



LAW DEPARTMENT

MEMORANDUM

To: Andrew Rivera
Land Use Commissions Liaison
Planning & Zoning Department

From: Brent D. Lloyd Special Assistant City Attorney

Date: November 21, 2016

Subject: **Draft Land Use Commission Guidebook – Table of Contents**

As discussed, attached is a draft table of contents for the Guidebook that we are developing to assist Commissioners, staff, and members of the public in better understanding the many different functions and roles performed by the Planning Commission and Zoning & Platting Commission.

At this point, the Guidebook—including the table of contents—are in draft form and not ready for use; changes in scope and content are likely before a final version is approved. However, we look forward to discussing the Guidebook with commissioners and staff at next week's retreat, scheduled for Tuesday, November 29, and to considering their feedback on how to make the Guidebook a valuable and useful resource.

cc Mitzi Cotton

**THE CITY OF AUSTIN'S
LAND USE COMMISSION:
A COMMUNITY
GUIDEBOOK**

Table of Contents

INTRODUCTION	x
Purpose of Commission Guidebook	x
History of the City's Planning Commission and Zoning & Platting Commission.....	x
CHAPTER 1	x
<i>Zoning Functions & Powers</i>	x
A. Zoning Basics	x
1. The Origins of Zoning	x
2. General Requirements	x
a. Consistency with Comprehensive Plan.....	x
b. Uniformity Requirement	x
c. Prohibition on Spot Zoning.....	x
d. Notice & Petition Rights	x
e. City Code Requirements.....	x
B. Land Use Commission's Role in Zoning.....	x
1. Map Amendments	x
2. Text Amendments	x
3. Conditional Use Permits	x
4. Waivers & Variances	x
C. Specific Issues & Requirements.....	x
1. Planned Unit Developments	x
2. Conditional Overlays	x
3. Restrictive Covenants.....	x
4. Transportation Improvements & Right-of-Way.....	x
5. Affordable Housing & Community Benefits.....	x

CHAPTER 2	x
<i>Subdivision</i>	x
A. The Origin & Function of Platting in Land Development.....	x
B. Subdivision Basics.....	x
1. Public Notice.....	x
2. Statutory Disapprovals & Timing Requirements	x
3. Re-subdivisions & Plat Vacations	x
C. The Role of the Land Use Commission in Subdivision Approval.....	x
1. Ministerial Duty to Approve Compliant Plats.....	x
2. Limited Grounds for Denial.....	x
3. Variances.....	x
C. Specific Issues & Requirements.....	x
1. Restrictive Covenants.....	x
2. Street Connectivity & Right-of-Way	x
3. County Approval for Plats in the Extraterritorial Jurisdiction	x
CHAPTER 3	x
<i>Environmental Regulation</i>	x
A. History of Austin's Watershed & Tree Protection Ordinances	x
B. The Land Use Commission's Role in Watershed Regulation	x
1. Variances & Waivers	x
2. Redevelopment Exception.....	x
3. Save Our Springs Ordinance.....	x
C. The Land Use Commission's Role in Tree Protection	x
1. Heritage Trees.....	x
2. Protected Trees	x
CHAPTER 4	x
<i>Other Things the Land Use Commission Does</i>	x
A. Annexation & Municipal Utility Districts.....	x
B. School District Interlocal Agreements.....	x
C. Vested Rights: Project Consent & Managed Growth Agreements.....	x
D. Administrative Appeals.....	x

CHAPTER 5	x
<i>General Requirements & Operating Procedures</i>	x
A. The Role of City Staff & The Law Department.....	x
B. Texas Open Meetings Act	x
C. Holding Meetings & Taking Action	x
1. Quorum Requirements	x
2. Rules & Tips on Voting and Making Motions	x
D. Commission Bylaws & Rules of Procedure	x
E. Specific Issues & Requirements	x
1. Robert's Rules & Parliamentary Procedure	x
2. Taking It Back: Rules for Reconsideration & Rescinding Prior Actions	x
3. Public Hearings	x
a. Purpose & Decorum	x
b. Postponement & Continuation	x
c. Right of Public Testimony & Its Limitations	x
4. Subcommittees, Joint Committees and Working Groups	x
F. Ethics Rules & Recusal	x