

Historic Landmark Commission and Environmental Commission
CodeNEXT Draft 3 Recommendations

	Source Document	Recommendation	Additional notes	Vote	General or Specific	Section Number	Broad Topic	Staff Response
HLC	HLC Recommendation 20180423-4G	Opposition to CodeNEXT Draft 3 and recomenations for priority changes			General			Watershed: Draft 3 incorporates strong proposals that will further the Imagine Austin goals of reducing flood risk, enhancing resiliency to climate change, and integrating nature into the city.
HLC	HLC Recommendation 20180423-4G	Encourage ADUs as a tool to retain older, historic-age residential buildings (50+ years) while increasing density. (a) Allow larger ADUs in the rear of older houses by right, with the condition of retaining and rehabilitating the historic-age house; or allow existing houses equal to or less than 1,375 square feet (25% of allowable ADU square footage) to be classified as ADUs while remaining at the front of the lot. The maximum allowable area for new construction should be within a set square footage or percentage of the lot size of existing house's area. (b) Allow rear additions to eistng houses on cottage lots to be classified as ADUs as long as they maintain the roofline and width of the existing house. (c) Waive parking requirements for ADUs if the existing house is retained and rehabilitated.	The incentives proposed by the Commission to incentivize preservation of older buildings and neighborhoods under Priority Change 1 have been applied citywide, thereby eliminating their effectiveness as tools for preservation.	6-5. For: Koch, Hibbs, Myers, Papavasiliou, Reed, Tollett. Against: None. Abstain: None. Absent: Brown, Galindo, Hudson, Peyton, Valensuela.	Specific	23-4D	ADUs	Neutral
HLC	HLC Recommendation 20180423-4G	Maintain the historic street pattern. (a) Require new buildings to be set back at the median setback of the block, instead of the average of the adjacent neighboring buildings, as proposed in Draft 2. (b) Ensure that sidewalks, driveways, parking pads, and landscaping are compatible with historic development patterns.	The Commission's recommendations under Priority Changes 2-4 appear to have been ignored.	6-5. For: Koch, Hibbs, Myers, Papavasiliou, Reed, Tollett. Against: None. Abstain: None. Absent: Brown, Galindo, Hudson, Peyton, Valensuela.	Specific	23-4D	Street pattern; site development requirements	Staff response pending
HLC	HLC Recommendation 20180423-4G	Preserve the built form of low-rise residential neighborhoods and commerial corridors via context-sensitive form-based zoning. (a) Limit height of front façade to the prevailing height of the neighborhood, with additional stories set back at least 15' from the front of the façade. (b) Require upper-story setbacks of 15' or 1/3 of the building length (whichever is greater) for new buildings and additions to existing buildings in older neighborhoods [could also be only for existing buildings 40+ years old]	The Commission's recommendations under Priority Changes 2-4 appear to have been ignored.	6-5. For: Koch, Hibbs, Myers, Papavasiliou, Reed, Tollett. Against: None. Abstain: None. Absent: Brown, Galindo, Hudson, Peyton, Valensuela.	Specific	23-4D	Height, setbacks	Opposed
HLC	HLC Recommendation 20180423-4G	Discourage demolition of older commercial and residential buildings. (a) Charge an impact fee for demolition, with increased fees for demolition of contributing buildings within local and National Register historic districts. (b) Reduce or waive parking requirements if existing buliding form is retained (e.g., with 15' setback, roof form, and compatible primary façade.) (c) Grant additional height for commercial buildings with stepped-back addition if existing building is retained, as currently proposed for residential buildings. (d) Explore additional ways to incentivize retention of existing older buildings (e.g. TIF districts or PIDs, transfers of development rights, façade easements, design option points, and more).	The Commission's recommendations under Priority Changes 2-4 appear to have been ignored.	6-5. For: Koch, Hibbs, Myers, Papavasiliou, Reed, Tollett. Against: None. Abstain: None. Absent: Brown, Galindo, Hudson, Peyton, Valensuela.	Specific	23-4D, 23-7?	Demolition, preservation	Staff response pending
