



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

**Tuesday January 17, 2012, 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 four members of the committee are required for the committee to have a quorum)

Mandy Dealey, Chair
Danette Chimenti
Alfonso Hernandez

Saundra Kirk
Dave Sullivan
Jean Stevens

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 November 15, 2011 meeting.

C. Potential Code Amendments Proposed for Initiation and Other Presentations

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. **Mixed Use and Compatibility** - Discussion and possible action on an ordinance related to Mixed Use overlay districts and compatibility standards. (Commissioner Dealey)
2. **McMansion** - Discussion and possible action on an ordinance to amend the McMansion regulations as they relate to attics and floor area calculations.. (Commissioner Dealey)
3. **Cocktail Lounges in Rainey Street** - Discussion and possible action on an ordinance to make Cocktail Lounge a conditional use in the Rainey Street District. (Commissioner Sullivan)
4. **Heritage Tree Ordinance** - Discussion and possible action on an ordinance to amend the Heritage Tree Ordinance (Commissioner Sullivan)
5. **North Burnet Gateway (Two Story Minimum)** – Discussion and possible action on an ordinance to provide clarification to the definition of "two-story" and provide flexibility in the code to accommodate projects which may not be able to meet a full two-story requirement, i.e. civic uses, projects in which the site constraints will not allow for a two-story minimum, or projects where there is a community benefit to providing a one-story

rather than a two-story building. (Staff Contact: Christine Freundl, Planning and Development Review Department, 974-2868, Christine.Freundl@AustinTexas.gov).

6. **North Burnet Gateway (Sign Regulations)** – Discussion and possible action on an ordinance to amend provisions of the North Burnet Gateway District sign regulations. NBG currently references the UNO sign regulations that are applied based on specific roadways i.e. Rio Grande and Guadalupe. These roadway names are not consistent with the roadways within the North Burnet/Gateway. (Staff Contact: Christine Freundl, Planning and Development Review Department, 974-2868, Christine.Freundl@AustinTexas.gov).
7. **North Burnet Gateway (Subdistrict Map)** – Discussion and possible action on an ordinance to clarify the boundaries of the North Burnet Gateway subdistricts. The Ordinance No. 20090312-35 establishing the North Burnet/Gateway (NBG) Zoning District and adopting the Regulating Plan does not include the North Burnet/Gateway Subdistrict Map as an exhibit. Because the Subdistrict Map is not included as an exhibit in the ordinance, updating the Subdistrict Map within the Regulating Plan when a zoning change takes place requires a code amendment to the Regulating Plan document. Amend ordinance NO. 20090312-035 to provide a mechanism that allows the Subdistrict Map to be updated within the Regulating Plan when a zoning change takes place without requiring a code amendment (Staff Contact: Christine Freundl, Planning and Development Review Department, 974-2868, Christine.Freundl@AustinTexas.gov).
8. **North Burnet Gateway (Water Quality Control)** – Discussion and possible action on an ordinance to amend Section 4.11.3 (A) of the North Burnet/ Gateway Regulating Plan related to Water Quality Control in the Urban Watershed. Currently, Section 4.11.3 (A) of the NBG Regulating Plan references Section 25-8-92 (C) of the Land Development Code. Section 25-8-92 (C) refers to Critical Water Quality Zones at the shorelines of Lake Travis, Lake Austin, and Town Lake. Section 25-8-92 (E) of the Land Development Code refers to Water Quality Control in the Urban Watershed. (Staff Contact: Christine Freundl, Planning and Development Review Department, 974-2868, Christine.Freundl@AustinTexas.gov).
9. **Neighborhood Plan Process** – Discussion and possible action on an ordinance to amend Chapter 25-1 Article 16 (Neighborhood Plan Amendments) of the City Code. (Staff Contact: Kathleen Fox, Planning and Development Review Department, 974-7877, kathleen.fox@austintexas.gov).

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

1. **C20-2011-0038 University Neighborhood Overlay Affordability**– Discussion and possible action on an ordinance to amend certain provisions of to the City Code relating affordability requirements of the University Neighborhood Overlay (UNO). (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330, Robert.Heil@AustinTexas.gov).
2. **C20-2011-0039 University Neighborhood Overlay Land Uses** – Discussion and possible action on an ordinance to amend certain provisions the City Code relating to provisions of the University Neighborhood Overlay (UNO) concerning, permitted uses,

development standards and requirements for compliance. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330, Robert.Heil@AustinTexas.gov).

3. **C20-2011-0036 Land Use Determination** – Discussion and possible action on an ordinance amending City Code Chapters 25-1 (General Requirements and Procedures) and 25-2 (Zoning) to: (A) establish appropriate requirements for the issuance, notification, and appeal of zoning use determinations; and (B) require that use determinations be made either concurrent with issuance of a development approval or as part of a pre-permitting review process that provides for public notice. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330, Robert.Heil@AustinTexas.gov).
4. **C20-2011-0036 Pay Day Loans** - Discussion and possible action on an ordinance amending the City Land Development Code to regulate the location and use of buildings and land for alternative financial services businesses. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330, Robert.Heil@AustinTexas.gov).
5. **C20-2010-017 Short Term Residential Rental** – Discussion and possible action concerning requirements short term rental of residential properties. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330).

E. Other Business

1. Status update of other pending code amendments.
2. Potential items for February 21, 2012 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@AustinTexas.gov

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.ci.austin.tx.us/planning/codeamend.htm>

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Posted January 13, 2012