



Late Backup

Item # 27
Zoning and
Platting
Commission

ZONING AND PLATTING COMMISSION RECOMMENDATION 20190507-D-01

Date: May 7, 2019

Subject: Affordability Unlocked

Motioned By: Commissioner Evans

Seconded By: Commissioner Tatkow

Recommendation

Grant staff recommendation of the ^{ff}Adorability Unlocked ordinance with the following amendments.

Amendment #1:

Create more housing for residents with disabilities.

Amendment #2:

Remove allowable zoning category of CS-1 Commercial-Liquor Sales

Vote: 8-1

For: Vice-Chair Duncan and Commissioners Aguirre, Denkler, Evans, King, Ray, Smith, and Tatkow

Against: Chair Kiolbassa

Abstain:

Absent: Commissioner Barrera-Ramirez

Attest:

A handwritten signature in black ink, appearing to read "ARivera".

Andrew D. Rivera
Commission Liaison



PLANNING COMMISSION RECOMMENDATION 20190423-C-13

Date: April 23, 2019

Subject: Affordability Unlocked

Motioned By: Commissioner Azhar

Seconded By: Commissioner Howard

Recommendation

Grant staff recommendation of the Affordability Unlocked ordinance with the following amendments.

Amendment #1:

1. Clarify under 25-1-722 ELIGIBILITY that program includes redevelopment of non-multifamily residential structures
2. Clarify under 25-1-722 ELIGIBILITY Section B tenant protections are requirements for rental properties
3. Clarify under 25-1-723 AFFORDABILITY REQUIREMENTS that affordability periods are minimums.
4. Clarify under 25-1-725 CONSTRUCTION REQUIREMENTS AND ENFORCEMENT that annual documentation/certification is for rental properties.
5. Amend either Part 3, 25-2-518 or Part 4, 25-2-534 to waive minimum site area requirements.
6. Amend 25-1-722 ELIGIBILITY to require 25% of the affordable units include two or more bedrooms, supportive housing, housing for older person, or any combination of the three.
7. Require under 25
8. -1-722 ELIGIBILITY Section B to include RHDA Lease Addendum

Amendment #2:

Evaluate Fair Housing Act parking requirements versus ADA parking requirements and provide a report to Council describing the advantages of each. Include a chart with the backup of the accessible parking requirements for Affordability Unlocked projects.

Amendment #3:

Consider changes to add screening and design requirements, example compatibility design requirements from the East Austin Corridor Plan, that minimize additional costs and don't negatively impact unit yield under the program.

§ DESIGN REQUIREMENTS.

- A. Screening: screening requirements detailed above shall be used to screen parking, storage, waste receptacles or mechanical equipment from a triggering property.

- B. Lighting: Exterior lighting shall be hooded or shielded so that it is not visible from a triggering property.
- C. Noise: The noise level of mechanical equipment shall not exceed 70 db at the property line of a triggering property.
- D. Waste: Waste receptacles, including dumpsters, shall not be located within 20 feet of a triggering property. The City shall review and approve the location of and access to each waste receptacle. Collection of such receptacles shall be prohibited between 10 pm and 7 am.
- E. Parking: From a parking structure facing and located within 100 feet of a triggering property:
- (1) Vehicle headlights shall not be directly visible from triggering property;
 - (2) Parked vehicles shall be screened from the view of any public right of way and the triggering property; and
 - (3) All parking structure interior lighting shall be screened from the view of a triggering property.
- F. Intensive Uses: Intensive recreational uses, such as swimming pools, tennis courts, ball courts and playgrounds, shall not be located within 50 feet of a triggering property.
- G. A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven to a rise of 12, may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.

Vote: 10-1

For: Vice-Chair Kazi and Commissioners Anderson, Azhar, Flores, Howard, Kenny, Schneider, Schissler, Shaw and Thompson

Against: Commissioner McGraw

Abstain:

Absent: Chair Shieh and Commissioner Seeger

Attest:



Andrew D. Rivera
Commission Liaison