



**PLANNING COMMISSION
CODES AND ORDINANCES SUBCOMMITTEE MINUTES**

**REGULAR MEETING
Tuesday, January 19, 2016**

The Planning Commission Codes and Ordinances Subcommittee convened in a regular meeting on Tuesday, January 19, 2015, at 505 Barton Spring Road, One Texas Center, Room #500, in Austin, Texas.

Commissioner Zaragoza called the meeting to order at 6:01 p.m.

Subcommittee Members in Attendance:

Fayez Kazi
Patricia Seeger

Nuria Zaragoza
James Schissler

City Staff in Attendance:

Greg Dutton, Planning and Zoning
Carol Gibbs, Planning and Zoning
Moses Rodriguez, Code Department
Liz Johnston, Watershed Protection

Others in Attendance:

Tracy Witte
David King

Lee Sherman

1. CITIZEN COMMUNICATION: GENERAL

- a. Lee Sherman explained a concern with the 11th and 12th St. URP, regarding height limits and compatibility setbacks, and asked the Commissioners to help make amendments to the URP.

No action was taken.

2. APPROVAL OF MINUTES

- a. Approval of the November 17, 2015 minutes.

Postponed without objection to the February subcommittee meeting.

3. NEW BUSINESS

- a. None.

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. **Lake Austin Code Clean-Up** - Discuss and consider initiation of amendments to Title 25 of the City Code to clarify portions of the code related to Lake Austin development and remove conflicts and unintended consequences resulting from the 2014 Lake Austin code amendments. City Staff: Liz Johnston, Watershed Protection Department, 974-2619, Liz.Johnston@austintexas.gov; (Discussion and/or Possible Action).

Liz Johnston explained a potential code amendment to clean up errors created when the Lake Austin zoning and overlay regulations were recently updated. The proposed changes include amendments to Title 25 and Title 30, and will be reviewed by the Environmental Board before coming back to the Codes and Ordinances Subcommittee.

Recommend to PC for initiation by Commissioner Schissler, seconded by Commissioner Seeger. Vote: 4-0.

- b. **Board of Adjustment Special Exception Extension** - Discuss and consider initiation of an amendment to Title 25 of the City Code to extend the period for which the Board of Adjustment may grant special exceptions and associated fee waivers. City Staff: City Staff: Greg Dutton, Planning and Zoning Department, 974-3509, Greg.Dutton@austintexas.gov (Discussion and/or Possible Action).

Greg Dutton went over a potential amendment that would extend the time period during which special exceptions can be sought at the Board of Adjustment. The cut-off date has been extended a couple of times previously, and the change would extend it for another year.

Recommended to PC for initiation by Commissioner Seeger, seconded by Commissioner Schissler. Vote: 4-0.

- c. **Accessory Dwelling Unit Clean-Up** - Discuss and consider initiation of an amendment to Title 25 of the City Code to clarify that dwellings allowed under “Article 5. – Accessory Uses” are different and distinct from Two-Family Residential and Secondary Apartment use (both commonly called accessory dwelling units). City Staff: Greg Dutton, Planning and Zoning Department, 974-3509, Greg.Dutton@austintexas.gov (Discussion and/or Possible Action).

Greg Dutton explained a potential amendment to address confusion about terms in the Land Development Code: currently the term “accessory dwelling unit” appears in the “accessory use” section of the code, but has a different meaning than two-family residential and secondary apartment use, which are colloquially called accessory dwelling units. The amendment should clarify that uses in the “accessory uses” section of the code are distinct and different.

Recommended to PC for initiation by Commissioner Kazi, seconded by Commissioner Schissler, with additional direction to staff to elaborate on whether the Austin Water tap requirement is causing some of the confusion. Vote: 4-0.

5. **REGULAR AGENDA: Previously Initiated**

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

- a. **Review Times** – Consider amendments to Chapter 25 and Title 30 of the City Code to change the staff review time for development applications from calendar days to the equivalent number of business days, modify the life of a site plan or subdivision application from 180 days with an available 180 day extension to one year with no extension provision, establish a stop-clock provision for development application life for related applications that require a public hearing, establish a clear process for the review and approval of subdivision vacation applications, and establish an expiration for subdivision construction plan applications consistent with other development permit applications. City Staff: Donna Galati, Development Services Department, 974-2733, Donna.Galati@austintexas.gov; (Discussion and/or Possible Action).

Postponed without objection to the February subcommittee meeting.

6. OTHER BUSINESS

- a. **Update on potential upcoming and current code amendments** – City Staff: Greg Dutton, Planning and Zoning Department, 974-3509, Greg.Dutton@austintexas.gov; (Discussion and/or Possible Action).

The item was not discussed and no action was taken.

7. 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.

Commissioners requests an item on a future agenda regarding the citizen communication on the 11th and 12th St. URP, if needed.

ADJOURNMENT

Commissioner Zaragoza adjourned the meeting without objection at 6:53 p.m.

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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