



**PLANNING COMMISSION  
CODES AND ORDINANCES SUBCOMMITTEE MINUTES**

**REGULAR MEETING  
Tuesday, August 18, 2015**

**The Planning Commission Codes and Ordinances Subcommittee convened in a regular meeting on Tuesday, August 18, 2015, at 301 W. 2<sup>nd</sup> Street, City Hall, Room #1027, in Austin, Texas.**

Greg Dutton called the meeting to order at 6:09 p.m.

**Subcommittee Members in Attendance:**

Fayez Kazi

Jean Stevens

Patricia Seeger

James Schissler

Nuria Zaragoza

**City Staff in Attendance:**

Greg Dutton, Planning and Zoning

Donna Galati, Development Services

Woody Raine, Austin Resource Recovery

Gena McKinley, Austin Resource Recovery

Chris Hutchins, CM Houston

**Others in Attendance:**

Joe Almazan

Scooter Cheatham

Mary Ingle

Don Leighton-Burwell

Girard Kinney

**1. CITIZEN COMMUNICATION: GENERAL**

- a. Girard Kinney brought an item related to porch encroachment, asking that the subcommittee consider for a future meeting an item to allow street side yard porch encroachment of up to five feet, as is currently allowed for front porches city-wide.

No action was taken.

**2. APPROVAL OF MINUTES**

- a. Approval of the March 17, 2015 minutes.
- b. Approval of the May 19, 2015 minutes.

A motion was made to approve the minutes by Commissioner Stevens, seconded by Commissioner Seeger. Vote: 5-0 (Commissioner White absent).

**3. NEW BUSINESS**

- a. **Elect a Codes and Ordinances Subcommittee chair** (Discussion and/or Possible Action).

A motion was made to elect Commissioner Kazi chair of the subcommittee, by Commissioner Schissler. No second given. Motion failed. (Commissioner White absent).

A motion was made to elect Commissioner Zaragoza chair of the subcommittee, by Commissioner Stevens, seconded by Commissioner Seeger. Vote: 4-1 (Commissioner Schissler voting nay; Commissioner White absent).

- b. STAFF BRIEFING – Code amendment process overview.** City Staff: Greg Dutton, Planning and Zoning Department, 974-3509, [Greg.Dutton@austintexas.gov](mailto:Greg.Dutton@austintexas.gov); (Discussion and/or Possible Action).

Greg Dutton gave an overview of the code amendment process and the role of the subcommittee in that process.

No action was taken.

**4. 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. Educational Facility Development Standards -** Discuss and consider an amendment to Title 25 of the City Code regarding regulations for development of educational facilities. (Sponsor: Commissioner Stevens; Co-Sponsor: Commissioner Zaragoza); (Discussion and/or Possible Action).

Scooter Cheetam explained that under the current code that charter schools, which are treated as a public school, do not have to follow the site development standards of LDC Title 25. Other school districts, such as AISD, have separate inter-local agreements that stipulate site development regulations to be followed. Mr. Cheetam suggested creating a “level playing field” by the possible creation of a new zoning district for all schools with similar development standards for all types of schools.

Donna Galati explained that staff was aware of the issue and was open to looking at different avenues for how to address the issue.

Recommended to the full Planning Commission for initiation by Commissioner Stevens, seconded by Commissioner Seeger. Vote: 4-0 (Commissioner Kazi recused; Commissioner White absent).

- b. Garage Facades –** Discuss and consider an amendment to Title 25 of the City Code related to neighborhood plan design tool garage placement standards. City Staff: Greg Dutton, Planning and Zoning Department, 974-3509, [Greg.Dutton@austintexas.gov](mailto:Greg.Dutton@austintexas.gov); (Discussion and/or Possible Action).

Greg Dutton went over a proposed amendment that would clarify that the garage door façade design tool (adopted via the neighborhood planning process) is meant to limit the garage width to ½ the width of the adjacent house. Under the current code it’s possible to the garage width

limitation as ½ of the total building façade (house + garage), which was not the intent of the tool, or how the tool described to neighborhoods through the neighborhood planning process.

Recommended to the full Planning Commission for initiation by Commissioner Stevens, seconded by Commissioner Kazi. Vote: 5-0 (Commissioner White absent).

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

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

- a. Construction and Demolition Material Diversion** – Consider an amendment to Title 25 of the City Code to require recycling of construction materials from construction and demolition sites. City Staff: Woody Raine, Austin Resource Recovery Department, 974-3460, [Woody.Raine@austintexas.gov](mailto:Woody.Raine@austintexas.gov); (Discussion and/or Possible Action).

Woody Raine presented a set of amendments to Title 15 and Title 25 that will require increasing levels of materials diversion during demolition and construction for certain projects. The proposed changes would begin in 2016 and increase diversion rates in 2020 and again in 2030. Projects over 5000 square feet would be required to comply starting in 2016, and projects over 1000 square feet would be included starting in 2020.

A motion was made to recommend the item to full Planning Commission by Commissioner Kazi, seconded by Commissioner Schissler, with an amendment to change project area to floor area. Vote: 5-0 (Commissioner White absent).

## 6. **OTHER BUSINESS**

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

A motion was made to table the item by Commissioner Schissler, seconded by Commissioner Stevens. Vote: 5-0 (Commissioner White absent).

- 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 went over a list of recent and current amendments. No action was taken.

## 7. **FUTURE AGENDA ITEMS**

*Discussion of potential items for future agendas. These 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 subsequent meeting.*

Commissioners asked that an item be placed on a future agenda regarding sidewalk fee-in-lieu (sponsor Commissioner Zaragoza, co-sponsor Commissioner Stevens).

Commissioners asked that an item be placed on a future agenda regarding street side yard porch encroachment (sponsor Commissioner Zaragoza, co-sponsor Commissioner Kazi).

## **ADJOURNMENT**

Commissioner Zaragoza adjourned the meeting without objection at 8:00 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)

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