HLC	HLC Recommendation 20180423-4G	Many errors and contradictions remain witin and between sections that should be corrected		6-5. For: Koch, Hibbs, Myers, Papavasiliou, Reed, Tollett. Against: None. Abstain: None. Absent: Brown, Galindo, Hudson, Peyton, Valensuela.	General	General to code	General	Watershed: Agree
HLC	HLC Recommendation 20180423-4G	The term <i>preservation</i> should be defined. Commissioners recommend the definition adopted by the Secretary of the Interior.		6-5. For: Koch, Hibbs, Myers, Papavasiliou, Reed, Tollett. Against: None. Abstain: None. Absent: Brown, Galindo, Hudson, Peyton, Valensuela.	Specific	23-13	Definition	Watershed: Neutral
EC	Environmental Commission Motion 20180418 007a	City staff work to align and clearly demonstrate connections and synergies between the following recent or ongoing planning projects and tools to maximize the collective impact of City initiatives: the Austin Water Forward Plan, the Integrated Green Infrastructure Plan, the proposed Functional Green Program, the City's Resilience Plan, the Long Range Parks Plan, the Equity Tool, Project Connect, the Strategic Mobility Plan, and the Austin Strategic Housing Blueprint	Whereas, a number of planning processes are underway that have a direct impact on the City's land use code and/or future fabric of our City; and whereas, recent planning results have not been fully or sincerely incorporated into the current draft of code; and whereas, the EC supports the effective collaboration of multi-disciplinary departments especially in furtherance of sustainability, equity, and resilience goals; and whereas, the EC supports synergy of plans across City departments and views that synergy as vital to sustainability, equity, and resilience goals.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	General to code	Alignment of City Initiatives with CodeNEXT for collective input	DSD: Staff agrees Watershed: Agree. Staff endeavors to align these initiatives to the extent feasible within assigned timelines.

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EC	Environmental Commission Motion 20180418 007a	City staff work to align and clearly demonstrate connections and synergies between the following plans and tools and the final draft of the Land Development Code: the Austin Water Forward Plan, the Integrated Green Infrastructure Plan, the proposed Functional Green Program, the City's Resilience Plan, the Long Range Parks Plan, the Equity Tool, Project Connect, the Strategic Mobility Plan, and the Austin Strategic Housing Blueprint	Whereas, a number of planning processes are underway that have a direct impact on the City's land use code and/or future fabric of our City; and whereas, recent planning results have not been fully or sincerely incorporated into the current draft of code; and whereas, the EC supports the effective collaboration of multi-disciplinary departments especially in furtherance of sustainability, equity, and resilience goals; and whereas, the EC supports synergy of plans across City departments and views that synergy as vital to sustainability, equity, and resilience goals.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	General to code	Alignment of City Initiatives with CodeNEXT for collective input	DSD: Staff agrees Watershed: Agree. Staff endeavors to align these initiatives to the extent feasible within assigned timelines.
EC	Environmental Commission Motion 20180418 007a	Incorporate into CodeNEXT the implementation of an interim regulation that redefines the 100-year storm event and floodplain		Vote 8-1. For: B. Smith, Thompson, Istvan, Maceo, Perales, Neely, Coyne, Guerrero. Against: H. Smith. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	23-3D	Changes to 100-year floodplain	WPD: WPD has initiated the process to create interim floodplain regulations to redefine the design storm events based the current data produced by the National Weather Service.
