



REGULAR MEETING CODES AND ORDINANCES JOINT COMMITTEE MINUTES
Wednesday, October 19, 2022, at 6:00 p.m.
Permitting and Development Center (PDC) – Room #1406
6310 Wilhelmina Delco Drive Austin, TX 78752

MINUTES

Committee Members in Attendance:

Nadia Barrera-Ramirez (Chair)
Claire Hempel (Vice-Chair and presiding officer)
Greg Anderson
Jolene Kiolbassa
Ann Denkler

City Staff in Attendance:

Greg Dutton, Housing and Planning Department
Andrew Rice, Housing and Planning Department

CALL TO ORDER

Presiding officer, Vice Chair Hempel called the meeting to order at 6:07 pm.

APPROVAL OF MINUTES

1. Approval of the June 15, 2022, meeting minutes.
2. Approval of the September 21, 2022, meeting minutes.

On Vice Chair Hempel's motion, Chair Barrera-Ramirez's second, the September 21, 2022, minutes were approved on a 4-0-0 vote.

The June 15, 2022, minutes were not available but will be available for approval at a future meeting.

DISCUSSION AND ACTION ITEMS

3. **Historic Design Standards Amendments.** Discuss and consider a recommendation for adoption of an ordinance amending Title 25 of the City Code to codify the Historic Design Standards as a tool for interpreting the Secretary of the Interior's Standards. *(No changes to the historic review process are proposed.)* City Staff: Andrew Rice, Housing and Planning and Department, (512) 974-1686, Andrew.Rice@austintexas.gov

Andrew Rice gave an overview of changes to historic design standards that would require minor changes to the land development code (LDC), noting that there would be no change to the review process.

A motion was made by Commissioner Denkler to recommend initiation of the item to Planning Commission (PC), seconded by Commissioner Hempel, with additional direction that staff meet with homebuilders to go over changes. The item failed on a 1-3-0 vote but will move forward to PC for initiation without a recommendation.

4. **Great Streets Fee-in-Lieu.** Discuss and consider a recommendation for adoption of an ordinance amending Title 25-2-586 (Downtown Density Bonus Program) to provide an alternative option for properties located along TxDOT frontages that cannot comply with Great Street Standards. City Staff: Jorge Rousselin, Housing and Planning Department, (512) 974-2975, Jorge.Rousselin@austintexas.gov

Jorge Rousselin presented. A base motion was made by Commissioner Denkler and seconded by Commissioner Kiolbassa to approve the staff recommendation. Following discussion, Commissioner Azhar proposed an amendment to provide one-to-one credit for improvements made on extraterritorial right of way and apply it toward the fee it would be paying. The motion failed on a 3-3-0 vote with Commissioners Azhar, Anderson and Ramirez-Barrera voting yea, and Commissioners Denkler, Hempel and Kiolbassa voting nay.

Commissioner Denkler withdrew her base motion and made a new motion seconded by Commissioner Kiolbassa to approve the staff recommendation with the change of removing the initiation of the ordinance requirement and adding reassessment of the fees. The motion failed on a 1-5-0 vote with Denkler voting yea, Chair Ramirez-Barrera and Commissioners Anderson, Hempel, Kiolbassa, and Azhar voting nay.

5. **Site-Specific Save Our Springs (SOS) Amendment.** Discuss and consider a recommendation for adoption of site-specific amendments to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address development related to the proposed Brodie Oaks PUD, C814-2021-0099, and located within the Barton Springs Zone. City Staff: Leslie Lilly, Watershed Protection Department, (512) 535-8914, Leslie.Lilly@austintexas.gov

Leslie Lilly presented. On Chair Ramirez-Barrera's motion, Commissioner Denkler's second, the staff recommendation was unanimously approved, to move forward to the Planning Commission.

6. **Residential in Commercial.** Discuss and consider a recommendation for adoption of an ordinance amending Title 25 of the City Code to create an affordable housing bonus program and allow residential development on commercially zoned properties. City Staff: Greg Dutton, Housing and Planning Department, (512) 974-3509, Greg.Dutton@austintexas.gov

Greg Dutton presented. Commissioner Anderson made a base motion, seconded by Chair Ramirez-Barrera, to approve the staff recommendation, with direction to assess the goals in item 3, Historic Design Standards Amendments, and try to incorporate similar goals in this item.

Commissioner Denkler proposed a substitute motion, seconded by Commissioner Kiolbassa

to approve staff's recommendation with a modification for the code amendment not to apply within 500 feet of any level 5 regional highway and to exclude CS and CS1 uses.

Commissioner Azhar suggested a new motion, seconded by Commissioner Kiolbassa, to approve the staff recommendation with the direction to further assess highway impact and look at what uses need to be excluded from those mixed use, providing more assessment and information to the Planning Commission. The substitute motion passed on a 5-0-0 vote.

Returning to vote on the base motion, the motion passed on a 4-1-0 vote with Commissioner Denkler voting nay.

7. **Compatibility on Corridors.** Discuss and consider a recommendation for adoption of an ordinance amending Title 25 of the City Code to modify compatibility standards as applied to certain projects on certain corridors. City Staff: Greg Dutton, Housing and Planning Department, (512) 974-3509, Greg.Dutton@austintexas.gov

Greg Dutton presented. Following initial discussion, a base motion was made by Commissioner Anderson and seconded by Commissioner Azhar to accept the staff recommendation with the addition of finding a compromise that is simpler and allows for more housing. Commissioner Kiolbassa left the meeting at 8:33pm. The base motion failed on a 3-1-0 vote with Commissioner Denkler voting nay.

Commissioner Azhar moved to forward staff's recommendation to the Planning Commission with no recommendation by COJC. The motion was seconded by Chair Barrera-Ramirez. The motion failed on a 3-1-0 vote with Commissioner Denkler voting nay. Commissioner Azhar pointed out that the ordinance will move forward to Planning Commission without COJC's recommendation, in any case.

DISCUSSION ITEMS

8. **Update on Potential Upcoming and Current Code Amendments** – City Staff: Greg Dutton, Housing and Planning and Department, (512) 974-3509, Greg.Dutton@austintexas.gov; (Discussion and/or Possible Action).

Greg Dutton briefed the COJC on a list of in-process code amendments.

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.

ADJOURNMENT

Vice Chair Hempel adjourned the meeting without objection at 8:50pm.

The October 19, 2022, minutes of the Codes and Ordinances Joint Committee were unanimously approved at the August 16, 2023, meeting on Commissioner Greenberg's motion, Chair Hempel's second on a 6-0-1 vote with Commissioner Thompson abstaining.

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 Zoning Department, at 512-974-3509, for additional information; TTY users route through Relay Texas at 711.

For more information on the Codes and Ordinances Joint Committee, please contact Greg Dutton at (512) 974-3509 or at greg.dutton@austintexas.gov