ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2014-010

Description: Consider an ordinance amending Title 25 of the City Code relating to parkland dedication requirements and subdivision plat notes.

Proposed Language: See attached draft ordinance for details.

Summary

- Allows for the amendment of plat notes that restrict residential development such that residential development is allowed as long as parkland dedication fees are paid.

Background: Initiated by Planning Commission on May 27, 2014.

Starting in the mid-1980s, the City of Austin required parkland dedication fees to be paid at subdivision. To avoid these fees (which are only required for residential development), some property owners chose to create a plat note stating that no residential uses would be built. Today, these plat notes sometimes make it difficult to obtain loans for residential construction on property where a plat note states that no residential uses may be built; the proposed code amendment will create a way for said plat note to be amended (but not removed) so that residential development may occur, so long as parkland dedication occurs.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions
July 15, 2014: Recommended by the Codes and Ordinances Subcommittee on a 5-0 vote.
July 22, 2014: Approved by the Planning Commission on a 5-0 vote.

Council Action
August 7, 2014: A public hearing has been scheduled.

Ordinance Number: NA

City Staff: Greg Dutton Phone: 974-3509 Email: Greg.Dutton@austintexas.gov