



IMAGINEAUSTON

Our Plan for the Future. In Action Today.

Land Development Code Advisory Group draft Meeting #24 Minutes

October 20, 2014 at 4:00 pm
Carver Branch Library
1161 Angelina St., Austin, Texas 78702

Members in attendance: Jim Duncan, Stephen Delgado, Melissa Neslund, Jeff Jack, Will Herring, Dave Sullivan, Beverly Silas, Mandy De Mayo, Brian Reis.

Members Absent: Stephen Oliver.

Meeting Objective: Review Approach Alternatives & Annotated Outlines. The Advisory Group may vote on a resolution on any agenda item.

1. **Public Comment:** moved to the beginning of the meeting to provide the opportunity for anyone who had not spoken about the Approach Alternatives & Annotated Outlines in the previous two Code Advisory Group meetings. Comments included: consideration of the importance of the landscape architecture profession for the advisory group.

2. **Approval of Minutes:** minutes from October 6 meeting adopted by consensus.

3. **Review Approach Alternatives & Annotated Outlines:**
Objective: General discussion of the Approach Alternatives & Annotated Outlines report and feedback from Advisory Group.

Clarity was requested for the differences in approaches 2 and 3. Discussion included the amount of substantive rewrite that could occur under both approaches; the amount of form-based zones that could be incorporated to each alternative approach; the desire for a more detailed expert recommendation of what Austin needs and would require in order to properly implement Imagine Austin; the fear of a wasted opportunity for a comprehensive rewrite.

Motion by the Code Advisory Group was to recommend Approach 2 with the following amendments: on the "Choosing the Approach" chart, changing the level of 'Content Rewriting' from medium to high, and changing the amount of 'Form-Based' development standards from medium to high. The motion passed 6-3, with Neslund, De Mayo, Sullivan, Silas, Delgado and Herring voting for, and Reis, Duncan and Jack voting against.

Note: Most members of the CAG supported changing the level of 'Content Rewriting' from medium to high. The greater division occurred in adding the amendment to increase the level of form-based development standards.

4. Standing Items:

a. Discuss structure and organization of Advisory Group

- Consider selecting an individual to fill a vacancy: nominees present at the meeting were allowed to speak for one minute regarding their interest in the advisory group vacancy. Speakers included: Ed Wendler Jr., Brennan Griffin, Frank Harren, Michael Wong, Peter Pfeiffer (who withdrew his name in support of Ed Wendler), and Katherine Nicely. Voting on the vacancy was postponed to November 17 meeting by consensus.

b. Discuss work product type and goals for Advisory Group

c. Update from members on their outreach activities

d. Report from Working Group on Envision Tomorrow

e. Agenda items to consider for next meeting (November 17): Discuss document presented by Jeff Jack regarding neighborhood plans; elect a new member to fill current vacancy.

5. Presentation on neighborhood plans:

Objective: Jeff Jack to present information on neighborhood plans

Jeff Jack presented advisory group members with a proposed resolution to give Opticos direction to ensure that the new code is equipped to implement neighborhood plans. Discussion included vetting the proposed resolution through the joint Planning Commission Neighborhood Plan subcommittee and CAG working group formed earlier this year. The item was postponed to the November 17, 2014 meeting with a request that the working group look at it in the meantime.

6. Presentation on green infrastructure:

Objective: Eleanor McKinney to present information on green infrastructure

Presentation on integrating nature into the city for CodeNEXT: presentation identified best practices across the nation for green infill codes and performance based codes, identified tools that the City of Austin should consider moving forward, and expressed the passion and interest for the American Society of Landscape Architects to be involved with CodeNEXT.

7. CodeNEXT Team response to public comment

Meeting adjourned at 6:05pm

September 30, 2014

The Honorable Lee Leffingwell, Mayor
Honorable City Council Members
City of Austin
P.O. Box 1088
Austin, Texas 78767

Ref: CodeNEXT Code Approach Alternatives & Annotated Outlines

Dear Mayor and Council Members,

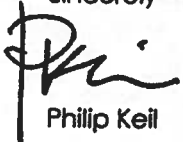
When Imagine Austin was adopted in 2012, our community codified the aspiration for all City codes, plans, and ordinances to begin to orient over time toward Austin's collective vision. In this roadmap we committed to setting priorities, thinking holistically, expanding the growth-shaping toolkit, measuring progress, and adapting to our rapidly-developing landscape.

