

ZONING CODE CAPACITY ANALYSIS

FREGONESE ASSOCIATES
SEPTEMBER, 2017



Goals:

1. Compare Housing and Jobs Capacity under:
 - Existing Zoning
 - CodeNEXT Draft 1
 - CodeNEXT Draft 2
2. Explore Housing Match to Strategic Housing Blueprint
3. Additional Indicators from Two Weeks ago
4. Highlight key areas for future exploration

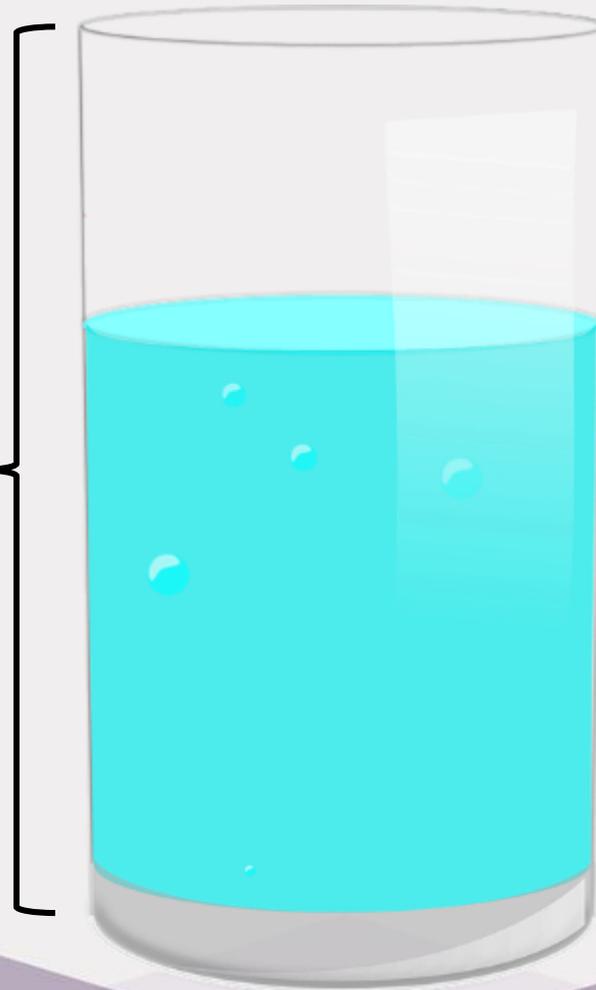


WHAT IS ZONING CAPACITY (VERSES A FORECAST)

THIS ANALYSIS



CAPACITY



FORECAST



BASIC PROCESS

Use Buildings Calibrated to Austin Market

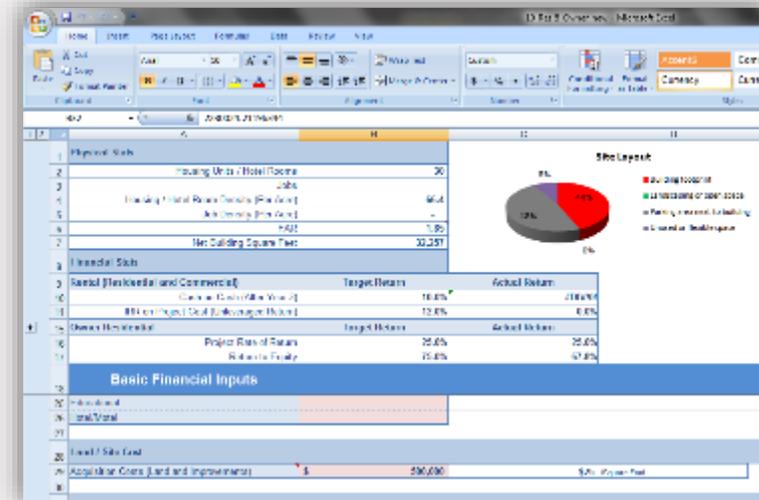
Total of 81 Buildings used in Analysis

Physical Form

- Height
- Unit sizes
- Parking configurations

Financial Reality

- Rents / sales prices
- Construction costs
- Land costs

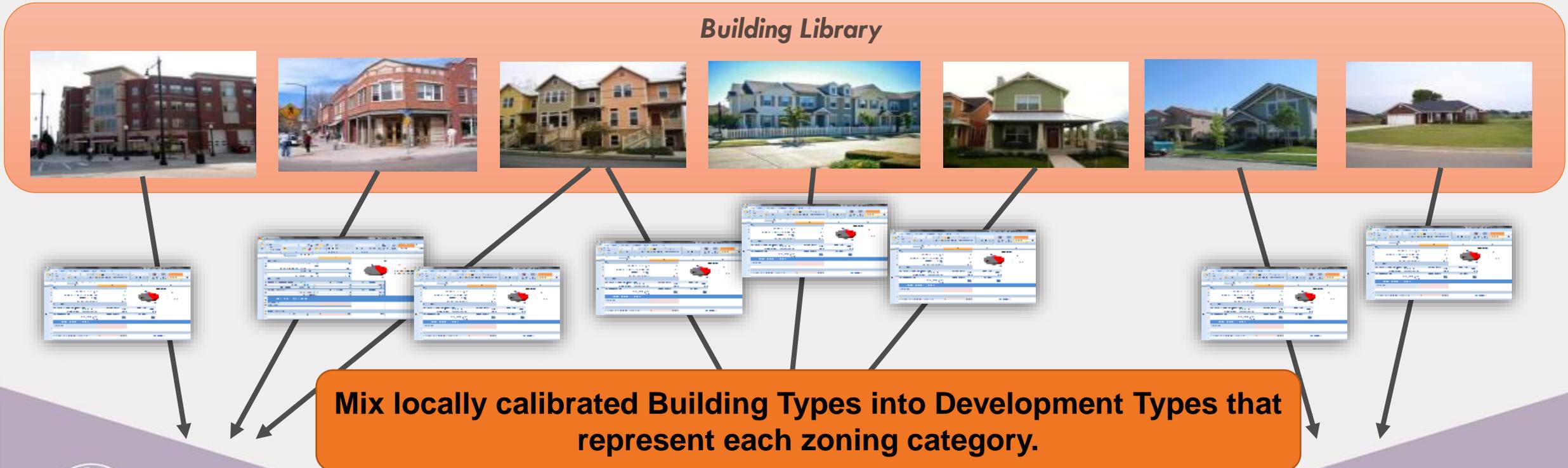


Feasible?



EACH ZONING DISTRICT CALIBRATED WITH BUILDINGS

For Existing Zoning, CodeNEXT Draft 1, CodeNEXT Draft 2



STARTED WITH 2015 COA CAPACITY ANALYSIS

Legend

- Capitol View Corridors Overlay
- University Neighborhood Overlay (UNO) Parcels
- CBD-CURE
- DMU-CURE
- Waterfront Overlay Parcels
- Barton Spings Zone (BSZ) Overlay Parcels
- Hill Country Roadways Ordinance
- PUD
- Planned Development Area (PDA) Parcels

Regulating Plan Subdistrict Parcels

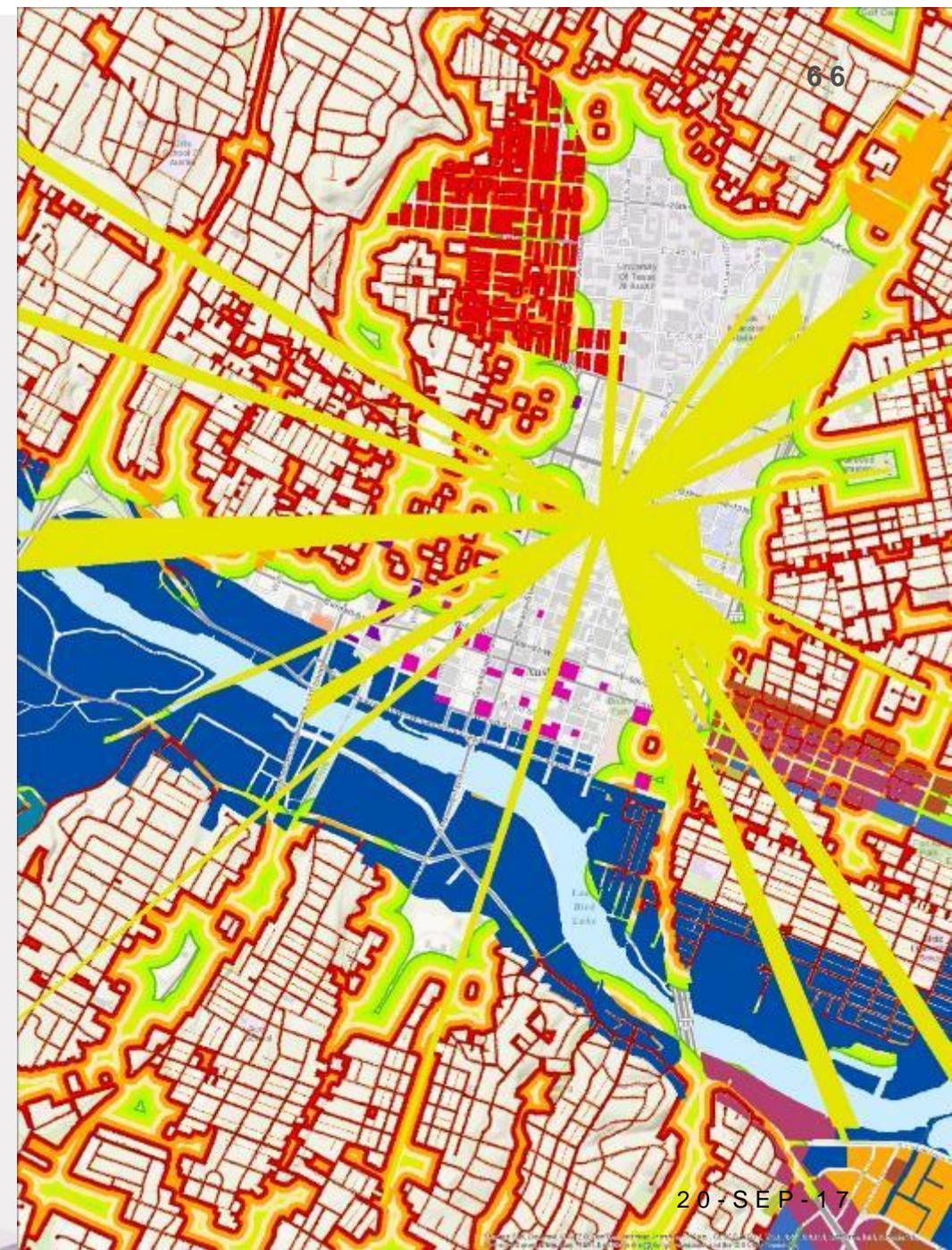
- LI
- TODCMU
- TODLDR
- TODMDR
- TODMU

Projects Under 20K Sq Ft

- No Structure
- 30' or 2 Stories
- 40' or 3 Stories
- Up to 50'
- Up to 60'
- Up to 85'
- Up to 110'
- Up to 120'

Projects over 20K Sq Ft

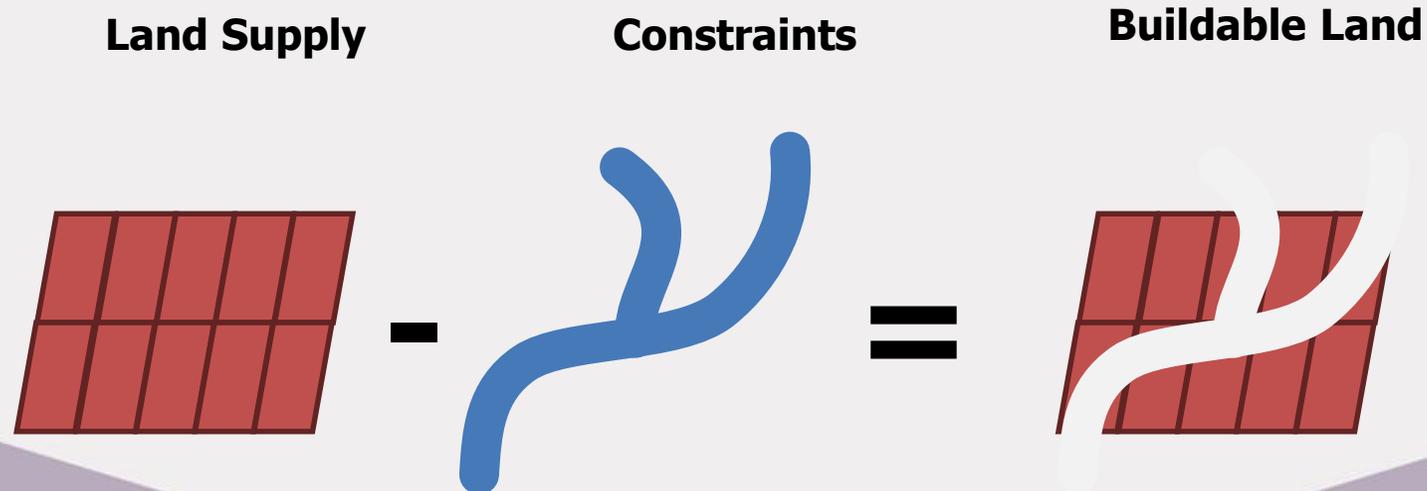
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- Up to 50'
- Up to 60'
- Up to 85'
- Up to 110'
- Up to 120'



