

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	62971	Agenda Number	55.
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Meeting Date:	10/6/2016	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:	
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Prior Council Action:	
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For More Information:	Greg Dutton, 512-974-3509
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Council Committee, Boards and Commission Action:	<p>April 28, 2015 – Code amendment initiated by the Planning Commission on a vote of 8-0 with Commissioner Roark absent.</p> <p>September 22, 2015 – Postponed indefinitely by the Planning Commission on a 11-0 vote and sent to working group. Commissioner Seeger absent.</p> <p>June 28, 2016 – Not approved by the Planning Commission on a 9-2 vote Commissioners Nuckols and McGraw nay, Commissioners Thompson and Kazi absent.</p>
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MBE / WBE:	
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Related Items:	
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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.