



Sheet

Cover

Date

July 28th, 2026

Project

Advocacy

Architect

Shams Gannon Architecture

Contact

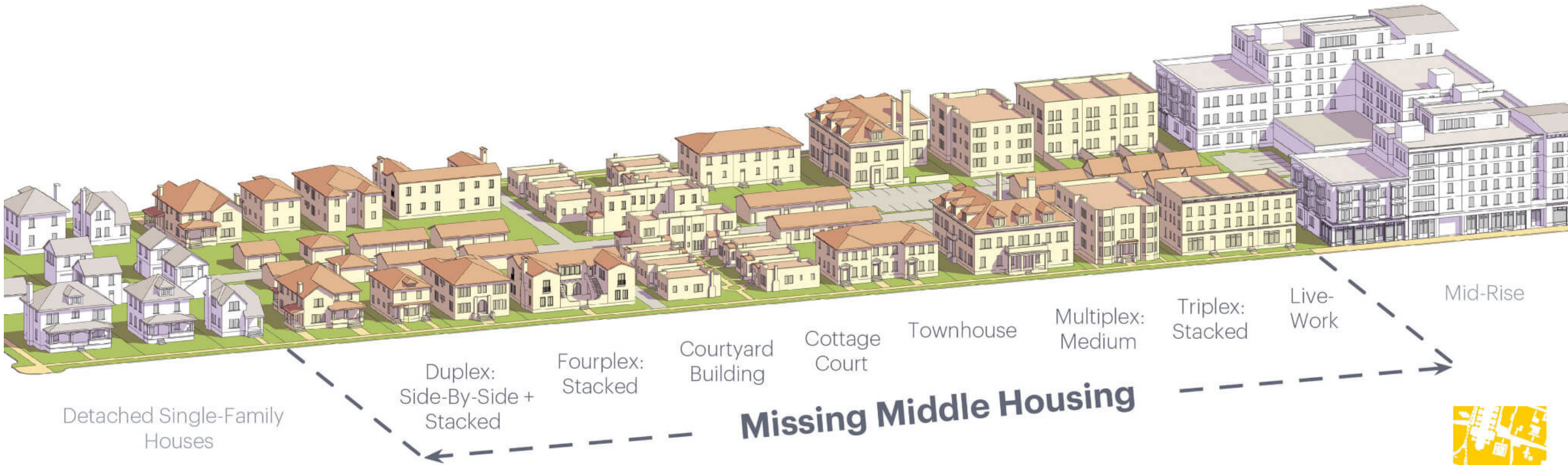
512.773.7265

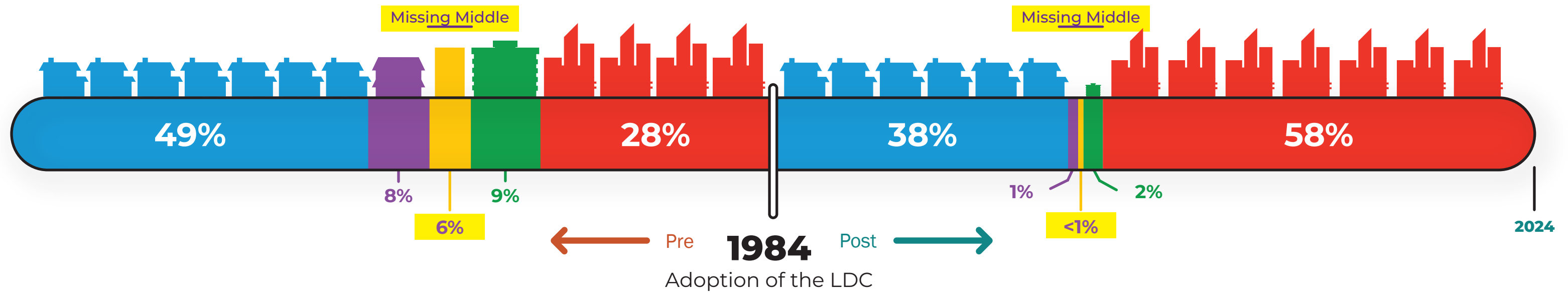
chris@shamsgannon.com

1904 E M Franklin

Austin, Texas

TACDC Barriers to Missing Middle Housing





Legend


Single-Unit


Two-Unit


3 - 15 Units


17 - 99 Units


100+ Units

Source: City of Austin 2024 Land Use Database



Building codes were one of the first important platforms to inhibit multifamily development because it wasn't until 1926 that the US Supreme Court enshrined zoning as a legal mechanism for discriminating based upon use. According to Kenneth Baar, "Fire codes provided a particularly convenient tool for curbing multifamily housing construction. Because devastating fires had leveled substantial sections of cities and the content of the codes was technical, it was difficult to question their reasonability." Baar continues, "In earlier decades the rational basis for building codes had been grounded in extensive surveys and data. Now, the justifications for apartment exclusions were short and simple. Experts merely rehashed a standard list of evils assumed to be associated with multifamily dwellings without any empirical support."

These strategies are perhaps most strikingly revealed in recorded testimony from then Secretary of the National Housing Association, Lawrence Veiller, who spoke at the 1913 National Housing Association meeting that housing reformers should:

"[D]o everything possible in our laws to encourage the construction of private dwellings and even two-family dwellings, because the two-family house is the next least objectionable type, and penalize so far as we can in our statute, the multiple dwelling of any kind.... If we require multiple dwellings to be fireproof, and thus increase the cost of construction; if we require stairs to be fireproofed, even where there

are only three families; if we require fire escapes and a host of other things, all dealing with fire protection, we are on safe grounds, because that can be justified as a legitimate exercise of the police power.... In our laws let most of the fire provisions relate solely to multiple dwellings, and allow our private houses and two-family houses to be built with no fire protection whatever."¹³

His and others' efforts to stop multifamily though building codes were widely successful and by 1914 had led to adoption of restrictive multifamily building codes in over 80 cities and states from coast to coast. The legacy of these attitudes, and the codes they created, persists today—through specific provisions left in our codes over a century and a half later, and in modern demarcation of the codes themselves, from IRC or "least objectionable" to IBC or "abnormal condition of urban life."¹⁴



CODES

PERMITS

FINANCES



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Doris / Hathaway

A 25 unit Community Land Trust by the
Austin Housing Finance Corporation



PERMITS

Affordability Unlocked

We used a density bonus that allows for up to **eight units** to be developed on a single family lot, provided that half the units are sold at an affordable rate. As a Community Land Trust we are selling 100% at an affordable rate.

Site Plan Lite 1

Austin recently passed a ordinance that allows up to **four units** to be permitted in the same manner as a single family home. This avoids the extremely lengthy and costly site plan review typical of a larger development.

SMART Housing

We also used the SMART housing program, waiving 100% of development fees and fast tracking our building permits. This program is offered by the City of Austin to projects that contain 25% affordable housing, but requires...

Austin Energy Green Building 1-star

The Austin Energy Green Building Program is the basis for LEED, a national sustainability rating program. SMART Housing requires a 1-star rating, this project is on track for a 4-star rating.



