



**PLANNING COMMISSION  
CODES AND ORDINANCES SUBCOMMITTEE MINUTES**

**REGULAR MEETING  
Tuesday, July 16, 2013**

**The Planning Commission Codes and Ordinances Subcommittee convened in a regular meeting on Tuesday, July 16, 2013, at 301 W. 2<sup>nd</sup> Street, City Hall, Room #1027, in Austin, Texas.**

Commissioner Chimenti called the meeting to order at 6:05 p.m.

**Subcommittee Members in Attendance:**

Danette Chimenti - Chair  
Myron Smith  
Dave Anderson

James Nortey  
Stephen Oliver  
Jeff Jack – Ex-Officio

**City Staff in Attendance:**

Greg Dutton, Planning and Development Review  
Carol Gibbs, Planning and Development Review  
Matt Hollon, Watershed Protection  
Pamela Abee-Taulli, Watershed Protection  
Jean Drew, Watershed Protection  
Erin Wood, Watershed Protection  
Heather Frambach, Parks and Recreation  
Kate Vickery, Parks and Recreation  
Katherine Nicely, Sustainable Food Policy Board  
Paula McDermott, Sustainable Food Policy Board  
Cliff Kaplan, Watershed Protection

**Others in Attendance:**

Annie Armbrust, RECA  
Ron Thrower

**1. CITIZEN COMMUNICATION: GENERAL**

- a. None.

**2. APPROVAL OF MINUTES**

- a. A motion was made to approve the June 18, 2013 minutes by Commissioner Anderson, seconded by Commissioner Smith. Vote: 5-0.

**3. POTENTIAL CODE AMENDMENTS: Proposed for Discussion and/or Initiation**

*Potential amendments to the code are offered for discussion and/or possible recommendation for initiation. If initiated, Staff will research the proposal and report back to the subcommittee.*

- a. None

#### 4. **REGULAR AGENDA: Previously Initiated**

*Previously initiated amendments to the code are offered for discussion and possible recommendation to the full Planning Commission.*

- a. **BRIEFING: Urban Farms** – Consider language to amend Chapter 25 of the City of Austin Land Development code to clarify, update, and revise regulations related to urban farms, livestock, size of farm, employees and dwelling. City Staff: TBD (Discussion)

Heather Frambach with PARD gave a presentation on proposed amendments to City Code related to Urban Farms, drafted by the Urban Farm working group. Proposed changes include amending requirements for lot size, employees, animal production, and events. Questions covered the following topics, with Commissioners requesting more information on the following at a future meeting: temporary use permits; further definition of educational events; what will be allowed by right under the definition of Urban Farm; data on water consumption as related to urban farms, and possible rain-capturing recommendations; potential costs for staffing and otherwise associated with proposed code change; water use for aquaponics.

Ms. Frambach explained that the working group would continue to work on the draft recommendations, taking into account extensive public input and staff recommendations, and would return to the Codes and Ordinances Subcommittee for action in the future.

No action was taken.

- b. **Watershed Protection Amendments** – Consider an ordinance amending Chapter 25 to improve creek and floodplain protection; prevent unsustainable public expense on drainage systems; simplify development regulations where possible; and minimize the impact on the ability to develop land. City Staff: Matt Hollon, Watershed Protection Department, 974-2212, [Matt.Hollon@austintexas.gov](mailto:Matt.Hollon@austintexas.gov) (Discussion and/or Possible Action)

Matt Hollon started by recapping his presentation from the June subcommittee meeting and going over a list of watershed-related ordinances previously adopted by the City. Mr. Hollon explained that the present set of code amendments was an attempt to balance development in the urban core, where density is anticipated to increase, and preserving the Drinking Water Protection Zone (DWPZ).

Discussion centered on eligibility criteria for the development exception and how to balance potential benefits against preservation of impervious cover that would not meet today's code.

A motion was made to recommend to full Planning Commission by Commissioner Anderson, seconded by Commissioner Oliver. Vote: 5-0.

- c. **LO Off-Site Accessory Parking** – Consider an ordinance amending Chapter 25 to make off-site accessory parking a conditional or permitted use in the Limited Office (LO) zoning district. City Staff: Greg Dutton, Planning and Development Review Department, 974-3509, [Greg.Dutton@austintexas.gov](mailto:Greg.Dutton@austintexas.gov) (Discussion and/or Possible Action)

Greg Dutton explained a proposed code change, initiated by Council Resolution, that would allow off-site accessory parking in the LO zoning district, where it is currently prohibited. Mr. Dutton indicated that staff was concerned that simply permitting the use in LO may not be appropriate for neighborhoods where LO-zoned lots are adjacent to SF-zoned lots, and that making the use conditional might be more appropriate. Commissioners asked that more data be provided to show how many and where LO-zoned lots are throughout the city, and their proximity to SF-zoned property.

A motion was made to postpone to a future subcommittee meeting by Commissioner Oliver, seconded by Commissioner Anderson. Vote: 5-0.

## 5. OTHER BUSINESS

- a. Policy Issues and Priorities Standing Item: Affordability** – Discuss issues around affordability in the City of Austin (Sponsor: Commissioner Anderson; Co-Sponsor: Commissioner Oliver) (Discussion and/or Possible Action)

Darin Smith went over a presentation on Austin’s housing stock, affordability, and construction trends over the last ten years. Highlights:

- Supply is not adequate to meet demand
- The market is not currently meeting the demand of lower income levels, since demand for higher-end units has not yet been met
- Austin doesn’t have a lot of tools in the toolkit for how to deal with affordable housing (exclusionary zoning, for example, is prohibited by state law)
- Lending is more difficult for lower cost/lower return projects

No action was taken.

- b. Update on potential upcoming and current code amendments, and the amendment process** - City Staff: Greg Dutton, Planning and Development Review Department, 974-3509, [Greg.Dutton@austintexas.gov](mailto:Greg.Dutton@austintexas.gov) (Discussion and/or Possible Action)

Greg Dutton gave a brief update on ongoing code amendments.

No action was taken.

## 6. FUTURE AGENDA ITEMS

*Future agenda items will NOT be discussed at the current meeting, but will be offered for initiation, discussion, and/or possible recommendation to the full Planning Commission at a FUTURE meeting.*

## ADJOURNMENT

Commissioner Chimenti adjourned the meeting without objection at 8:37 p.m.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations

are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Greg Dutton at Planning and Development Review Department, at 512-974-3509, for additional information; TTY users route through Relay Texas at 711.

For more information on the Planning Commission Codes and Ordinances Subcommittee, please contact Greg Dutton at (512) 974-3509 or at [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov)