

# **CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN CONTACT TEAM**

April 15, 2024

Hon. Mayor and City Council Members  
Austin City Hall  
301 W 2nd St.  
Austin, TX 78701

Re: H.O.M.E. and Compatibility Ordinance Proposals

Dear Mayor and Members of the City Council:

The Central West Austin Neighborhood Contact Team writes to express its objection to the Council's consideration and adoption of code amendments inconsistent with Imagine Austin and, specifically, our Central West Austin Combined Neighborhood Plan.

The Council's December 7, 2024, adoption of Ordinance No. 20231207-001, known as H.O.M.E. Phase 1, introduced multi-family uses into single-family districts. This is inconsistent with Plan Objective L.1.1, which reads, in part, "Preserve the existing single-family uses within the neighborhood by not changing them to non-residential or multifamily uses" and with our Future Land Use Map, which designates SF-3 properties as "Single-Family." While the Council's action does not change the zoning district classification of SF-3 properties in our planning area, it modified the content of that district to include what the code defined as multi-family uses.

The Council has set a May 16 hearing date to consider H.O.M.E Phase 2 and changes to weaken the compatibility standards. Phase 2 implements and expands Phase 1 by authorizing a new minimum lot size of 2,000 square feet. This will facilitate the conversion of existing single-family uses into multi-family uses as defined when our plan was adopted, again, in violation of our combined neighborhood plan.

Instead, we ask that the Council postpone action on Phase 2 and direct staff to create a new zoning district that incorporates the elements of H.O.M.E. (Phase 1 and 2) to replace Ordinance No. 20231207-001. Applications for this district and amendments to our combined neighborhood plan could be considered contextually on a case-by-case basis through the regular zoning process. This would accommodate both the Council's objectives for greater density opportunities and the community's interest in having contextual decision-making in which the public can participate.

We note that the Council is also considering drastic changes to compatibility standards. Compatibility standards were part of the code when our plan was adopted and were

considered an integral part of single-family zoning. The development of commercial properties under the proposed scaled-back compatibility standards is inconsistent with the intent of our plan. For example, Objective L.2.7 provides that “the residential scale and character along W. 35<sup>th</sup> Street should be preserved...” and that “[h]armony with the abutting single-family houses on the south side of this block, facing 34<sup>th</sup> Street, should be maintained.” The proposed scaled-back compatibility standards conflict with this intent.

Neither the contact team nor the constituent neighborhood associations in the planning area were consulted or engaged to explore ways to meet both Council objectives reflected in the H.O.M.E. initiative and community interests reflected in our city-adopted plan in a mutually acceptable way. In the absence of that, we have proposed, above, a compromise that we respectfully ask you to consider.

Respectfully,

*Michael Curry*

Michael Curry,  
Executive Committee Member for  
The CWANP Contact Team

Authorized April 2, 2024, by  
The Central West Austin  
Neighborhood Plan Contact Team