Scale: 1"=40'

Property Address

8414 Hathaway Dr.
8416 Hathaway Dr.
8418 Hathaway Dr.
2206 Doris Dr. Lot 82
2206 Doris Dr. Lot 83
2206 Doris Dr. Lot 84
2206 Doris Dr. Lot 85

Total

Site Area

9,551
8,477
9,662
6,040
5,972
5,967
5,946
53,753

Proposed IC

3,941 (41%)
3,758 (44%)
4,245 (44%)
2,719 (45%)
2,673 (45%)
2,259 (38%)
2,671 (45%)
- (-%)

Bldg cover

1,870
2,091
2,091
1,972
1,972
1,156
1,504

Concrete

2,071
1,667
2,154
747
701
1,103
1,167

Unit Count:

Type	Bed	Bath	sqft
A.1	1	1.5	922
A.2	2	1.5	922
B	3	2.5	1,166
C.1	2	2	1,163
C.2	3	2	1,330

Bike Parking:

Car Parking:

25 units

count

7 units
9 units
3 units
3 units (ADA)
3 units

24 spaces

36 spaces

3 Off-street ADA
6 Off-street Compact
7 Off-street Standard
20 On-street

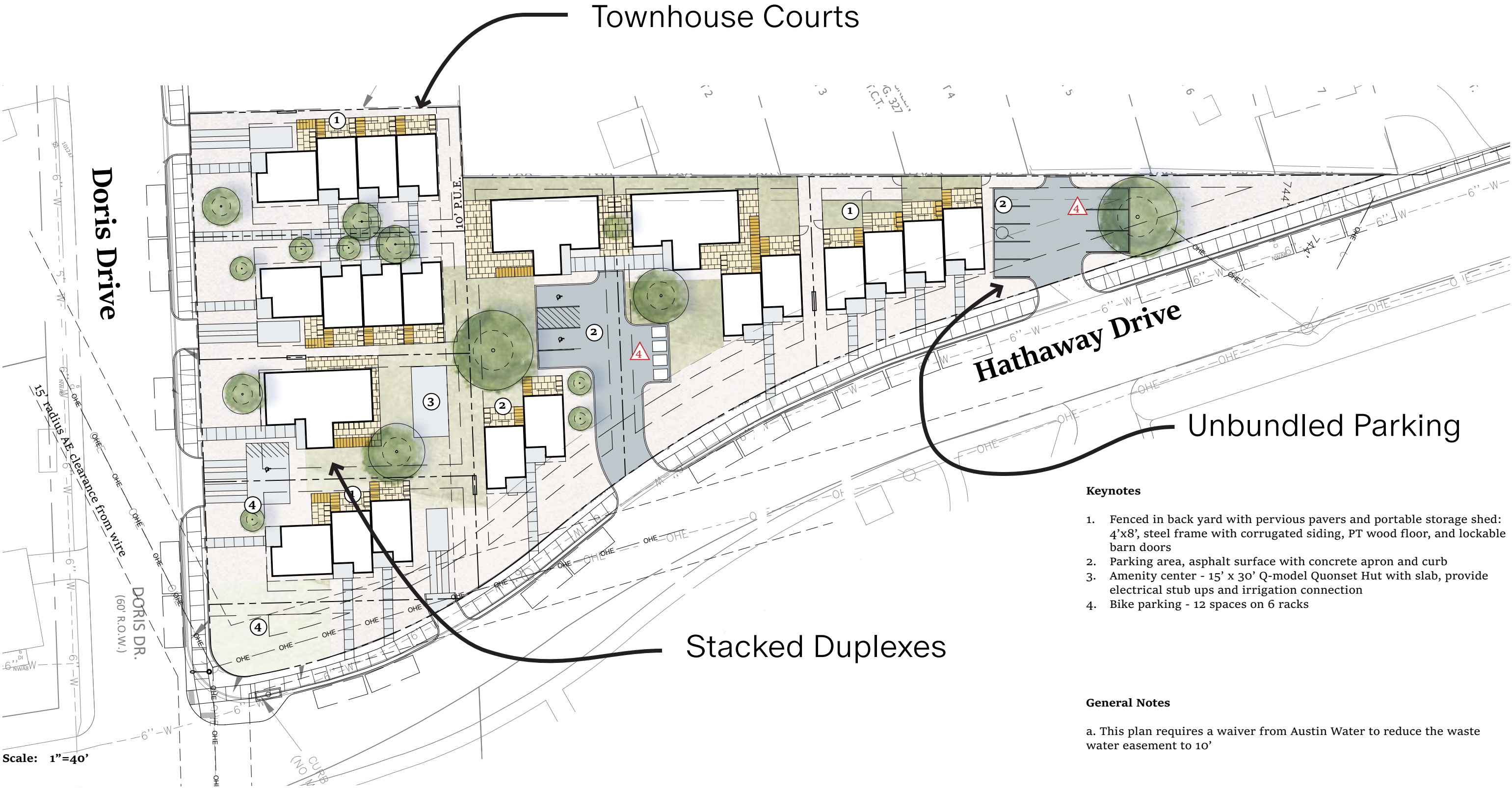


CODES

Building Code

It was important to keep the buildings in the **International Residential Code** in order to keep construction costs low. This was a core requirement for the AHFC as it was their first project they were self developing.

...so what can you do in the IRC?



Key

- | | | | |
|--|--------------|--|---------------------|
| | Storage Shed | | Gravel / crushed DG |
| | Grassy area | | Permeable pavers |
| | Plantings | | Parking |
| | New Tree | | Sidewalk / concrete |



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Townhouse Courts





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Stacked Duplex





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Shared Amenities





CODES

Utilities

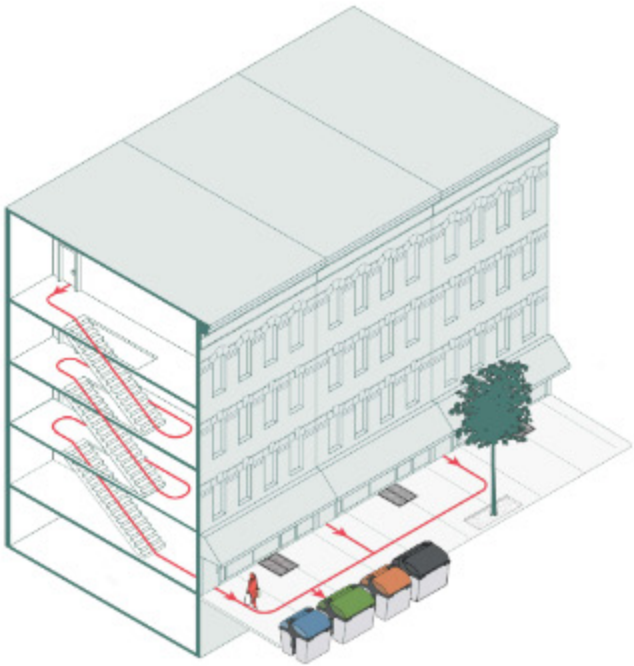
Every city has it's own criteria manual for how utilities are delivered. We worked with the city to ensure the services were all scaled for residential use, which is far more affordable at this scale than a full commercial use.

Almost every department went back and forth a couple of times before determining which process applied to this development. Understanding the limitations and designing to those specifications is critical.



