



**Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 53
AGENDA DATE: Thu 01/26/2006
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SUBJECT: Set a public hearing to consider amendments to Section 25-1-46(D) of the City Code to place cases within Transit-Oriented Development (TOD) districts under the purview of the Planning Commission, and to Section 25-2-766.04(A) and Chapter 25-2, Appendix D of the City Code to establish an Oak Hill TOD District. (Suggested date and time: March 9, 2006 at 6:00 p.m., City Hall Council Chambers, 301 West Second Street.)

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** Greg Guernsey

FOR MORE INFORMATION CONTACT: Sonya Lopez, 974-7694; Sylvia Arzola, 974-6448

PRIOR COUNCIL ACTION: 9/29/05 - City Council directed the establishment of an Oak Hill TOD District.

BOARD AND COMMISSION ACTION: N/A

On September 29, 2005, the Neighborhood Planning and Zoning Department (NPZD) was directed by the City Council to amend the TOD ordinance to establish an Oak Hill TOD district. Capitol Metro is currently in the process of identifying an appropriate location for a bus rapid transit station within the Oak Hill area, therefore this amendment will add language to create the TOD district without establishing specific boundaries. The boundaries of the TOD district will be determined during the neighborhood planning process that NPZD is currently engaged in for the Oak Hill area. Once the boundaries are determined, NPZD will amend the TOD ordinance to reflect the Oak Hill TOD district boundaries.

On December 20, 2005, the Neighborhood Planning and Zoning Department was directed by the Codes and Ordinances Committee of the Planning Commission to amend Chapter 25-2 to place all cases that fall within TOD district boundaries under the purview of the Planning Commission. Currently, about half of the impending station area plans would be heard by the Zoning and Platting Commission and the other half by the Planning Commission. This amendment is sought to maintain consistency in commission review among all of the TOD districts and also with the Neighborhood Planning process.

These amendments will be considered by the Planning Commission on February 14, 2006.