

# AGENDA



## Recommendation for Council Action

Austin City Council	Item ID	60306	Agenda Number	46.
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Meeting Date:	9/1/2016	Department:	Planning and Zoning
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### Subject

Conduct a public hearing and consider an ordinance amending Title 25 of the City Code to change regulations related to Subchapter F gross floor area exemptions for garages and carports.

### Amount and Source of Funding

### Fiscal Note

**Purchasing Language:**

**Prior Council Action:**

**For More Information:**

Greg Dutton, 512-974-3509

**Council Committee, Boards and Commission Action:**

April 28, 2015 – Code amendment initiated by the Planning Commission on a vote of 8-0 with Commissioner Roark absent.  
September 22, 2015 – Postponed indefinitely by the Planning Commission on a 11-0 vote and sent to working group. Commissioner Seeger absent.  
June 28, 2016 – Not approved by the Planning Commission on a 9-2 vote Commissioners Nuckols and McGraw nay, Commissioners Thompson and Kazi absent.

**MBE / WBE:**

**Related Items:**

### Additional Backup Information

In March 2015, the Residential Design and Compatibility Commission (RDCC) wrote a memo to City Council outlining problems with existing Subchapter F of the Austin City Code related to gross floor area exemptions for garages and carports. The primary issue noted in the memo is that a gross floor area exemption given for a carport can be reduced if said carport is enclosed, causing a property to exceed the allowable Floor Area Ratio (FAR).

The proposed amendment will prevent a change in exemption due to enclosure of a carport and leave in place a flat exemption based on the distance the parking structure is away from the primary structure.