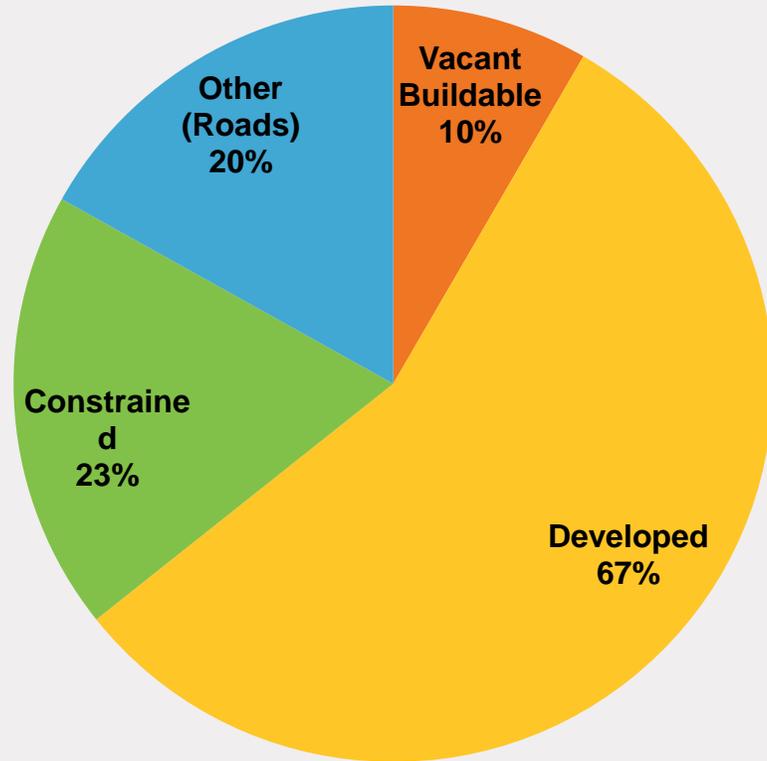
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CONSTRUCT BUILDABLE LANDS LAYER

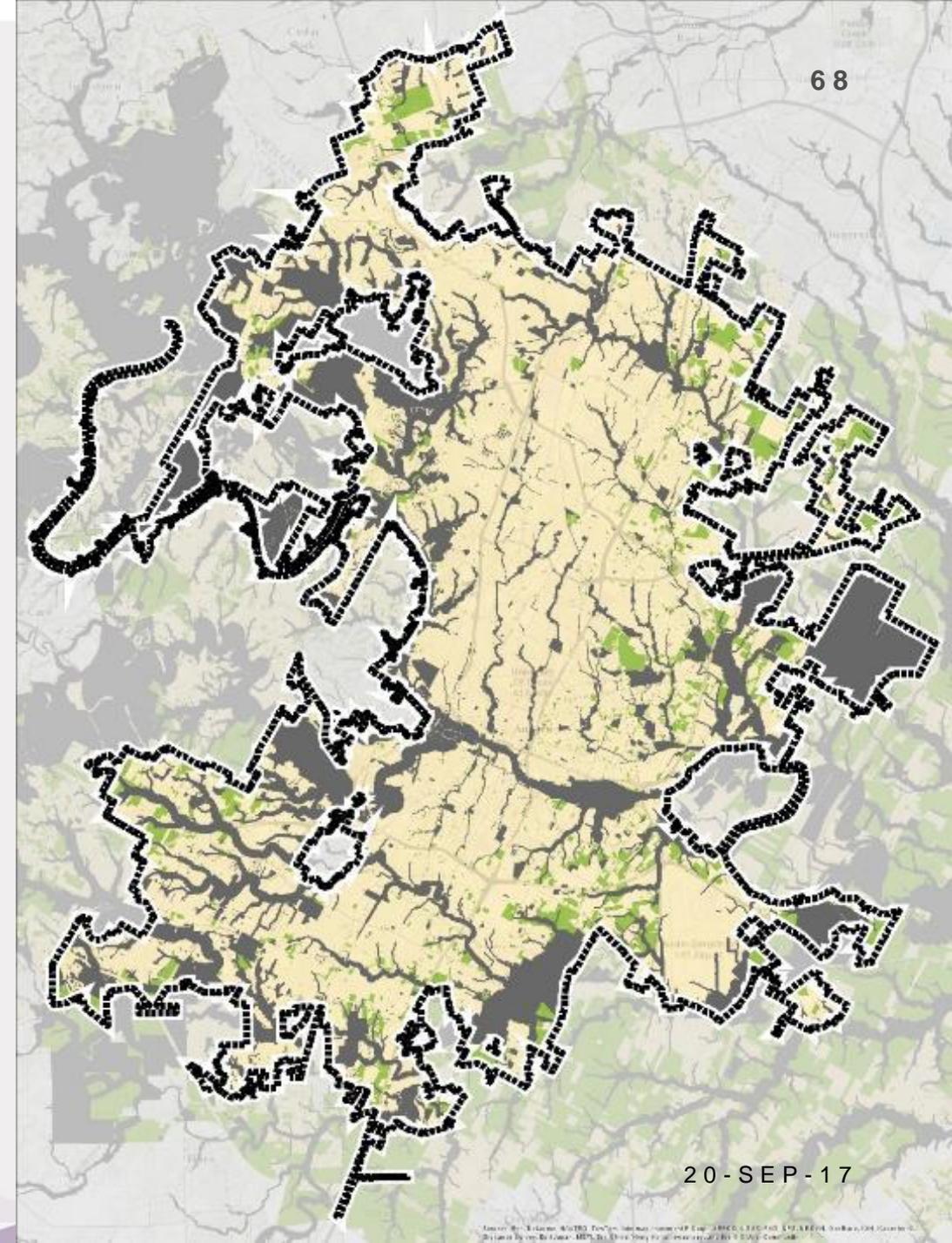
- Buildable Lands =
- Land Supply – Constraints (Environmental & Policy)



2015 VACANT & UNCONSTRAINED



- 14,560 acres of vacant, buildable land in city boundary
- ~3,500 of the vacant acres are constrained
- 19% of vacant & ag land



UPDATED BUILDABLE LANDS REMOVE RECENTLY DEVELOPED PARCELS

Remove recently developed parcels based on permits

- Ensure recently developed land is no longer “vacant” in dataset
- Permit data recent through May 2017

Data source: City’s 2014 land database inventory; Development Services permit database – May 2017

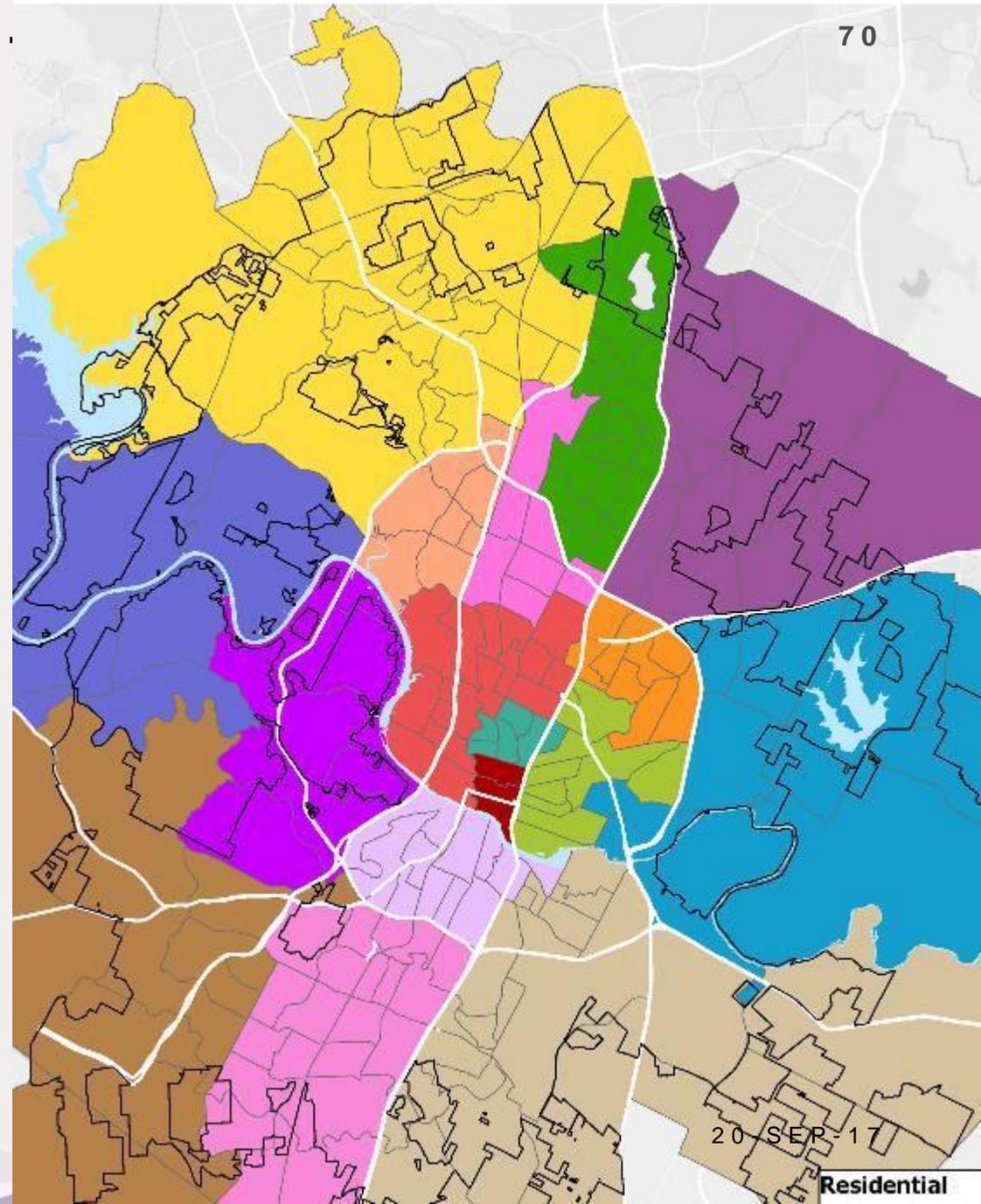


Example: New Mixed Use Development on E. 5th St

ESTIMATE REDEVELOPMENT BASED ON PRO FORMA ANALYSIS

Calculate average rents by Austin submarkets to understand building feasibility

- Aggregated from Census Tract average rents – CoStar data
- Source: CoStar 2015; ECONorthwest
 - Submarkets from ApartmentTrends.com
 - <http://www.apartmenttrends.com/html/maps/areaaus.cfm>



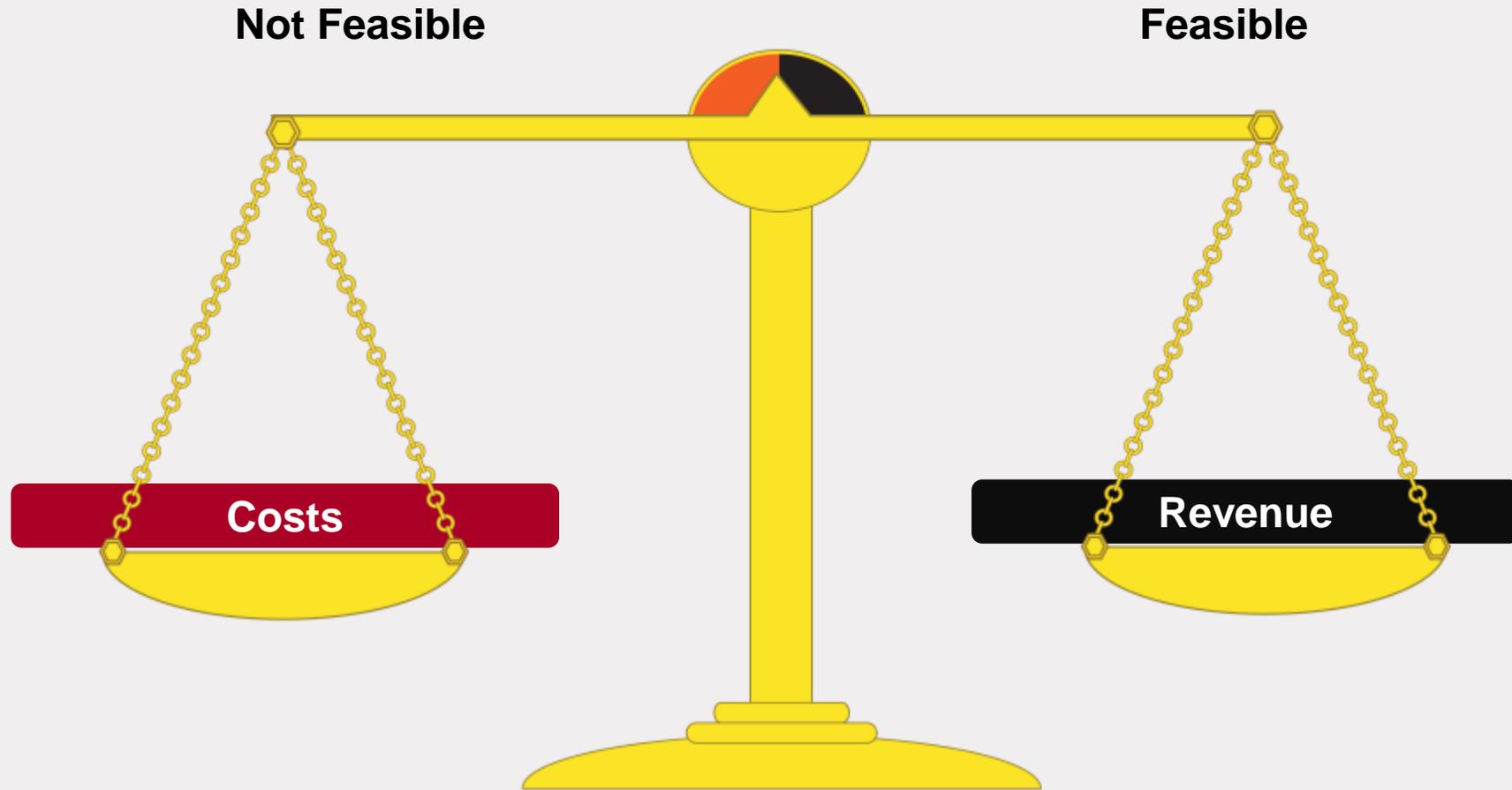
TEST 7 BASIC BUILDINGS ON ALL PARCELS FOR FEASIBILITY

Run Envision Tomorrow Development Feasibility Tool

- “Achievable rent” determined for **every parcel in Austin**
- Analysis done for 7 common building types in Austin:
 - SF Home
 - Duplex
 - Rowhouse
 - Multiplex
 - Low Rise Apartment (3 stories)
 - Mid Rise Apartment (4 stories)
 - Main Street Mixed Use (4-over-1)



