



**AUSTIN CITY COUNCIL
MINUTES**

**SPECIAL CALLED
MONDAY, NOVEMBER 18, 2019**

The City Council of Austin, Texas, convened in a special called meeting on Monday, November 18, 2019, 2019 in Board and Commission Room of City Hall, 301 West Second Street, Austin, Texas.

Mayor Adler called the Council Meeting to order at 9:10 a.m. Council Members Kitchen and Tovo were absent.

DISCUSSION ITEM

1. Land Development Code revision discussion.

Presentation was made by Rodney Gonzalez, Assistant City Manager, Annick Beaudet, Assistant Director, Brent Lloyd, Development Officer, Peter Park, Consultant.

Direction was given to staff that with regard to setbacks from property lines and easements, provide how deep and wide the lot is, and how close to the curb the front of the homes are – provide setbacks on all four sides. Direction was given to provide examples of what occurs with bonuses when RMs and R4s are modeled-out and to max out entitlements. For RM1, to map out the baseline of six units as well as ten units for the tract that also show the maximum entitlements with both the baseline number as well as with the density bonus. Additionally, to show with existing one-story houses on either side; to have a conversation about two to five lots.

RESIDENTIAL HOUSE SCALE ZONES

Direction was given to staff to look at the mapping related to house scale/residential, and the handful of tiny little condos developed under SF-6 that resulted in individually platted lots, not contiguous condo regime that got mapped into R4 in areas where there is no R3, no transit, no other types of reasons to have R4. To go back and assess if those should be a R2C that have a smaller lot size when it's to make more contiguous with our other objective. To have discussion regarding Residential House Scale Zones and maps and if it would be simpler to do R3 throughout the city.

TRANSITION ZONES

Direction was given to staff to redistribute the transition areas to align with the growth concept maps that are attached to the Austin Comprehensive Plan, for areas that are not currently zoned

F25 or that have existing regulating plans; and to discuss missing middle for the equitable distribution between R4 and RM1. Staff was asked to look at where the population is expected to pick up over the next ten to 40 years when looking at the equitable distribution question.

CAPACITY

Direction was given to staff to email Mayor and Council with the statement made regarding Historic Districts and Transition Zones. That if development is in a Historic District in a Transition Zone, it must comply with the applicable historic guidelines.

RESIDENTIAL MULTI UNIT MIXED USE

Direction was given to staff to consider setting minimum requirements for housing within the MU categories so that we don't run into the same issue we did with SMU and the creation of the VMU project. Make it a requirement to create new commercial categories in case there are commercial uses that are not compatible with residential.

ZONING CODES

Staff was asked to consider creating a zoning code for unbuildable space.

NON-ZONING

A request was made for discussion regarding the Transportation Criteria Manual and trip counts and what was learned during the River Place case regarding measured trip counts; how if trip counts differ from the manual to be able to look at where trip counts will be higher than the manual, and there will be trip counts that are lower than required in the manual because of walkability and transit. To look into cost participation in transportation for land uses for the city could cost participate and not have to wait for a project to be fully funded before being built. With the Infrastructure Chapter, to have discussion why wastewater infrastructure in the drinking water protection zone is penalized. For staff to provide if there are reasons why cottage courts, townhomes or single-family are not allowed to share a water tap.

With regard to the criteria manuals, for staff to better facilitate the adoption of code and to better address the concern on the criteria manuals and to discuss the administrative procedures.

Mayor Adler adjourned the meeting at 12:53 p.m. without objection.

The minutes were approved on this the 5th day of December 2019 on Council Member Harper-Madison's motion, Mayor Pro Tem Garza's second on a 11-0 vote.