



# IMAGINEAUSTON

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## Land Development Code Advisory Group Meeting #13 Minutes

January 15, 2014 at 8:00 am  
City Hall, 1st floor, Room 1029 (Staff bullpen)  
301 W. 2<sup>nd</sup> St., Austin, Texas 78701

**Imagine Austin Priority Program:** Revise Austin's land development regulations and processes to promote a compact and connected city (*Imagine Austin Comprehensive Plan, p. 207-210*).

**Charge to Advisory Group:** Assist in public outreach and provide feedback on development and implementation of a revised land development code (*Resolution #20121206-074*).

**Meeting Objective:** Collaborate with staff and consultants on Community Character Analysis.

1. Presentation on Community Character Analysis. Dan Parolek from Opticos Design presented the concept of the Community Character Analysis and some of the preliminary findings from his diagnosis of the existing Code. He emphasized the importance of understanding different places in Austin in order to prepare appropriate regulations. The Advisory Group commented on:
  - The need to explain the purpose of the Community Character Analysis to the public.
  - The inclusion of demographic data in the neighborhood analysis, especially related to affordability.
  - Concern that inclusion of Missing Middle housing would displace single-family housing.
  - How much additional zoning capacity is needed to accommodate growth.

The consulting team reiterated that the Code alone will not solve affordability issues but can be one tool. Peter Park explained that many of the concerns deal with not what is in the Code but how the Code is actually mapped on the ground, which will occur after the Code is adopted, and the City has options about how to remap.

2. Discuss work product type and goals for Advisory Group. Steve Oliver suggested that the Group should produce a milestone document and offered to create an outline. Other members were invited to send him their suggestions. It was noted that a group of five or fewer members can meet outside the regular meeting.

3. Discuss structure, organization and chair of Advisory Group. This item was deferred to the February meeting.
4. Update on outreach activities. Advisory Group members discussed their outreach activities, including Austin Interfaith and Austin Independent Business Association.
5. Agenda for next meeting. Advisory Group members identified these possible topics for future meetings:
  - Structure, organization and chair of Advisory Group.
  - Regular status reports on pending code amendments and plans including the development ordinance, watershed protection ordinance, Lake Austin overlay, downtown rezoning, and stealth dorms
  - Regular agenda item on the Advisory Group's work product
  - Briefing from Law Department on what Code changes require notification of property owners
  - Development review process and how to correlate with the Code revision
  - Subcommittee to prepare a work plan for the Advisory Group
6. Public comments. Members of the public expressed concerns about the Community Character exercise, including who participates, accountability for checking out kits, labeling of photos, outreach to neighborhood groups, and inclusion of approved neighborhood plans. Other attendees spoke about the loss of population in Central Austin, the need for dramatic changes in all neighborhoods, the number of Code amendments already in process, unintended consequences of redevelopment, and consideration of all commercial development, not just Mom & Pop stores.