TIPPING POINT



adjustable settings and tools

Building form

Costs

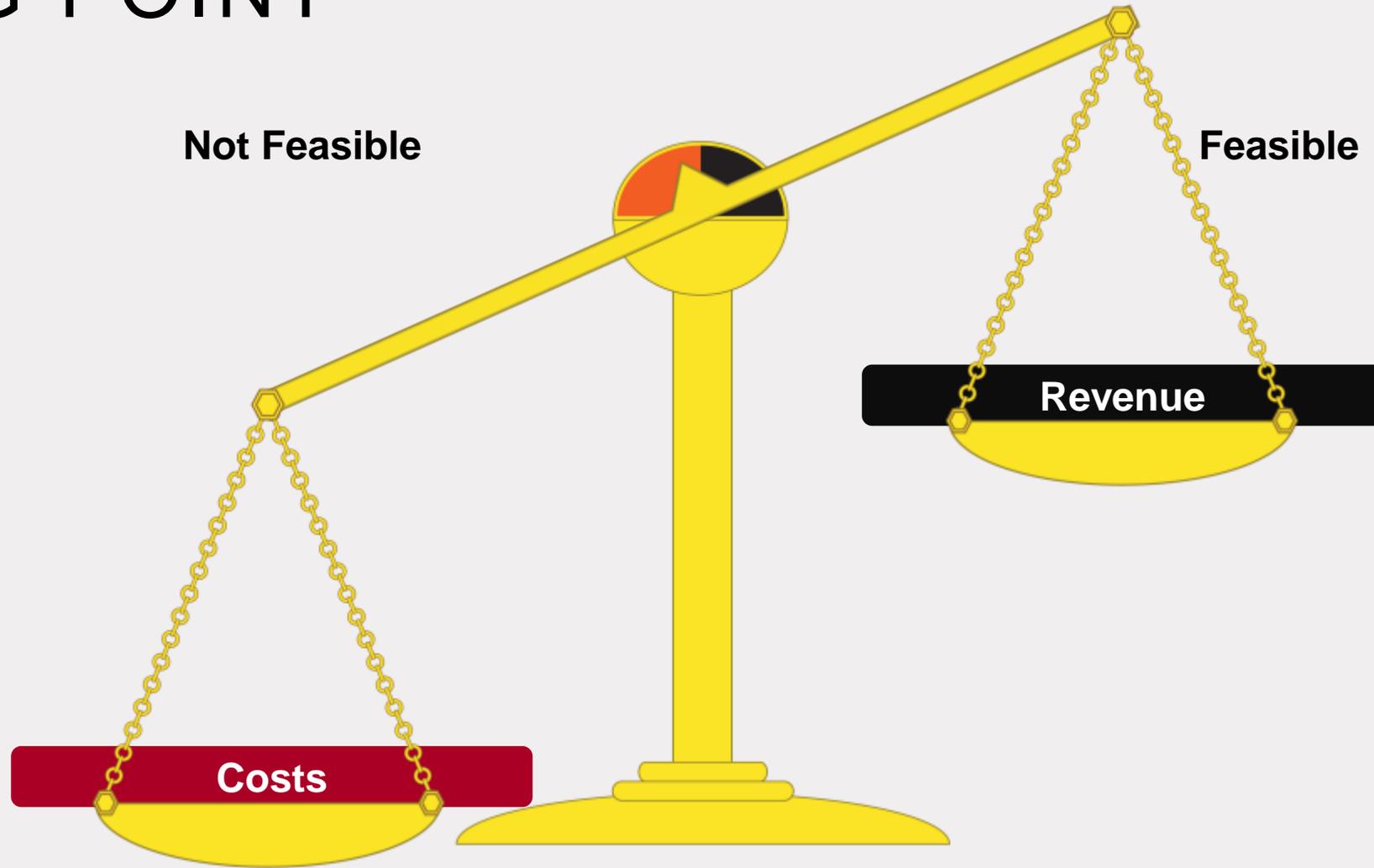


Revenues

Gap tools



TIPPING POINT



adjustable settings and tools

Building form

Costs



Revenues

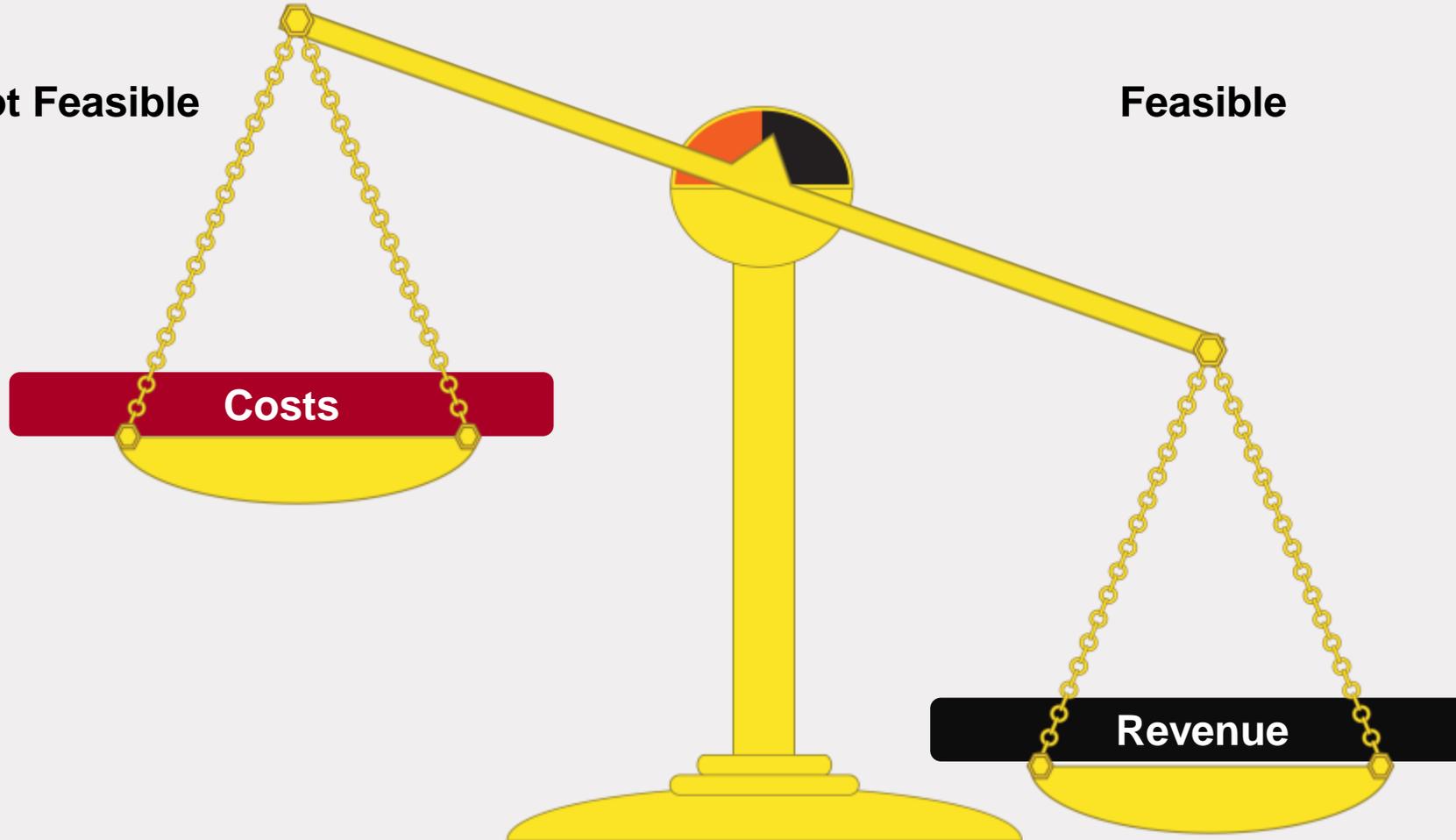
Gap tools



TIPPING POINT

Not Feasible

Feasible



adjustable settings and tools

Building form

Costs



Revenues

Gap tools



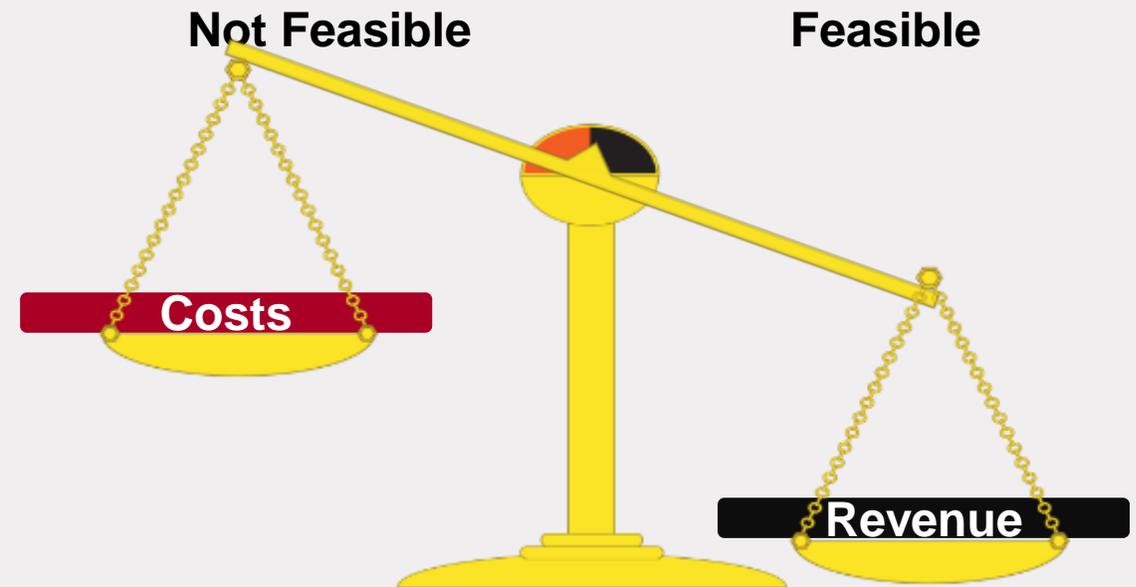
IDENTIFY REDEVELOPMENT POTENTIAL

Step 4: Determine Market Feasibility Ratio on every parcel by building type

$$\text{Market Ratio} = \frac{\text{Achievable Rent}}{\text{Submarket Average Rent}}$$

- Parcel is “market feasible” *today* when ratio = 1
 - Ratio ≥ 1 means achievable rent is equal to or above submarket rents
 - Building is feasible when it is able to achieve rents equal to market

