

Update on the Proposed Land Development Code Revision

Your voice matters! Thanks to our dedicated, strategic committee members and the hundreds of other volunteers across the urban core advocating for YOUR property rights, please see the Sept 26 update from City staff:

From the City of Austin Land Development Code Revision [Blog](#):

- *If a single-family home is intentionally demolished, limit rebuilds to house-scale multi-unit structures (i.e., two or more units) that conform with the purpose of the transition area zones.*

"In response to community concerns, staff re-evaluated the original proposal. The new proposal is to allow complete rebuilds of existing single-family homes within transition areas regardless of whether the original structure was intentionally demolished. Only if a single-family use is expanded to include two or more housing units, consistent with the requirements of transition area zoning, would future single-family use of the property be prohibited.

This proposal relies on increased housing unit capacity and market conditions to incrementally further Council's goal of encouraging more "missing middle" housing options along transit corridors. It goes further than staff's original proposal in protecting the rights of existing single-family homeowners, while also planning for the future."

Source: http://austintexas.gov/department/what-happens-existing-single-family-homes-new-transition-area?mc_cid=f9525f31fc&mc_eid=8e5234a993

There is still work to do, such as:

- analyze a proposed increase in impervious cover: 45% to 50% in the **transition zones**, which cover a great deal of homes in 78704.
- Proposed decrease in parking requirements in order to attain more density
- Concern about taxes: appraised value vs tax rate
- ADUs
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What you can do: sign up for Office Hours to discuss your property with City staff.

October 10 District 9 Meeting, City Hall

We invite your input. Please send comments to Mobility@srccatx.org.

More info: go to SRCC Web site.

Paula Kothmann
Chair, SRCC Land Development Code Revision Ad-Hoc Committee
Meet every other Wednesday, 7PM; next meeting is Oct 8