EC	Environmental Commission Motion 20180418 007a	Staffing analysis in conjunction with CodeNEXT		Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	General to code	Staffing	DSD/ WPD: Agree
EC	Environmental Commission Motion 20180418 007a	Section 23-3D-6010 (B)(3) should be revised as follows: (B) In a watershed other than a Barton Springs Zone watershed, water quality controls are required for a development: (1) Located in the water quality transition zone; (2) Of a golf course, play field, or similar recreational use, if fertilizer, herbicide, or pesticide is applied; or (3) If total of new and redeveloped impervious cover exceeds 5,000 square feet.	Whereas the EC generally supports the proposed Green Stormwater Infrastructure (GSI) requirements in the draft Code; and the EC has heard from several members of the community regarding ways to improve on these proposed provisoins; and the Commission agrees that the Code should include robust GSI standards, as GSI has been shown to have a variety of beneficial impacts, including water quality impacts, water conservation, and cooling; and whereas, the City formerly required water quality controls for projects larger than 5,000 square feet in urban watersheds; 5,000 square feet is he threshold beyond which a Site Plan is required for site development; and many other states, cities, and the EPA have selected 5,000 square feet of impervious cover as a threshold for water quality improvements.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	Specific	Section 23-3D-6010 (B)(3)	Water quality and Green Stormwater Infrastructure	WPD: 5,000 square feet was the staff recommendation in the 2013 Watershed Protection Ordinance. However, Council adjusted the threshold to 8,000 square feet on the dais. Staff would support changing the threshold back to 5,000 square feet, consistent with national best practice and Austin's own site plan threshold.
EC	Environmental Commission Motion 20180418 007a	City staff draft a provision that requires best management practices to address property where the primary use is a dog park.	Whereas the EC generally supports the proposed Green Stormwater Infrastructure (GSI) requirements in the draft Code; and the EC has heard from several members of the community regarding ways to improve on these proposed provisoins; and the Commission agrees that the Code should include robust GSI standards, as GSI has been shown to have a variety of beneficial impacts, including water quality impacts, water conservation, and cooling; and whereas, the City formerly required water quality controls for projects larger than 5,000 square feet in urban watersheds; 5,000 square feet is he threshold beyond which a Site Plan is required for site development; and many other states, cities, and the EPA have selected 5,000 square feet of impervious cover as a threshold for water quality improvements.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	23-3D-6	Water quality and Green Stormwater Infrastructure	WPD: Agree. As the development of such a provision will require public outreach, collaboration with PARD, and technical analysis, staff does not support including it with CodeNEXT.

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EC	Environmental Commission Motion 20180418 007a	Staff come up with best management practices for 3-6 unit missing middle housing that includes GSI that are visible, such as porous pavement or rainwater harvesting systems, even if the 3 to 6 unit developments are proposed for lots previously zoned for single-family residential.	Whereas the EC generally supports the proposed Green Stormwater Infrastructure (GSI) requirements in the draft Code; and the EC has heard from several members of the community regarding ways to improve on these proposed provisions; and the Commission agrees that the Code should include robust GSI standards, as GSI has been shown to have a variety of beneficial impacts, including water quality impacts, water conservation, and cooling; and whereas, the City formerly required water quality controls for projects larger than 5,000 square feet in urban watersheds; 5,000 square feet is the threshold beyond which a Site Plan is required for site development; and many other states, cities, and the EPA have selected 5,000 square feet of impervious cover as a threshold for water quality improvements.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	23-3D-6	Water quality and Green Stormwater Infrastructure	<p>EC: Opposed. Would require additional review staff and increase review fees.