

C20-2015-0008: Proposed Code Amendment

These proposed amendments are meant to clarify and refine the City's authority to require transportation improvements for projects that do not trigger a Traffic Impact Analysis or a Neighborhood Traffic Analysis. The amendments also include other changes and enhancements to existing Code, including new standards and procedures for determining traffic impacts attributable to a proposed development.

SUMMARY OF CODE AMENDMENT C20-2015-0008

The amendments described below were developed by staff in response to the Planning Commission's action, on October 13, 2015, initiating amendments to provisions of the Land Development Code concerning transportation improvements that may be required as a condition to development approval.

Taken together, these amendments would:

- (1) Authorize the City to obtain certain offsite improvements for smaller scale developments;
- (2) Formalize the City's process for making "proportionality determinations" whenever an applicant is required to construct, fund, or dedicate offsite transportation improvements;
- (3) Clarify the process for reserving right-of-way;
- (4) Better define the type of improvements that may be required, including the "border street" policy;
- (5) Authorize the Transportation Department to adopt administrative guidelines regarding the method for determining a development's overall impacts on the transportation system.

These amendments build on the City's existing process for requiring transportation improvements, which is distinct from an impact fee and governed by separate legal requirements. While the two types of procedures may be used concurrently, additional amendments would be required if Council chooses to adopt an impact fee in the future. Additionally, CodeNext is also likely to include proposed changes to these code sections.

REVIEW SCHEDULE

September 15, 2015 - Initiated by Codes and Ordinances Subcommittee.

October 13, 2015 - Initiated by Planning Commission

August 19, 2015 – Conducted Stakeholder meeting.

August 31, 2015 – Conducted Stakeholder meeting.

April 6, 2016 – Presented to the City Council Mobility Subcommittee [Click here](#) to view the Presentation.

April 7, 2016 - Council set the public hearing for May 5, 2016

April 14, 2016 - Presented to Austin Contractor and Engineers Association.

April 19, 2016 – Recommended for approval by Planning Commission Codes and Ordinance Subcommittee

May 5, 2016 – City Council public hearing. City Staff will request a postponement to June 9, 2016.

May 24, 2016 – Planning Commission review and consideration.

June 9, 2016 – Public hearing and possible action on Ordinance.

ADDITIONAL RESOURCES:

A copy of the proposed draft ordinance will be posted as soon as it becomes available.

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[Click here](#) to join the stakeholder list for this ordinance process.