



**AUSTIN CITY COUNCIL
MINUTES**

**SPECIAL CALLED MEETING
TUESDAY, OCTOBER 8, 2019**

The City Council of Austin, Texas convened in a special meeting Tuesday, October 8, 2019 in Boards and Commission room of City Hall, 301 West Second Street, Austin, TX.

Mayor Pro Tem Garza called the Council Meeting to order at 9:37 a.m. Mayor Adler was absent.

COUNCIL DISCUSSION

1. Discussion on the Land Development Code Process

The presentation was made by Rodney Gonzales, Assistant City Manager, Annick Beaudet, Assistant Director, Transportation, Peter Park, Consultant, Erika Leak, Neighborhood Housing and Development Community Department, Ian Carlton, ECHO, Alex Steinberger, Cascadia Partners.

Direction was given to staff to be very clear when having discussions with members of districts about tools and limitations so that it is understood what can and can't occur; to explain quarters; with regard to transition zones, direction was given to provide GIS maps to be able to view particular properties. Direction was given to staff to provide an explanation why the number of income restrictive bonus units is only 5 percent of the number of bonus market rate units, but in some areas we have 5 percent of bonus units as affordable. Some places we have 7 percent and some we have 15 percent and follow up with helping us understand how staff normalized the numbers with the acres. For the mapping and criteria staff to provide information about added capacity to the regional centers.

Direction was given to staff to add items to the 2021 Legislative agenda regarding impact fees and inclusionary zoning; to provide the number of illegal STR-2's and STR-3s are taking units out of the housing market; for a policy that will respond to the following questions: Are affordable units under affordability unlocked that are paid with bond dollars eligible to be considered an STR-3? If we are using city tax bond dollars for development, and then that development is turned into an STR-3, is that legal? And if not, what are we going to do about it?

Direction was given to staff to explain why they are putting the maximum number of units now when the maximum units for VMU are not. Why there is no commercial for commercial

space. And why the maximum I slower than the average of what might be getting on the VMU properties.

Staff was asked that when presenting to the community, to help them understand the constraints as far as state law, what is required and what is not. To present on why transition zones are deeper than others and on front and back facing lots.

Staff was asked to present responses to parking lot questions by having them as topics on future work sessions.

Staff was directed to make the language more clearly on the report regarding criteria on reducing the number of units.

Mayor Pro Tem Garza adjourned the meeting at 11:37 a.m. without objection.

The minutes were approved on this the 17th day of October 2019 on Mayor Pro Tem Garza's motion, Council Member Casar's second on a 9-0 vote. Council Members Alter and Tovo were off the dais.