



COUNCIL COMMITTEE REPORT

Planning and Neighborhoods Committee

Date: June 15, 2015

Agenda Item #3

Agenda Item: Consider and develop recommendations related to an ordinance amending City Code Title 25 changing regulations for secondary dwellings (also known as Accessory Dwelling Units).

Vote: Approved unanimously 4-0

Sponsors/Department:

Gregory I. Guernsey, Director, Planning and Zoning Department
Ming-ru Chu, Planning and Zoning Department

Summary of Discussion

Public Comments

Public comments closed

Direction

Council Member Casar recommended moving forward in the way the Mobility Committee handled the taxi franchise issue, which is to move forward on first reading this month at Full Council, but keep this issue on the agenda for the next two Planning and Neighborhoods Committee meetings before potential second and third readings to define issues and recommend potential modifications. At the August Planning and Neighborhoods meeting take on issues of redesign and reapproved additional dwelling unit designs as they have in some other cities, possibility of revolving loan guarantees that could help lower income Austinites bills, added supplemental income especially in the areas where land prices have gone up quite a bit. Also, in August discussing policies to help prevent the tear downs of older homes with ADUs. For the September PNC meeting discuss the Short Term Rental issue about which STRs to prohibit or not prohibit ADUs, the parking and driveway requirements, how those relate to impervious cover and the lot size and unit size.

Mayor Pro Tem Tovo offered a slightly different approach in the procedural plan. The addressing of lot size and parking is extremely controversial among the community and this should be done in the context of the Land Development Code rewrite or we should offer neighborhoods an opportunity to opt in or opt out of those tools as we do with other infill tools. The Planning Commission's recommendations are reasonable and support those moving forward.

Mayor Pro Tem Tovo also proposed making a change to the STR recommendation, and asks staff to help Council craft some language that will address the Type 1 and 2 situations of taking advantage of decreased restriction of ADUs being used as STRs 100% of the time.

Council Member Gallo motion to recommend the Planning Commission's recommendations be passed on first reading, but subject to change as we go through the second and third readings, with an understanding that all of the components will be discussed at one of those two meetings and that

there are potential changes to the first reading language for the second reading and also the final reading. Seconded by Council Member Renteria.

Recommendation:

The Committee unanimously approved the motion that:

Recommend to Council to move on first reading at the Planning and Neighborhoods Committee will discuss more in depth what is required of staff regarding questions or presentations at the August and September meetings;
Neighborhood opt in/opt out process and the affordability requirement; and
Funding set-ups for possible interest-free loans or low-interest loans for those that cannot afford to build a secondary unit.