

**ORDINANCE NO. 20230413-057**

**AN ORDINANCE AMENDING CITY CODE SECTIONS 25-1-21, 25-1-63, 25-4-157, AND 25-6-54 RELATING TO MITIGATION OF WILDFIRE RISK.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** City Code Section 25-1-21 (*Definitions*) is amended to add new definitions for “Fire Protection Plan” and “Wildland-Urban Interface Area” to read as follows and to renumber the remaining definitions accordingly:

- (41) FIRE PROTECTION PLAN means a document prepared for a specific project or development proposed for the wildland-urban interface area that describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing the effect on the community’s fire protection delivery system.
- (133) WILDLAND-URBAN INTERFACE AREA means an area designated by the city council as one where conditions affecting the combustibility of both wildland and built fuels allow for the ignition and spread of fire through the combined fuel complex.

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

- (D) A project assessment includes:
  - (1) an explanation of the procedures and requirements of this title for the subdivision;
  - (2) an identification of potential major issues for the project, including whether:
    - (a) the proposed land use conforms to the Comprehensive Plan and current zoning;
    - (b) proposed arterials, if any, comply with the Transportation Plan;
    - (c) proposed collector streets, if any, are adequate for the projected traffic;
    - (d) there are significant environmental issues;

- (e) there is an official floodplain map delineated;
- (f) there is a wildfire risk area map delineated;
- (g)[(f)] adequate utilities are available; and
- (h)[(g)] the proposed density is:
  - (i) consistent with the requirements of this title;
  - (ii) appropriate, considering the surrounding land use or zoning; and
  - (iii) consistent with watershed requirements.

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

- (C) A new subdivision may have only one access street if the director determines that:
  - (1) except as provided in Subsection (E), the subdivision has an additional pedestrian access;
  - (2) the access street:
    - (a) does not cross nor is adjacent to an area identified as high risk Wildland Urban Interface area~~[with a high wildland fire protection rating]~~, as determined by the Austin Fire Department in accordance with the Austin Fire Department Wildfire Risk Map ~~[National Fire Protection Association Bulletin 299, "Protection of Life and Property from Wildfire", published in 1992];~~
    - (b) is not inundated by more than nine inches of water by a 100-year flood, as determined in accordance with the Drainage Criteria Manual; and
    - (c) has a paved width of at least 36 feet from the intersection of the access street with the external street for a distance of:
      - (i) 100 feet; or
      - (ii) 50 feet if the access street has curb and gutter; and

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

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

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

**PART 5.** This ordinance takes effect on April 24, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_  
April 13, 2023

§  
§  
§  
§  
\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Stephanie Hall for  
Myrna Rios  
City Clerk