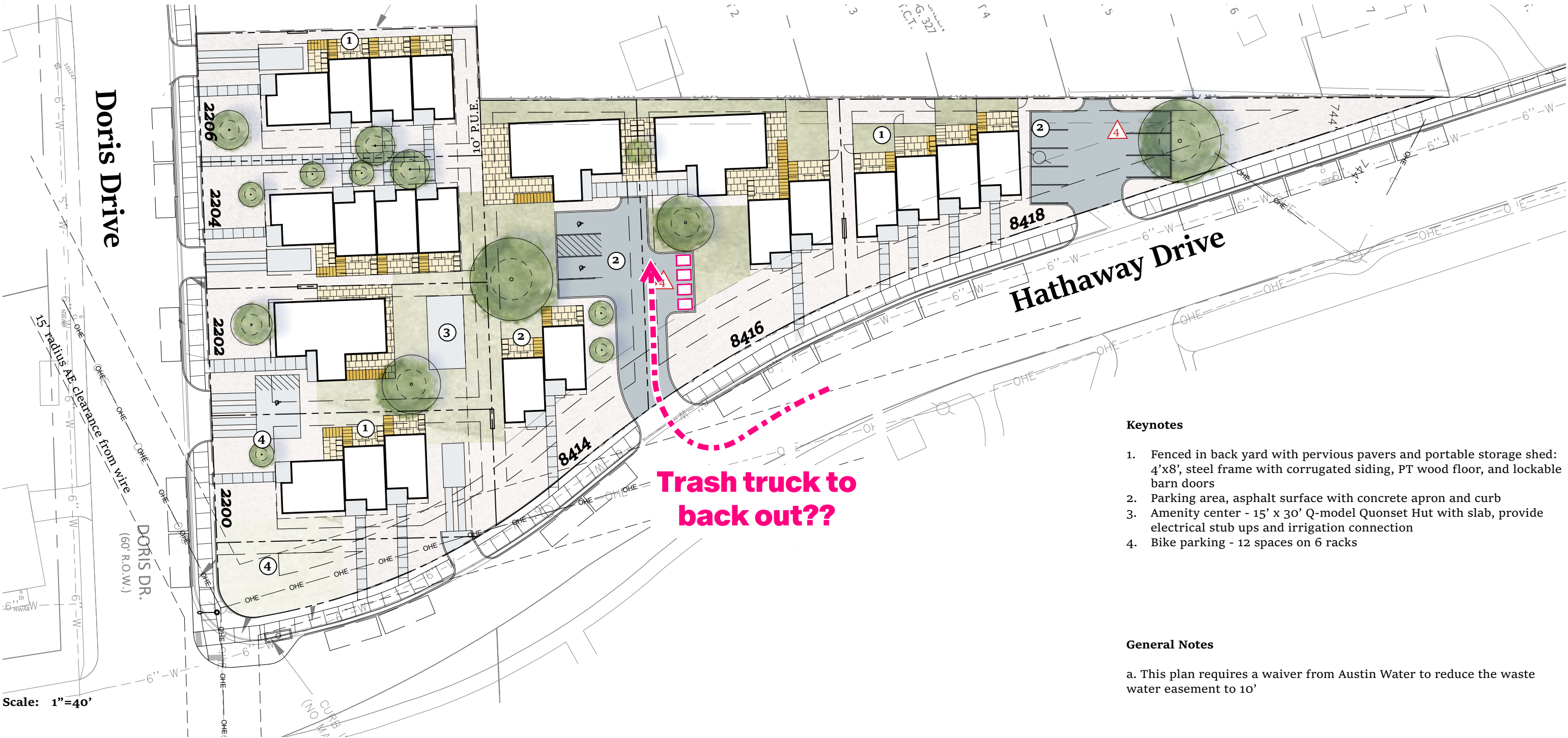
The Hidden Cost of Trash

Building-Level Costs of Handling
NYC’s Waste





TRASH



Scale: 1"=40'

Keynotes

1. Fenced in back yard with pervious pavers and portable storage shed: 4'x8', steel frame with corrugated siding, PT wood floor, and lockable barn doors
2. Parking area, asphalt surface with concrete apron and curb
3. Amenity center - 15' x 30' Q-model Quonset Hut with slab, provide electrical stub ups and irrigation connection
4. Bike parking - 12 spaces on 6 racks

General Notes

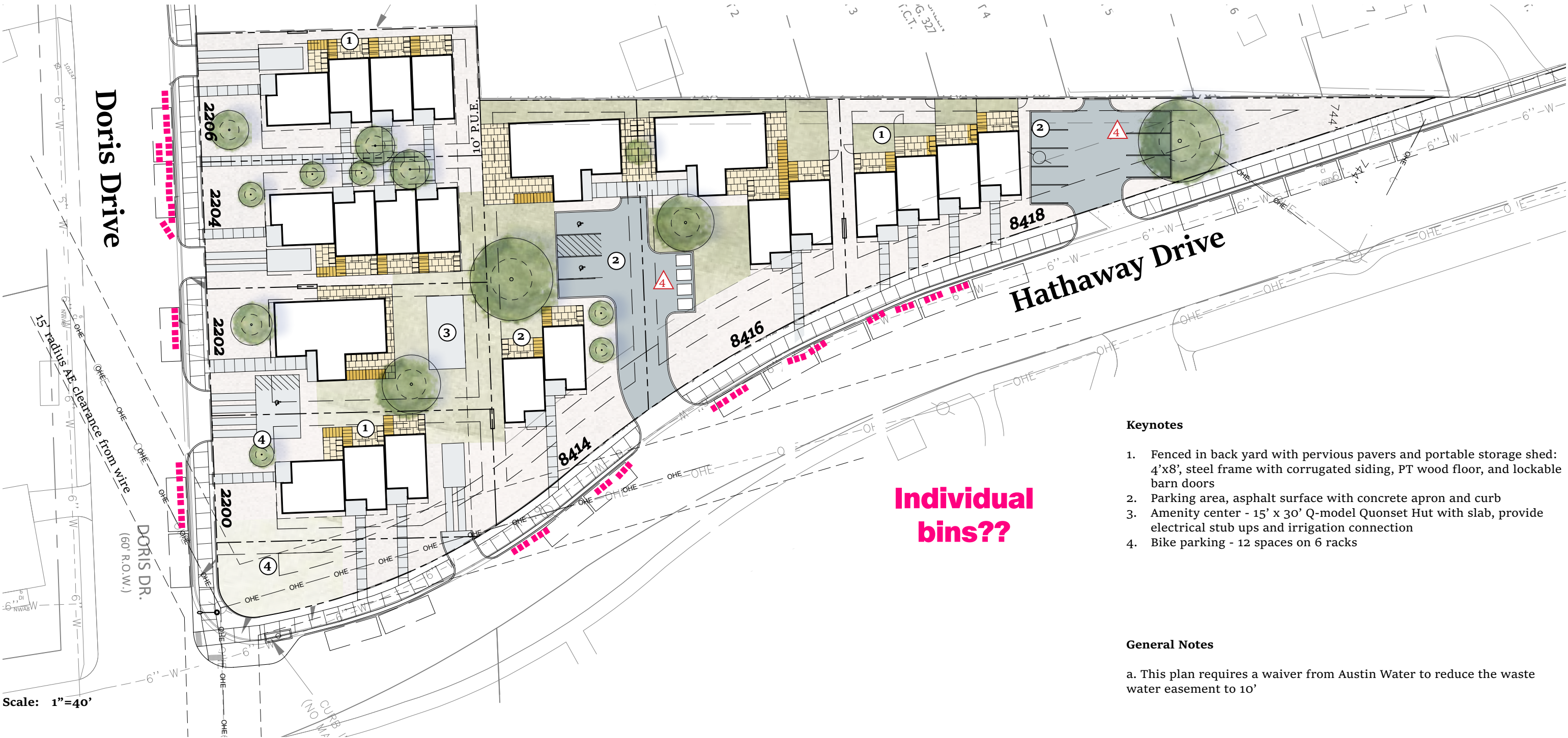
a. This plan requires a waiver from Austin Water to reduce the waste water easement to 10'

Key

	Storage Shed		Gravel / crushed DG
	Grassy area		Permeable pavers
	Plantings		Parking
	New Tree		Sidewalk / concrete



TRASH



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CODES

Irrigation

This project involves developing seven lots individually, which left us unable to provide common, or shared utility services across the whole project.

We opted to tuck an amenity space into the center of the project with one common water meter and electric service. The irrigation for the rest of the site is accomplished by distributing the burden to each of the units, using a passive rain barrel strategy. This way each unit has ownership of a small amount of landscaping, and we avoid crossing lot lines with a sprinkler system.



