

ORDINANCE AMENDMENT REVIEW SHEET

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AMENDMENT: C2O-2011-015

DESCRIPTION: Amend Sec. 30-3-161 related to provisions for joint access driveways

BACKGROUND: This amendment was initiated at the request of Travis County to establish provisions for joint use driveways for subdivisions in the ETJ. The amendment would specify that the developer must submit construction plans with the final plat for any driveway serving more than three residential units or three non-residential lots. For non-residential subdivisions with three lots or less, the construction plans could be deferred to the site plan. Joint use driveways would also have to be approved by the Travis County Fire Code Official.

CURRENT REGULATIONS: Current regulations already require that driveways serving more than three residential units must be constructed at the time the subdivision streets are built and must be approved by the fire service provider. This amendment would apply the same requirement to driveways serving three or more non-residential lots in the ETJ.

ISSUES: There is no known opposition to this ordinance.

DEPARTMENTAL COMMENTS:

STAFF RECOMMENDATION: Staff recommends approval of the draft ordinance.

BASIS FOR RECOMMENDATION: The amendment would apply the same standards to non-residential development that currently apply to residential development in the ETJ.

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

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PROPOSED AMENDMENT RELATED TO JOINT ACCESS
DRAFT 11-9-11

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§ 30-3-161 JOINT USE DRIVEWAY PERMITTED.

(A) Vehicular access to a tract of land through a joint use driveway is permitted as an alternative to direct access to an abutting public or private street.

(B) A joint use driveway used as an alternative access for single-family residential use may serve not more than eight (8) dwelling units.

(C) When more than three residential units or three non-residential lots are to be served by a single joint use driveway, the requirements for joint use driveways in the Transportation Criteria Manual shall apply. At the time of final plat, the developer must submit construction plans to, and obtain written approval from, the Single Office for the proposed driveway.

(D) When three or fewer non-residential lots are to be served by a single joint use driveway, the requirements for joint use driveways in the Transportation Criteria Manual shall apply. At the time of site plan, the developer must submit construction plans to, and obtain written approval from, the Single Office for the proposed driveway.

(E) All joint use driveways shall comply with the access road requirements of the Travis County Fire Code. The developer must submit construction plans to, and obtain written approval from, the Fire Code Official for the proposed driveway.