

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C2O-2010-002

Description:

The proposed ordinance amendment will expand the boundaries of the City Code Chapter 25-2, Subchapter F (Residential Design and Compatibility Standards) to include the following: north of William Cannon Drive, south of Ben White Boulevard, east of Manchaca Road and west of Interstate Highway 35.

Background:

The Southwood Neighborhood Association and the Bird Streets area, along with the other property owners south of Ben White Boulevard approached City Council requesting an expansion of the boundaries of Subchapter F (Residential Design and Compatibility Standards). The City Council adopted a resolution on December 19, 2009 to expand the boundaries to help minimize the impact of new construction and additions in the immediate area.

John McDonald and Ryan Mikulenska, of the Residential Review section, held a meeting with the stakeholders on April 26, 2010 at the ACC South Campus to discuss both the boundaries and the ordinance. The stakeholders and additional citizens within the neighboring areas seemed generally please with the intent and regulations of the ordinance. Staff was informed of many large lots within the immediate neighborhoods and there were discussions on changing the Floor-To-Area (FAR) for these areas. It was agreed to proceed with the current schedule and possibly have the stakeholders approach the Council at a later date on these larger lots.

Staff Recommendation:

Staff recommends the proposed code amendment.

Basis of Recommendation

The Southwood Neighborhood Association and Bird Street area representatives, along with additional neighbors were pleased with the benefits of Subchapter F.

Other Board and Commission Action:

The Planning Commission Codes and Ordinances Committee heard the proposed code amendment on April 20, 2010 and voted to proceed with the code amendment at the full Planning Commission.

Proposed Ordinance Timeline:

05-11-10 Planning Commission

05-27-10 City Council (set the public hearing

06-24-10 City Council (conduct the public hearing)

Planning Commission Action:

The motion to approve the staff's recommendation to extend the boundaries of the Residential Design and Compatibility Standards Ordinance, was approved by Commission Danette Chimenti's motion and Commissioner Sandra Kirk seconded the motion on a vote of 8-0.

City Council Action:

Ordinance Readings:

1st

2nd

3rd

Ordinance Number:

Assigned Staff:

John M. McDonald 974-2728

RESOLUTION NO. 20091210-043

WHEREAS, the Austin City Council adopted the Residential Design and Compatibility Standards Ordinance, No. 20060309-058, establishing the current development regulations for single-family properties; and

WHEREAS, the intent of the ordinance is to minimize the impact of new construction, remodeling, and additions to existing buildings on surrounding properties in residential neighborhoods by defining acceptable buildable area for each lot within which new development may occur; and

WHEREAS, the Residential Design and Compatibility standards are designed to protect the character of Austin's older neighborhoods by ensuring that new construction and additions are compatible in scale and bulk with existing neighborhoods; and

WHEREAS, the Southwood Neighborhood Association and other residential areas south of Ben White Boulevard are facing increased redevelopment pressure from the impact of new construction, remodeling, and additions to existing buildings; and

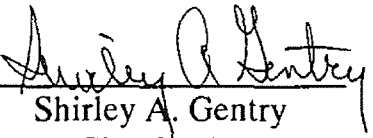
WHEREAS, the Southwood Neighborhood Association adopted a resolution requesting council to extend the boundaries of the Residential Design and Compatibility Standards Ordinance to include the following: north of William Cannon, south of Ben White Boulevard, east of Manchaca Drive, and west of Interstate Highway 35; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to process the necessary code amendments to extend the boundaries of City Code Chapter 25-2, Subchapter F (*Residential Design and Compatibility Standards*). The City Manager shall work with stakeholders from the Southwood Neighborhood Association, the Bird Streets area, and other property owners in the area to identify recommended boundaries for the potential extension of the regulations.

ADOPTED: December 10, 2009

ATTEST:


Shirley A. Gentry
City Clerk