Sheet

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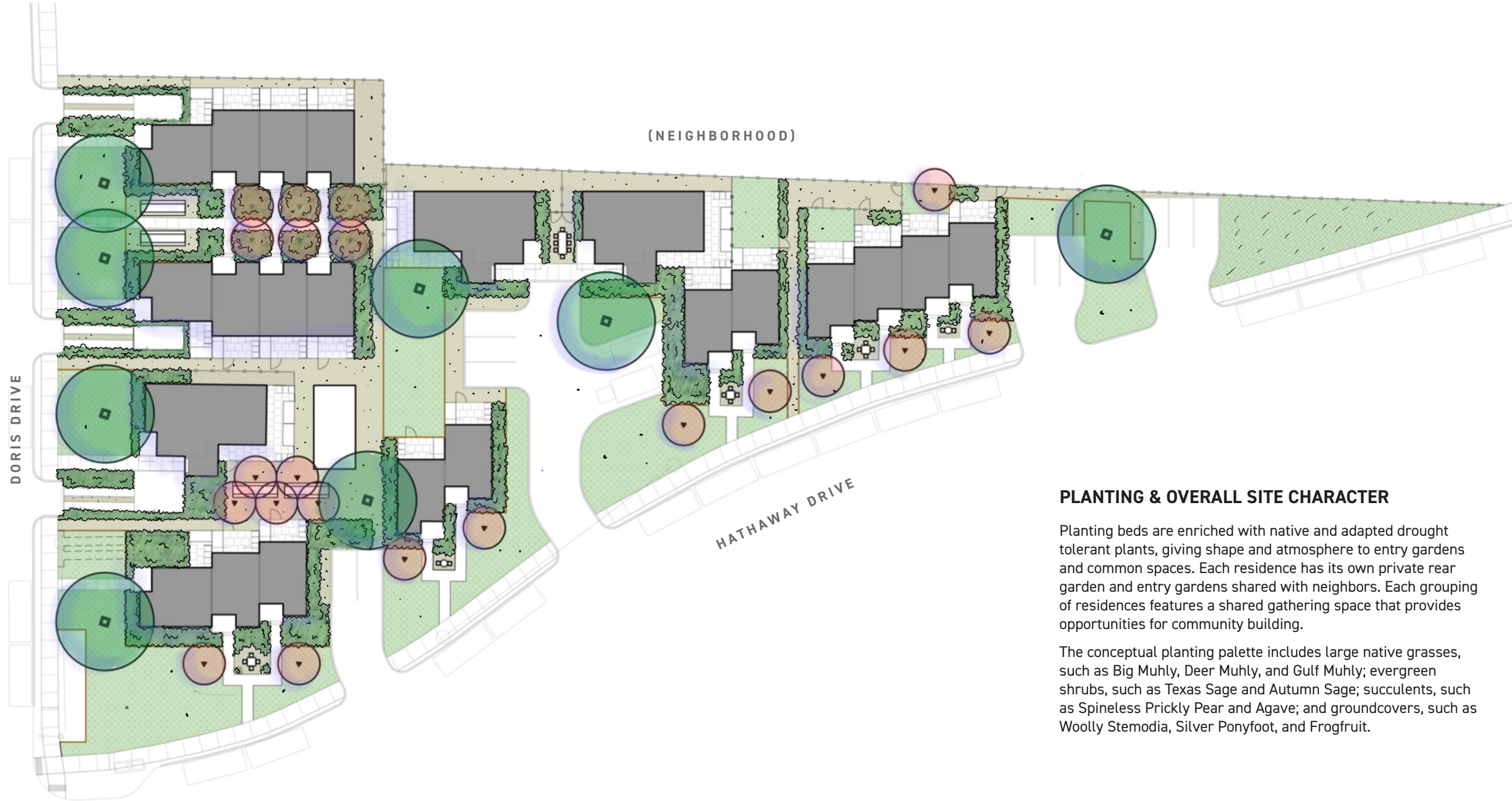
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PLANTING PLAN

HATHAWAY-DORIS
Schematic Design V1

September 13, 2024

Scale
1" = 40'-0"

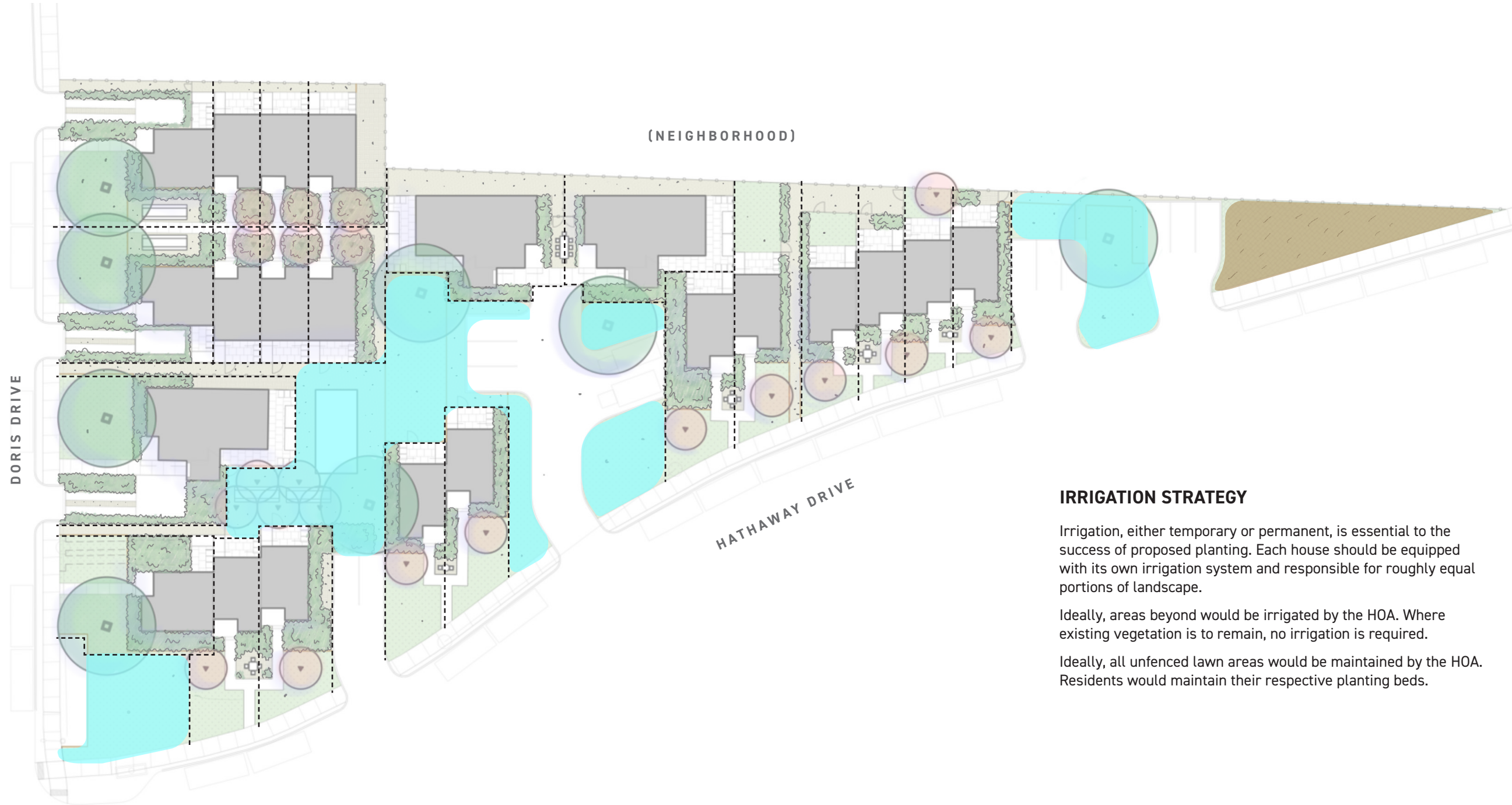
PLANTING & OVERALL SITE CHARACTER

Planting beds are enriched with native and adapted drought tolerant plants, giving shape and atmosphere to entry gardens and common spaces. Each residence has its own private rear garden and entry gardens shared with neighbors. Each grouping of residences features a shared gathering space that provides opportunities for community building.

The conceptual planting palette includes large native grasses, such as Big Muhly, Deer Muhly, and Gulf Muhly; evergreen shrubs, such as Texas Sage and Autumn Sage; succulents, such as Spineless Prickly Pear and Agave; and groundcovers, such as Woolly Stemodia, Silver Ponyfoot, and Frogfruit.

