



**City Planning Commission
Codes and Ordinances Committee
Agenda**

**Tuesday November 16, 2010, 6:00 P.M.
301 West 2nd Street, City Hall Conference Room 1029, Austin, Texas**

Codes and Ordinances Committee Members:

(Note: a quorum of the Planning Commission may be present at this meeting. At least 3 members of the committee are required for the committee to have a quorum)

Mandy Dealey, Chair
Danette Chimenti
Saundra Kirk
Dave Sullivan
Kathryne Tovo

A. Call to Order

1. Introduce members of the Committee and Staff
2. Inform audience of procedure
3. Citizen Communication on items not posted on the agenda.

B. Approval of Minutes

1. Approval of the minutes from the September 21, 2010 meeting.

C. Potential Code Amendments Proposed for Initiation

These potential amendments to the code are offered for discussion and possible recommendation for initiation. If initiated, staff will research the proposals and report back to the committee.

1. **Zoning on Non-contiguous Unzoned Properties** – Initiate a code amendment that would 1) allow the City Council or the Land Use Commission to initiate a single zoning cases for multiple non-contiguous properties if those have interim zoning or are unzoned, and 2) waive zoning application fees for one year from the time of annexation for properties where the interim zoning does not permit the existing use. (Staff Contact: Jackie Chuter Planning and Development Review, 974-2613)
2. **East Riverside Plan** – Initiate a code amendment to create the East Riverside Corridor Regulating Plan. (Staff Contact: Molly Scarborough, Planning and Development Review, 974-3515)
3. **Neighborhood Mixed Use and Historic Design** – Initiate a code amendment to address a possible conflict between the Neighborhood Mixed Use requirements and potential Local Historic District design standards. (Commissioner Dealey)

4. **Demolition Permits** – Initiate a code amendment to address the timing between getting a demo permit, having to demolish and actually beginning construction. (Commissioner Dealey)

D. Regular Agenda (Discussion and Possible Action on the following items)

1. **Commercial Landscaping** – Discussion and action on an ordinance amending sections 25-2-1001 and 25-2-1008 of the City Code amending requirements relating to Landscaping Irrigation for Site Plans. (Staff Contacts: Matt Hollon, Watershed Protection Department & Drema Gross, Austin Water Utility)
2. **UNO and Affordable Housing** - Discussion and action on an ordinance revising the calculation of the in-lieu fee for affordable housing in the University Neighborhood Overlay and initiate the necessary code amendments. This potential revision should include a provision to set the in-lieu fee by ordinance with an annual adjustment to reflect current market conditions in a manner and format similar to the in-lieu fees for affordable housing incentives in CBD, DMU, PUD, and NBG zoning districts. (Staff Contact: Meng Qi, Neighborhood Housing and Community Development 974-3155).
3. **C20-2010-013 Community Gardens** – Discussion and action on proposed amendments to support community gardens. (Staff Contact: D’Anne Williams, Parks and Recreation Department, 974-9456)
4. **Open Space** – Discussion and possible action on an amendment to Chapter 25 of the City Code concerning requirements for open space in private developments. (Staff Contact: George Zapalac, Planning and Development Review Department, 974-2725)
5. **C20-2010-019 NCCD’s and BOA** – Discussion and action on proposed amendments to the City of Austin Land Development Code, to designate the Board of Adjustment as the body to (1) hear and decide a request for a variance from a requirement of the NCCD and (2) consider an appeal of a decision of the building official regarding a site development regulation prescribed by the NCCD. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330)
6. **C20-2010-015 Group Residential** - Discussion and action on an amendment to create a zoning overlay district in which Group Residential would be a conditional use in (MF-4) multi-family zoning. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330)

E. Staff Updates and Briefings (Discussion and Possible Action on the following items)

1. **C20-2010-017 Short Term Residential Rental** (aka Vacation Rental by Owner) – Update on options related to short term residential rentals. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330).
2. **C20-20-2010-021 Alternative Trail Access** – Discussion and action on a proposed amendment to require alternative trail access for construction projects. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330)
3. Status update of other pending code amendments, and on the code amendment process.

F. Other Business

1. Other new business
2. Potential items for December 21, 2010 Committee meeting.

Adjourn

For Additional Information:

For more information about this agenda, please contact Robert Heil, City, Planning and Development Review Department at 974-2330 or Robert.Heil@ci.austin.tx.us .

The agenda and other support materials for the Planning Commission, and its committees, including the Codes and Ordinances Committee, and contact information for Planning Commission members is available at:

http://www.ci.austin.tx.us/cityclerk/boards_commissions/boards/bid40.htm

Information on proposed code amendments is available at:

<http://www.cityofaustin.org/development/codeamend.htm>

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Agenda posted November 10, 2010.