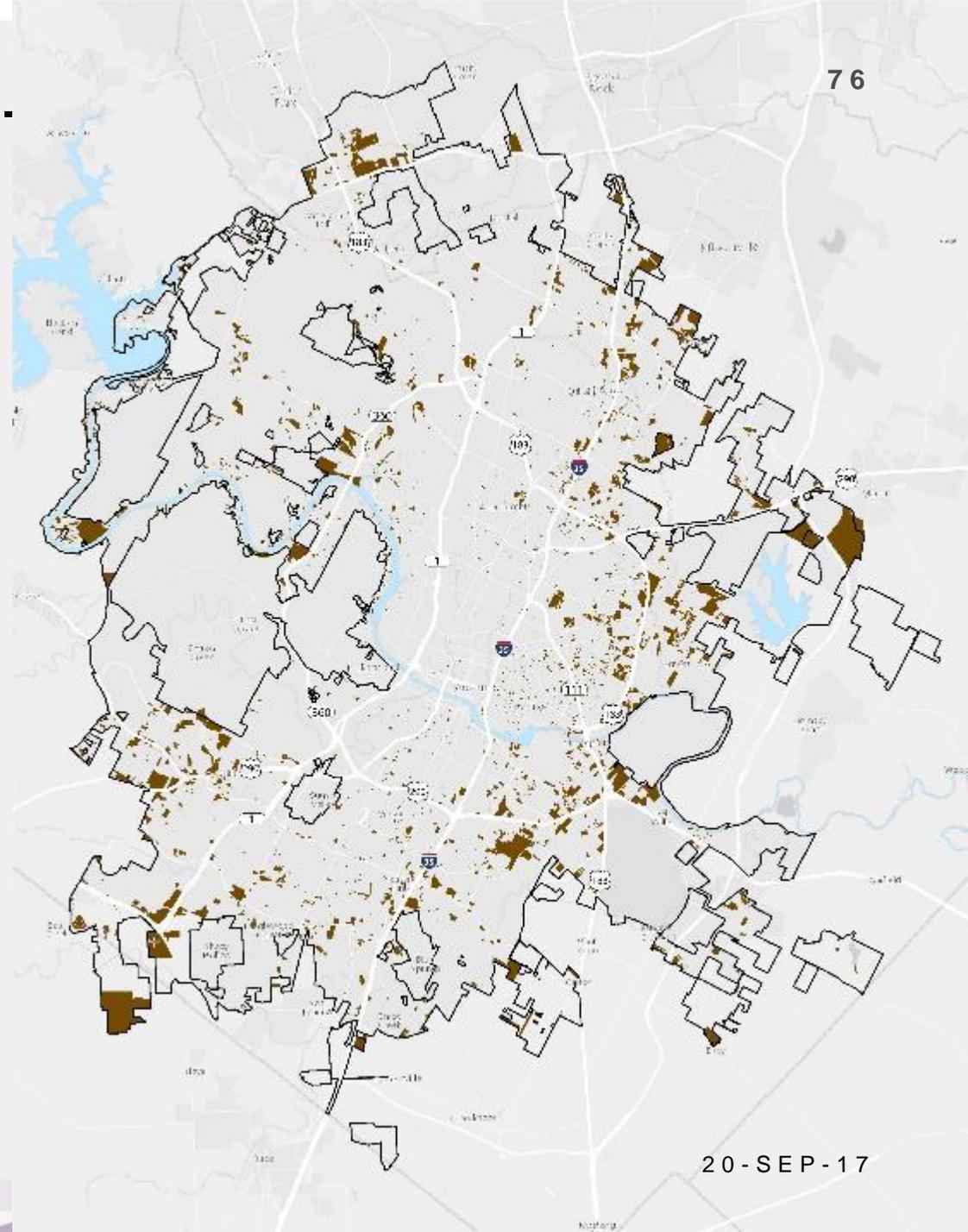
Tipping Point



UPDATE BUILDABLE LANDS. SEPTEMBER 2017

Updated Buildable Lands

- Start with Vacant Land

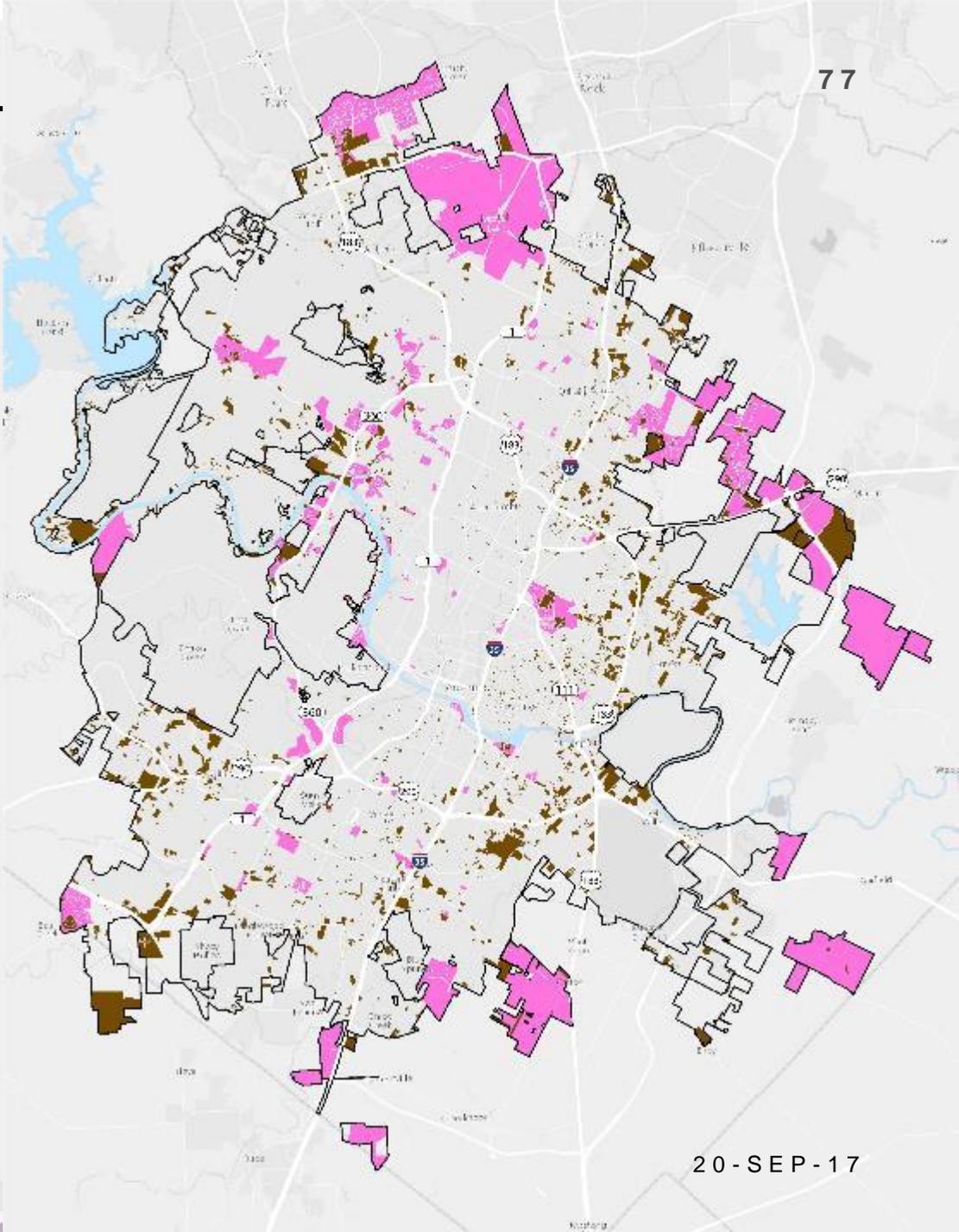


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HOUSING CAPACITY ANALYSIS - SEPTEMBER 2017

Updated Buildable Lands

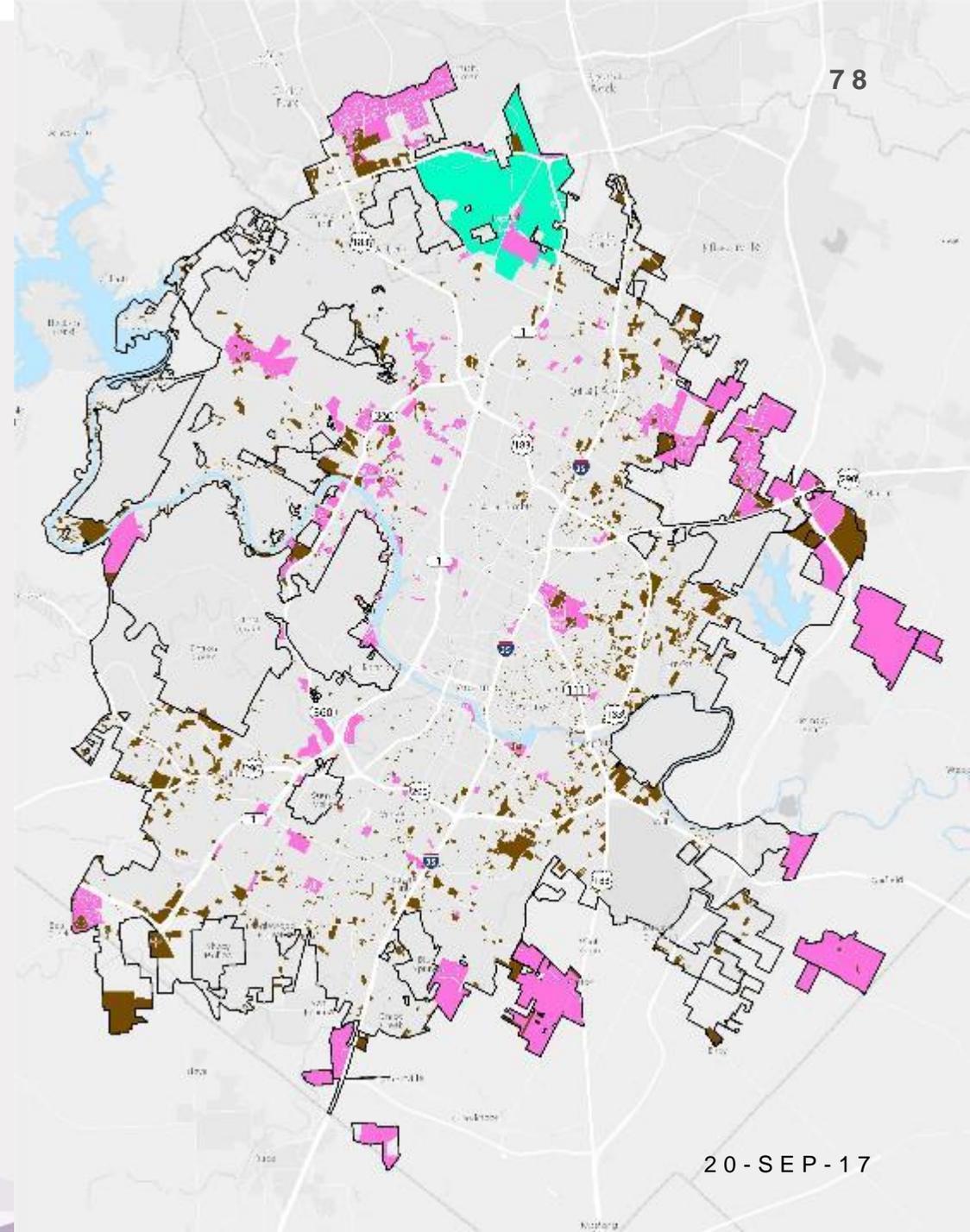
- Start with Vacant Land
- Include PUDs



HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

Updated Buildable Lands

- Start with Vacant Land
- Include PUDs
- Remove Robinson Ranch PUD
 - ~24,000 HU in previous analyses

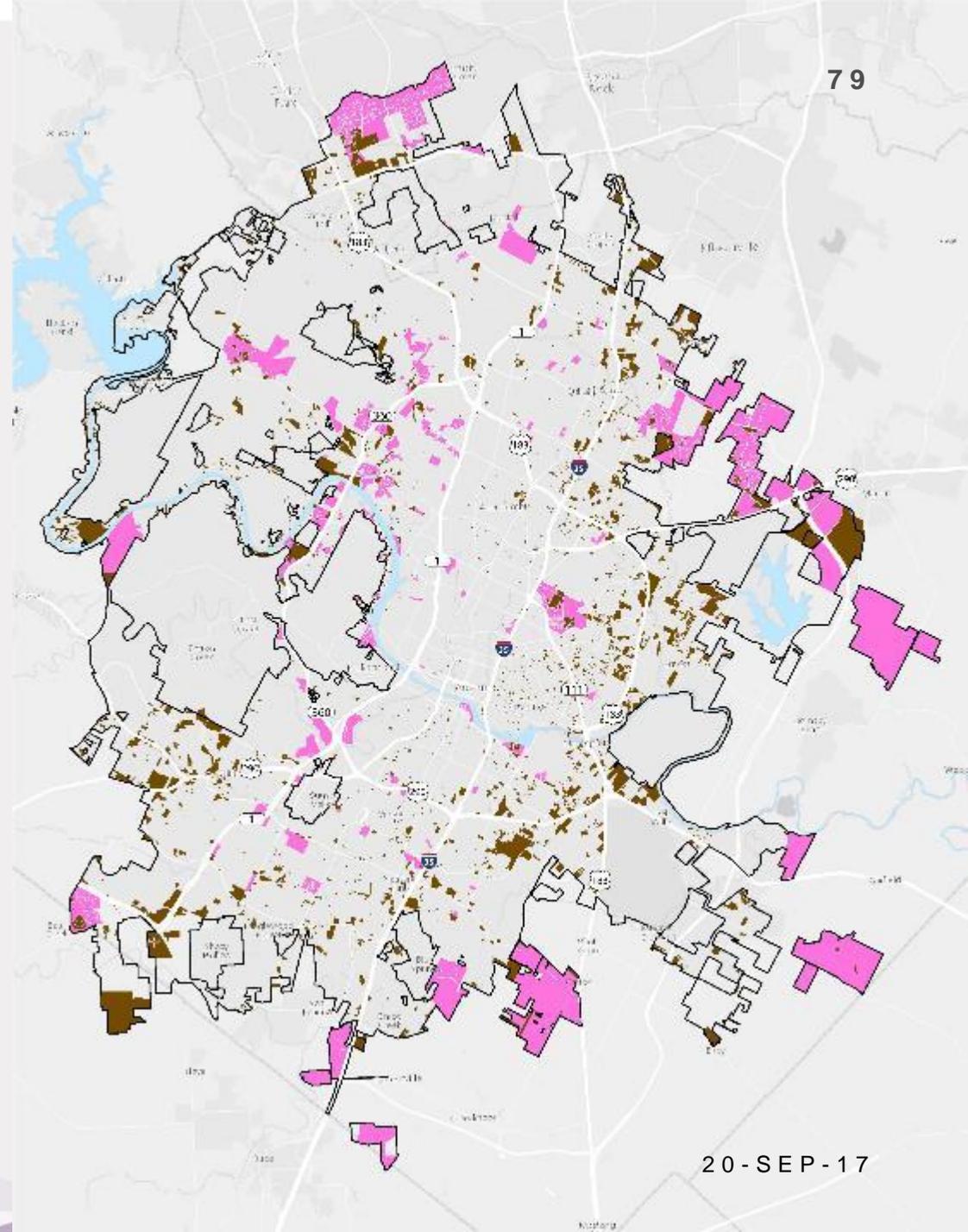


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HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

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HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

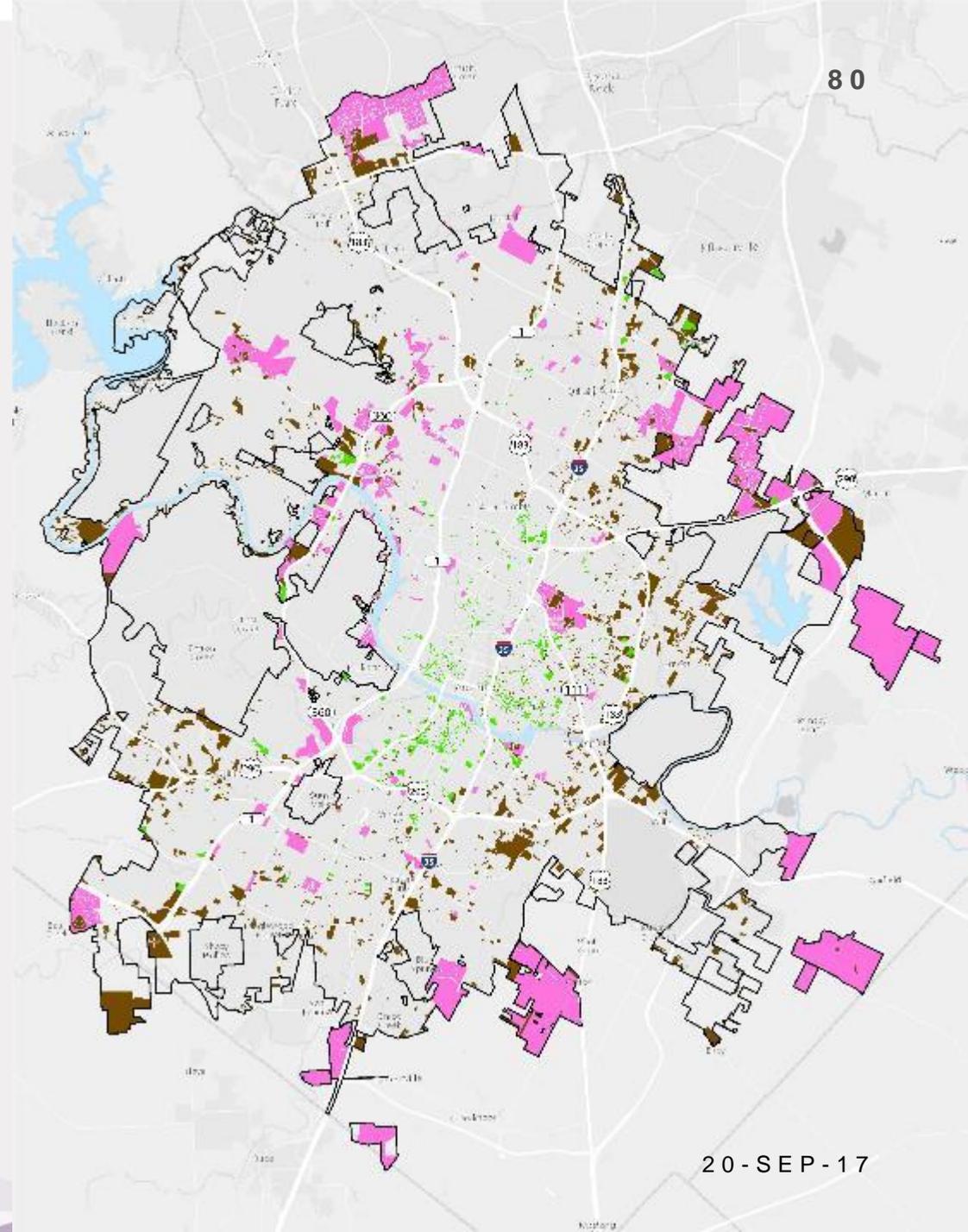
Updated Buildable Lands

- Start with Vacant Land
- Include PUDs
- Remove Robinson Ranch PUD
 - ~24,000 HU in previous analyses
- Include all parcels with a Market Ratio ≥ 1

