



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

Land Development Code Advisory Group Meeting #47 Minutes

May 2, 2016 at 6:00 pm-9:00 pm
Street-Jones Building, Room 400A
1000 E. 11th Street
Austin, TX 78702
www.austintexas.gov/codenext

Members in attendance: Melissa Beeler, Roger Borgelt, Mandy De Mayo, Jim Duncan, Jackie Goodman, Rich Heyman, Lauren Ice, Farzad Mashhood, Eleanor McKinney Terry Mitchell, Liz Mueller, Melissa Neslund, Dave Sullivan, Kevin Wier, Nuria Zaragoza

Members absent: Guy Dudley, Susan Moffat, Jose Valera

Chair Duncan called the meeting to order at 6:05 PM

1. **Approval of minutes from April 18, 2016.**

The meeting minutes were approved on consent.

2. **Public Comment**

- a. Fred Lewis stated it takes 4 to 5 months to write a code and we are long past that. The CAG should go into a retreat to give staff time to write the code.
- b. Geoffrey Tahuahua stated that much of the growth is happening outside the city of Austin.
- c. Mary Ingle, President of the Austin Neighborhoods Council, asked if we are wanting to rid single-family houses in central city neighborhoods due to affordability?
- d. Joyce Basciano asked to add authors' names of code prescriptions and include working links to the references in the prescriptions. Community needs to see the code whatever shape its in as the prescriptions do not give enough information.
- e. Paul Schuman stated that SpeakUpAustin does not work well as it cannot handle graphics and should have fully editable documents. He asked what will we do with the feedback. He would like to see an edited document showing the changes.
- f. Ryan Nill, president of the LA Reunion Coop stated that cooperative housing units are affordable when compared to other housing.
- g. Frank Harren stated the code prescription has good language but concerned that we are focusing on centers and corridors. Zoning restrictions are based on racism.

- h. Jeff Jack stated that he wants to know if the Zilker Neighborhood Association comments to the Community Character Manual were included in the analysis.
- i. Niran Babalola stated that density limits make us economically segregated. Single-family neighborhood is a segregationist word. Laws should not prevent people from living where they want.
- j. Greg Anderson stated that today is an all-time low for housing inventory. It is difficult for people to find housing in Austin.
- k. Mike Gorse seconded what Ryan Nill stated and added that he lived in a unit with no parking which caused parking to be less. We must address supply and demand.

3. Summary of recent public outreach activities

Ele McKinney lectured on the CodeNEXT Natural and Built Environment Code Prescription at the American Society of Landscape Architecture-Texas conference in Fort Worth. Dave Sullivan mentioned that there is a Google Doc to update outreach which will be submitted to Council. Jim Duncan and Jackie Goodman spoke with Austin Neighborhood Council. Melissa Neslund and Paul DiGiuseppe spoke at the Greater Austin Contractors & Engineers Association (ACEA) conference, spoke with the Urban Land Institute Young Member Forum and conducted a webinar with the Real Estate Council of Austin.

4. Staff reports on how feedback is being considered in code or policy development.

Jim Robertson stated he would be presenting at a City Council Work Session on May 3. Staff is assembling all of the feedback received on the Natural and Built Environment Code Prescription, including the CodeNEXT Advisory Group's feedback, and will provide it to the code development team.

5. CAG members discuss any issues related to CAG process

Dave Sullivan read a resolution asking for more City resources to help CodeNEXT. Eleanor McKinney made a motion to send the resolution with amendments made by the Executive Work Group that was seconded by Jim Duncan and was passed unanimously. Dave Sullivan mentioned a resolution on this week's Council agenda will change the current resolution to allow Council to appoint a vacancy to the CodeNEXT Advisory Group, Sullivan stated he would ask Council to consider increasing diversity because no African-Americans are on the advisory group. There was a discussion of the need for identifying the writers of each code prescription, the need for Spanish translation, the desire to see a map of where form-based codes will be applied as well as a map of areas of stability and change, and the desire for a presentation of subdivision regulations.

6. Presentation of the Household Affordability Code Prescription by the assigned CAG members and staff.

Members of the CodeNEXT Advisory Group and staff presented the Household Affordability Code Prescription. There were discussions about density bonus programs, teardown of multi-bedroom housing to single-bedroom housing, parking, transportation and affordability, aspects of missing middle housing including affordability and gentrification, and the relationship between increasing supply and affordability.

7. Update on the Natural and Built Environment Working Group Report

Lauren Ice discussed the outline of the form.

8. Future agenda items

No action

The meeting was adjourned at 9:01, without objection.