



Recommendation for Action

File #: 23-3246, Agenda Item #: 3.

11/9/2023

Posting Language

Approve an ordinance waiving the requirement in City Code Section 25-1-502 (Amendment; Review) for Planning Commission review of an amendment to the Land Development Code extending a variance of the reclaimed water connection requirements for large developments with a multifamily component.

Lead Department

Austin Water.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

November 29, 2018 - City Council approved the Water Forward Plan on a 10-0 vote.

December 11, 2019 - City Council approved an ordinance on first reading adopting a comprehensive revision to the Land Development Code on a 7-4 vote.

February 13, 2020 - City Council approved an ordinance on second reading adopting a comprehensive revision to the Land Development Code on a 7-4 vote.

June 10, 2021 - City Council adopted an ordinance waiving the requirement for Planning Commission review of Land Development Code amendments in order to expedite implementation of water conservation strategies in the Water Forward Plan, on an 11-0 vote.

September 30, 2021 - City Council adopted an ordinance amending City Code Chapter 25-9 (*Water and Wastewater*) relating to establishing new requirements for water conservation in the implementation of the Water Forward Plan, including expansion of the reclaimed water connection requirement, water benchmarking, and mandatory onsite water reuse for certain new developments and requiring an affordability report., on a 10-1 vote.

For More Information:

Inquiries should be directed to Blanca Madriz, Austin Water Program Coordinator at 512-972-0115 or blanca.madriz@austintexas.gov.

Council Committee, Boards and Commission Action:

November 12, 2019 - Planning Commission adopted Planning Commission Land Development Code amendments.

Additional Backup Information:

City Code Section 25-9-411(D) requires that the Austin Water Director grant a variance for the reclaimed water connection requirement for large developments with a multifamily component that are more than 250 feet from and within 500 feet of a reclaimed water line. This variance expires on December 1, 2023.

A related Council item on this agenda sets a hearing for November 30, 2023, to consider a Code amendment extending this temporary variance beyond December 1, 2023. This variance extension is needed to allow more time for consideration of the ordinance changes related to connecting to Austin Water's reclaimed water system and to establish exemptions to the requirements for certain affordable housing projects. In March 2024, additional proposed Code changes will be submitted for consideration to further refine the reclaimed connection requirements and exemptions for certain affordable housing units.

This ordinance is proposed to waive Planning Commission review in order to allow Council to consider a subsequent ordinance proposed to be presented for Council's approval on November 30, 2023, necessary to extend the existing variance for large development projects with a multifamily component to April, 1, 2024.