

RESOLUTION NO. _____

WHEREAS, in June 2018 a couple purchased a 1940s 486-square foot house on an unplatted corner tract in the Bouldin neighborhood with the intent of building a modest addition; and

WHEREAS, in April 2019 the couple obtained a Board of Adjustment (“BOA”) variance to reduce the minimum lot area and width and decrease setbacks to allow the conversion of a garage into living space; and

WHEREAS, the couple then became aware that the tract requires platting before a building permit may be issued; and

WHEREAS, City Code requires compliance with roadway frontage to qualify for a platting exception and does not allow a BOA variance to constitute compliance; and

WHEREAS, Development Services staff have indicated that very few properties will share the characteristics of this tract and thus meet the criteria for the remedy described below; and

WHEREAS, the proposed remedy would allow this limited universe of properties to redevelop only when they meet certain criteria and when they also receive a variance within a public process; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Council initiates an amendment to City Code Chapter 25-4 (*Subdivision*) to:

- (1) allow a parcel of land that has obtained a minimum lot width variance from the Board of Adjustment to satisfy the minimum frontage requirement for an exception from platting, and
- (2) waive code requirements for Land Use Commission review, only if necessary, to return the ordinance to City Council on September 3, 2020.

ADOPTED: _____, 2020

ATTEST: _____

Jannette S. Goodall
City Clerk