



**AUSTIN CITY COUNCIL  
MINUTES**

**JOINT MEETING  
THURSDAY, OCTOBER 26, 2023**

The City Council of Austin, Texas, convened in a Joint City Council and Planning Commission Meeting on Thursday, October 26, 2023, at Austin City Hall 301 W. 2nd Street, Austin, TX and via videoconference.

Mayor Watson called the Council Meeting to order at 2:00 p.m. Council Member Harper-Madison was absent.

**DISCUSSION**

1. Conduct a public hearing to receive public comment on proposed amendments to City Code Chapter 25-2 (Zoning) that would allow up to three housing units, including tiny homes and recreational vehicles, on a single-family (SF) zoned property; revise regulations that apply to a property with two housing units; and remove restrictions on the number of unrelated adults living in a housing unit.

**Presentation was made by Lauren Middleton-Pratt, Director of the Planning Department, Andrea Bates, Assistant Director of the Planning Department.**

**Council Member Alison Alter provided the following direction to staff:**

**“Determine whether the models on page 14 of the presentation represent a maximum build out of the entitlements we are granting. Provide a model that that shows the maximum entitlements for a duplex.**

**Confirm that the Two-Unit use as proposed has a unit size cap, but the Duplex use does not and so similarly to the Three-Unit use, the Duplex use can lead to much larger structures than the Two-Unit use.”**

**Commissioner Jennifer Mushtaler provided the following direction to staff:**

**“Provide information to the public, either at the public information sessions or through the Q&A process, about how dividing up the property and creating additional units on the property will affect the property both for the existing property owners and for future tenants. Provide information on who will own the land, where taxes will go, and what rights exist.**

Provide information on what will happen with water, sewage, and utility lines. Provide information the on separate permits being required for these dwellings. Provide information on the ability of our existing infrastructure to accommodate these changes.

Provide information on whether our roads can accommodate ingress and egress, and at what point, if each property has the inherent right to do this, does it trigger the requirements for a secondary ingress and egress and how will that work.

Staff and the Austin Fire Department should discuss our current infrastructure for putting out fires and provide information on whether our infrastructure can handle what we have existing and how it would handle these additional units.

The Watershed Protection Department should describe our drainage systems and how they will be prepared to capture additional runoff when we see changes in impervious cover throughout the City.”

Commissioner Grayson Cox provided the following direction to staff:

“Provide information on if it is safe to interpret that staff is recommending that we maintain the subchapter F McMansion ordinance in conjunction with the home proposal.”

The public hearing was conducted.

Mayor Watson adjourned the Council Meeting at 9:05 p.m. without objection.

The minutes were approved on this the 9th day of November 2023 was approved on consent on a 10-0 vote. Council Member Harper-Madison was absent.