



CODES AND ORDINANCES JOINT COMMITTEE MINUTES

REGULAR MEETING
Wednesday, April 17, 2019

The Codes and Ordinances Joint Committee convened in a regular meeting on Wednesday, April 17, at 505 Barton Spring Road, One Texas Center, Room #500, in Austin, Texas.

Commissioner Seeger called the meeting to order at 6:07 p.m.

Subcommittee Members in Attendance:

James Schissler
Karen McGraw
Ann Denkler

Patricia Seeger
James Duncan

City Staff in Attendance:

Lyndi Garwood, Planning and Zoning Department
Anne Milne, Planning and Zoning Department
Jerry Rusthoven, Planning and Zoning Department
Lauren Avioli, Neighborhood Housing and Community Development
Erica Leak, Neighborhood Housing and Community Development
Susan Barr, Development Services Department
Donna Galati, Development Services Department
Matt Hollon, Watershed Protection Department
Andrea Bates, Watershed Protection Department
Chris Herrington, Watershed Protection Department

Others in Attendance:

Leah Bojo
Mary Ingle
Megan Meisenbach
Dave Anderson
Susan Moffat

CALL TO ORDER

1. CITIZEN COMMUNICATION: GENERAL

- a. None

2. APPROVAL OF MINUTES

- a. Approval of the March 20, 2019 meeting minutes.

Postponed without objection to the 5/15/19 COJC 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. **Specific Regulating District Plans Outdoor Entertainment.** Discuss and consider initiation of amendments to Title 25 of the City Code related to the allowance of outdoor entertainment use in Specific Regulating District plans. City Staff: Anne Milne, Planning and Zoning Department, (512) 974-2868, Anne.Milne@austintexas.gov; (Discussion and/or Possible Action).

Postponed without objection to a future COJC agenda.

5. REGULAR AGENDA: Previously Initiated

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

- a. **UNO Height.** Discuss and consider an ordinance amending Title 25 of the City Code to change allowable building height in the Outer West Campus Subdistrict of the University Neighborhood Overlay District. City Staff: Jerry Rusthoven, Planning and Zoning Department, (512) 974-3207, Jerry.Rusthoven@austintexas.gov; (Discussion and/or Possible Action).

Jerry Rusthoven explained a proposed code amendment that would allow a property in the UNO District to have a base height increase from 50 to 65 feet, resulting a max height change from 65 to 80 feet. A presentation showed progress on agreement of potential comprehensive changes to the UNO district regulations.

Commissioners discussed a desire to make any change consistent with comprehensive UNO amendments, and the developer of the property agreed in principle to a restrictive covenant that would have the development comply with any adopted UNO code amendments related to affordability.

A motion was made to recommend the item to Planning Commission by Commissioner Schissler, seconded by Commissioner Seeger. Vote: 5-0 (Commissioners Kazi, Barrera-Ramirez absent).

- b. **North Burnet Gateway Alternative Equivalent Compliance.** Discuss and consider an ordinance amending Title 25 of the City Code related to alternative equivalent compliance in the North Burnet Gateway regulating plan. City Staff: Anne Milne, Planning and Zoning Department, (512) 974-2868, Anne.Milne@austintexas.gov; (Discussion and/or Possible Action).

Anne Milne explained a proposed amendment that was initiated by Council resolution that would allow for alternative equivalent compliance (AEC) for setback requirements in the North Burnet Gateway (NBG) regulating plan. Currently the East Riverside Corridor (ERC) plan has AEC for setbacks, but NBG does not, and has had a negative impact on project feasibility.

Applicants for AEC are still required to meet the intent of the plan and explain why AEC is being requested.

A motion was made to recommend the item to Planning Commission by Commissioner Duncan, seconded by Commissioner Schissler. Vote: 4-1 (Commissioner McGraw nay; Commissioners Kazi, Barrera-Ramirez absent).

- c. **North Burnet Gateway Subdistricts.** Discuss and consider an ordinance amending Title 25 of the City Code to create new subdistricts in the North Burnet Gateway regulating plan. City Staff: Jerry Rusthoven, Planning and Zoning Department, (512) 974-3207, Jerry.Rusthoven@austintexas.gov; (Discussion and/or Possible Action).

Jerry Rusthoven explained an amendment that would change North Burnet Gateway (NBG) subdistricts to allow two areas in the northern and southern portions of the NBG area to better match existing conditions and subdistricts.

A motion was made to recommend the item to Planning Commission by Commissioner Denkler, seconded by Commissioner Schissler. Vote: 5-0 (Commissioners Kazi, Barrera-Ramirez absent).

- d. **Residential Affordable Housing Development Bonus Program.** Discuss and consider an ordinance amending Title 25 of the City Code related to creation of a residential affordable housing development bonus program and establishing a modified site plan review process to allow developments meeting certain affordable housing requirements to access additional development entitlements and a modified site plan review process. City Staff: Lauren Avioli, Neighborhood Housing and Community Development Department, (512) 974-3141, Lauren.Avioli@austintexas.gov; (Discussion and/or Possible Action).

Lauren Avioli gave a presentation and explanation of a proposed amendment that would create a new density bonus program (aka Affordability Unlocked). The bonus would apply to residential and commercial projects; in return for the provision of on-site affordable units, the project would be allowed additional entitlements and relaxed site development standards.

Some Commissioners expressed concern about the resulting scale of additional entitlements, as well as the need for more/required on-site ADA parking spaces and more robust ADA requirements.

A motion was made to recommend the item to Planning Commission by Commissioner Denkler, seconded by Commissioner Schissler. Vote: 4-0 (Commissioners Duncan, Kazi, Barrera-Ramirez 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.

The item was not discussed and no action was taken.

ADJOURNMENT

Commissioner Seeger adjourned the meeting without objection at 9:03 p.m.

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