

**AUSTIN CITY COUNCIL  
MINUTES****SPECIAL CALLED MEETING  
TUESDAY, JUNE 5, 2018**

The City Council of Austin, Texas convened in a Special Called meeting on Tuesday, June 5, 2018, City Hall, 301 W. Second Street, Austin, Texas.

Mayor Adler called the meeting to order at 10:12 a.m. Council Member Troxclair was absent.

1. Discussion and possible action regarding a comprehensive revision to the Land Development Code, commonly referred to as 'CodeNext,' relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction, together with related actions and City Code amendments. (No public comment will be taken).  
**Council discussed and agreed to use a zero - five consensus methodology to gauge the level of support for the discussion items. This consensus methodology only gauges support and does not reflect an official vote on the item.**

**Council agreed by consensus to the following discussion agreements: Council Member Houston (5), Council Member Casar (5), Council Member Kitchen (5), Council Member Renteria (5), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (5), Council Member Alter (5), Council Member Pool (4) and Council Member Garza (4). Council Member Troxclair was absent.**

**The agreements were:**

- **Listen respectfully to differences.**
- **Allow others to finish before you speak.**
- **Share 'air time' including allowing everyone an opportunity to speak before you speak again.**
- **Focus on the challenge or problem, not the person.**
- **Focus on our common purpose/goal.**
- **Focus on the interest, rather than the solution.**
- **Avoid jargon.**
- **Say what is important.**
- **Stay on topic.**
- **Assume each other's best intentions.**
  - **Avoid assigning intentions, beliefs, or motives to others.**
  - **Ask others questions instead of stating untested assumptions about them.**
- **It's OK to disagree, but don't make it personal.**
- **Try to avoid drawing lines you can't cross.**
  - **This would not limit anyone from expressing any severe concerns.**
- **We try to create a safe place for deliberation.**
  - **Not to use someone's openness against them.**

- Social media restraint.
  - Try not to post, share, like posts that speak about colleagues.
- Be aware of body language.
- Be respectful to each other, staff and the consultants.

Staff presentation was made by Greg Guernsey, Director, Planning and Zoning Department, Jerry Rusthoven, Assistant Director, Planning and Zoning Department, Peter Park, Consultant, John Miki, Opticos Design and Lisa Wise, Consultant, Lisa Wise Consulting.

The following items were identified for staff to provide additional information on for Council discussion:

- Provide a more specific timeline and a written process and approach to be followed during the testing period.
- Identify the areas within each district that will be used for the prototype during testing.
- Provide details on the number of housing units in relationship needed including discussion on capacity, projection and occupancy.
- Motivations for living in Austin or outside of Austin.

Discussion of Key Goals Document:

#### Opening Section

“Since the 10-1 Council took office, we as City Council members have been listening to the people of Austin, our city staff and consultants throughout the difficult process of creating a new Land development Code that reflects our shared values and meets the challenges of a growing city.

Because of the length and detail of the Code, we have decided to outline our thoughts on some of the major issues that will determine how we move forward as the Code enters its next phase.

Imagine Austin provides a vision for Austin’s future, but our existing 30 year-old Land Development Code lacks the tools to help us realize that vision. Under our current Code, our fast growing city is facing a confusing and costly permitting process. This is contributing to rising housing costs, demolitions of homes and older affordable housing, gentrification and displacement of long-time communities.

It has become clear that we cannot allow the current, unwieldy Code to remain in place.

We share the belief that a new Code is a critical opportunity to create tools to help address many of our city’s challenges, better manage our growth, and protect what we love about our city. We do so while acknowledging that a new Code by itself cannot solve all our community’s problems and that local government is limited in its ability to control the market. The task before us is to calibrate the tools and levers that we do have to achieve, in practice, Imagine Austin’s vision.

The goals listed below cover many, but not all, of the major Code challenges and opportunities, including housing supply and affordability, permitting, flooding, impacts of growth, transportation, and environment. These goals represent many of our shared expectations for a successful rewrite of Austin’s new land development Code and a path forward.”

The following discussion item was bookmarked for further discussion.

- The last sentence of the third paragraph on page one: “The current Code also limits our ability to address risk of flooding, traffic congestion, and to provide more affordable housing options.”

Council agreed by consensus to the opening section: Council Member Houston (5), Council Member Casar (4), Council Member Kitchen (5), Council Member Renteria (3), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (3), Council Member Alter (3), Council Member Pool (5) and Council Member Garza (4). Council Member Troxclair was absent.

