



**PLANNING COMMISSION
 CODES AND ORDINANCES COMMITTEE
 DRAFT MINUTES**

**REGULAR COMMITTEE MEETING
 December 7, 2010**

These are draft minutes and will be considered for approval at the January 18, 2011 meeting.

The Planning Commission Codes and Ordinances Committee convened in a regular meeting on Tuesday December 7, 2010, 6:00 P.M. at 301 West 2nd Street, City Hall Conference Room 1029, Austin, Texas.

Chair Mandy Dealey called the Committee Meeting to order at 6:00 P.M.

Board Members in Attendance:

- Mandy Dealey – Chair
- Danette Chimenti
- Sandra Kirk
- Dave Sullivan
- Kathyne Tovo

A. CALL TO ORDER

No citizens spoke on items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes for September 21, 2010.

The motion to approve the minutes for September 21, 2010, was approved on Commissioner Sullivan’s motion and Commissioner Kirk second of the motion, on a vote of 5-0.

2. Approval of minutes for November 16, 2010.

The motion to approve the minutes for November 16, 2010, was approved on Commissioner Sullivan’s motion and Commissioner Kirk second of the motion, on a vote of 5-0.

C. Potential Code Amendments Proposed for Initiation

1. **Suburban Watersheds** – Initiate a code amendment, at the request of the Environmental Board, regarding suburban and eastern watershed regulations. (Staff Contacts: Matt Hollon, Watershed Protection Department, 974-2212)

The motion to forward this potential code amendment to the full Planning Commission with a recommendation for initiation was approved on Commissioner Chimenti’s motion and Commissioner Kirk’s second of the motion, on a vote of 5-0. The item will appear on the Planning Commission agenda on December 14, 2010, under New Business.

- 2. **Animal Regulations** – Initiate a code amendment regarding the keeping of animals on large residential lots. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330)

The motion to forward this potential code amendment to the full Planning Commission with a recommendation for initiation was approved on Commissioner Kirk’s motion and Commissioner Tovo’s second of the motion, on a vote of 5-0. Additionally staff was asked to include consideration of wild, domestic and rescued animals in the drafting of this amendment. The item will appear on the Planning Commission agenda on December 14, 2010, under New Business.

- 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)

The motion to forward this potential code amendment to the full Planning Commission with a recommendation for initiation was approved on Commissioner Chimenti’s motion and Commissioner Kirk’s second of the motion, on a vote of 5-0. The item will appear on the Planning Commission agenda on December 14, 2010, under New Business.

- 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)

The motion to forward this potential code amendment to the full Planning Commission with a recommendation for initiation was approved on Commissioner Chimenti’s motion and Commissioner Kirk’s second of the motion on a vote of 5-0. The item will appear on the Planning Commission agenda on December 14, 2010, under New Business.

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

- 1. **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).

A recommendation on this item was postponed until after the item has been reviewed by the Community Development Commission. The item will be brought back to the Committee in the Spring of 2011, tentatively at the April meeting.

2. **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)

The motion to direct staff to continue work on this item and bring it back to the Committee in March was approved on Commissioner Sullivan’s motion and Commissioner Dealey’s second of the motion, on a vote of 5-0. The item will appear on the committee’s March agenda.

3. **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)

The motion to direct staff to prepare an ordinance creating a zoning district overlay was approved on Commissioner Chimenti’s motion, Commissioner Kirk’s second the motion on a vote of 5-0. The item will be on the Committee’s February agenda.

E. Staff Updates and Briefings

No actions were taken.

F. Other Business

No actions were taken.

Chair Mandy Dealey adjourned the Committee Meeting to order at 8:09 P.M.