 VACANT LAND

 Development Feasible Parcels

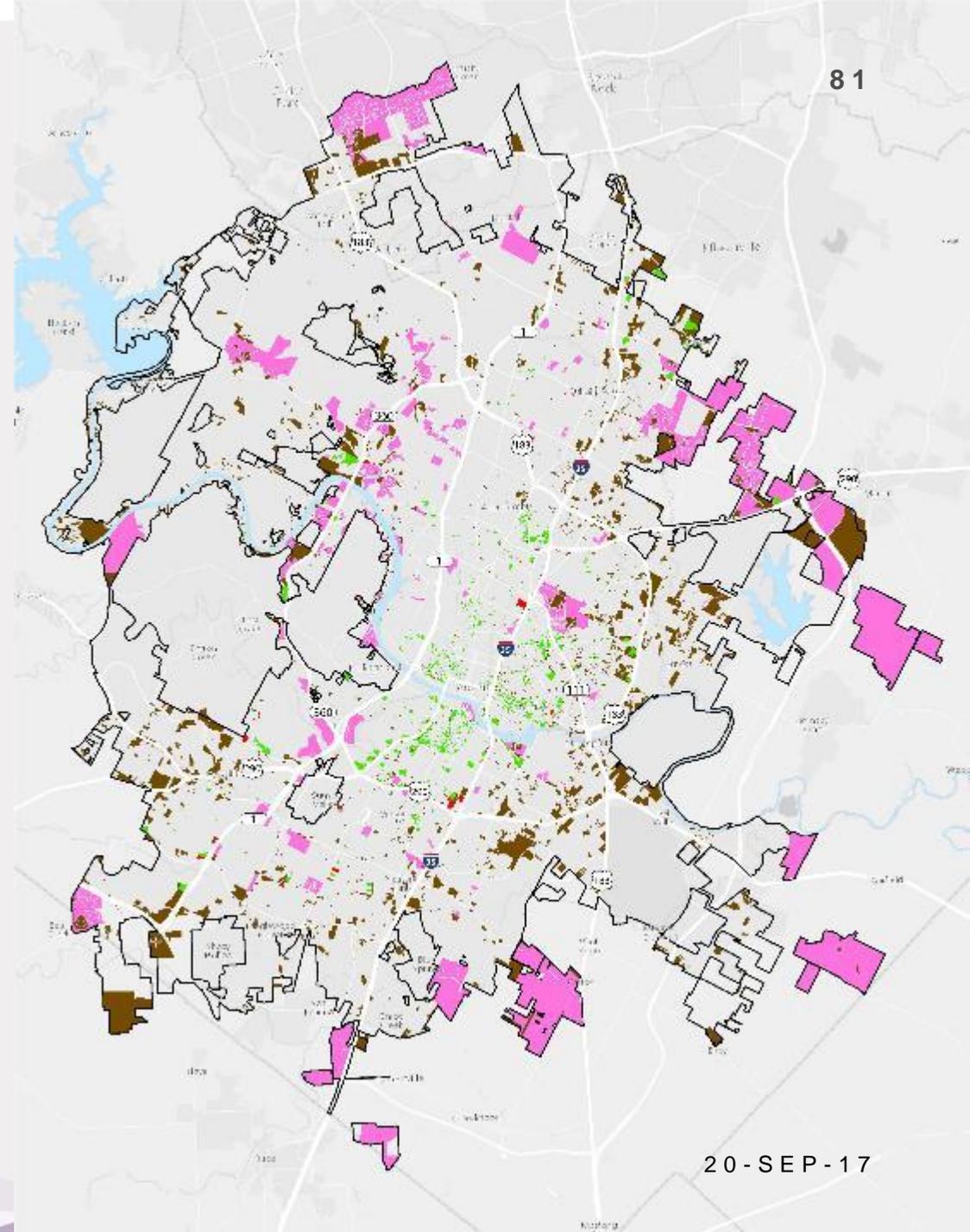
 PUDs



HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

Updated Buildable Lands

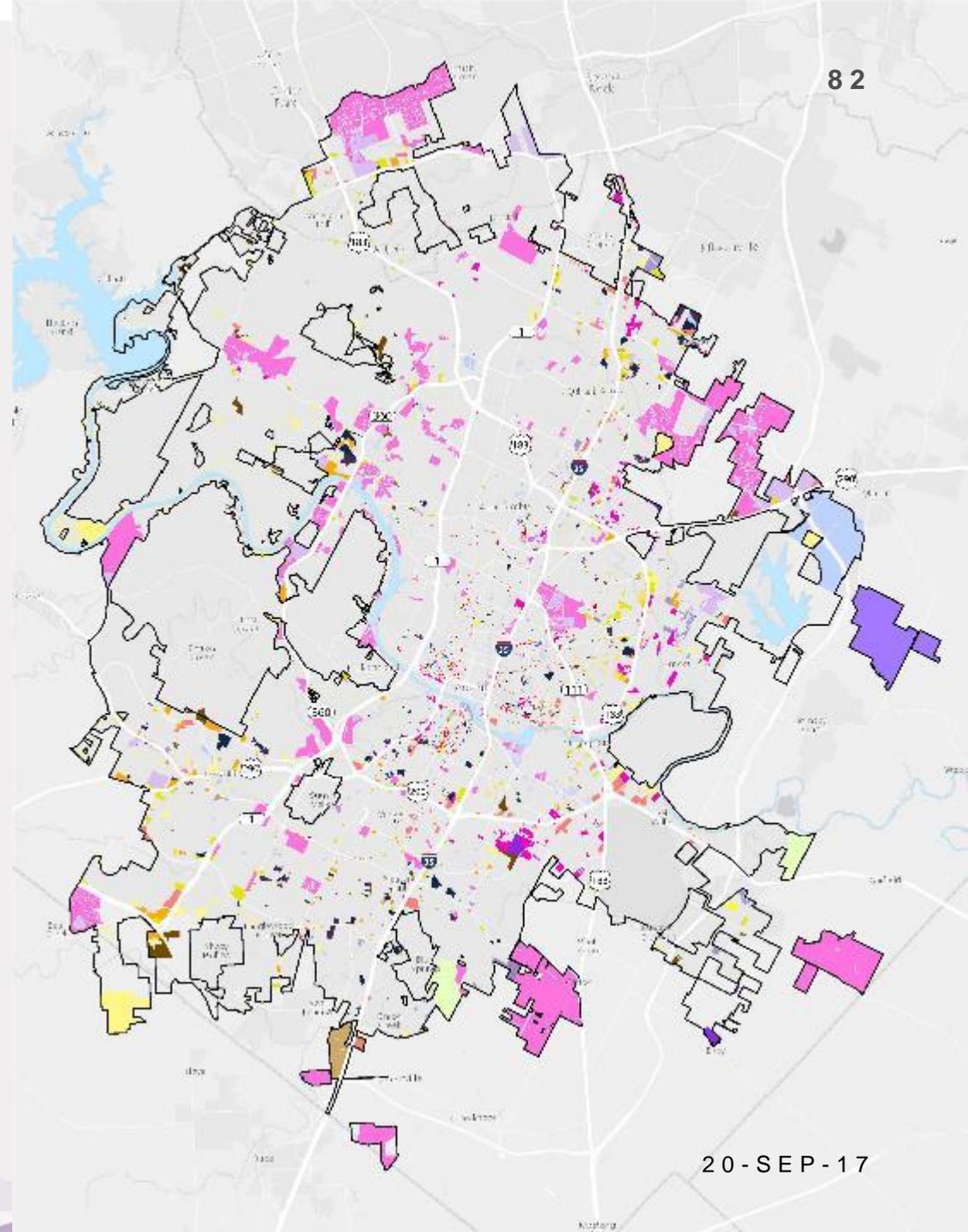
- Start with Vacant Land
- Include PUDs
- Remove Robinson Ranch PUD
 - ~24,000 HU in previous analyses
- Include all parcels with a Market Ratio ≥ 1
 - Draft 2 Analysis Includes Commercial Lands now assigned MU Zones



HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

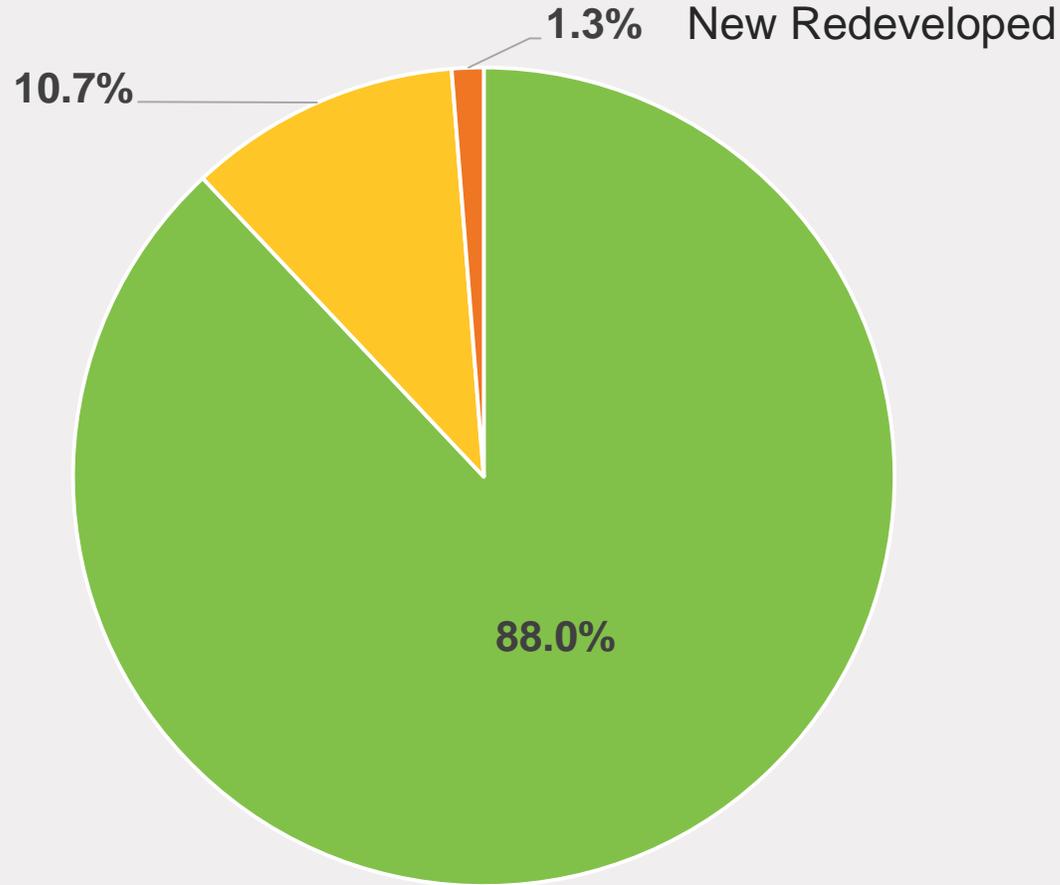
Assign New Zones

- Calibrate Envision Tomorrow to calculate based on new zoning standards and map
- For Detailed View please refer to supplied map

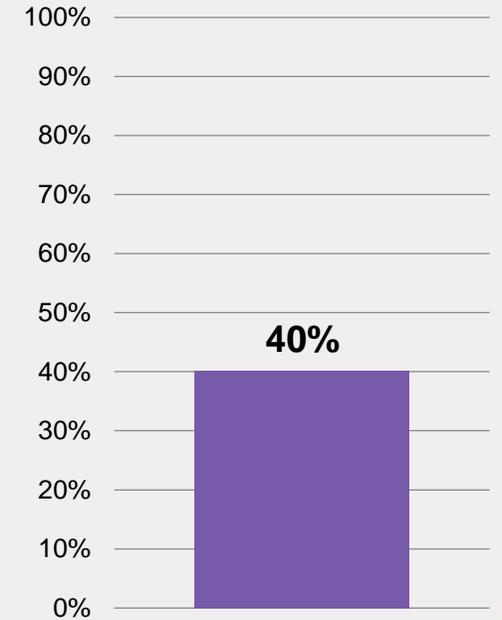


ACREAGE OF DEVELOPED LAND - CODENEXT

New Vacant Developed



% of Housing Capacity through Redevelopment



~7:1 Replacement

68,691 New Housing Units through the redevelopment of 10,719

CODENEXT

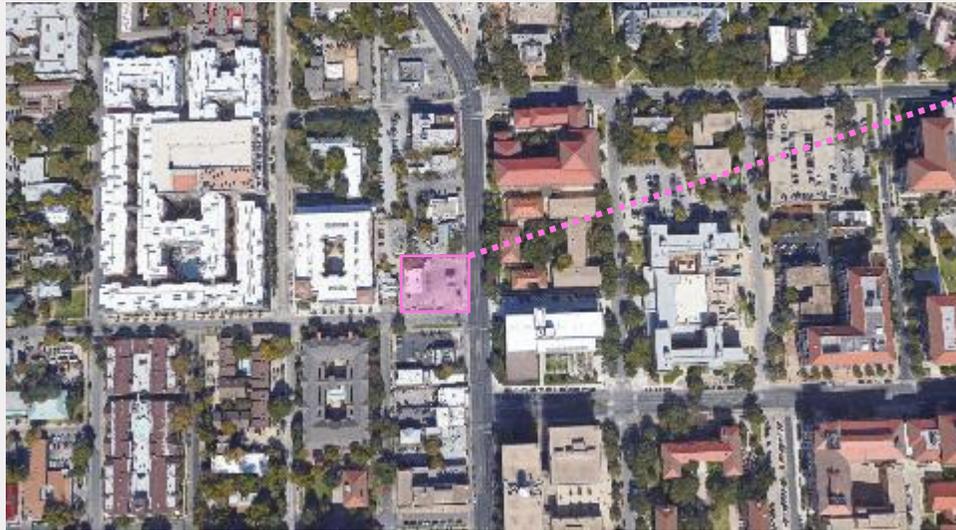


■ The Rest of Austin ■ New Vacant Developed Land ■ New Redeveloped Land

REDEVELOPMENT EXAMPLES OVERVIEW MAP



REDEVELOPMENT EXAMPLE 1



Address: 2600 Guadalupe St
Current use: Gas station, '7-Eleven'

