



MEMORANDUM

TO: Stephen Oliver, Chair and
Members of the Planning Commission

FROM: Gregory I. Guernsey, AICP, Director
Planning and Zoning Department *GG*

RE: Planning Commission Request for CodeNEXT Public Forum

DATE: July 26, 2016

The purpose of this memorandum is to respond the Planning Commission's request for a public forum related to the Residential Design and Compatibility Standards known as Subchapter F ("McMansion" ordinance). The Planning Commission made this request at their July 12 meeting for the CodeNEXT team to review and address issues related to Subchapter F in a public forum to receive feedback for inclusion in the Land Development Code rewrite.

While feedback is appreciated and valued at all points in the Land Development Code rewrite, holding a public forum at this time to discuss just one part of the code is premature in light of the Land Development Code draft being released in January 2017. Once the Land Development Code is released, we will have at least four months for the public to comment on the code. At that time, staff will be available to discuss Subchapter F issues as part of the public review process and schedule. I do not think it is appropriate to comment on any specific part of the code at this time, as it can have implications on other code sections as they are being drafted and calibrated. Currently, all sections of the Land Development Code are being evaluated, clarified, and calibrated to the appropriate context. This process involves a large amount of collaboration between many City departments to align priorities and to ensure we are working towards the goals laid out in Imagine Austin.

The CodeNEXT team is currently gathering feedback via the Code Prescription public discussions, which were designed to start conversations around the important tradeoffs we will need to make in our Land Development Code as a community. The CodeNEXT team values the feedback we have gathered and will continue to gather from these prescriptions, and looks forward to the hearing and considering findings the Planning Commission Working Group will make to Council on August 30.

The Planning Commission is one of our strongest allies in ensuring the success of the CodeNEXT project, and we look forward to continuing to work closely with the Commissioners through the end of the process.

cc: Jorge Rousselin, CodeNEXT Project Manager, Acting Development Services Manager
Jerry Rusthoven, Acting Assistant Director, Planning and Zoning Department