



**PLANNING COMMISSION
CODES AND ORDINANCES SUBCOMMITTEE MINUTES**

**REGULAR MEETING
Tuesday, March 18, 2014**

The Planning Commission Codes and Ordinances Subcommittee convened in a regular meeting on Tuesday, March 18, 2014, at 301 W. 2nd Street, City Hall, Room #1027, in Austin, Texas.

Commissioner Anderson called the meeting to order at 6:00 p.m.

Subcommittee Members in Attendance:

Dave Anderson
Jean Stevens
Jeff Jack – Ex-Officio

James Nortey
Myron Smith
Stephen Oliver

City Staff in Attendance:

Greg Dutton, Planning and Development Review
Jerry Rusthoven, Planning and Development Review
Carol Gibbs, Planning and Development Review
Chris Herrington, Watershed Protection Department
Joe Almazan, Planning and Development Review
Chuck Lesniak, Watershed Protection Department

Kristi Stillwell
Charles Cloutman
Michael Bent

Others in Attendance:

Stuart Hersh
Carol Lee, LATF
Frank Harren
Blake Tollett, WANG

1. CITIZEN COMMUNICATION: GENERAL

- a. Stuart Hersh requested that a discussion of amnesty certificates of occupancy be put on a future agenda. This item has already been sponsored by Commissioners Oliver and Stevens and will appear on next month's agenda.

2. APPROVAL OF MINUTES

- a. A motion was made to approve the February 18, 2014 minutes by Commissioner Oliver, 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 BREIFING: Expedited Permits and Building and Standards Commission –** Update on staff work on Council Resolution 20131003-100. City Staff: TBD. (Discussion and/or Possible Action)

Greg Dutton explained that the Code Compliance department is currently working on an item related to Council Resolution 20131003-100, to address expedited permits for buildings with life safety issues, and to examine the expansion of the Building and Standards Commission. This is a separate item from the amnesty certificates of occupancy item, above.

No action was taken.

- b. STAFF BREIFING: Mobile Retail –** Update on amendment to Title 25 of the City Code to allow mobile retail sales. City Staff: Greg Dutton, Planning and Development Review Department, 974-3509, Greg.Dutton@austintexas.gov (Discussion and/or Possible Action)

Greg Dutton went over a proposed code amendment to allow mobile retail vending in the City of Austin, which is currently not permitted. The proposed language is based on the existing mobile food vending ordinance, and would include many of the same provisions, such as limitations on what can be sold from the mobile retail unit, zoning requirements, and compatibility requirements with surrounding and adjacent uses.

No action was taken.

- c. Parking Meters –** Consider an ordinance to amend Title 25 of the City Code to allow metered parking spaces to be counted towards the minimum off-street parking required for non-residential uses. City Staff: Joe Almazan, Planning and Development Review Department, 974-2674, Joe.Almazan@austintexas.gov (Discussion and/or Possible Action)

Joe Almazan explained a proposed code amendment that would allow businesses to count on-street metered parking toward their minimum parking requirement. Commissioners expressed concern that many businesses on close proximity could use the same meters to meet their parking minimums, resulting in an overall shortage of parking. Commissioners also asked that parking benefit districts and RPP be considered in conjunction with the proposed amendment, to mitigate the impact on residential areas adjacent to commercial corridors.

A motion was made to recommend the item to the full Planning Commission for approval, by Commissioner Nortey, seconded by Commissioner Oliver, with the following recommendations, to be conducted before the item goes to full Planning Commission:

- Look at existing off-street requirements for businesses, and compare to on-street substitutions to see if there is a parking deficit.
- Examine different areas where residential is adjacent to commercial corridors (ie South Congress, Burnet, 6th/Chicon) to assess impacts of the proposed change.

Vote: 5-0.

- d. Lake Austin Amendments** – Consider ordinances to Title 25 of the City Code to amend regulations for docks, marinas, bulkheads, shore fill, and development along Lake Austin, and creating an overlay. City Staff: Chris Herrington, Watershed Protection Department, 974-2840, Chris.Herrington@austintexas.gov; Greg Dutton, Planning and Development Review Department, 974-3509, Greg.Dutton@austintexas.gov (Discussion and/or Possible Action)

Chris Herrington went through a presentation on changes to shoreline and dock regulations, as well as an overlay which would apply many of the LA base district regulations to certain property close to Lake Austin. Mr. Herrington further explained that although the water in Lake Austin is very clean, it has seen a decline in quality, with most pollutant loads coming from upstream. Proposed changes include changing the way docks can be rebuilt, and whether certain structural components can be rebuilt under site-plans or site-plan exemptions. The requirements for off-site sewage facilities has also been moved to a more relevant section of the code.

A motion was made to recommend the item to the full Planning Commission for approval, by Commissioner Anderson, seconded by Commissioner Stevens. Vote: 4-0.

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)

Item postponed without objection to the April subcommittee meeting.

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 (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 Anderson adjourned the meeting without objection at 8:20 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

