

**CITY PLANNING COMMISSION
ADDENDUM
October 23, 2007
CITY HALL – COUNCIL CHAMBERS
301 W. 2ND STREET
1st Floor**

CALL TO ORDER – 6:00 P.M.

THE FOLLOWING ITEMS WERE INADVERTENTLY LEFT OFF THE AGENDA

A. REGULAR AGENDA

ORDINANCE AMENDMENT

**4a. Ordinance C20-07-014 -
Amendment:**

Request: The proposed ordinance will allow for redevelopment of properties in the Barton Springs Zone that do not comply with current watershed regulations. These properties may retain (but not exceed) current levels of impervious cover provided the following conditions are met:

- Properties with less than 40 percent impervious cover (Net Site Area) must provide on-site water quality controls compliant with the SOS Ordinance.

- Where a project has more than 40 percent impervious cover (Net Site Area) the project must (1) provide at least a sedimentation-sand filtration level of on-site water quality controls and (2) provide for purchase and permanent protection of off-site, undeveloped lands in the BSZ to obtain an overall project impervious cover level of 20 percent.

The proposed ordinance establishes thresholds beyond which City Council approval is required.

Staff Rec.: **Recommended**

Staff: Nancy McClintock, 974-2652, nancy.mcclintock@ci.austin.tx.us
Matt Hollon, 974-2212, matt.hollon@ci.austin.tx.us
Watershed Protection and Development Review

The PC motion Oct. 23, 2007 on Barton Springs Zone Redevelopment Ordinance

Motion:

Staff recommendation, which includes adding “or by 10 units” to 25-8-27 (E)(1).

Amendments:

Add “commercial” to first line 25-8-27 (A).

Change “2000 vehicle trips” to “1000 vehicle trips” in 25-8-27 (E)(3).

Add the SBCA recommendation #5 to require construction phase bond to be posted to ensure funding for clean-up in case of failure. Similar to EV-Board recommendation #7 on fiscal assurity and immediate clean-up.

Recommend consideration of SBCA recommendations #1, 2, 3, 4, and 6 as appropriate in rules, policy, or ordinance.

Recommend implementation as a pilot program suggested by SOS limited to the first 10 properties or first 35 acres that fill for redevelopment, to be assessed at end of two years.

Recommend EV-Board recommendations #4, 5, 6, and 8.

Approved motion as amended.
[J.REDDY, T.ATKINS 2ND] (9-0).

Additional suggestions not voted on:

1. Specify how a partial redevelopment of a tract is handled. E.g., one pad site redevelops from, say, retail to fast-food within a subdivision and has more trips, does parking lot have to be treated?
2. Staff should add scenarios to the PowerPoint presentation that include possible pollution events associated with redevelopment activities – demolition, site-prep, construction – and how they may be reduced through better controls, inspection, and enforcement.
3. Request staff send final version of ordinance as revised to PC members prior to City Council hearing.