



**PLANNING COMMISSION
CODES AND ORDINANCES SUBCOMMITTEE MINUTES**

**REGULAR MEETING
Tuesday, March 15, 2016**

The Planning Commission Codes and Ordinances Subcommittee convened in a regular meeting on Tuesday, March 15, 2016, 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:

Patricia Seeger	Nuria Zaragoza
	James Schissler

City Staff in Attendance:

Greg Dutton, Planning and Zoning
Jessi Koch, Neighborhood Housing and Community Development
Robert Brennes, Parks and Recreation Department

Others in Attendance:

Blake Tollett	Tom Curran
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1. CITIZEN COMMUNICATION: GENERAL

- a. Blake Tollett explained a situation in which a private primary education facility was operating in an SF-3 zoning district, which requires a conditional use permit. This particular school does not currently have a CUP, but has been allowed to operate while the site plan is being processed and considered, although a CUP has not yet been approved by Planning Commission. Mr. Tollett asked that the commissioners consider amending the code to expressly prohibit property from being used in a manner inconsistent with the base zoning district if a CUP has not yet been approved. Commissioner Zaragoza asked Mr. Tollett to provide excerpts from the current code that could be amended to satisfy Mr. Tollett's request.

No action was taken.

2. APPROVAL OF MINUTES

- a. Approval of the February 16, 2016 minutes.

A motion was made to approve the minutes by Commissioner Schissler, seconded by Commissioner Seeger. Vote: 3-0 (Commissioner Kazi absent).

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. **Zilker Park Site-Specific SOS Amendment** – Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code for a site-specific Save Our Springs (SOS) amendment for a project located generally within Zilker Park. City Staff: Robert Brennes, Parks and Recreation Department, 974-9472, Robert.Brennes@austintexas.gov (Discussion and/or Possible Action).

Robert Brennes with PARD went over a proposed code amendment for a site-specific variance to the Save Our Springs code provisions, to allow for a restroom and associated facilities in Zilker Park.

A motion was made to recommend the item to Planning Commission for initiation
Commissioner Seeger, seconded by Commissioner Schissler. 3-0 (Commissioner Kazi absent).

5. REGULAR AGENDA: Previously Initiated

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

- b. **MF-6 Density Bonus** - Discuss and consider an amendment to Title 25 of the Land Development Code related to the multifamily residence highest density (MF-6) district zoning regulations. City Staff: Greg Dutton, Planning and Zoning Department, 974-3509, Greg.Dutton@austintexas.gov (Discussion and/or Possible Action).

Greg Dutton went over a proposed amendment that would create a new density bonus for the MF-6 zoning district, to allow for greater density, height, and reduced parking in return for on-site affordable housing. The current MF-6 regulations allow for up to 90 feet of height and unlimited density (no site-area requirement), without any requirement for affordable housing. The MF-6 district is the only multifamily district has no site-area requirement. Council's resolution initiating the amendment asked staff to use Vertical Mixed Use (VMU) as a guide in creating the proposed density bonus for MF-6; the proposed bonus is similar in allowing unlimited density, reduced parking requirements, and no fee-in lieu option for the affordable housing, but departs in allowing additional height as a part of the bonus. Under the proposal the base MF-6 provisions (without the bonus) would become similar to current MF-5 district site area standards.

Commissioners voiced concern that the base MF-6 site-area standards may be too close to MF-5, but generally supported the Community Development Commission recommendations to have a proportional unit mix (affordable unit mix must mirror the development at large) and deeper level of affordability (60% MFI for owner-occupied units vs. 80% typically found in VMU). The commissioners also discussed: tiered height bonuses with additional on-site affordable units, the possibility of prohibiting Type 3 STRs, expedited residential permit parking in proximity to MF-6 sites, and whether the parking reduction was too deep.

A motion was made to forward the item to Planning Commission without a recommendation by Commissioner Seeger, seconded by Commissioner Schissler. Vote: 3-0 (Commissioner Kazi absent).

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

Greg Dutton went over a proposed amendment that would clarify how the garage placement design tool, adopted during the neighborhood planning process, could be used. The intent of the tool is to minimize the garage by restricting the width and projection beyond the front façade of the adjacent house. Currently language, as interpreted by staff, allows for garages to be the same width as the adjacent home (on the same lot), resulting in a front façade where the garage is 50% the total width, and the house is 50%. However, the intent of the tool, and the way that the tool was described to neighborhoods during the neighborhood planning process, is that the garage is to take up no more than 1/3 of the total front façade, not 1/2. The change in the language would clarify this intent and make clear to applicants and review staff that the garage can be no more than 50% the width of the adjacent house.

Commissioners had some concern that smaller lots would no longer be able to accommodate two car garages, which is likely. There was also some concern that smaller lots, not being able to accommodate a two car garage, would be less appealing to buyers.

A motion was made to recommend the item to Planning by Commissioner Zaragoza, seconded by Commissioner Seeger. Vote: 3-0 (Commissioner Kazi absent).

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.

- a. Commissioner Schissler and Wilson will co-sponsor an item on the next subcommittee meeting agenda to potentially amend the height limit for a portion of the University Neighborhood Overlay.

ADJOURNMENT

Commissioner Zaragoza adjourned the meeting without objection at 7:40 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