

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2015-004 Subchapter F: Carport and Garage Exemptions

Description: 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.

Proposed Language: See attached draft ordinance.

Summary of proposed code changes:

- Will eliminate the possibility of a change in gross floor area exemption when a carport is enclosed to become a garage.

Background: Initiated by Planning Commission on April 28, 2015

Subchapter F (McMansion) regulations allow for exemptions to be taken in some situations, such that certain structures are not counted against the allowable Floor Area Ratio (FAR). Under the current code, a carport that is within ten feet of the principal structure may receive an exemption of 450 square feet; however, if this carport is enclosed, the exemption is reduced to 200 square feet. The change in exemption when a carport was enclosed was causing confusion for homeowners, who were sometimes finding themselves over the allowable FAR and thus in violation of the code, and in March of 2015 the Residential Design and Compatibility Commission wrote a memo to Council outlining the problem (see attached memo). The proposed amendment would eliminate the above-described problem by making the exemption based on the proximity of the parking structure to the principal structure, regardless of the structure type.

Staff Recommendation: Approve proposed ordinance.

Board and Commission Actions

September 15, 2015: Recommended by the Codes and Ordinances Subcommittee on a 5-0 vote (Commissioner Seeger absent).

September 22, 2015: Postponed indefinitely by the Planning Commission and sent to a working group, with the working group reporting back to the full Planning Commission by January 1, 2016, on an 11-0 vote (Commissioner Seeger absent).

June 28, 2016: Not recommended by the Planning Commission on a 9-2 vote (Commissioners Nuckols and McGraw nay; Commissioners Thompson and Kazi absent).

Council Action

September 1, 2016: A public hearing has been set.

Ordinance Number: NA

City Staff: Greg Dutton

Phone: 974-3509

Email: greg.dutton@austintexas.gov