LEGEND

- Gravel / Decomposed Granite
- Xeric Native/Adapted Planting
- 'El Toro Zoysia' Sod
- Existing Vegetation to Remain
- Shade Tree
- Ornamental Tree



IRRIGATION DIAGRAM

HATHAWAY-DORIS

Schematic Design V1

September 13, 2024



Scale

1" = 40'-0"

LEGEND

----- Irrigation Boundary

HOA Irrigated Zone

Unirrigated Zone

IRRIGATION STRATEGY

Irrigation, either temporary or permanent, is essential to the success of proposed planting. Each house should be equipped with its own irrigation system and responsible for roughly equal portions of landscape.

Ideally, areas beyond would be irrigated by the HOA. Where existing vegetation is to remain, no irrigation is required.

Ideally, all unfenced lawn areas would be maintained by the HOA. Residents would maintain their respective planting beds.



CODES

Electric

Bringing power to this site was fairly straightforward, however, getting the power distributed to each unit fell between a regulatory no-mans land.

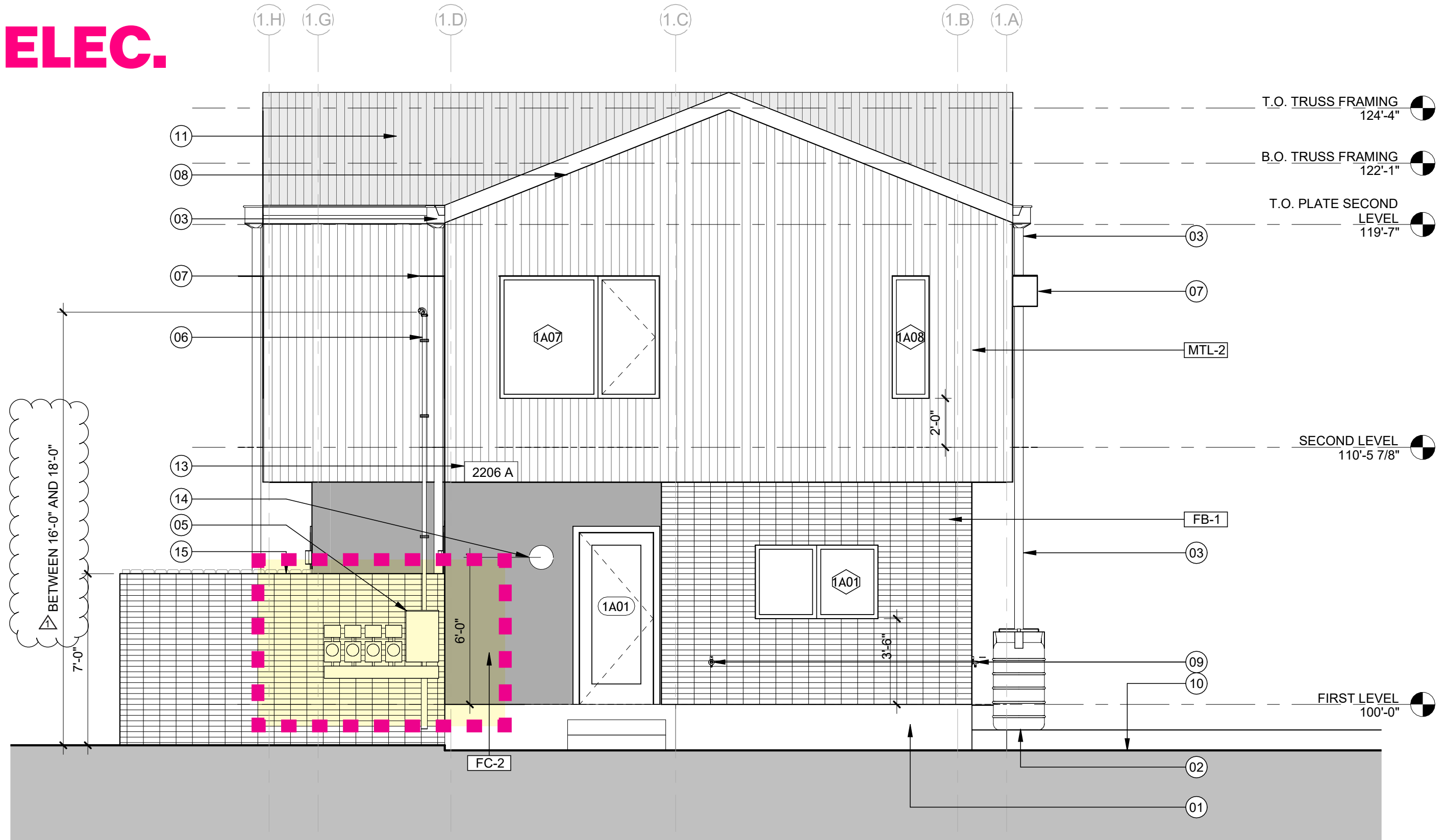
Permitting allowed us to use either a residential metering style - with a service disconnect and a bus to four individual meters - or a commercial modular meter. The MEP engineers we spoke with either had experience in one or the other and would not weigh in on which one was more cost effective.

We first landed on a modular meter because of simplicity, but then that would have pushed us into a commercial review, which takes a much longer time, and a higher level of engineering, so more time and dollars to our electrical engineer.

So we went back to a residential meter, but then we learned that the residential reviewers were not certified to inspect services this large. Austin Electric agreed that that was probably something they could address and let us proceed with the residential meters.



