single Family, Duplex, and Two Family, built in -MU.	Does not affect multi-family.