



MEMORANDUM

TO: Dave Sullivan, Chair, and Members of the Planning Commission

FROM: Robert Heil
Planning and Development Review Department

DATE: January 24, 2012

RE: **Initiation of Proposed Code Amendments**

At its last meeting on January 17, 2012, the Codes and Ordinances Committee of the Planning Commission has 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 subcommittee 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 proposed eight code amendments have been recommended for initiation:

1. **Mixed Use and Compatibility** - Discussion and possible action on an ordinance related to Mixed Use overlay districts and compatibility standards.
2. **McMansion** - Discussion and possible action on an ordinance to amend the McMansion regulations as they relate to attics and floor area calculations
3. **Cocktail Lounges in Rainey Street** - Discussion and possible action on an ordinance to make Cocktail Lounge a conditional use in the Rainey Street District.
4. **Heritage Tree Ordinance** - Discussion and possible action on an ordinance to amend the Heritage Tree Ordinance in the Downtown area for projects eligible for the density bonuses.

5. **North Burnet Gateway (Two Story Minimum)** – Discussion and possible action on an ordinance to provide clarification to the definition of "two-story" and provide flexibility in the code to accommodate projects which may not be able to meet a full two-story requirement.
6. **North Burnet Gateway (Sign Regulations)** – Discussion and possible action on an ordinance to amend provisions of the North Burnet Gateway District sign regulations.
7. **North Burnet Gateway (Subdistrict Map)** – Discussion and possible action on an ordinance to clarify the boundaries of the North Burnet Gateway subdistricts.
8. **North Burnet Gateway (Water Quality Control)** – Discussion and possible action on an ordinance to amend Section 4.11.3 (A) of the North Burnet/ Gateway Regulating Plan related to Water Quality Control in the Urban Watershed.