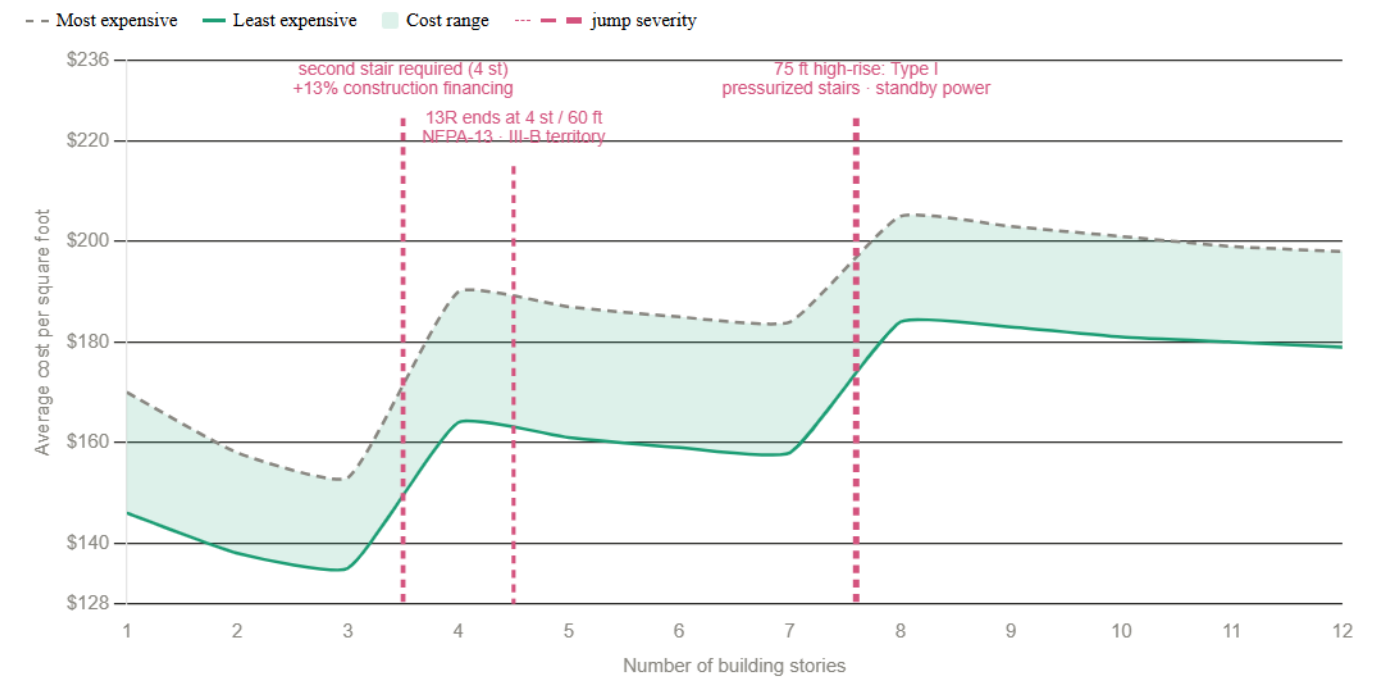
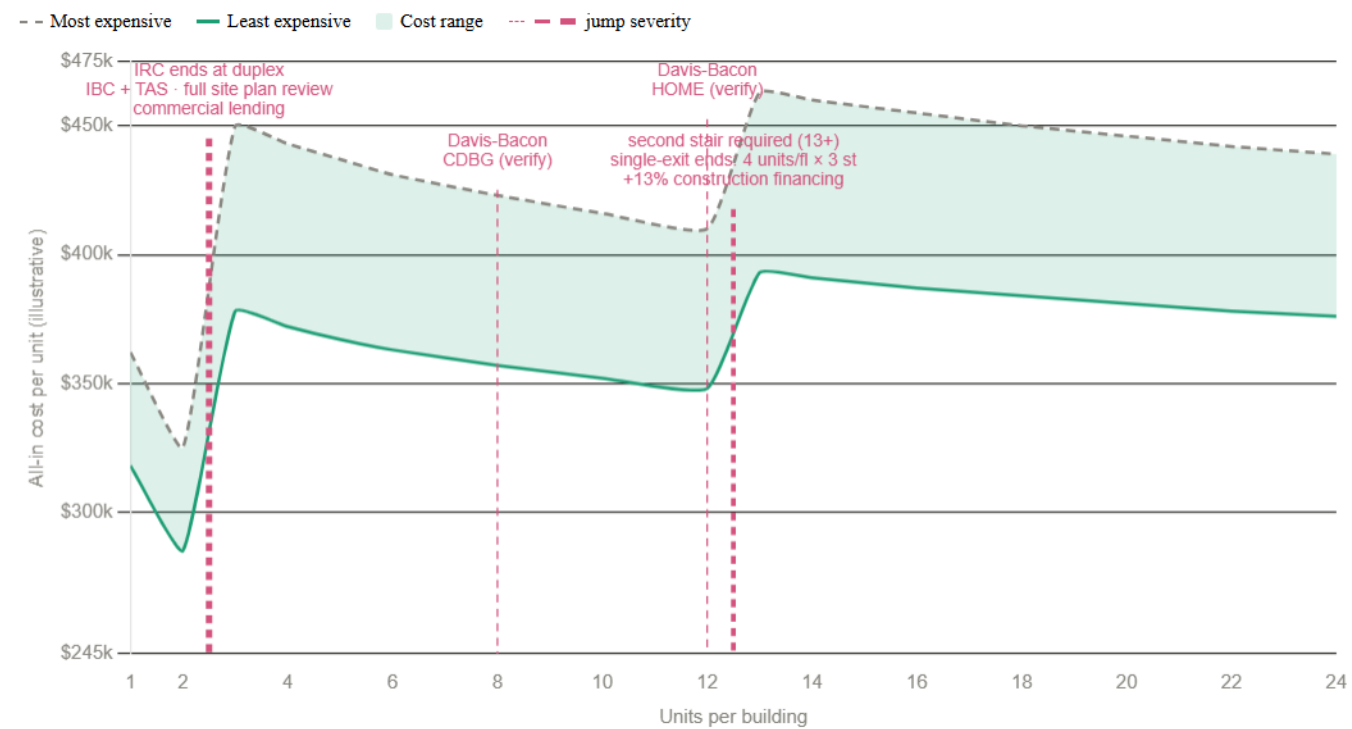
ELEC.





FINANCES

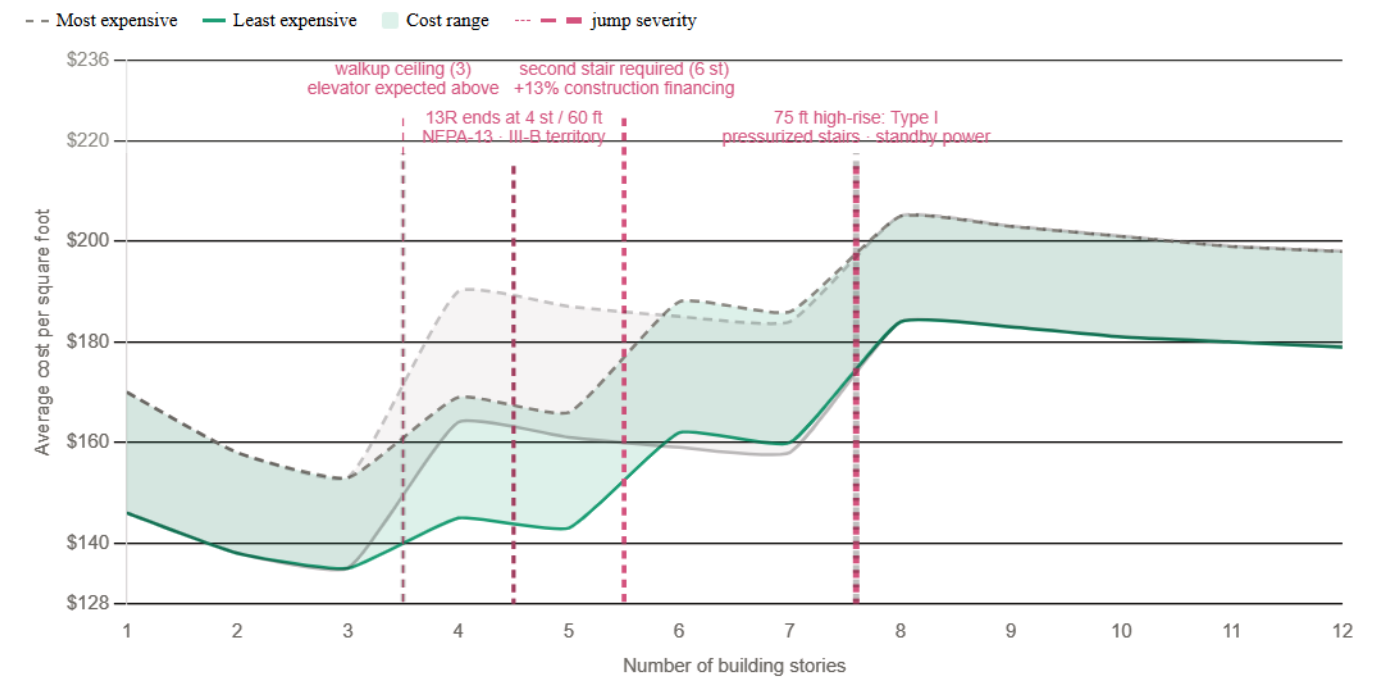
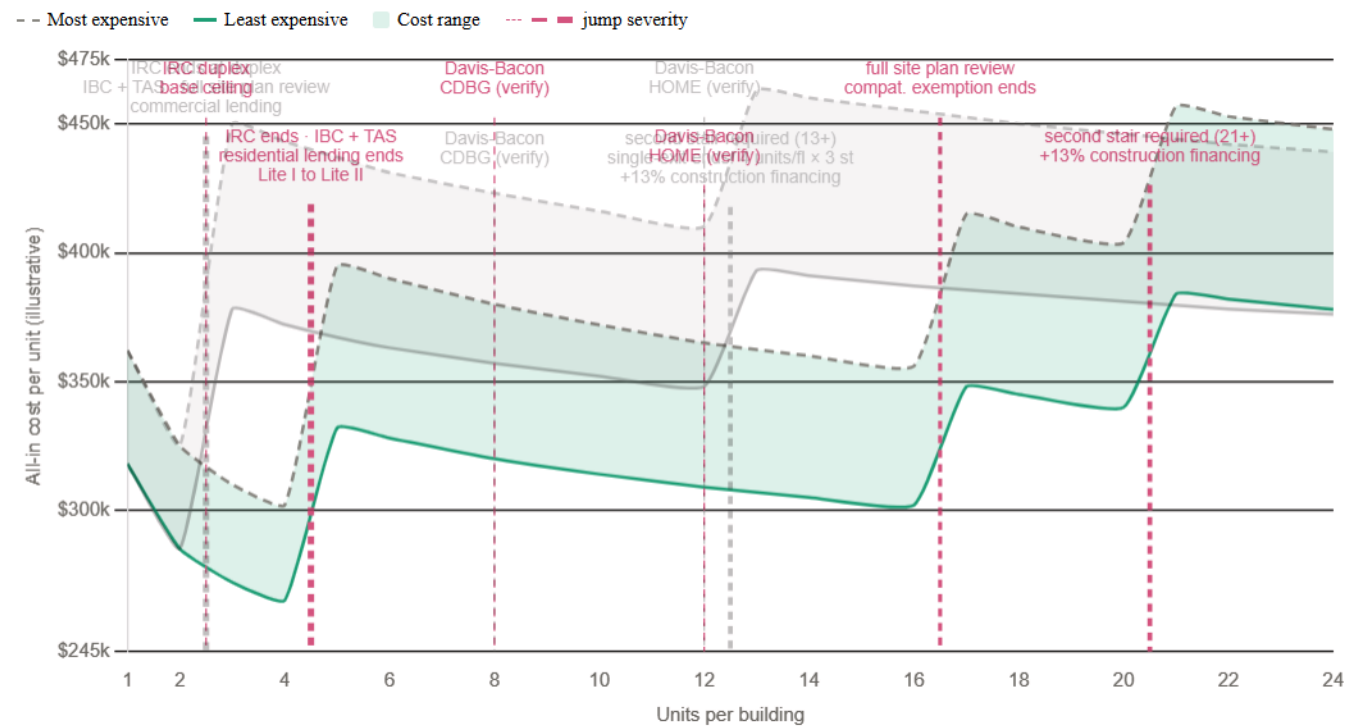
Basic Construction Cost Inflection Points





