

**AGENDA**



**Recommendation for Committee Action**

Planning and Neighborhoods Committee	<b>Item ID</b>	45474	<b>Agenda Number</b>	4.
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<b>Meeting Date:</b>	5/18/2015	<b>Department:</b>	Planning and Zoning
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**Subject**

Briefing and possible recommendation on Approach 2.5 of CodeNEXT.

**Amount and Source of Funding**

**Fiscal Note**

**Purchasing Language:**

**Prior Council Action:**

**For More Information:** Jorge Rousselin, Planning and Zoning Department, 512-974-2975.

**Council Committee, Boards and Commission Action:**

**MBE / WBE:**

**Related Items:**

**Additional Backup Information**

CodeNEXT is the name given to the project to revise Austin’s Land Development Code. The project sprang directly out of the Imagine Austin Comprehensive Plan. Priority Program No. 8 of the Plan is stated as, “Revise Austin’s development regulations and processes to promote a compact and connected city.”

Earlier work in the CodeNEXT project produced a series of reports including the “Listening to the Community Report,” the “Land Development Code Diagnosis,” and the “Community Character Manual.” In September 2014, the project team released the “Code Approach Alternatives and Annotated Outlines.” The Code Approach Alternatives & Annotated Outlines document examined the basic “elements” that go into a land development code: how it is formatted and organized, how it is used to evaluate and approve permits for development projects, and what kinds of regulations are applied and how. The Code Approach Alternatives report also describes three possible frameworks or approaches to revamping our code, and analyzed how each might perform in overcoming challenges with the current code and helping achieve the vision of Imagine Austin. The three approaches were described as: Approach 1 (“Brisk Sweep”); Approach 2 (“Deep Clean and Reset”); and Approach 3 (“Complete Makeover”).

On November 20, 2014, the Austin City Council approved an approach that blended Approach 2 and Approach 3, and thus was dubbed “Approach 2.5.” Staff’s recommendation is that the prior Council action – directing the CodeNEXT to undertake “Approach 2.5 – be affirmed.

Based on the direction received from Council regarding Code Approach, the CodeNEXT team (City Staff and consultants) will work over the coming months to develop a draft revised Land Development Code for review first by City Staff, then by the public, boards and commissions, and any Council-appointed Code Advisory Group, and ultimately by Council.