



**PLANNING COMMISSION  
CODES AND ORDINANCES SUBCOMMITTEE MINUTES**

**REGULAR MEETING  
Tuesday, November 19, 2013**

**The Planning Commission Codes and Ordinances Subcommittee convened in a regular meeting on Tuesday, November 19, 2013, at 301 W. 2<sup>nd</sup> Street, City Hall, Room #1027, in Austin, Texas.**

Commissioner Anderson called the meeting to order at 6:02 p.m.

**Subcommittee Members in Attendance:**

Stephen Oliver  
Myron Smith  
Jean Stevens

Jeff Jack – Ex-Officio  
James Nortey  
Dave Anderson

**City Staff in Attendance:**

Greg Dutton, Planning and Development Review  
Carol Gibbs, Planning and Development Review  
John McDonald, Planning and Development Review  
Erica Leak, Planning and Development Review  
Jim Robertson, Planning and Development Review  
Jessi Koch, Neighborhood Housing and Community Development

**Others in Attendance:**

Stuart Hersh  
Leah Bojo, CM Riley  
Jon Kutner  
Robert Kleeman, Sneed Vine  
Mike Habert  
Mike Mulden

Andrei Lubomudrov, ABOR  
Blake Tollett, WANG  
Charles Cloutman, Meals on Wheels  
Mike McHone  
Rachel Fisher, Austin Apt Assc

**1. CITIZEN COMMUNICATION: GENERAL**

- a. None

**2. APPROVAL OF MINUTES**

- a. A motion was made to approve the October 15, 2013 minutes by Commissioner Stevens, 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. **STAFF BRIEFING:** Briefing on process to codify the of remainder of the community benefits of the Downtown Density Bonus Program, make the Rainey Street Subdistrict eligible to participate in the Downtown Density Bonus Program, and to create an affordability period and mechanism for an affordable housing land trust for affordable housing units in the Rainey Street Subdistrict. City Staff: Erica Leak, Planning and Development Review Department, 974-2856, [Eric.Leak@austintexas.gov](mailto:Eric.Leak@austintexas.gov) (Discussion and/or Possible Action)

Erica Leak gave an outline of several code amendments that are currently in-process, all of which are related to the Downtown Density Bonus Program (DDBP) and Rainey St; these amendments will all be treated as a package. In summary the three amendments are: a codification of the full set of DDBP community benefits; a code change that allows the Rainey subdistrict of the waterfront overlay to participate in the DDBP, and a changed affordability period for the Rainey subdistrict. These amendments will be back in January for the subcommittee to take action.

No action was taken.

- b. **Accessible Ramps** – Consider an ordinance amending Title 25 of the City Code to allow placement of accessible ramps in required yard setbacks. City Staff: John McDonald, Planning and Development Review Department, 974-2728, [John.McDonald@austintexas.gov](mailto:John.McDonald@austintexas.gov) (Discussion and/or Possible Action)

John McDonald went over a proposal to allow for accessible ramps to be built in required yard setbacks. Commissioners recommended that a visual be included with future backup. Commissioners Oliver and Jack volunteered to work on new/additional language for the draft amendment.

A motion was made to forward the item without a recommendation to the full Planning Commission, with direction to staff to continue working on the draft language, by Commissioner Smith, seconded by Commissioner Stevens. Vote: 5-0.

#### 5. **OTHER BUSINESS**

- a. **Stealth Dorms** – Discuss ongoing working group activity and findings related to stealth dorms. Commissioner Stevens. (Discussion and/or Possible Action)

Commissioner Stevens went over the work that had been done to date by the stealth dorm working group. The general topics the working group has covered so far: education; zoning, uses, and permits; city enforcement; and civil offense. Commissioner Stevens mentioned that the working group would be continuing to meet, possibly with a wider variety of stakeholders and topics, and tentatively set to present recommendations to Council in the spring.

No action was taken.

- b. 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)

Affordable housing was very briefly discussed; Commissioner Jack noted that a new housing market study was underway.

No action was taken.

- c. 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, noting that items from Council continue to initiated code changes, despite the Code Next rewrite being underway. Commissioners suggested asking Opticos (lead consultant) how code amendments in other cities have been handled in conjunction with a code rewrite.

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 8:07 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)