Unpredictable code interpretations, rising costs, and disconnected and overwhelmed infrastructure introduce risk and inefficiency to the development process, inflicting detrimental pressures on our businesses and neighborhoods. Our adopted plan points us toward a healthier future, if we can successfully implement it. Thoughtful urban design can harness—and even capitalize on—the inevitable growth and change of the coming decades in ways that improve quality of life while preserving our neighborhoods' character.

In the absence of a strong central vision, the fight to protect and improve Austin's quality of life has previously focused on implementation of piecemeal development tools. The Code Approaches laid out by the CodeNEXT team provide a general framework for orienting our existing ordinances toward our adopted plan. The recommended "Deep Clean" hybrid path balances reorganization and alignment of existing content with a more robust performance-based toolkit that more fully realizes the intent behind Austin's most embattled and influential ordinances.

AIA Austin strongly recommends that this City Council authorize the CodeNEXT team to continue the "Deep Clean" trajectory. Our community must continue working toward infusing our adopted priorities into all layers of the code and regulatory framework. We cannot ignore the urgency of growth that, in the absence of a healthy regulatory system, threatens to apply destabilizing pressures on our community. This is a historic opportunity for the City's leaders and staff, together with community stakeholders, to strike an utterly crucial balance with a development code that can help avoid unhappy surprises, reduce delays, and promote efficiency—all while preserving the character and appeal that has made Austin such a great destination and place to live. We stand ready to continue our participation in this process and welcome any questions or comments.

Sincerely



Philip Keil
2014 President



**CONGRESS
FOR THE NEW
URBANISM
CENTRAL TEXAS
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October 13, 2014

Mayor Lee Leffingwell
and members of the Austin City Council
City of Austin
301 W. Second Street
Austin, Texas 78701

Re: Code Approach Alternatives & Annotated Outlines

Dear Honorable Mayor and Council:

For the past year, the CodeNEXT consultant team has worked with citizens, developers, landowners, local officials and planning staff to determine a direction for the city's land development regulations. The recently released Code Approach Alternatives & Annotated Outlines provides options for the new development code, ranging from a "brisk sweep" to a "complete makeover."

After deliberate consideration, **CNU supports "Approach 3," a complete makeover.**

This City Council has labored under this dysfunctional code for many years, crafting custom solutions on a case-by-case basis. The arduous task of making our City a better place in spite of outdated regulations has been yours. CodeNEXT is your opportunity to create a more equitable and functional code for all. Your unique perspective gives you the responsibility to set the direction for this critical project.

While it is tempting to select a less comprehensive approach, we do not believe that the problems Austin is facing, including skyrocketing housing costs, diminishing diversity in many parts of our City, and land-use patterns that do not support a multi-mobility system, can be resolved by tepid half measures.

The Code Diagnosis found serious flaws with our current code: it's disorganized, laden with contradictions and an administrative labyrinth. The code rewrite represents a once-in-a-lifetime opportunity to:

- Simplify the code and the development review process
- Accommodate growth, while making our City a better, more diverse place
- Address affordability (all housing options at all price points in all parts of the City)
- Integrate transit and improve mobility options
- Create complete and diverse communities

Critically, the selected approach must:

- Use the code to shape the City envisioned by our Imagine Austin Comprehensive Plan
- Continue to gather representative public input
- Promote more by-right development
- Focus more on form than use
- Reduce the application of customized, site-specific zoning



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In conclusion, the CodeNEXT project provides you with an immense opportunity to create a long-lasting impact on the entire city and its surrounding region. The weight of thousands of voices is behind the Imagine Austin Plan, and the Plan sets high expectations for the adoption of a great land development code through a complete makeover.

CNU is a multi-disciplinary organization recognized globally as a leader in city-building. The local members of the Congress for the New Urbanism stand ready to provide assistance and expertise on this project that is so critical for the future of our great city.

Regards,

A handwritten signature in black ink, appearing to read "Cid Galindo", written over a light blue horizontal line.

Cid Galindo, President
Congress for the New Urbanism, Central Texas Chapter

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[Connect](#)[Sign In](#)**Discussion: CodeNEXT: Setting a Path for Austin's Code**

CodeNEXT is an initiative to realize the Austin we imagined -- by updating Austin's 30-year-old land development code that determines where development can go.

Following the "Listening to the Community" and the "Code Diagnosis" phases of the project, the [Code Approach Alter...](#)

[1 Topics](#)[1 Attachments](#)[2 Answers](#)[Closes 2014-10-20](#)[View Discussion](#)Topic: [What do you think about the recommended approach?](#)

2 Responses

✖ Before you respond to this topic please: [Sign In](#) or [Sign Up](#)

2 Responses

**Paulette Kern** 29 days ago

As a lay person, I find it difficult to follow and understand the Code Next Language. In you proposed approach #2, deep clean and reset, please elaborate on the meaning of "through a significant reworking of its content and structure". Does this mean you would redefine zoning categories and requirements? If so, what is the goal?

1 Vote

**Ceanpublic Information** admin 18 days ago

Great question Paulette. The goal is to craft a land development code that is easy to use and helps build a better Austin for everyone

This is a complex, technical initiative and we'll try to help clarify here:

Yes, we would redefine existing zoning categories, and the goal is to simplify the complex system of overlays

Each approach is made up of three elements: code format and organization, development review, and development standards

Format refers to the way information is presented on a page; size and style of text, indenting, clear graphics, tables, and paragraph structure help make information easy to find and understand. Organization refers to the way information is arranged within the overall code document (for example in the table of contents) to enable all users to easily navigate and find the information they need. Approach 2 would replace the existing format and organization of the land development code.

Development review refers to how you use the code, for example the processes by which development applications are submitted, evaluated and approved or denied. Approach 2 relies more on a by-right model, where development applications that comply with the zoning regulations can move quickly to the building permit.

Development standards refers to what and how a code regulates, for example permitted land uses (residential, commercial, etc.), dimensional standards (lot size, building height, etc.), and environmental regulations. Approach 2 calls for a moderate level of change to the content of the existing development standards.

To view the Code Approaches Alternatives Report and a new video overview, visit <http://www.austintexas.gov/department/next-steps-analysis>

0 Votes

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Reply to Paulette Kern

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Ideas In Action

[MACC parking available to residents with proof of residency during street closures March 17-20. MACC permit required.](#)

[Enforcement to prevent SXSW parking traffic.](#)

[Single Member Districts without Gerrymandering](#)

[Add the ability to change/remove options on this site](#)

[Bike Lane or sidewalks down Lakeline to Metro Station](#)

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Kat Botts [voted on an Idea](#)

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[CodeNEXT: Shaping the Austin We Imagine](#)

[Elevate Austin](#)

Zapalac, George

From: Joyce Basciano [REDACTED]
Sent: Monday, October 20, 2014 12:17 PM
To: Zapalac, George
Cc: Adams, George; Dugan, Matthew; Jeff Jack; Leffingwell, Lee; Cole, Sheryl; Morrison, Laura; Tovo, Kathie; Spelman, William; Martinez, Mike [Council Member]; Riley, Chris
Subject: CodeNEXT Approaches and Issues

Dear George,

As I said several months ago at City Council Subcommittee meeting, the CodeNEXT process is seriously flawed. The latest work product "Code Approach Alternatives & Annotated Outlines" lacks specifics and details necessary for the public and the City Council to make an informed decision. This is not surprising since it is primarily based on two incomplete work products: the "Code Diagnosis" and the "Neighborhood Plan Summary". We are being rushed into the code development process without fully understanding the existing code (and it is really not that complex). It is premature for City Council to select a code approach at this time, rather the approach should be selected by the new 10/1 City Council who will ultimately approve the final version of the code.