**Section labeled “A successful Land Development Code Rewrite will”.**

**A successful Land Development Code rewrite will:**

- Provide more housing choices and supply for Austinites at all stages of life and incomes
- Encourage the development and preservation of affordable housing
- Reduce time and cost of permitting by providing more clarity, certainty, and ease of use
- Better manage the costs of growth and provide more effective planning tools
- Preserve and respect neighborhood identity and quality of life
- Reduce wildfire and flood risk and manage runoff as a resource
- Support small, local businesses and the creative community
- Enable transportation choices, improve safety, and prepare for our mobility future
- Strengthen environmental protections, increase public open spaces and promotes equitable access to open spaces, and conserve natural resources

The following discussion items were bookmarked for further discussion.

- Proposed change from Council member Flannigan on bullet point 4: “Better manage the cost of growth and provide more effective planning tools by encouraging growth to be developed in a manner that provides a positive net impact to the general fund.”
- Fifth bullet point: “Preserve and respect neighborhood identity and quality of life.”

The following item(s) were either edited or included in the section.

- Revise the ninth bullet point to read: “Strengthen environmental protections, increase public open spaces and promote equitable access to open spaces, and conserve natural resources.”

Council agreed by consensus to the section labeled “A Successful Land Development Code Rewrite” with the bookmarked items and edited item listed above: Council Member Houston (3 ½), Council Member Casar (3), Council Member Kitchen (5), Council Member Renteria (4), Council Member Flannigan (4), Mayor Adler (5), Mayor Pro Tem Tovo (5), Council Member Alter (5), Council Member Pool (4) and Council Member Garza (4). Council Member Troxclair was absent.

**Section labeled “Provide more housing choices and supply for Austinites at all stages of live and incomes”.**

Our new Code should allow for a wide variety of housing types which are affordable to households at a broad range of incomes and for people at every stage of life from young, single adults, families with children, to seniors.

**A Code that works...**

- Enables more small accessory dwelling units (ADUs) while maintaining building and impervious cover limits, in order to help homeowners with housing costs and allow more flexibility as households’ needs change over time
- Allows homes in more commercial areas to help provide more housing
- Includes development and design standards that support the creation of housing along transportation corridors
- Helps to correct past patterns of segregation and helps Austin achieve its Fair Housing goals

The following discussion items were bookmarked for further discussion.

- **Bullet point 1:** Sensitively provides for more housing types in neighborhoods, transitions, activity centers, along transportation corridors, and near transit stations.
- **Bullet point 3:** Allows exceptions to building requirements for small accessory dwelling units (ADU) to provide incentives to preserve the original residence or create affordability.
- **Bullet point 4:** Allows families with homes on substandard lots to more easily remodel and stay in place.
- **Bullet point 6:** Allows for site plan requirements and administrative approvals that support the development of diverse housing options, including ADUs and multiplexes where appropriate.

Council agreed by consensus to the section labeled “Provide more housing choices and supply for Austinites at all stages of life and incomes” with the bookmarked items listed above: Council Member Houston (4), Council Member Casar (4), Council Member Kitchen (5), Council Member Renteria (5), Council Member Flannigan (4), Mayor Adler (5), Mayor Pro Tem Tovo (4), Council Member Alter (4), Council Member Pool (4) and Council Member Garza (4). Council Member Troxclair was absent.

**Section labeled “Encourage the development and preservation of affordable housing”.**

Our new Code can create opportunities to build and preserve housing that is more affordable than homes being built today under the current Code. The Code can encourage property owners to keep existing housing that is affordable to middle and lower-income families and offer targeted incentives to build new affordable housing. Expanding affordable housing in more areas of Austin will create opportunities for people to live closer to work, school, family and friends, and will help address the historic inequities and economic segregation of lower-income Austinites.

A Code that works...

- Provides incentives for development of on-site, publicly supported or income-restricted housing for properties along transportation corridors as well as in more high opportunity areas of the city
- Provides incentives for preservation of existing housing that is affordable to middle and lower income households
- Promotes affordable, flexible live/work spaces to support artists, musicians, and small business owners along transportation corridors and activity centers
- Encourages developments that include publicly supported or income-restricted housing to provide a greater number of family-sized units
- Revises and expands housing programs to maximize production of income-restricted housing

The following item was edited in the section.

- Revise the fifth bullet point to read: “Revises and expands housing programs to maximize production of income-restricted housing.”

