

AGENDA



Thursday, October 11, 2007

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION

Item No. 67

Subject: Set a public hearing to consider amendments to Sections 25-2-766.04, 25-2-766.12, 25-2-766.21, and 25-2-766.22 of the City Code to modify language in the Transit-Oriented Development (TOD) Ordinance. Suggested date and time: November 8, 2007, 6:00 p.m., at Austin City Hall, 301 W. Second Street, Austin, TX.)

For More Information: Sonya Lopez, 974-7694; Sylvia Arzola, 974-6448.

Prior Council Action: 5/19/05 - Council approved an Ordinance establishing Transit Oriented Development Districts, and adopted zoning and other regulations applicable in those districts, and directed that station area plans be prepared for each district.

10/5/06 - Council approved an Ordinance establishing the Highland Mall and South IH-35 TOD Districts.

10/5/06 - Council directed the City Manager to include the Saltillo Plaza in Phase 1 of the Station Area planning schedule.

This action will set a public hearing to modify language in the Transit Oriented Development (TOD) Ordinance.

The proposed amendments will provide the following:

1. Permit a transportation terminal use operated by a governmental agency in any portion of a TOD district. Currently within a TOD district a transportation terminal is only allowed in the portion of the TOD designated as a gateway zone (the gateway zone indicates the area immediately around the transit platform). This amendment will provide flexibility regarding the location of the rail platform and associated facilities within a TOD district.
2. Provide that a Station Area Plan (SAP) is an exception to the required neighborhood plan amendment filing periods so that when a SAP is brought to City Council for adoption, the relevant neighborhood plan(s) may be amended at the same time to include the SAP. According to the current TOD Ordinance, upon adoption of a station area plan, relevant neighborhood plans must be amended to include the SAP. However, neither the TOD Ordinance nor the Neighborhood Plan Amendment Ordinance excepts a SAP from the application filing periods stipulated in the Neighborhood Plan Amendment Ordinance. Therefore, a SAP could only be presented for adoption to the City Council in either February or July, which is not realistic given the current station area planning schedule. In order to amend neighborhood plans to include a station area plan and keep on schedule with the station area planning process, an exception to the current filing periods is requested.
3. Enable a Station Area Plan (SAP) to amend TOD boundaries. The TOD Ordinance does not explicitly allow for the initial TOD district boundaries to be modified in a station area plan. This change would allow for TOD boundaries to be minimized or enlarged through a SAP plan in response to focused station area planning activities.