



Update on Major Code Revisions and Plans February 2014

WATERSHED PROTECTION ORDINANCE

<http://austintexas.gov/departments/watershed-protection-ordinance>

The Watershed Protection Ordinance (WPO) is a comprehensive set of regulatory changes to the environment and drainage elements of the City's Land Development Code. [Phase 1 of the ordinance](#) was passed on Oct. 17, 2013 and became effective on Oct. 28, 2013. The ordinance contained over 200 individual code changes, constituting the first major revision of these provisions since the 1986 Comprehensive Watershed Ordinance (CWO). Key improvements included citywide headwaters stream buffers and erosion hazard zone and floodplain protections. ([Click here for a summary document.](#))

Phase 2 of the WPO will focus on Green Stormwater Infrastructure. Stakeholder meetings began in January 2014 and will continue through May. Key issues to discuss will include how "perviousness" is defined and how more beneficial uses of stormwater (e.g., conservation and infiltration) can be required or incentivized with new and re-development. Additional follow-up discussions are also underway with stakeholders concerning potential revisions to the Barton Springs Zone Redevelopment Exception option that allows properties in this southwestern area to retain existing impervious cover to be redeveloped if on-site water quality controls and off-site land conservation are provided.

SUBDIVISION REGULATIONS

<http://austintexas.gov/departments/subdivision-regulations-revisions>

Timeline - The process to revise the subdivision regulations (25-4) for greater connectivity was approved by Planning Commission in November 2012 and began public stakeholder sessions in January through April 2013. Coordination to encourage external access connectivity with Travis County subdivisions (Title 30) followed in May – August 2013. Staff is coordinating with the CodeNEXT and Transportation Criteria Manual calendars to ensure regulatory changes are made in tandem. Presently staff is working with Watershed Protection to facilitate conservation subdivisions; researching industrial subdivision regulation requirements; and awaiting the definition of "Place Types" from CodeNEXT with which to align differential subdivision regulations. Internal review by the Technical Advisory Group will precede stakeholder outreach, Boards and Commissions and Council.

Content - Austin's present subdivision regulations allow block lengths up to 1,200 feet in residential areas, and long, dead-end roads. The community favors Differential Regulations to take into account our desired development zone as well as environmental restrictions. "Compact", "Conservation", "Conventional", and "Industrial" subdivision regulations are being explored, with regulations on block length, block perimeter, cul-de-sac length, pedestrian easements, stub streets, etc., in addition to a preamble to direct the interpretation of regulations.

AIRPORT BOULEVARD

<http://austintexas.gov/airportboulevard>

The project area includes a stretch of Airport Boulevard that is about 2-1/2 miles in length extending from North Lamar Boulevard in the north to I-35 in the south. This stretch of Airport Boulevard is characterized -- from a development point of view, by primarily one-story, single-use commercial development with the buildings typically separated from the street by surface parking lots of various sizes and configurations.

The project is being developed in two phases and will include the following:

1. Evaluation and Analysis of Existing Conditions;
2. Visioning and Charrette Workshop;
3. Draft Code Framework based on the Community's Vision;
4. Draft Form-based Code;
5. Second-Round Public Input;
6. Proposed Final Form-based Code;
7. Consideration by City Council of the Form-based Code; and
8. Integration of the Form-based Code into Existing Regulatory Framework with CodeNEXT.

In the first phase, the Airport Boulevard Form-Based Code Initiative conducted a preliminary analysis of existing conditions and held a Visioning Workshop to craft a Vision for the Boulevard. Over 119 stakeholders representing property owners, neighborhoods, public and private entities provided direct input into a Vision for the project. An Illustrative Concept was drafted to depict the Vision for Airport Blvd. based on community input and in conjunction with the Airport Blvd. mobility efforts to address improvements in the public right-of-way.

Efforts continue in the second phase to formulate a draft form-based code for the area while achieving integration with CodeNEXT. The intent is to have a seamless set of regulations that implement the Vision of Airport Blvd. while building on the character analysis via the CodeNEXT "Character in a Box" exercises to complement the Vision.

SOUTH CENTRAL WATERFRONT PLAN

<http://www.austintexas.gov/waterfront>

The **South Central Waterfront Plan Initiative** was launched in December 2013. The South Central Waterfront Plan will establish a vision and provide a cohesive set of recommendations to guide public and private development over the next 20-plus years.

The Plan will help ensure that privately developed properties and publicly financed amenities will work in tandem to create a beautiful public realm that supports a lively, attractive pedestrian environment, creates great public spaces, and enhances connections to and along the waterfront.

Staff will bring a preliminary master plan recommendation to City Council by May, 2014, including a schematic layout of streets, open space, and development entitlements.

SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN

<http://www.austintexas.gov/department/south-austin-combined-neighborhood-plan>

The South Austin Combined Neighborhood Plan began with an initial stakeholder survey in December, 2012. Community members have provided input over the course of 2013 to develop a draft neighborhood plan, which addresses land use, transportation, parks, and other elements that make a complete community. Public hearings on the draft plan are tentatively scheduled to be conducted by the Planning Commission on March 25, 2014, and by the City Council on April 10, 2014.

DOWNTOWN AUSTIN PLAN IMPLEMENTATION

<http://austintexas.gov/downtownplan>

As part of the adoption of the Downtown Austin Plan (DAP) in December 2011, the City Council directed the City Manager to process code amendments as recommended by the Plan to create new zoning districts and a downtown-specific compatibility framework. Staff has met with the consultant for CodeNEXT to discuss the proposed changes and is working with the City Manager's office to determine the best way to integrate these amendments into the Code.