We have been able to thrive as a city perfectly well with the existing code. This strongly suggests to me that what our existing code really needs is reorganization and some "tweaking" to fill in the loopholes. This would be similar to Approach 1, "The Brisk Sweep". In my opinion, if more time was scheduled to work on the "Code Diagnosis" and the "Neighborhood Plan Summary" the CodeNEXT team would be recommending Approach 1, or possibly a "hybrid" between Approach 1 and 2 ("The Deep Clean"). I believe that this would be the least expensive and least contentious approach.

The public deserves a more transparent, balanced and iterative process. The last public input meeting of the CAG was not recorded, yet staff announces strong citizen support for Approach 3 ("The Complete Makeover"). Some in the community interpret Approach 3 to mean starting with a "clean slate", that is, doing away with the entire existing code and Neighborhood Plans. This misinterpretation needs to be corrected as soon as possible. The composition of the Land Development CAG remains stacked in favor of the development community. Also, the public needs to know how the data we submitted with the "Community in a Box Exercise" will be used during the code rewrite process.

The next phase of the CodeNEXT process needs to be clearly defined as the existing CodeNEXT Timeline gives us few details. How is the CodeNEXT team going to "foster a robust conversation in Austin"? When will the public be able to review the "Envision Tomorrow Scenarios"?

Finally, have you forwarded the Intent Paragraphs that were removed from the LDC to Dan Parolek? He did ask for them the last time he visited Austin. Thank you for forwarding them to me. Intent paragraphs would definitely help PDR permitting staff to interpret the new Land Development Code.

Joyce Basciano

Zapalac, George

From: Patricia King [REDACTED]
Sent: Sunday, October 19, 2014 8:38 PM
To: Zapalac, George
Subject: Code Approaches

Not enough information to recommend any approach, this is a job for the new 10-1 council.

Zapalac, George

From: Malcolm Yeatts <[REDACTED]>
Sent: Monday, October 20, 2014 9:20 PM
To: Zapalac, George; Adams, George; Jeff.Jack@austintexas.gov
Subject: CodeNext approaches

The Citizen Advisory Group should recommend that the decision on which CodeNext approach to take should be decided by the new City Council in January. This delay will not impact the timeline for CodeNext, and it will assure that CodeNext has the support of a majority of the citizens of Austin.

Malcolm Yeatts Austin Neighborhood Council Sector 9 Representative



HousingWorks

AUSTIN

September 18, 2014

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NeighborWorks America

Michael Gerber
Housing Authority of the City of
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John Limon
Plaza Saltillo Redevelopment

Terry Mitchell
MOMARK Development
Capital Metro Board of Directors

Cile Montgomery
lookthinkmake

Karen Paup
Texas Low Income
Housing Information Service

Cookie G. Ruiz, C.F.R.E.
Ballet Austin

Dave Sullivan
UT Center for Energy and
Environmental Resources &
City of Austin Bond Oversight
Committee

Kathy Tyler
Motivation Education and
Training, Inc

Commissioners:

HousingWorks has been integrally involved with the CodeNEXT process and urges you to advance the Land Development Code revision through the recommended approach alternative. The code format and organization, the development review process, and the city's development standards need to be refined and reworked, and the consultants' recommended approach will accomplish these challenges. The process should continue forward without disruption or delay.

The City of Austin has three core values related to affordable housing: long-term affordability, deeper affordability, and geographic dispersion. The CodeNEXT process presents a unique opportunity to increase affordability across the City of Austin, in line with the Imagine Austin vision and the City of Austin core values.

We are eager to continue to provide input throughout the CodeNEXT process. As we stated in our response to the June 2014 Code Diagnosis, in order to achieve true affordability, it is imperative that onsite, inclusionary affordable housing policies are implemented across the city and in a range of housing types. If this type of program (development incentives such as increased density and relaxed development standards in exchange for onsite affordability) were implemented in targeted areas across the city, particularly in strategic locations such as TODs and core transit corridors, this would be a significant gain for affordability.

Thank you for your commitment to the City of Austin. If you have any questions, please feel free to contact me or Mandy De Mayo at (512) 454-1444.