</p> <p>WPD: Disagree. To accomplish the Imagine Austin goal of providing a wider diversity of housing types, staff from multiple departments collaborated to develop a streamlined path for "missing middle" residential projects that maintain impervious cover and resulting environmental/drainage impacts at current levels. Under the Draft 3 proposal, a 3 - 6 unit project is eligible for this streamlined process only if it is residentially platted (e.g., the subdivision has already gone through drainage/environmental review) and does not propose more than 45% impervious cover (the same limit as a 1 - 2 unit project). Since this 3 - 6 unit product it is indistinguishable from a 1 - 2 unit product from a drainage and environmental perspective, staff feels that there is no justification to increase requirements over what is required for 1 - 2 units. The additional cost to provide GSI onsite could disincentivize 3 - 6 unit products in favor of 1 - 2 unit products. WPD plans to evaluate the use of onsite GSI for individual residential lots, but at present, workable solutions to permit, inspect, and ensure maintenance and permanent existence have not been established.</p> <p>NHCD: Concur with Watershed Staff Response. The Affordability Impact Statement (AIS) on Draft 3 indicated that new environmental standards may increase housing costs by increasing development costs and decreasing buildable site area. The AIS also acknowledged</p>
EC	Environmental Commission Motion 20180418 007a	Staff coordinate with the Water Forward Task Force to come up with an appropriate water quality volume for beneficial and auxiliary use.	Whereas the EC generally supports the proposed Green Stormwater Infrastructure (GSI) requirements in the draft Code; and the EC has heard from several members of the community regarding ways to improve on these proposed provisions; and the Commission agrees that the Code should include robust GSI standards, as GSI has been shown to have a variety of beneficial impacts, including water quality impacts, water conservation, and cooling; and whereas, the City formerly required water quality controls for projects larger than 5,000 square feet in urban watersheds; 5,000 square feet is the threshold beyond which a Site Plan is required for site development; and many other states, cities, and the EPA have selected 5,000 square feet of impervious cover as a threshold for water quality improvements.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	23-3D-6	Water quality and Green Stormwater Infrastructure	<p>WPD: WPD has collaborated with Austin Water throughout CodeNEXT and will continue to do so. WPD staff support the proposed GSI code improvements, which increase ecological and social benefits (water conservation, urban heat island mitigation, integration of stormwater controls with landscaping, etc.). Beneficial use is effectively built in to the use of GSI controls and does not require a separate beneficial use component (as originally proposed in CodeNEXT Draft 1). Water Forward will consider additional solutions which would likely be implemented as part of the Building and/or Plumbing Codes (and not necessarily the Land Development Code).</p> <p>AWU: Austin Water is collaborating with other City Departments relative to City initiatives including a focus on those with integrated water resource management synergies and will continue to do so. Austin Water will continue to work cooperatively to maximize the collective impact of City Initiatives.</p>

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EC	Environmental Commission Motion 20180418 007a	Extend cut and fill requirements and construction on slope regulations to developments in the Urban Watershed, and directs staff to develop variance criteria to address cut and fill for foundation systems and underground parking	Whereas, the Commission has been presented with examples of construction sites in the Urban Watershed that have resulted in erosion problems; and whereas, adding cut and fill requirements and construction on slope regulations will help in addressing their issues, while only impating a small percentage of properties in the Urban Watershed	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	23-3D-8	Construction in Urban Watersheds	<p>WPD: Staff supports extending cut and fill requirements and construction on slope regulations to Urban watersheds. This would be a shift in existing policy from the Urban Watersheds Ordinance and SMART Growth policies. Will need to discuss the differences between the Drinking Water Protection Zone (4 ft maximum cut and fill) and Suburban Watersheds (up to 8 ft administrative cut and fill).</p> <p>NHCD: The Affordability Impact Statement (AIS) on Draft 3 indicated that new environmental standards may increase housing costs by increasing development costs and decreasing buildable site area. The AIS also acknowledged that these upfront housing cost increases may be off-set in the future by long-term savings associated with the preservation of life and property due to new flood mitigation standards, lower maintenance costs for green water quality controls, and potential savings from reduced water usage for landscaping.</p>
