

Zoning and Platting Commission Resolution

Whereas, the Austin City Council passed Resolution [20220609-061](#) “relating to environmental protections and water quality”; and

Whereas, the City Council directed the City Manager “to address the equitable protection of the environment throughout the City of Austin as part of the Watershed Protection Strategic Plan”; and

Whereas, the proposed regulations include green stormwater infrastructure and functional green to lessen the heat island effect and provide other benefits; and

Whereas, the proposed regulations lessen environmental reviews for some projects including water quality controls, critical environmental features, construction on slopes and watershed impervious cover limits; and

Whereas, the City of Austin Zoning and Platting Commission welcomes improved environmental protections and water quality throughout the entire City.

Now, therefore, be it resolved that the Zoning and Platting Commission encourages the Austin City Council to approve C20-2022-005a, Land Development Code Amendments with the following changes:

- Implementation of Functional Green requirements will be deferred until such time as the Emergency Rules for the Environmental Criteria Manual is adopted to reflect the appropriate Criteria;
- Allow boat dock access to remain within 50’ of the Lake as it relates to items 25-8-25 (B)(2), 25-8-27 (D)(2)
- Under Section 25-8-64(E) for lots that cannot meet this criteria a mechanism to allow smaller units will be developed
- Remove 25-8-213(A)(1) proposed changes
- Clarify that the impervious cover limit in § 25-5-3 (B)(13)(b) is the impervious cover allowed by the zoning not to exceed 55%,

Be it further resolved as Part of Phase 2 of Council initiated code updates that the following directions from the Council resolution be completed as soon as possible:

- 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;
- Once the Affordability impact is determined any negative aspects will be counter balanced with incentives to ensure that there is no negative financial impact of these new requirements;
- Recommend that all subdivisions and site plans in Urban Watersheds meet steep slope protections; and
- Recommend new and redeveloped projects to use greenfield conditions as a baseline when calculating drainage requirements