

1 **Draft Ordinance incorporating recommendations from Code and Ordinances Joint**
2 **Committee.**
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5 **PART 1.** City Code Section 25-1-21 (*Definitions*) is amended to add new definitions for
6 “Fire Protection Plan” and “Wildland-Urban Interface Area” to read as follows and to
7 renumber the remaining definitions accordingly:

8 (41) FIRE PROTECTION PLAN means a document prepared for a specific
9 project or development proposed for the wildland-urban interface area that
10 describes ways to minimize and mitigate the fire problems created by the
11 project or development, with the purpose of reducing the effect on the
12 community’s fire protection delivery system.

13 (133) WILDLAND-URBAN INTERFACE AREA means an area designated by
14 the city council as one where conditions affecting the combustibility of both
15 wildland and built fuels allow for the ignition and spread of fire through the
16 combined fuel complex.

17 **PART 2.** Subsection (D) of City Code Section 25-1-63 (*Project Assessments*) is
18 amended to read:

19 (D) A project assessment includes:

- 20 (1) an explanation of the procedures and requirements of this title for the
21 subdivision;
- 22 (2) an identification of potential major issues for the project, including
23 whether:
- 24 (a) the proposed land use conforms to the Comprehensive Plan and
25 current zoning;
- 26 (b) proposed arterials, if any, comply with the Transportation Plan;
- 27 (c) proposed collector streets, if any, are adequate for the projected
28 traffic;
- 29 (d) there are significant environmental issues;
- 30 (e) there is an official floodplain map delineated;
- 31 (f) there is a wildfire risk area map delineated;

32 (g)[(f)] adequate utilities are available; and

33 (h)[(g)] the proposed density is:

34 (i) consistent with the requirements of this title;

35 (ii) appropriate, considering the surrounding land use or
36 zoning; and

37 (iii) consistent with watershed requirements.

38 **PART 3.** Subsection (C) of the City Code Section 25-4-157 (*Access Streets*) is amended
39 to read:

40 (C) A new subdivision may have only one access street if the director
41 determines that:

42
43 (1) except as provided in Subsection (E), the subdivision has an
44 additional pedestrian access;

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46 (2) the access street:

47
48 (a) does not cross an area identified as high risk Wildland Urban
49 Interface area ~~with a high wildland fire protection rating~~, as
50 determined by the Austin Fire Department in accordance with the
51 Austin Fire Department Wildfire Risk Map ~~National Fire Protection~~
52 Association Bulletin 299, "Protection of Life and Property from
53 Wildfire", ~~published in 1992~~;

54
55 (b) is not inundated by more than nine inches of water by a 100-
56 year flood, as determined in accordance with the Drainage
57 Criteria Manual; and

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59 (c) has a paved width of at least 36 feet from the intersection of the
60 access street with the external street for a distance of:

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62 (i) 100 feet; or

63
64 (ii) 50 feet if the access street has curb and gutter; and

65
66
67 (3) the access street:
68

- 69 (a) is not more than 2,000 feet in length, and provides access to not
70 more than 30 single-family residential dwellings; or
71
72 (b) is an arterial or collector street, and its intersection with the
73 external street will function at a level of service of "C" or better
74 during construction and after build-out of the subdivision, as
75 determined by an intersection analysis that is:
76
77 (i) approved by the director; and
78
79 (ii) if the subdivision generates more than 1,000 vehicle trips
80 a day, prepared by a registered professional engineer in
81 accordance with the Transportation Criteria Manual, or
82 Transportation Research Board Special Report 209,
83 "Highway Capacity Manual", published in 1994.
84

85 **PART 4.** Subsection (B) of the City Code Section 25-6-54 (*Alignment*) is amended to
86 read:

- 87 (B) The alignment of reserved right-of-way is based on:
- 88 (1) the alignment established in the Transportation Plan, collector plan, or
89 capital improvement project; and
- 90 (2) engineering criteria related to the safe use and maintenance of public
91 right-of-way, including grade, sight distance, turning radii, curvature,
92 existing green infrastructure, and the existence of a flood plain or
93 wildfire hazards.
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