



**AUSTIN CITY COUNCIL  
MINUTES**

**SPECIAL CALLED MEETING  
WEDNESDAY, JUNE 27, 2018**

The City Council of Austin, Texas convened in a Special Called meeting on Wednesday, June 27, 2018, City Hall, 301 W. Second Street, Austin, Texas.

Mayor Adler called the meeting to order at 9:20 a.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. (No public comment will be taken).

**Presentation on Transition Areas was made by John Mikki, Opticos and Peter Park, Peter Park Consulting.**

**Direction was given to staff to:**

- **Provide the heights the Planning Commission recommends for MU 5 A or MS 3 B under the affordable housing bonus program.**
- **For Transportation staff to define what document is used to define and classify roads.**
- **What is the definition of a Transportation Corridor and provide a list of corridors.**
- **What is the capacity number being worked off of?**
- **To provide information on what is being achieved where in Draft 3 with regard to the capacity number.**
- **What are the options and range of tools in Draft 3 for transition zones?**

Mayor Adler recessed the meeting at 12:12 p.m.

**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.

2. Discuss legal issues related to sign regulations proposed for adoption in CodeNEXT (Private consultation with legal counsel - Section 551.071 of the Government Code).  
Conducted

Mayor Adler reconvened the meeting at 2:06 p.m.

**DISCUSSION ITEM 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).

**Trigger - Council agreed by consensus on support to take "Zone District as the Land Use trigger but continue the discussion on the item to identify issues with this approach." Council Member Houston (4), Council Member Casar (5), Council Member Kitchen (3), Council Member Renteria (4), Council Member Flannigan (5), Mayor Adler (5), Mayor Pro Tem Tovo (off dais), Council Member Alter (3), Council Member Pool (3), Council Member Garza (4), Council Member Troxclair (absent).**

**Transition Type 1 Compatibility Standard -****1. What kind of building setbacks?****a. Deep Lot vs Shallow Lot**

**Council agreed by consensus to support staffs recommendation to 30 feet (rear) from the current 25 feet. Council Member Houston, Council Member Casar, Council Member Kitchen, Council Member Renteria, Council Member Flannigan, Mayor Adler, Mayor Pro Tem Tovo (off dais), Council Member Alter, Council Member Pool, Council Member Garza (off dais), Council Member Troxclair (absent).**

**Council did not reach consensus on "should setbacks be measured by the adjacent property?" Mayor Adler and Council Members Casar, Flannigan, Houston, Kitchen, Pool and Renteria were in agreement. Council Member Alter abstained. Mayor Pro Tem Tovo and Council Members Garza and Troxclair were off the dais. This item will be bookmarked for further discussion.**

**2. What kind of height setbacks?****a. Deep lot vs Shallow lot**

**This item was bookmarked with direction to staff to provide information to better understand the impact on what can be realized on the corridor, in the following;**

- 1. Planning Commission Recommendation**
- 2. Working group recommendation**
- 3. Draft 3 of CodeNEXT**

**Transition Type 2 Mapping of a Transition Zone**

- 1. How to provide the same/similar transition area as compatibility standards?**
- 2. Where and when to use transition zones?**

**This item was bookmarked with direction to staff to provide responses to the following;**

- What can we realize on the corridors with and without transition zones in relation to our goals?**
- What can we realize on the corridors, given the Planning Commission working group and Draft 3 in Transition Zones?**
- Which transition zones are above 30 feet?**
- Provide a process for rezoning into the future to address concerns raised on setting precedent for houses that are further away.**
- Austin Transportation Department provide the definition of Transportation Corridor and activity centers.**

- To provide information to understand the concept that if we build more, the prices will come down.
- Estimates on how much housing will be achieved under each scenario.
- Regarding the housing report card is that 2,000 for missing middle housing units a year or over the 10 year period.
- What tools are available to help stop gentrification?
- Provide information on cities where restricting housing stock created affordability if there is a solution that creates housing affordability.
- What other tools are in the plan that are going to help build activity centers and what more can be done in terms of CodeNEXT with respect to activity centers?
- Staff recommendations on implementation and testing of CodeNEXT.

**General Direction to staff:**

- Provide a list of Planning Commission votes that were not 9-4 votes.
- To work with Mayor and Council Offices to schedule additional CodeNEXT meeting dates.

**Mayor Adler adjourned the meeting at 5:10 p.m. without objection.**

**The minutes were approved on this the 9<sup>th</sup> day of August 2018 on Council Member Garza's motion, Council Member Alter's second on an 11-0 vote.**