EC	Environmental Commission Motion 20180418 007a	Draft Code be revised to require that requests for floodplain variances be presented to the Environmental Commission for a recommendation before being presented to City Council.	Whereas the Flood Mitigation Taskforce recommended that additional opportunities for public input be provided before floodplain variances are considered for approval; and whereas, currently, requests for floodplain variances are presented to the City Council without a recommendatin from the Environmental Commission; and whereas, the Environmental Commission's bylaws contemplate oversight of policies and decisions affecting floodplains.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	23-3D	Floodplain Variances	<p>WPD: Staff is currently considering modifications to the floodplain variance process.</p> <p>NHCD: The Affordability Impact Statement (AIS) on Draft 3 indicated that new environmental standards may increase housing costs by increasing development costs and decreasing buildable site area. The AIS also acknowledged that these upfront housing cost increases may be off-set in the future by long-term savings associated with the preservation of life and property due to new flood mitigation standards, lower maintenance costs for green water quality controls, and potential savings from reduced water usage for landscaping.</p>
EC	Environmental Commission Motion 20180418 007a	The current tree protections in the Code be preserved, without change, except to add provisions that encorage preservation of young trees	Whereas, staff is still reviewing and revising the portions of the draft Code that address tree protections; and whereas, the EC has not yet had an opportunity to review the latest draft language regarding tree protections; and whereas, the tree protectoins in the current Code appear to be effective, thus far; and whereas, the Commission supports adding some protections or mitigation for removal of young trees; and whereas, the Commission has been presented with no public comments to support revising the current tree protections, other than to add provisions to address young trees.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	23-3C	Trees	<p>NHCD: The Affordability Impact Statement (AIS) on Draft 3 indicated that new environmental standards may increase housing costs by increasing development costs and decreasing buildable site area. The AIS also acknowledged that these upfront housing cost increases may be off-set in the future by long-term savings associated with the preservation of life and property due to new flood mitigation standards, lower maintenance costs for green water quality controls, and potential savings from reduced water usage for landscaping.</p>

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EC	Environmental Commission Motion 20180418 007a	Direct staff to develop a program to apply the Functional Green Scoring system to all landscapes, regardless of impervious cover, to ensure that we are maximizing the benefits to be achieved via landscaping requirements and to achieve simplicity and consistency; Revise the width of landscape buffers for compatibility setbacks as follows: (a) Intermittent visual obstruction: 15 feet, (b) Semi-opaque: 15 feet, (c) Opaque: 15 feet; Remove details regarding plant quantities from the draft Code and move to criteria manual; Coordinate with the Water Forward Taskforce to incorporate recommendations that further incentivize beneficial reuse of non-potable water and reduce water demand, including requirements for auxiliary water use and beneficial reuse of stormwater for irrigation, with consideration for the need to use potable water during dry periods, especially to help establish new or young vegetation.	Whereas, the EC genearily supports the landscaping requirements in the draft code, whereas, the EC has been presented with comments from a variety of stakeholders that include proposals to improve upon the landscaping requirements and maximize the benefits to be achieved via these requirements; and whereas, draft 3 modifications to compatibility setbacks in Zoning removed the issues that were raised by landscape buffer widths in Draft 2. Landscape buffer widths were revised downward in Draft 3 in response to those issues. Since those issues are no longer relevant, the EC wants to replae the Draft 3 proposal with the Draft 2 buffer widths.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	24-4E-4	Landscape	<p>DSD: Agree</p> <p>WPD: Staff supports coordination with the Water Forward Task Force to incentivize beneficial reuse of stormwater and reduce potable water demand. Staff is neutral on non-water-related recommendations.</p> <p>NHCD: The Affordability Impact Statement (AIS) on Draft 3 indicated that new environmental standards may increase housing costs by increasing development costs and decreasing buildable site area. The AIS also acknowledged that these upfront housing cost increases may be off-set in the future by long-term savings associated with the preservation of life and property due to new flood mitigation standards, lower maintenance costs for green water quality controls, and potential savings from reduced water usage for landscaping.</p> <p>AWU: Austin Water is collaborating with other City Departments relative to City initiatives including a focus on those with integrated water resource management synergies and will continue to do so. Austin Water will continue to work cooperatively to maximize the collective impact of City Initiatives</p>