Council agreed by consensus to the section labeled “Encourage the development and preservation of affordable housing” with the edited item listed above: Council Member Houston (4), Council Member Casar (5), Council Member Kitchen (4), Council Member Renteria (5), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (5), Council Member Alter (5), Council Member Pool (4) and Council Member Garza (Abstained). Council Member Troxclair was absent.

**Section labeled “Reduce time and cost of permitting by providing more clarity, certainty, and ease of use”.**

The current permitting process for construction and remodeling of housing and small businesses is confusing and expensive. Our new Code should help projects be more affordable by reducing the time and costs of permitting with a less complicated Code.

A Code that works...

- Simplifies permitting to ensure consistency and organizes zoning categories with graphics and labeling that is easy to understand and use
- Allows more affordable, pre-approved building and remodel design options to help seniors age in place, and middle and lower income households to remain in their neighborhoods
- Establishes reliable expectations for development review timelines and processes

The following discussion items were bookmarked for further discussion.

- Bullet point 2: “Supports efforts to reduce permitting barriers and home remodeling costs to help families stay in their homes such as those proposed in the new Family Homestead Initiative.”

Council agreed by consensus to the section labeled “Reduce time and cost of permitting by providing more clarity, certainty, and ease of use” with the bookmarked item listed above: Council Member Houston (4), Council Member Casar (5), Council Member Kitchen (5), Council Member Renteria (5), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (4), Council Member Alter (5) and Council Member Pool (4). Council Member Garza was off the dais. Council Member Troxclair was absent.

**Section labeled “Better manage the costs of growth and provide more effective planning tools”.**

Better managing the impacts of growth can help reduce costs to taxpayers and enable growth to better pay for itself. Improving our planning processes will better address how and where we grow and help reduce community conflicts.

A Code that works...

- Ensures new developments contribute their fair share to improve streets, signals, sidewalk, bike, transit, parks and trail networks
- Incorporates energy efficient green building requirements for new developments to reduce energy costs to consumers, as well as new power demand costs for our utility company
- Enables planning to better consider existing capacity in our utility and storm water infrastructure
- Provides tools to enable an improved small area planning process to encourage growth along transportation corridors and Imagine Austin centers

The following discussion items were bookmarked for further discussion.

- Proposed new bullet point 5 from Council Member Flannigan: “Better manage the cost of growth and provide more effective planning tools by encouraging growth to be developed in a manner that provides a positive net impact to the general fund.”

Council agreed by consensus to the section labeled “Better manage the costs of growth and provide more effective planning tools” with the bookmarked item listed above: Council Member Houston (4), Council Member Casar (4), Council Member Kitchen (5), Council Member Renteria (5), Council Member Flannigan (4), Mayor Adler (5), Mayor Pro Tem Tovo (5), Council Member Alter (5) and Council Member Pool (4). Council Member Garza was off the dais. Council Member Troxclair was absent.

**Section labeled “Preserve and respect neighborhood identity and quality of life”.**

With many of Austin's neighborhoods under redevelopment pressure, the Code must provide ways to respect neighborhood quality of life. These include diverse housing choices, flood mitigation, access to parks, safe walkable streets, and appropriate parking. Imagine Austin envisions more housing along transit corridors and town centers and our Code must support that goal.

**A Code that works...**

- Integrates existing community planning efforts, including neighborhood plans, and provides tools to enable a clear process and dedicated staff for creation of new plans and updates of plans
- Maintains a public process for requests to increase development beyond what is allowed, such as increased height, including when errors are made in construction (Note: public process needs to be defined.)
- Includes new zoning tools that ensure compatibility between residential and commercial areas, including height and size, noise and light pollution, deliveries and trash collection – to provide carefully considered transitions between existing neighborhoods and new mixed-use redevelopments
- Requires a public process for permitting bars and nightclubs located near homes, another bar or nightclub, schools or daycare, hospital, or uses like libraries and churches
- Prohibits adult entertainment near residences
- Fits parking requirements to location, including the possibility of increased or reduced parking requirements, after considering factors such as sidewalks, transit access, protected bike lanes, and locations near schools
- Ensures neighborhood streets remain accessible to Austin Resource Recovery, Fire and EMS services

The following items were either edited in the section.

- Bullet point 2: Leave as originally worded but add a footnote that “public process” needs to be defined.
- Revise the seventh bullet point to read: “Ensures neighborhood streets remain accessible to Austin Resource Recovery, Fire and EMS services.”