Sincerely,

Frances Ferguson
President, Board of Directors



RECA

**REAL ESTATE COUNCIL
OF AUSTIN**

September 29, 2014

Dear Mayor and Council:

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PRESIDENT
Ward Tisdale

On behalf of the board of directors and members of the Real Estate Council of Austin, I'm writing to reiterate our support for a truly comprehensive, meaningful and enduring transformation of Austin's land development code and process.

Austin's continued and consistent rapid growth is creating severe challenges to our city's infrastructure, cost of living, tax base and quality of life. We at RECA share the community's vision of an affordable, livable and vital city that works for everyone. To make that vision real, we need to write and implement land use regulations with both flexibility and predictability. We need to create a system that allows for innovation and can scale rapidly to meet the kind of demand we see in Austin's residential and commercial real estate markets right now.

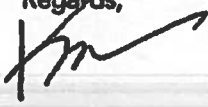
It is no secret that the current Austin code and process are thoroughly broken and falling significantly short of achieving these important objectives. Neither RECA nor many other stakeholders are satisfied with the status quo, and the CodeNEXT initiative has been a critical and welcome effort that brings those stakeholders together with the city's staff and consultants. We urge that we continue down the path that led us here.

The CodeNEXT Team has admirably diagnosed what's wrong with Austin's current code and land-use regulatory environment. Its recommendations for approach alternatives are, in our view, all necessary, and we look forward to developing further clarity around the choices now facing the City Council.

Whichever approach is chosen needs to be one that allows the city to do *all* the work necessary to fix our broken system once and for all and provide for our needs well into the future. We believe in order for a comprehensive rewrite, consistent with Imagine Austin, to be achieved, approach three (3) should be considered and recommended. Austin's built environment is evolving much too quickly for us to view bringing the code up to date and fixing its most egregious problems, as a suitable end result of CodeNEXT. Rather, this effort must position Austin to move forward and allow for new land use strategies that can address our ever-increasing needs for quality sustainable development and compact and connected affordable living.

Most of all, it is imperative that city leaders move forward now and not defer this discussion to some point in the future. There should be no dispute now that we need a new code and process. New members of the 10-1 council will have plenty of opportunity to shape that new code and process once they take office, in consultation with all of their constituents and stakeholders. We look forward to being fully engaged in that work.

Regards,


KC Willis
Chair

Code Approach Alternatives and Annotated Outlines Recommendations 9.15.14

ASLA Austin takes the position that the Imagine Austin goals of compact & connected and nature & city are strongly connected for the creation of places that are vibrant, healthy, and meaningful. By creating and implementing a land development code that successfully integrates the built and natural aspects of our environment, the city can better accommodate population growth, manage its resources, and improve the quality of life for all residents.

To achieve this integration, ASLA Austin recommends that the revision of Austin's Land Development Code be informed by "green" code practices and precedents, such as demonstrated in Seattle's Green Factor and Washington, D.C.'s Green Area Ratio, that have been effective for conserving and enhancing the ecosystem services that support community well-being. The role of green aspects of a code are suggested in the recently released CodeNEXT Approach Alternatives & Annotated Outlines report, but greater attention and expanded consideration would provide a platform for better meeting the city's objectives. Specifically, we recognize five interrelated topics in which Austin's next Land Development Code should include these ideas.

1. Water conservation and management

As the city becomes more compact, there is the likelihood that there will be increases in impervious cover—rooftops, plazas, streets, sidewalks—which can, in turn, increase stormwater runoff volumes and velocities. In order to lessen the strain on constructed stormwater infrastructure and not exacerbate the risk of flooding, we recommend:

- Establishing watershed-scale requirements for green infrastructure that include minimum amounts of pervious vegetated cover per watershed and consider future build-out conditions.
- Establishing site-scale minimum performance requirements for water collection.
- Requiring onsite water reuse strategies that involve rainwater, graywater, reclaimed water, stormwater, air conditioning condensate, and all other appropriate sources.
- Incentivizing the absolute reductions in existing impervious cover in re-development with a performance-based approach that gives credit for increasing stormwater retention and groundwater recharge.
- Incorporating water collection and distribution green infrastructure as part of the 'Complete Streets' effort to treat stormwater run-off before it enters creeks and lakes.