Value: \$849,000

Size: 0.325 acres

Future zoning: MU 4B

Potential development type: 4-story mixed use building



REDEVELOPMENT EXAMPLE 2



Address: 5101 South Congress Avenue

Current use: Car parts/car storage

Value: \$1,973,031

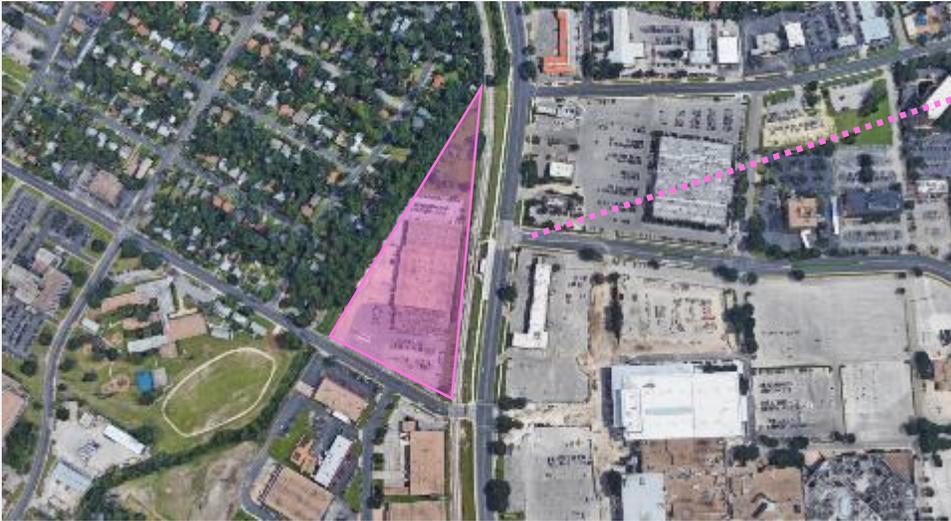
Size: 5.71 acres

Future zoning: Title 25 CS-MU-CO (equivalent to MU 4B)

Potential development type: 4-story mixed use building



REDEVELOPMENT EXAMPLE 3



Address: 108 Denson Dr

Current use: Texas Department of Public Safety

Value: \$2,855,044

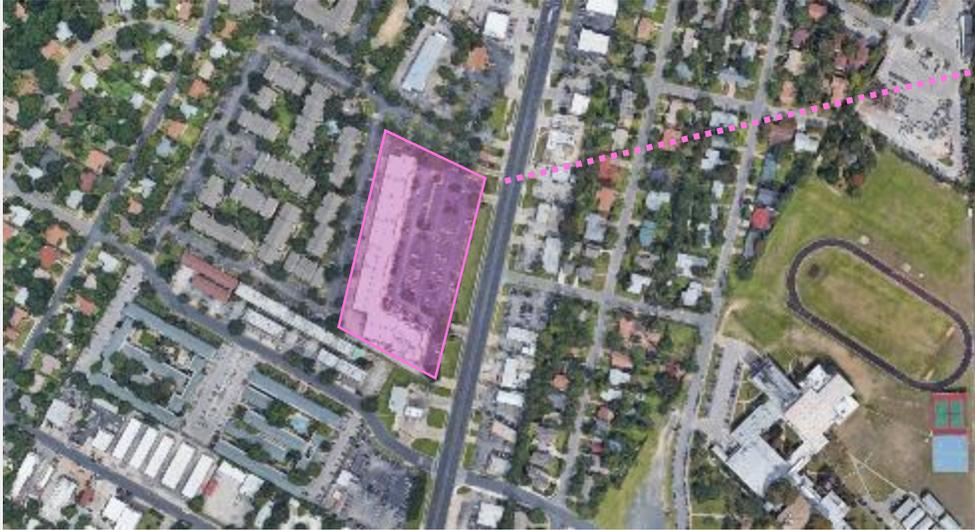
Size: 7.82 acres

Future zoning: MS2B

Potential development type: Main street character



REDEVELOPMENT EXAMPLE 4



Address: 8440 Burnet Rd

Current use: Strip Mall 'The Spectrum'

Value: \$5,451,026

Size: 4.10 acres

Future zoning: MS3A

Potential development type: Main street character



REDEVELOPMENT EXAMPLE 5



Address: 2730 E 7 St

Current use: 'Advanced Auto Parts', 'Sonic Drive-In'

Value: \$2,408,835

Size: 3.21 acres

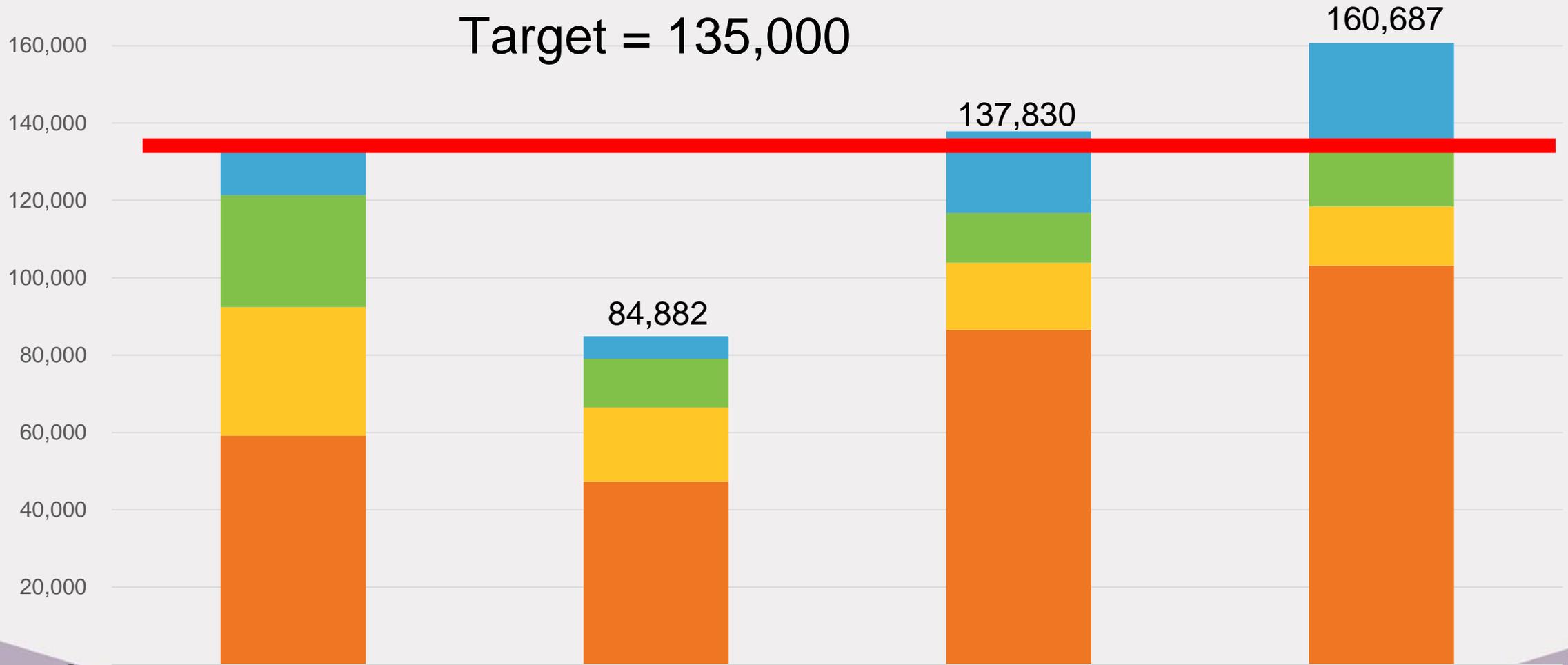
Future zoning: MU4B

Potential development type: 4-story mixed use building



HOUSING ESTIMATES BY TYPE

Target = 135,000



Target

Existing zoning

CodeNEXT Draft 1

CodeNEXT Draft 2



Multi Family

Large SF

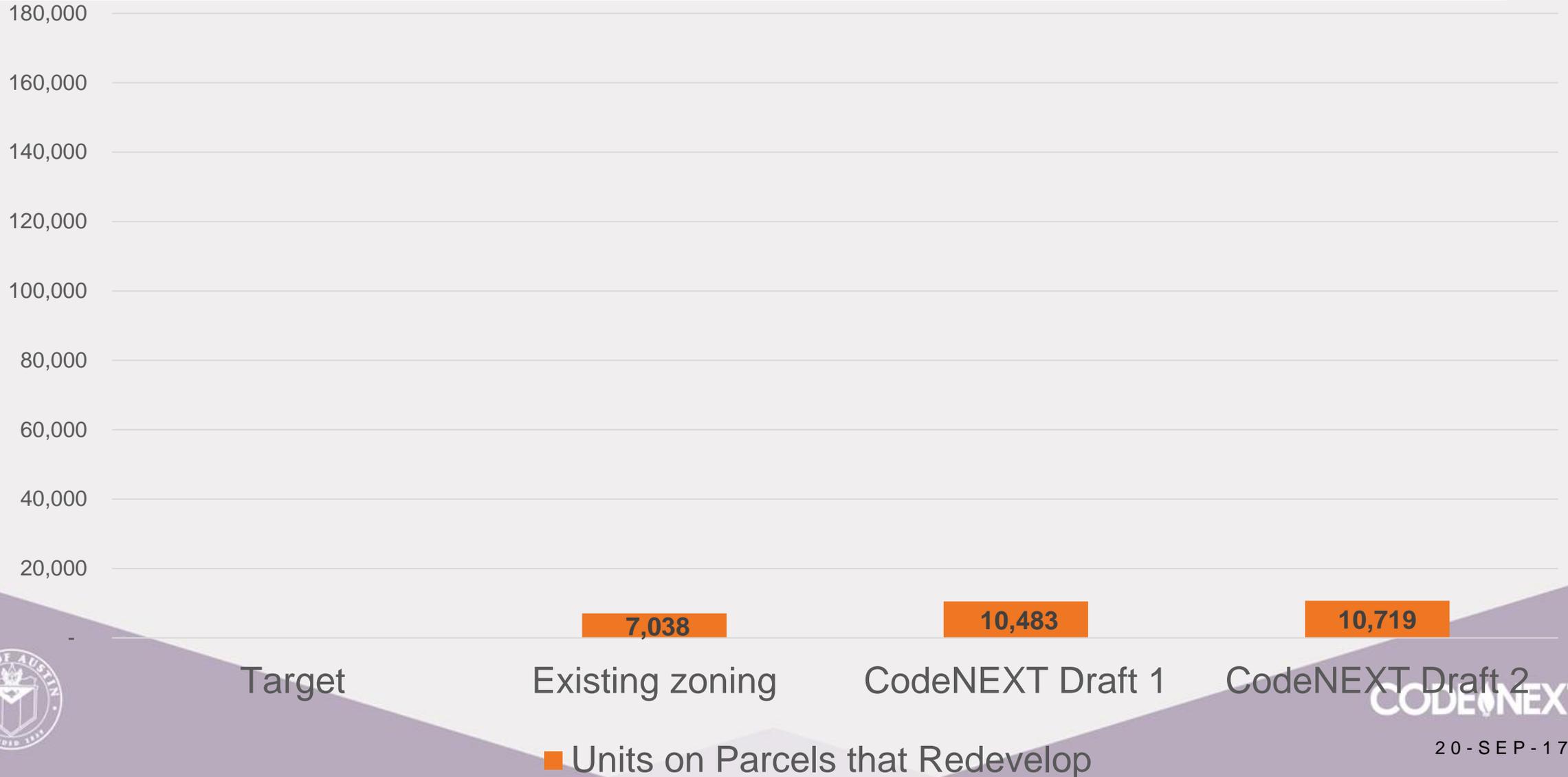
Small SF

'Missing Middle'

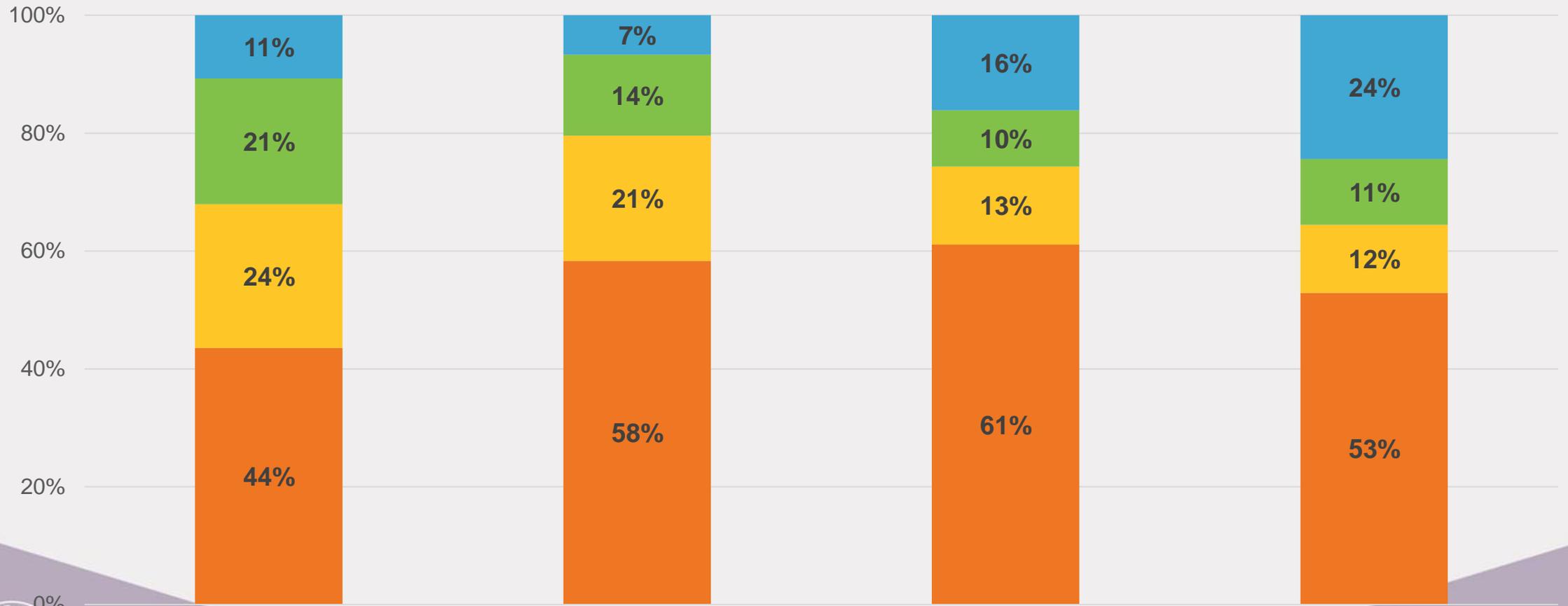
CODENEXT

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UNITS ON PARCELS THAT REDEVELOP