Council agreed by consensus to the section labeled “Preserve and respect neighborhood identity and quality of life” with the edited item listed above: Council Member Houston (4), Council Member Casar (4), Council Member Kitchen (5), Council Member Renteria (5), Council Member Flannigan (4), Mayor Adler (5), Mayor Pro Tem Tovo (4), Council Member Alter (5) and Council Member Pool (4). Council Member Garza was off the dais. Council Member Troxclair was absent.

**Section labeled “Support small, local businesses and the creative community”.**

Austin's local businesses and creative community are key contributors to Austin's local economy, vibrant neighborhoods and streets, and overall quality of life. Austin needs flexible and affordable spaces for small, local businesses, and for creative enterprises, including performance and retail spaces.

**A Code that works...**

- Prepares for walkable Imagine Austin centers and supports a small area planning process to ensure affordable, flexible spaces can be created.
- Encourages office, retail, and residential space along transportation corridors and Imagine Austin centers that support small local businesses and creative work to achieve live/work opportunities

- Provides tools to align developments along transportation corridors and Imagine Austin Centers with City Bond investments to create opportunities to live and work near transit and amenities as well as to leverage our public investment

The following discussion items were bookmarked for further discussion.

- Proposed new bullet point from Council Member Flannigan to read: “Allow more live/work uses in all residential areas.”

The following item(s) were either edited or included in the section.

- Revise the second and third bullet points to include “and Imagine Austin Centers”.

Council agreed by consensus to the section labeled “Support small, local businesses and the creative community” with the bookmarked and edited item listed above: Council Member Houston (5), Council Member Casar (4), Council Member Kitchen (5), Council Member Renteria (5), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (5), Council Member Alter (5) and Council Member Pool (4). Council Member Garza was off the dais. Council Member Troxclair was absent.

Section labeled “Reduce wildfire and flood risk, and manage runoff as a resource”.

Extreme weather events aren’t new to Austin. Central Texas is considered “Flash Flood Alley” and climate projections indicate increased extreme weather events. It’s important to prepare and protect the public and property from harm.

A Code that works...

- Includes strategies to address localized flooding by promoting collection and beneficial use of stormwater, “functional green” elements in commercial developments, and limiting flood mitigation exceptions in neighborhoods
- Enables the use of green stormwater infrastructure within the City Capital Improvement Projects as recommended by the Flood Mitigation Task Force
- Requires commercial redevelopment projects to reduce runoff to match that of an undeveloped tract in order to help address longstanding problems of localized flooding
- Emphasizes tree protection by consolidating and locating requirements more prominently
- Mitigates and reduces the risk of wildfire by integrating with the Wildfire Urban Interface Code and facilitates evacuations by planning for appropriate roadway connectivity

Council agreed by consensus to the section labeled “Reduce wildfire and flood risk, and manage runoff as a resource”: Council Member Houston (5), Council Member Casar (4), Council Member Kitchen (5), Council Member Renteria (5), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (5), Council Member Alter (5) and Council Member Pool (5). Council Member Garza was off the dais. Council Member Troxclair was absent.

Section labeled “Enable transportation choices, improve safety, and prepare for our mobility future”.

People need to travel safely, efficiently, and reliably. With limited space to expand roads, the Code needs to support more effective transit and other transportation options. The new Code should support and prepare our community for new technology and opportunities to transform Austin’s mobility future.

A Code that works...

- Reduces our environmental and carbon footprint by reducing Vehicle Miles Traveled (VMT), encouraging complete streets and street networks
- Supports street and traffic signal design, bus stops, and bike lanes that make driving, biking, and transit easier, safer, and faster

- Requires sidewalk design to support accessibility and walkability by providing trees for shade and building frontages that are scaled for comfort
- Enables urban trail connections and requires projects to connect to existing trails or construct new ones in coordination with the Urban Trails Master Plan
- Creates a safe pedestrian, bike, and transit environment in Mixed Use and Main Street zones by reducing the number of curb cuts
- Helps prepare our streets for electric, autonomous, and shared mobility choices including along transportation corridors and in transit oriented development, and enables convenient electric refueling options
- Encourages more housing and jobs along corridors and near activity centers to enable easy access to transit services

The following item was included in the section.

