

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2011-027 Subchapter E Amendments

Description: Consider amendments to Land Development Code Chapter 25-2 Subchapter E.

Proposed Language: See attached draft ordinance and Exhibit A.

Staff Recommendation: Staff recommends approval of the amendments and support Planning Commission items 3-6 below. Staff does not support Planning Commission items 1 and 2 below.

Background:

Subchapter E of the Land Development Code included a recommendation to evaluate the regulations for potential changes after one year. An initial phase of amendments to Subchapter E was approved by the City Council in April 2010. An interdepartmental staff team began work on a second phase of amendments in late 2010. The overall purpose of these proposed amendments is to make Subchapter E easier to understand and use.

Three public presentations on the proposed Phase II amendments were conducted from August to November 2012. The Design Commission was briefed on the amendments in October 2012. The Planning Commission Codes and Ordinances Committee forwarded the amendments to the full Planning Commission in February 2013.

Board and Commission Actions

Planning Commission Subcommittee on Codes and Ordinances – Voted to send this item to full Planning Commission on February 19, 2013. Vote: 5-0.

Planning Commission On April 9, 2013 the Planning Commission recommended approval of the amendments by a vote of 8-0 with changes and recommendations. A summary of these changes and recommendations is provided below.

City Council - City Council public hearing is set for May 23, 2013.

Ordinance Number:

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Summary of Planning Commission Action

On April 9, 2013 the Planning Commission recommended approval of the amendments by a vote of 8-0 with the following changes and recommendations:

1. Revise Section 2.2.5. *Internal Circulation Routes: Sidewalk and Building Placement Requirements for Large Sites* to delete subsection I. Subsection I would exempt an exclusively multi-family use on a site larger than 5 acres on a Suburban Roadway from certain requirements of Section 2.2.5;
2. Revise Section 2.7.C.1 *Private Common Open Space and Pedestrian Amenities* to include a requirement that for new development adjacent to an existing or planned Capital Metro bus rapid transit station (MetroRapid) and not zoned CBD or DMU, at least half of any private common open space required on the site must be applied to a transit plaza;
3. Revise Section 4.3.3.D.2, *Compatibility and Neighborhood Design Standards*, Table D to make the prohibition of trash pickup between 10:00 pm and 7:00 am a requirement of this section rather than an optional element;
4. Provide a courtesy notice to all Neighborhood Associations or Neighborhood Plan Contact Teams affected by the amendment to Section 4.3.3.5.5.a *Individual Neighborhood Consideration of VMU Requirements ("Opt-in/Opt-out Process")*;
5. Concur with the staff recommendation to maintain Section 4.3.4.B.3 *Expedited Review for Residential Permit Parking Districts* as follows:

“Following the collection of the required signatures and delivery of all necessary RPP request documentation to City staff, staff shall review and act on the application within two weeks. Notice shall be sent to affected residents and the applicable neighborhood association, and signs shall be installed, within six weeks of approval.
6. Revise the boundaries of the 38th Street Core Transit Corridor found in Article 5: Definitions to end at Guadalupe rather than Speedway.

Staff recommends approval of the amendments and supports Planning Commission items 3-6 above. Staff does not support items 1 and 2 above. See attached draft ordinance and Exhibit A.