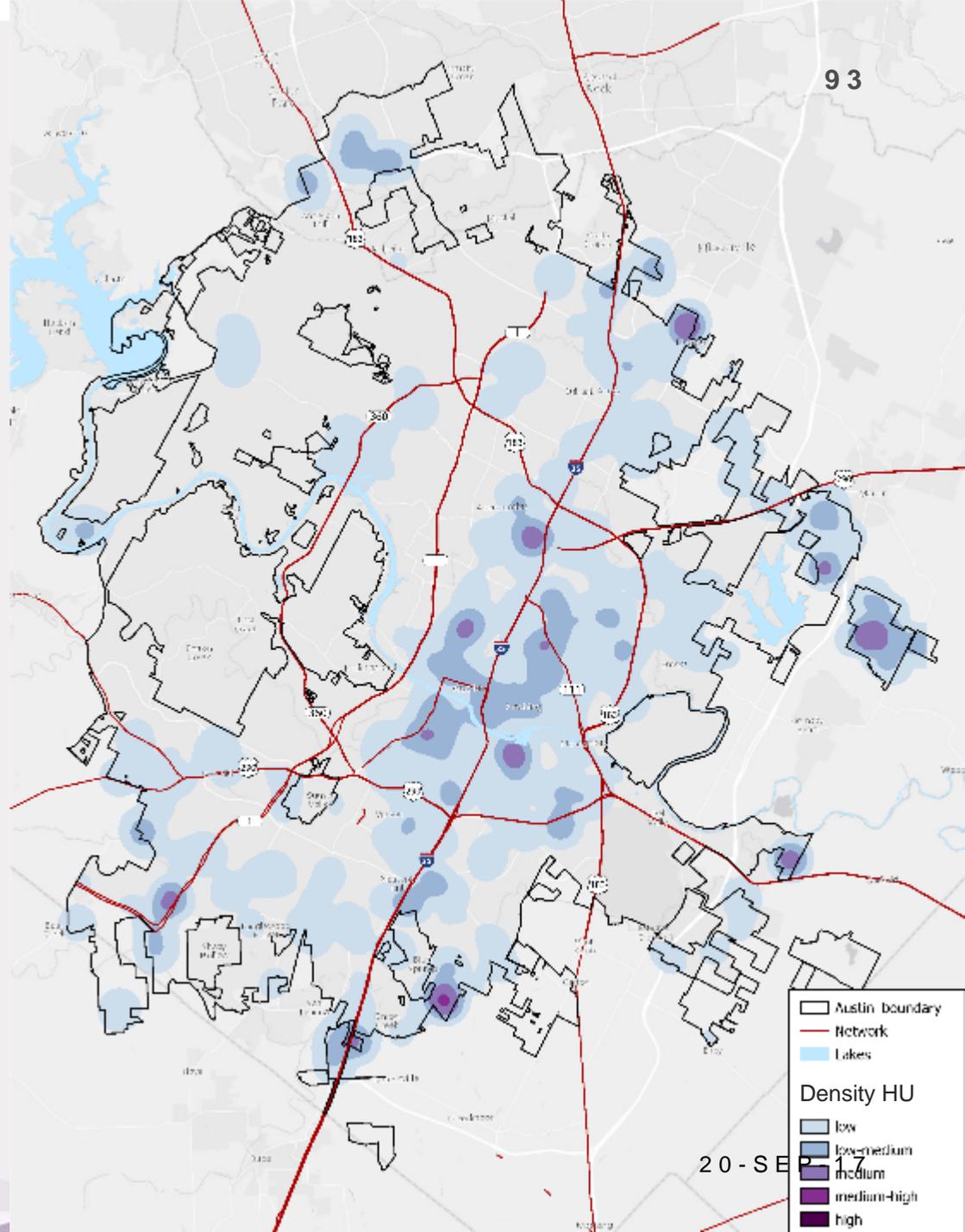


HOUSING ESTIMATES BY TYPE PERCENT MIX EXCESS MF CAPACITY ELIMINATED



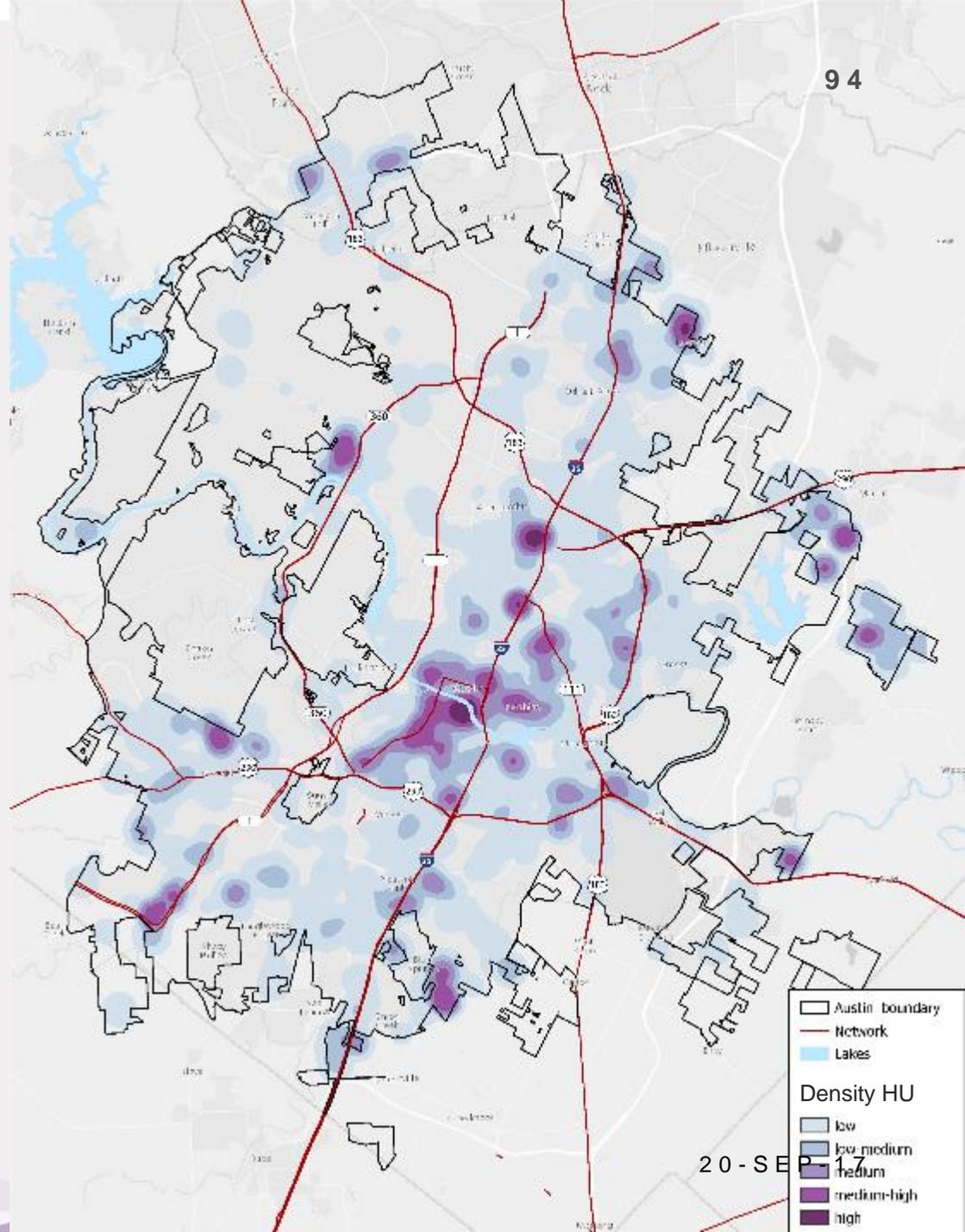
DENSITY OF HOUSING CAPACITY CURRENT CODE

84,882 estimated housing capacity under Current Zoning Code



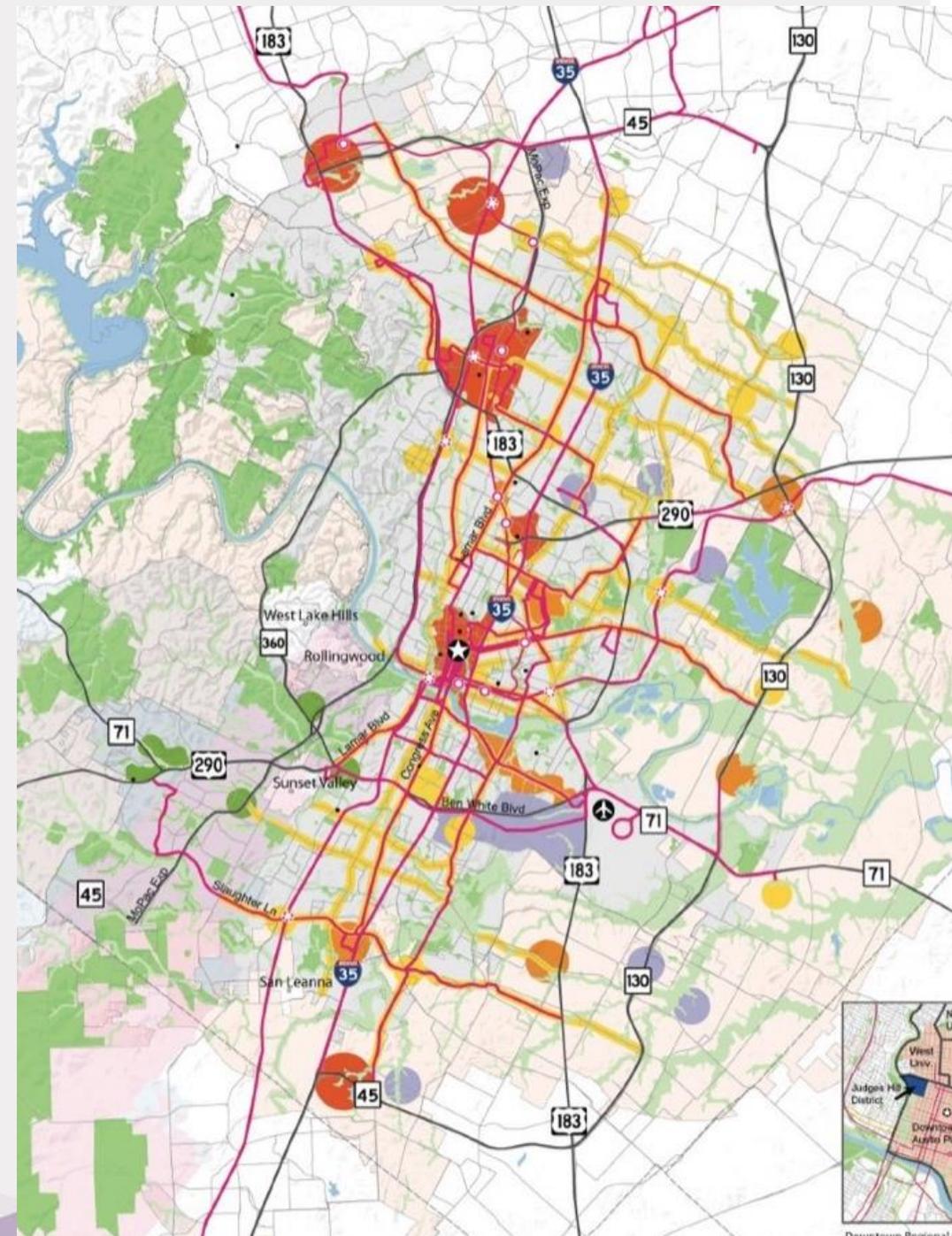
DENSITY OF HOUSING CAPACITY CODENEXT DRAFT 2

160,687 estimated housing capacity under CodeNEXT Draft 2



DENSITY OF HOUSING CAPACITY

Imagine Austin
Centers and
Corridors

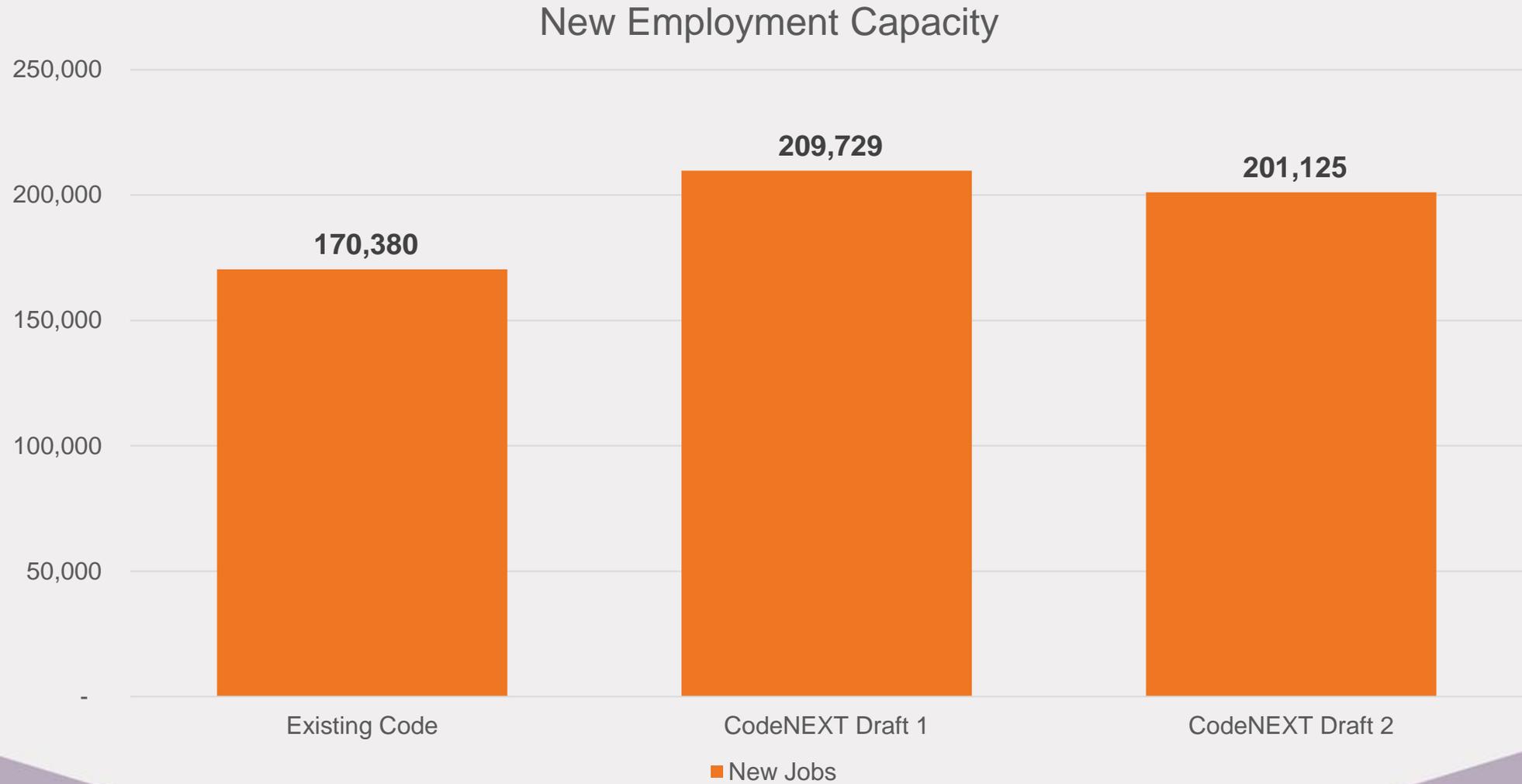