- Add a new bullet point to read “Reduces our environmental and carbon footprint by reducing Vehicle Miles Traveled (VMT), encouraging complete streets and street networks

Council agreed by consensus to the section labeled “Enable transportation choices, improve safety, and prepare for our mobility future” with the additional item listed above: Council Member Houston (5), Council Member Casar (5), Council Member Kitchen (4), Council Member Renteria (4), Council Member Flannigan (4), Mayor Adler (5), Mayor Pro Tem Tovo (4), Council Member Alter (5) and Council Member Pool (4). Council Member Garza was off the dais. Council Member Troxclair was absent.

Section labeled “Strengthen environmental protections, increase public open spaces, and conserve natural resources”.

Protecting our natural environment (air, water, soil, urban forest) improves the health and resilience of our community in the face of a changing climate, growing population, and limited natural resources. We must be prepared.

A Code that works...

- Carries forward our historic watershed and Hill Country protections, like the Save Our Springs and 2013 Watershed Protection Ordinances, including standards in the Barton Springs Zone of the Edwards Aquifer, and Hill Country Roadway Ordinance
- Incorporates the Integrated Green Infrastructure Plan as a resource to guide Code decisions and improve overall sustainability and good health
- Supports the Dark Skies initiative and reduces negative impact on neighboring properties by minimizing flood lighting on facades
- Provides “Functional Green” tools (green roofs and walls, stormwater collection and re-use, rain gardens) to help landscapes function as water quality filters and reduce burden on stormwater pipes and our drinking water lake supply
- Improves standards for calculating open space requirements for developments to promote greater variety of usable and desirable public spaces as well as expansion and connectivity of trail networks

The following discussion items were bookmarked for further discussion.

- Proposed revisions to the fifth bullet point to read: “Improves standards for calculating open space requirements for developments to promote a variety of useable and desirable public and private spaces as well as expansion and connectivity of trail networks.”

Council agreed by consensus to the section labeled “Strengthen environmental protections, increase public open spaces, and conserve natural resources” with the bookmarked item listed above: Council Member Houston (5), Council Member Casar (4), Council Member Kitchen (5),



Council Member Renteria (5), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (4), Council Member Alter (5) and Council Member Pool (5). Council Member Garza was off the dais. Council Member Troxclair was absent.

### **EXECUTIVE SESSION**

The City Council went into Executive Session, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation, and personnel matters as specifically listed on this agenda and to receive advice from Legal Counsel regarding any other item on this agenda.

Mayor Adler announced item 1 would be discussed during executive session. Mayor Adler recessed the Council Meeting to go into Executive Session at 12:37 p.m.

1. Discussion and possible action regarding a comprehensive revision to the Land Development Code, commonly referred to as 'CodeNext,' relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction, together with related actions and City Code amendments.

Executive Session ended and Mayor Adler reconvened the meeting at 2:20 p.m.

### **DISCUSSION ITEMS CONTINUED**

1. Discussion and possible action regarding a comprehensive revision to the Land Development Code, commonly referred to as 'CodeNext,' relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction, together with related actions and City Code amendments. (No public comment will be taken).

Council agreed that for each topic discussed, staff should explain how the existing code applies or addresses the topic; how the proposed code applies or addresses the topic; and recommendations from the various boards and commissions on the topic.

The following topics were discussed:

**Item II F 1:** "Should we focus new, denser, mixed-use development achieving our housing goals on transportation corridors and in activity centers, rather than in the core of existing single-family neighborhoods?"

Staff provided an update on what the existing code does to address this issue, how the proposed code addresses this issue, recommendations from boards and commissions and staff.

Direction to staff to provide additional information on the following:

- Criteria used to determine "urban core" (MS/MU).
- Map of locations of where the regional, town and neighborhood activity centers are located.
- How activity centers were mapped.
- The different types and how a corridor is defined.
- A list of which activity centers were prepared and which ones were not prepared for mapping.
- Information on how job centers were mapped.

The following discussion items were bookmarked for further discussion:

- What rules or criteria should be used to determine where MS/MU is applied?
- Where activity centers were identified by previous councils and are there other locations where activity centers should be located?
- Which corridors and activity centers or types of corridors/centers should be mapped for what uses and density?

- What tools and incentives should be used where?
- Lot size.
- How activity centers are treated?
- The issue of the relationship between property values, appraisals, land use and CodeNext.