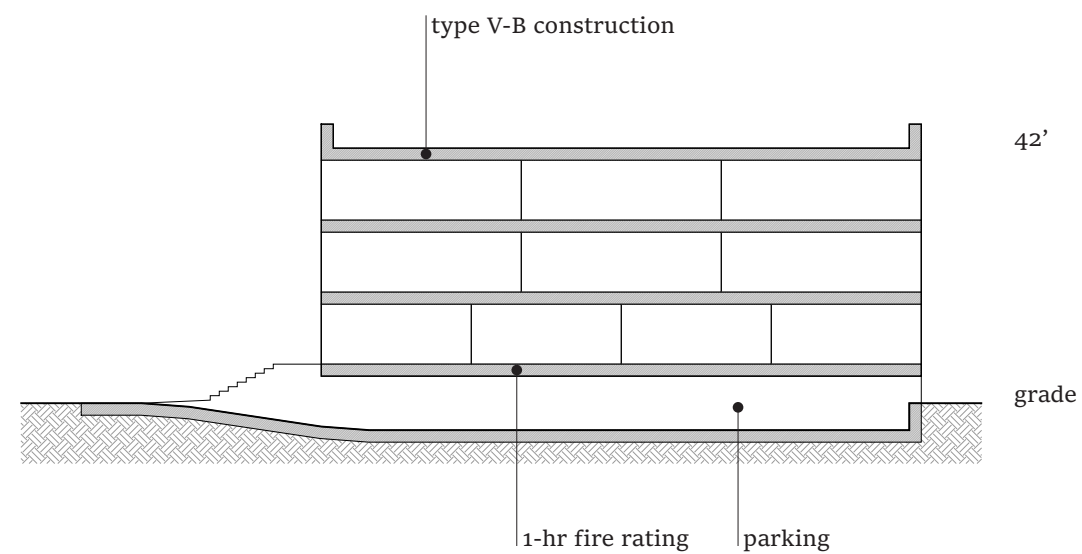
FINANCES

Austin Construction Cost Inflection Points





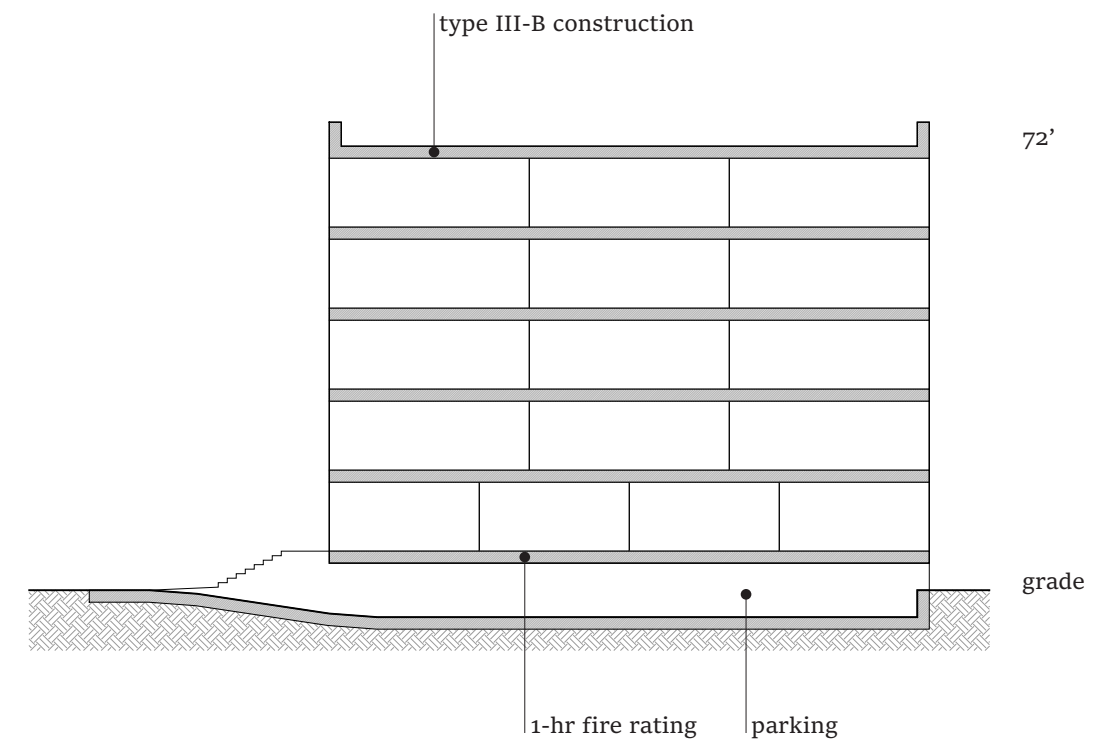
Feasible



Synopsis

- 10 units between 1,000 and 1,333 sqft
- Lowest construction costs, moderate sprinkler system
- Trades larger units for most economical construction

Infeasible



Synopsis

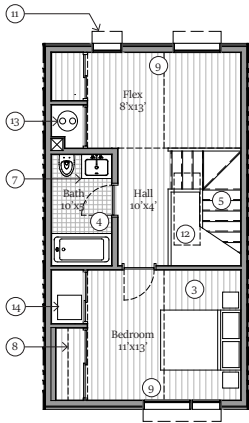
- 16 units between 1,000 and 1,333 sqft
- Construction costs are moderately high, most expensive sprinkler system
- Requires 2 affordable units or fee-in-lieu
- Most technically involved from permitting standpoint
- Requires Compatibility waiver
- May not be able to park every unit



Unit Mix

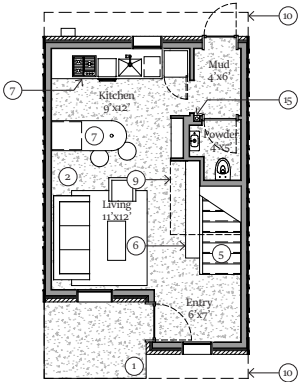
Lastly, it's important to know who you are selling to. For this project we wanted to make sure we were providing ownership units at a price that was attainable and that allowed families to grow. We opted for the Baby-maybe strategy, where as much as possible we would include one extra pseudo bedroom, that could be used as an office, a nursery, or converted down the line into a true bedroom.

