



## ENVIRONMENTAL COMMISSION MOTION 20220921-002

**Date:** September 21, 2022

**Subject:** Ordinance Amendment to Title 25 related to environmental protection, landscape requirements, and site plan requirements

**Motion by:** Jennifer L. Bristol

**Seconded by:** Kevin Ramberg

**WHEREAS**, the Environmental Commission has considered the ordinance amendments to Title 25 related to environmental protection and landscape requirements, and

**WHEREAS**, the Environmental Commission recognizes this ordinance responds to Council Resolution No. 20220609-061, which initiated Land Development Code amendments related to environmental, drainage, and landscape requirements. The resolution directed staff to present most of the initiated amendments to Council for consideration.

**THEREFORE**, the Environmental Commission recommends the amendments to Title 25 with the following Environmental Commission recommendations.

1. Require small-scale missing middle projects to send out zoning and building notifications to adjacent neighbors within 500 ft. Notices should be, at a minimum in English and Spanish.
2. Require landscaping and functional green infrastructure to have a long-term maintenance plan to ensure plant survival, reduce heat island effects, and increase tree canopy.
3. Bring affected neighborhood drainage up to code to improve capacity and reduce environmental impact due to leakage.
4. Remove “grandfathered” development projects before May 18, 1986, so everyone receives equitable review and protections.
5. Consider slopes in urban and suburban watersheds as the same.
6. Consider the environmental and economic impact on adjacent landowners of small-scale missing middle projects.
7. Review SF-3 and above for equitable application of the proposed code changes.
8. Review watersheds across the city to create similar or equitable water quality standards similar to the Barton Creek Watersheds to improve the downstream impact to the Colorado River.
9. Include increased traffic and its environmental impact in neighborhoods where small-scale missing middle projects will occur.
10. Require all new code or improved code to comply with Atlas-14 standards.
11. Require public notification and review of in-channel flood variances.
12. Incentivize electric car charging stations in small-scale missing middle projects and commercial development.

13. Incentivize use of solar capturing technology in small-scale missing middle projects and single-family homes.
14. Encourage public input to all code changes.
  - a. Environmental Commission wishes to voice their concern that the public was not included in this code rewrite.
15. Encourage water catchment systems in commercial development for landscaping and functional green maintenance.
16. Reinstate that the public is notified of Section 25-8-25(b)(4) changes regarding neighborhood plans adopted by Council.
17. Require the environmental staff to work with Austin's Equity Office to address inequities created by different rules for the Desired Development Zone and Critical Water Quality Zones such as Barton Springs.
18. Delay proposed development/redevelopment changes in response to small-scale missing middle housing projects within the desired development zone.

**VOTE: 10-0**

For: Aguirre, Barrett Bixler, Bedford, Bristol, Brimer, Ramberg, Schiera, Scott, Thompson, and Qureshi

Against: None

Abstain: Nickells

Recuse: None

Absent: None

Approved By:

A handwritten signature in black ink that reads "KEVIN RAMBERG". The signature is written in a cursive, slightly slanted style.

Kevin Ramberg, Environmental Commission Chair