Council agreed by consensus on support for the item, “Should we focus new, denser, mixed-use development achieving our housing goals on transportation corridors and in activity centers, rather than in the core of existing single-family neighborhoods?”: Council Member Casar (4), Council Member Kitchen (5), Council Member Flannigan (4), Mayor Adler (5), Mayor Pro Tem Tovo (5), Council Member Alter (5), Council Member Pool (5), and Council Member Houston (5). Council Members Garza and Renteria were off the dais. Council Member Troxclair was absent.

## **II. B Accessory Dwelling Units (ADU’s)**

Staff provided an update on where ADU’s are currently permitted in the existing code, where they would be permitted in the proposed code addresses this issue, recommendations from boards and commissions and staff.

### **II.B 1 “Should ADU’s be allowed in more areas across Austin?”**

Direction to staff to provide additional information on the following items.

- Information on where ADUs are not currently allowed.
- Information on how many lots were allowed an ADU under the current code vs how many ADUs were built.
- Information on the impact of deed restrictions on ADUs.
- Clarity on the term deed restrictions.

The following discussion items were bookmarked for further discussion.

- What about neighborhood plans and how they relate to ADUs.
- How do we ensure ADUs do not become Short Term Rentals (STRs)

Council agreed by consensus on support for the item, “Should ADU’s be allowed in more areas across Austin, yes, however the City does not have the legal authority to override valid deed restrictions” and the two bookmarked items listed above: Council Member Houston (5) Council Member Casar (4), Council Member Kitchen (5), Council Member Flannigan (3), Mayor Adler (5), Mayor Pro Tem Tovo (4), Council Member Alter (4) and Council Member Pool (4). Council Members Garza and Renteria were off the dais. Council Member Troxclair was absent.

### **II.B 2 “What should be the maximum allowable size of ADU’s?”**

Direction to staff to provide additional information on the following items.

- Information if the Commissions made any different recommendations on the three lot sizes.

The following discussion items were bookmarked for further discussion.

- Parking requirements and other incentives for ADUs
- How do we ensure the size of the ADU does not incentivize the demolition of an existing structure?

Council agreed by consensus on support for the item, “Should the size of ADU’s be contingent upon the three different lot sizes recommended in Draft 3 (3,500-4,999; 5,000-6,999; 7,000+): Council Member Houston (5) Council Member Casar (3), Council Member Kitchen (5), Council Member Renteria (4), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (3), Council Member Alter (4) and Council Member Pool (4). Council Member Garza was off the dais. Council Member Troxclair was absent.

The following discussion items were bookmarked for further discussion.

- Should the maximum size be based on lot size or the .15 Floor Area Ratio (FAR) slide.
- The interaction between our square footage of the ADUs and the McMansion provisions?

Council agreed by consensus on support for the item, “Should the maximum size of the ADU’s be within the following range based on the size lot (lot size 3,500-4,999 between 600-750 square feet; lot size 5,000-6,999 between 850-975 square feet and lot size 7,000 and above at 1,100 square feet): Council Member Houston (4) Council Member Casar (3), Council Member Kitchen (4), Council Member Renteria (5), Council Member Flannigan (4), Mayor Adler (5), Mayor Pro Tem Tovo (3), Council Member Alter (3) and Council Member Pool (3). Council Member Garza was off the dais. Council Member Troxclair was absent.

### II.B 3 ADU’s

Direction to staff to provide additional information on the following:

- To research Texas laws relating to cash-out financing on two units.

The following discussion items were bookmarked for further discussion:

- How and where we make ADUs more feasible
- Types of tools and methods to use when incentivizing ADUs
- On-site affordable housing vs. fee in-lieu of
- Impact of incentivizes and FAR limitations on impervious cover
- How to incentivize the preservation of the existing home
- Impact of ADUs on schools
- Number of ADUs that should be allowed on a lot
- Impact of ADUs on property valuation and property taxes

### II.B 3 “Should ADU’s be made more feasible in single family zones (Residential house-scale zones LA-R4)?

Council agreed by consensus on support for the item, “Should ADU’s be made more feasible in single family zones (Residential house-scale zones LA-R4)?”: Council Member Houston (4) Council Member Casar (4), Council Member Kitchen (5), Council Member Renteria (5), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (5), Council Member Alter (5) and Council Member Pool (2). Council Member Garza was off the dais. Council Member Troxclair was absent.

Mayor Adler adjourned the meeting at 5:30 p.m. without objection.

The minutes were approved on this the 28<sup>TH</sup> day of June 2018 on Council Member Flannigan’s motion, Council Member Casar’s second on a 10-0 vote. Council Member Houston was off the Dias.