We also wanted to provide accessible units, which is why we included some stacked duplexes. The ground floor units use barrier free designs, and are well suited for families with mobility issues.



Second Floor

Scale: 1/8"=1'-0"

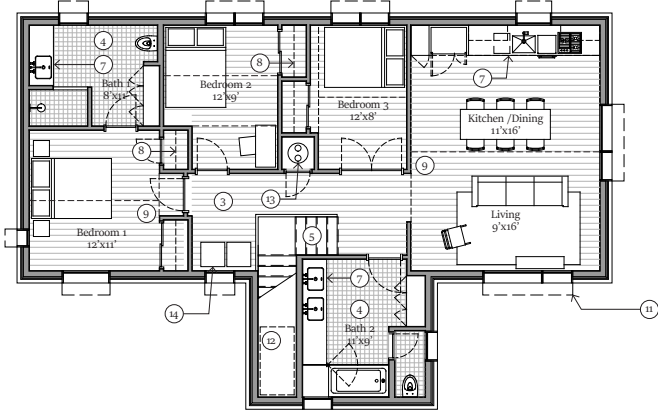


Ground Floor

Scale: 1/8"=1'-0"

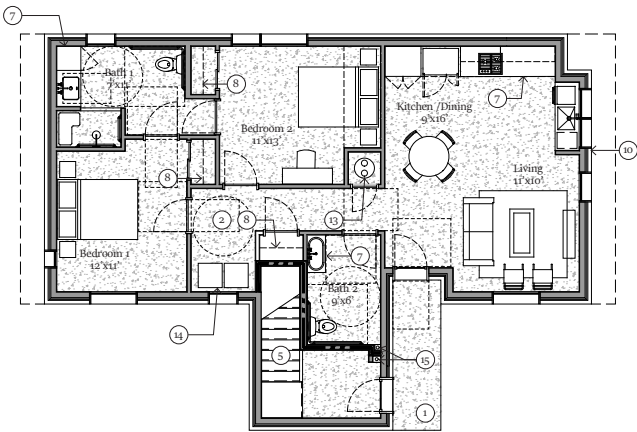
A.1 Unit

Bedroom / Bath	1 / 1.5
Ground Fl	413.4
Second Fl	518.5
Total	921.9



Second Floor

Scale: 1/8"=1'-0"

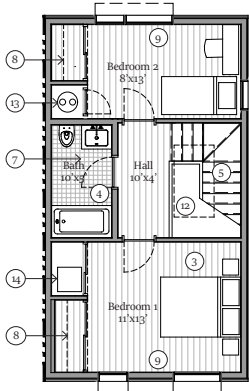


C.1 Unit ALT

Bedroom / Bath	2 / 2
Ground Fl	1,032.7
Second Fl	0
Total	1,032.7

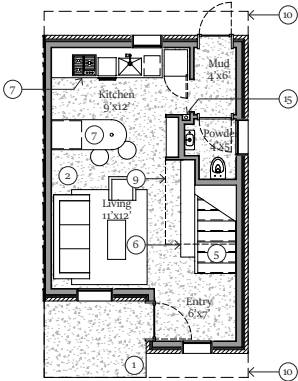
C.2 Unit ALT

Bedroom / Bath	3 / 2
Ground Fl	110.8
Second Fl	1,283.6
Total	1,394.4



Second Floor

Scale: 1/8"=1'-0"



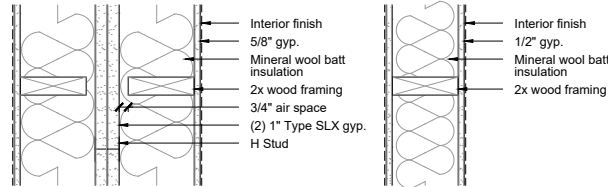
Ground Floor

Scale: 1/8"=1'-0"

A.2 Unit

Bedroom / Bath	2 / 1.5
Ground Fl	413.4
Second Fl	518.5
Total	921.9

Partition Types



TYPE 1: UL 336 2 hr

Scale: 1"=1'-0"

TYPE 2: Unrated

Scale: 1"=1'-0"

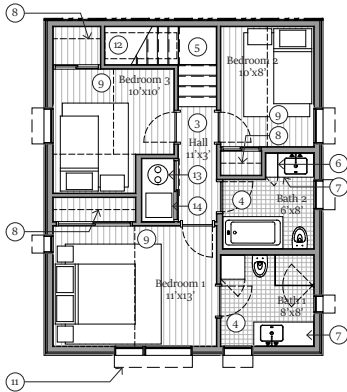
Keynotes

- Concrete porch, broom finish
- Polished concrete floor, stained and sealed, matte finish
- Engineered wood flooring, matte finish
- Tile flooring
- Wood-framed staircase with solid guardrail
- Built-in shelving
- Built in millwork with solid surface countertops where applicable
- Dashed line of clothing rod or shelving above
- Dashed line of vaulted ceiling or ceiling opening above
- Dashed line of overhang above
- Dashed line of 12" prefinished break metal awning above
- Dashed line of skylight above
- Hotwater heater, interior, electric
- Washer / dryer hook-ups, dryer to be vented through wall
- Fire riser access panel

Window Note

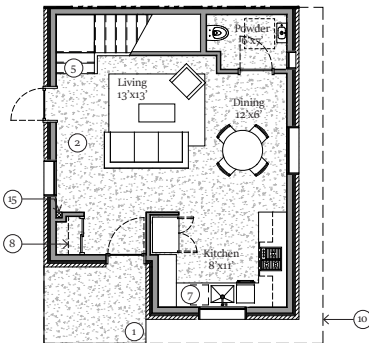
All windows to be Marvin Essential, standard sizes, black, see Window Schedule at end of document

All skylights to be Velux FCM 3055 or similar



Second Floor

Scale: 1/8"=1'-0"

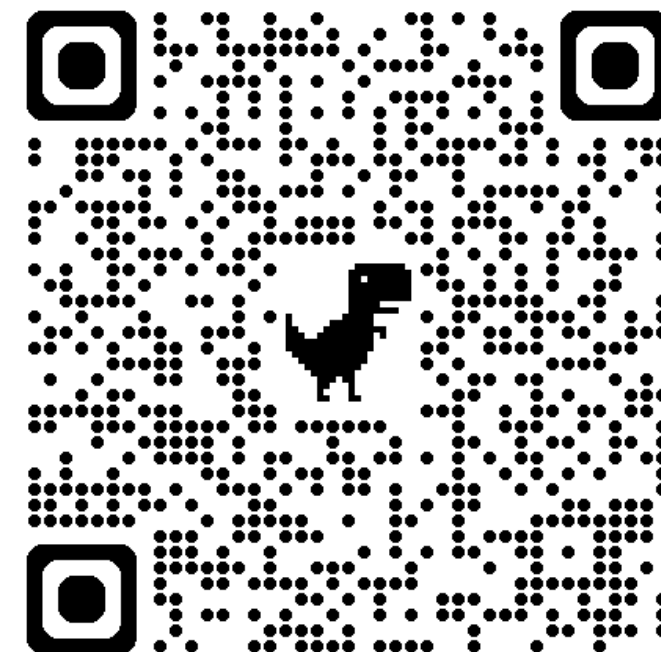


Ground Floor

Scale: 1/8"=1'-0"

B Unit - ALT

Bedroom / Bath	3 / 2.5
Ground Fl	515.4
Second Fl	651.0
Total	1,166.4



Chris Gannon, AIA

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AIA Austin
Housing Advocacy Committee Chair

City of Austin
Planning Commission, District 1
Codes and Ordinances Joint Committee
Building and Fire Code Board of Appeals, District 7