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MEMORANDUM

TO: Dave Sullivan, Chair, and Members of the Planning Commission
FROM: Robert Heil, Senior Planner, Planning and Development Review Department
DATE: December 8, 2010
RE: Initiation of Proposed Code Amendments

At their most recent meetings on November 16 and December 7, 2010, the Codes and Ordinances committee of the Planning Commission recommended that the Planning Commission direct staff to initiate the following amendments to the City of Austin Land Development Code.

If Planning Commission does direct staff to initiate these proposed amendments, staff would commence research, review and the drafting of the proposed code amendments. Each of these proposed code amendments would then be presented to the Codes and Ordinances committee for review and comment, and if recommended by the sub-committee, forwarded on the full Planning Commission for public hearing and action.

At this point, the only recommended action is initiation of the code amendments. This action would not be a recommendation on any of the proposed amendments, only a direction that staff prepare them for consideration by the full commission.

The following six code amendments have been recommended for initiation.

1. **Zoning on Non-contiguous Unzoned Properties** – Initiate a code amendment that would 1) allow the City Council or the Land Use Commission to initiate a single zoning cases for multiple non-contiguous properties if those have interim zoning or are unzoned, and 2) waive zoning application fees for one year from the time of annexation for properties where the interim zoning does not permit the existing use. (Staff Contact: Jackie Chuter Planning and Development Review, 974-2613)

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2. **East Riverside Plan** – Initiate a code amendment to create the East Riverside Corridor Regulating Plan. (Staff Contact: Molly Scarborough, Planning and Development Review, 974-3515)
3. **Suburban Watersheds** – Initiate a code amendment, at the request of the Environmental Board, regarding suburban and eastern watershed regulations. (Staff Contact: Matt Hollon, Watershed Protection Department, 974-2212)
4. **Animal Regulations** – Initiate a code amendment regarding the keeping of animals on large residential lots. (Staff Contact: Robert Heil, Planning and Development Review Department, 974-2330)
5. **Neighborhood Mixed Use and Historic Design** – Initiate a code amendment to address a possible conflict between the Neighborhood Mixed Use requirements and potential Local Historic District design standards.
6. **Demolition Permits** – Initiate a code amendment to address the timing between receiving a demolition permit, and the required time of demolition