



MEMORANDUM

TO: Mayor and Council

FROM: Brent Lloyd, Development Officer, Development Services Department

THROUGH: Rodney Gonzales, Assistant City Manager

DATE: June 17, 2022

SUBJECT: Update on Response to Resolution Nos. 20211209-064 and 20220609-062:
Accessory Dwelling Units

As discussed at Council's work session on June 7, 2022, following is an update on the timetable of presenting staff's recommended changes to regulations for accessory dwelling units (ADUs) and an overview of key features to be included in staff's recommendations. The timetable and overview pertain to Resolution Nos. [20211209-064](#) and [20220609-062](#).

Timetable

Staff from DSD and HPD expect to present their recommendations to Planning Commission in August 2022, in anticipation of Council action this fall. Staff will apprise Council of any changes to this timetable.

Key Features of Staff Recommendation

Staff's proposal will include all of the features described in Council's 2021 and 2022 ADU resolutions. Following are highlights discussed at the work session:

- ***Streamlined definition of ADU.*** Consistent with direction in Resolution No. 20220609-062, the proposal will consolidate regulations for different types of ADUs in the "accessory use" portions of the code. Additionally, a general definition will be included along with more detailed descriptions of particular categories of ADUs.
- ***Preservation Incentive.*** Drawing on a joint proposal by Preservation Austin and the Austin Infill Coalition, staff's recommendation will include a revised version of the "Preservation Incentive" for use in allowing detached ADUs on standard lots in the SF-1 and SF-2 zoning districts. Additionally, while the proposal remains under review, staff's recommendation may include other potential uses of the preservation incentive, including an option for achieving three units on SF-3 lots.

- ***Administrative Modifications.*** Per Resolution No. 20220609-062, the proposal may include limited modifications of applicable regulations to allow construction of ADUs in a manner that avoids impacting heritage trees, utility easements, and other site characteristics that prevent construction of ADUs on lots where they would otherwise be allowed.

cc: Spencer Cronk, City Manager
Denise Lucas, Development Services Department Director
Rosie Truelove, Housing and Planning Department Director
Kelly Stilwell, Building Official, Development Services Department
Erika López, Assistant City Attorney, Law Department