2. Urban heat island effects and microclimate modification

Masonry buildings and roads absorb heat and thereby contribute to what is called the urban heat island effect. Glass building facades can also reflect light and contribute to localized higher temperatures. The increased temperatures can discourage pedestrian and bicycle movement. To mitigate these effects and promote outdoor and on-street activity, we recommend:

- Recognizing the importance of a cool, shaded public, and private realm by establishing required minimum performance criteria for microclimate modification—including the preservation of existing shade trees and the use of new shade trees, green walls, shade structures, green roofs, pervious pavement, etc.—to relieve urban heat island effects.

3. Infill regulation

In a city that is becoming more compact and connected, parcels are not only developed, but re-developed. The code should provide instruction on how these transformations can be made. To guide the process, we recommend:

- Encouraging the principles set forth in the Sustainable Sites Initiative, a rating system developed by ASLA, the Lady Bird Wildflower Center of The University of Texas, and the US Botanic Garden.
- Requiring that redevelopment projects (especially in key centers and along major corridors) cluster development in a way that decreases the effective overall impact of impervious cover and, where applicable, enhances groundwater recharge.
- Developing specific and targeted incentives that offset the negative aspects of urban growth—such as increased impervious cover and loss of tree canopy—to maintain neighborhood character and city-wide ecological productivity and integrity.
- Creating standards that are appropriate and customized to development type (i.e. urban infill vs. greenfield; walkable urban, transitional, and drivable suburban.)

4. Urban Agriculture

A necessary feature of a successful compact and connected community is easy access to food. Agriculturally productive parcels—including private gardens, community gardens, and urban agriculture operations—can contribute to the provision of healthy nutritional options across the city. Further, these land uses also contribute to related efforts to live sustainably. For example, they support populations of pollinators and can be used to help manage food waste by providing composting sites. To encourage these benefits, we recommend:

- Incorporating provisions and guidelines in the new code that make urban farms, community gardens, and front- and backyard gardens possible.

5. Compatibility

Increased uses of land in a city that is becoming more compact and connected can result in incompatible (or at least undesired) adjacencies. To mitigate these, we recommend:

- Employing green infrastructure in compatibility setbacks to mitigate impacts of commercial and multifamily zoning on adjacent single-family residential development.

Going forward

A primary consideration for any land development code is that it allows policy intentions to be met. Through its comprehensive plan, the City of Austin has identified a set of objectives that must be balanced carefully and integrated thoughtfully. To help bring about this desired result ASLA Austin recommends:

- Strengthening of the role of specific City entities (including the Office of Sustainability and the Imagine Austin Green Infrastructure Regulatory Team [GIRT]), Boards and Commissions, and other regulatory bodies within the process of forming the new code and in the efficient administration of the code.

- That the groups mentioned in the above item collaborate with the code consultant team in the presentation of a CodeTALK on Nature and the City in Fall of 2014.

- That a key team member, who is a licensed landscape architect in the State of Texas, be designated to ensure that the core green infrastructure and sustainable water priority programs are integrated into the code.

Finally, we recommend that the CodeNEXT process provide a formal mechanism by which ASLA Austin can contribute as an informed stakeholder so that the core nature and city principles adopted in Imagine Austin are carried forward. It is recommended that this partnership continue as the Code evolves to accommodate advances in technology and improvements in technique.



**TEXAS
CHAPTER**

**American
Society of
Landscape
Architects**

October 6, 2014

Honorable Mayor Leffingwell and Council Members
City of Austin
P.O. Box 1088
Austin, TX 78767

Dear Mayor Leffingwell and Council Members,

As President of the Texas Chapter of the American Society of Landscape Architects (TXASLA), I am sending this letter in support of ASLA Austin's Recommendations for CodeNEXT. Nationally, ASLA's members are promoting and implementing the very same sustainability goals that the Austin hopes to achieve. ASLA's recently issued Green Infrastructure Guidelines and the successful adoptions of infill green codes in Washington, DC and Seattle, WA are at the vanguard of urban design policies and practices. TXASLA has been actively engaged with the Austin Section's efforts to share our profession's commitment to improving built and natural environments locally.