EC	Environmental Commission Motion 20180418 007a	Add setbacks for parks to improve functionality and compatiblity; for residential development, add a provision that encoruaages street frontage or open spaces next to existing or proposed parkland; add "adjacency" regualtions for non-residential development, including regulations that discourage or screen loading docks and service entries from being located next to a park zone, and specify that screening must include vegetation; for subdivisions, add a regulation that lots must not block access to existing or dedicated parkland; for common open space, establish an impervious cover limit of 30 percent; in park deficient areas, clarify that land dedication is the priority or preferred manner of satisfying parkland requirements; ensure that common or civic open space is required for all zoning categories; screening on developments next to a park must include vegetation.	The EC generallys upports open space requirements	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	23-3B	Open space and parklands	<p>PARD: Specifically, PARD recommends "adjacency" regulations for lots developing next to a PR Zone. Add language in 23-4D Building Placement tables that would prevent trash, mechanical equipment and loading areas from being placed on the side adjacent to parkland (PR). Add a (D) to 23-5C-2 (Subdivision) that would require street frontage next to existing or proposed parkland so as not to block access to parkland.</p>
EC	Environmental Commission Motion 20180418 007a	In Section 23-4D-8110(F), reinsert the existing Tier 1 requirement that all PUDs must exceed the minimum landscaping requirements of the Code; Delete Subsection 23-4D-8110(G)(2)(c), which is not superior to the GSI requirements proposed in CodeNEXT; modify Subsection 23-4D-8110(G)(2)(m) to remove the references to heritage and protected size trees and keep only the following language: "Preserves 75 percent of all the native caliper inches."		Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	Specific	23-4D-8110 (F) and (G)	PUD	<p>WPD: Agree</p>
EC	Environmental Commission Motion 20180418 007a	Staff draft provisions to address sound and light pollution and weigh safety considerations		Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	General	General to code	Light and sound pollution	<p>WPD: Neutral</p>

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EC	Environmental Commission Motion 20180418 007a	Reinstate Street Tree Requiremetns, 23-9E-5050(B)(1), as written in Draft 2, which states "The width requirements for street tree planting shall apply regardless of the available right-of-way; the street tree planting area shall extend onto private property,, within a public access easement, to fulfill the width the requirement when sufficient right-of-way is not available" Furthermore, when Subchapter E transtions to CodeNEXT Draft 3, staff will provide the EC with locations of Subchapter E in the new code at an EC meeting to ensure consistence and reflect the general intent that has been captured int he new draft. The EC recommends clarifying who is responsible for installing and maintaining street trees regardless of where they are located on a property; and the EC recommends adding a cross reference in the Landscaping Section to refer to the stret tree requirements in the Transportation code.	Whereas, in seeking to create a compact and connected city, Imagine Austin encourages the use of sidewalks and an walkable city; whereas, Austin's hot climate makes shade beneficial, valuable, and necessary to encourage walking; whereas, Austin's Urban Forest Plan, unanimously approved by Council, lists tree plantings and landscape on public property, sidewalks, and transit corridors as a priority; whereas, utilities have increased the distance for planting trees in the Right of Way to 10 feet; whereas, Subchapter E has been removed from CodeNEXT draft 3, which established site development standards for tree planting and ensures high quality street environmoents to support pedestrians (walkable) and provide shade and it is not clear whether all of these provisions have been replaced in other parts of Draft 3; whereas, seventeen zoning categories are listed in CodeNEXT Draft 3 and many aspects of CodeNEXT Draft 3 are unfinished and incomplete.	Vote 9-0. For: B. Smith, Thompson, Istvan, Maceo, Perales, H. Smith, Neely, Coyne, Guerrero. Against: None. Abstain: None. Recuse: None. Absent: Creel, Gordon.	Specific	23-9E-5050	Street trees	<p>WPD: Neutral</p> <p>PWD: Agreed. Also, DSD staff is currently working on the document that identifies where Subchapter E sections are included in Draft 3.</p>