Imagine Austin offers a bold and forward thinking plan for sustainability. The land development code—which is critical for making this shared vision become a reality—must be as ambitious and as thoughtful. We strongly advocate that the priority programs of "Sustainably Managing Our Water Resources" and "Using Green Infrastructure to Protect Environmentally Sensitive Areas" be integrated throughout the revisions made in the CodeNEXT process. Specifically, we recommend a combination of use-, form-, and performance-based codes that address: (1) water conservation and management, (2) the mitigation of urban heat island effects, (3) infill regulations that minimize loss of pervious ground cover and tree canopy, (4) the promotion of urban agriculture, and (5) use of green buffers to separate incompatible land uses. These actions will help achieve the integration of Nature and City that is a foundational principle in *Imagine Austin*.

TXASLA endorses the recommendations of ASLA Austin:

- that the role of specific city entities be strengthened in CodeNEXT such as the Green Infrastructure Regulatory Team and the Environmental Board;
- that ASLA Austin be designated a key stakeholder in the process;
- that the groups mentioned above collaborate on a CodeTALK on the relationships between Nature and City;
- that a key team member, who is a licensed Landscape Architect in the State of Texas, be designated to ensure that the core green infrastructure and sustainable water priority programs are integrated into the code.

Landscape Architects in Texas creatively combine extensive understanding of our regional ecology, responsive insight on our communities' cultures, and demonstrated technical skill for building vibrant and resilient communities. Experiences working with private clients and public stakeholders provide our members with an informed, professional perspective that can contribute to the making of a viable and robust code. We understand that the CodeNEXT process offers a tremendous opportunity to improve the City of Austin. It will also be a model that influences land development discussions in other Texas cities and in communities across the nation. TXASLA and ASLA Austin are motivated and prepared to contribute to this very important endeavor.

Thank you for your consideration,

A handwritten signature in black ink that reads "Timothy May".

Timothy May, PLA—Texas Registration #1227
TXASLA, Chapter President



October 10, 2014

To Whomever It May Concern:

The Austin Neighborhoods Council Executive Committee cannot support the current Code Approaches Document because of the lack of substantial information. The document contains jargon and ambiguities that lack the specificities for anyone to make a well-advised and educated decision about how the City Council should proceed with supporting the Code Approaches proposed. Even though the consultant team recommends Approach 2, the annotated outline does not specify its difference from Approach 3- what does that really mean? This is why we cannot support a specific approach due to lack of information.

One Code Approach that was never proposed is a combination of Approach 1 and Approach 2, another variation of a hybrid approach. This combination should also be considered, if any consideration is to be acknowledged.

Furthermore, we do not support this current City Council voting on the Code Approach. We have always advocated for the new 10/1 Council to have the ability to choose/vote on the Code Approach, since they will ultimately be the ones to accept and approve the final code. With the lack of information in the Code Approaches document, it seems prudent for the vote on the Code Approach to be postponed until the new City Council is seated. There would be no harm in waiting for more specific information and the new Council's approval.

Let's get things right this time.

Sincerely,

Mary Ingle, ANC President
Joyce Basciano, ANC VP 1
David King, ANC VP 2
Vera Givens, ANC VP 3
Jolene Kiobassa, ANC Co-Secretary
Laura Pressley, ANC Co-Secretary
Mary Eichner, ANC Treasurer
Melinda Schiera, ANC Co-Communications
Marion Mlotok, ANC Sector Representative 8

Joan Bartz, Parliamentarian
Jason Meeker, ANC Sector Representative 1
Kevin Wier, ANC Sector Representative 2
Sheryl Cheatham, ANC Sector Representative 3
Linda Bailey, ANC Sector Representative 4
Pat King, ANC Sector Representative 10
Daniel Llanes, ANC Sector Representative 6
Tom Nuckols, ANC Sector Representative