HOUSING CAPACITY BY COUNCIL DISTRICT

CodeNEXT Draft 2

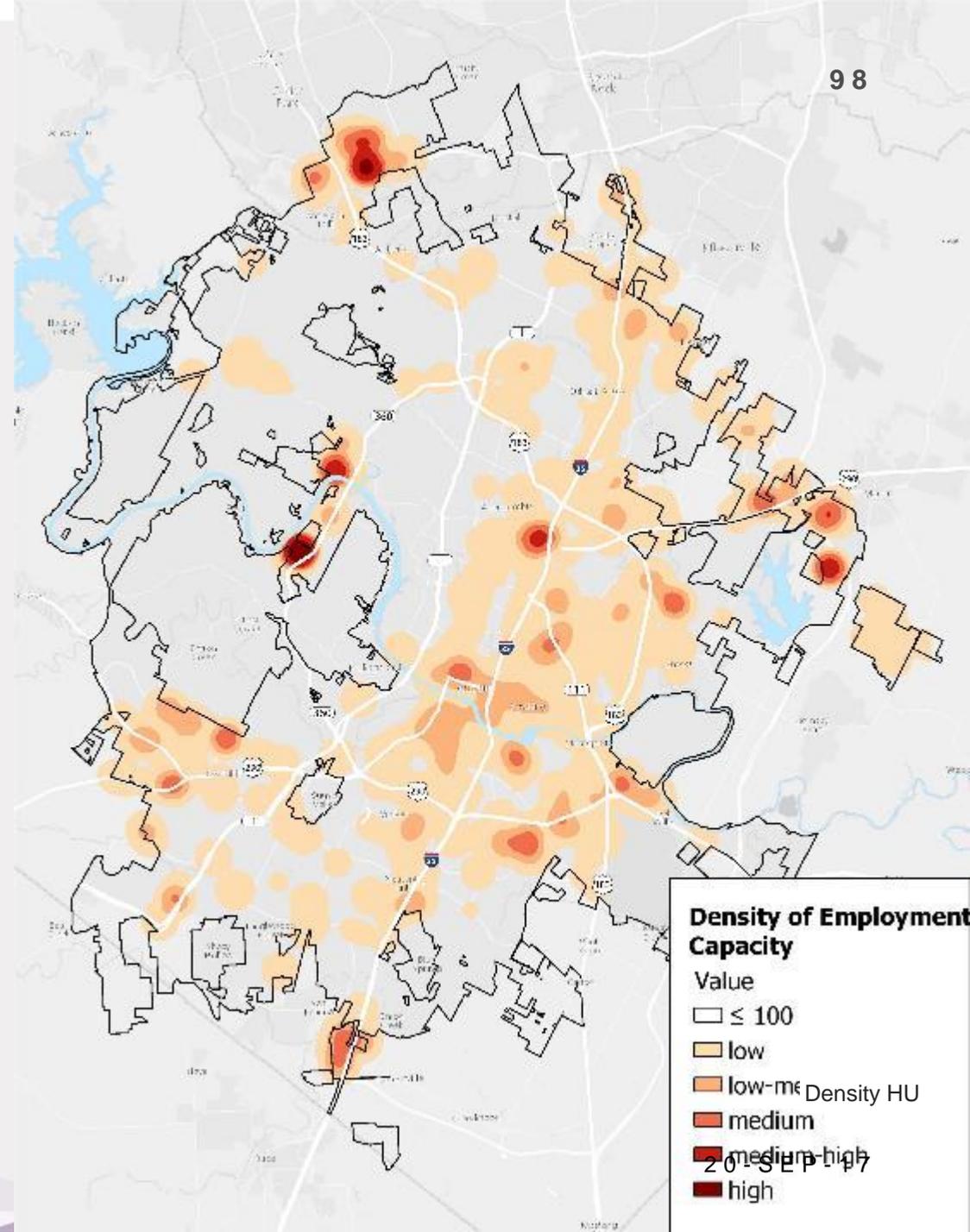
Council District	New HU	% of Total
1	32,231	20%
2	18,794	12%
3	18,121	11%
4	7,735	5%
5	15,543	10%
6	6,758	4%
7	14,155	9%
8	19,481	12%
9	19,178	12%
10	7,920	5%
TOTAL	160,589	

NEW EMPLOYMENT CAPACITY FROM ZONING



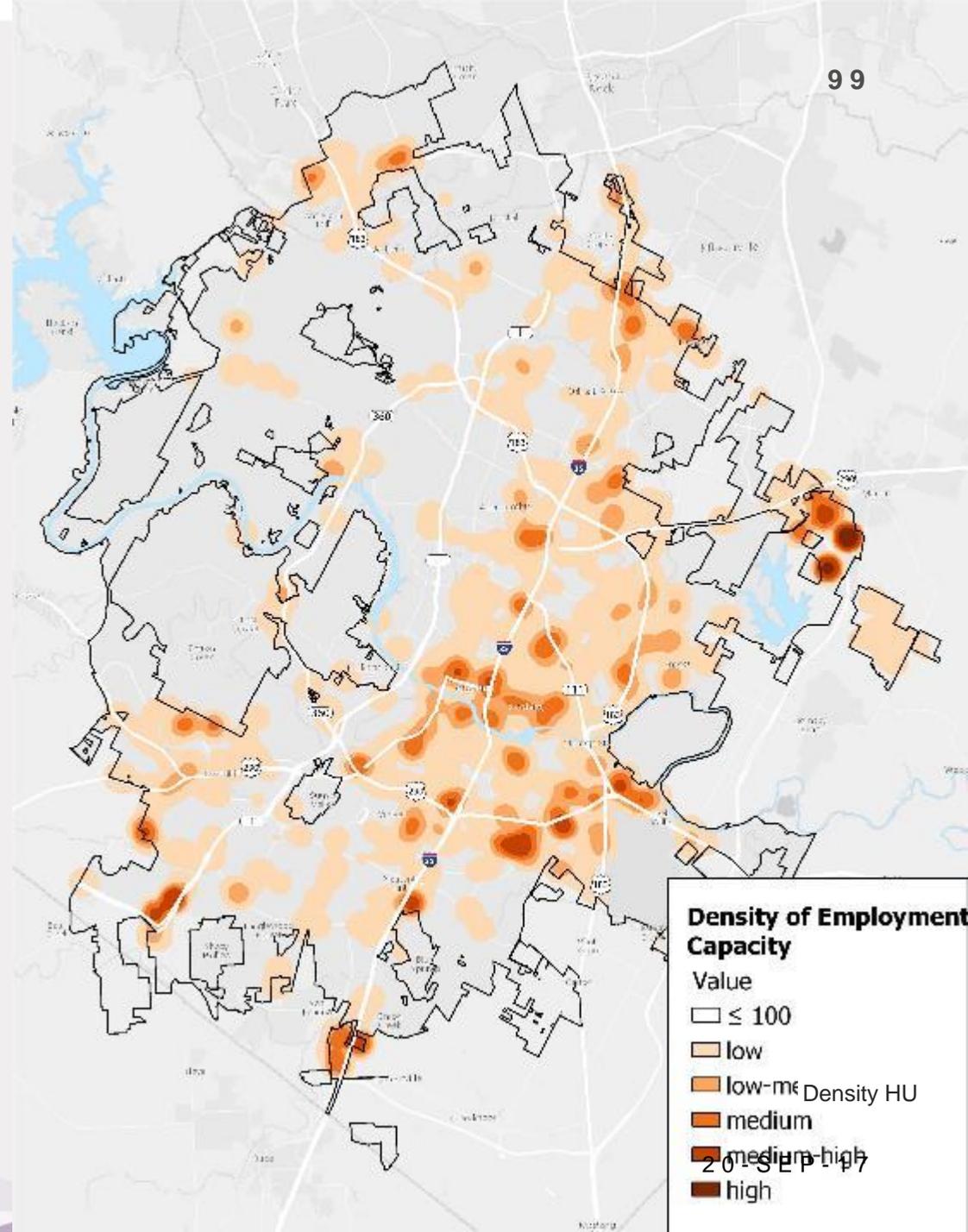
DENSITY OF EMPLOYMENT CAPACITY CURRENT CODE

170,380 estimated
employment capacity under
Current Zoning Code



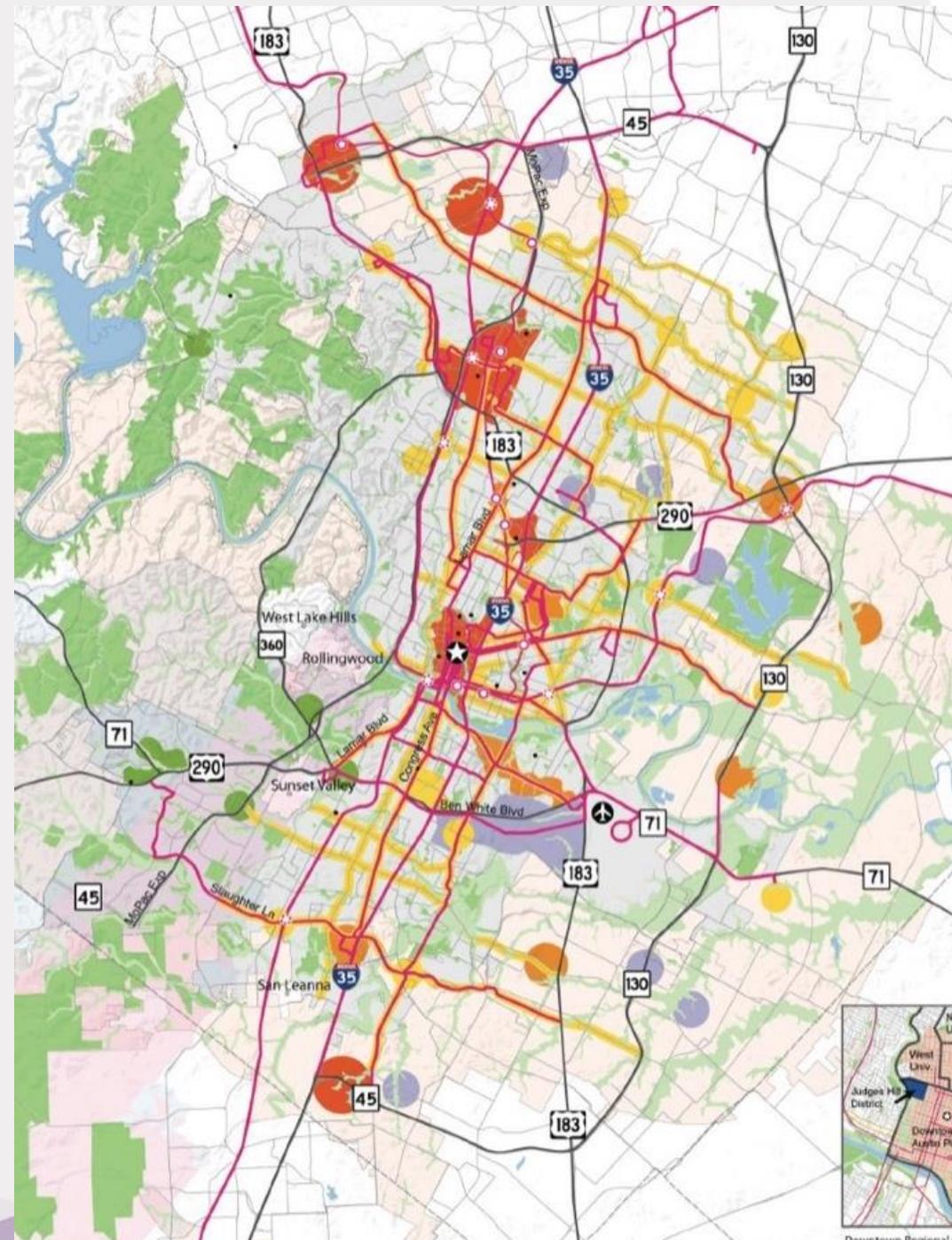
DENSITY OF EMPLOYMENT CAPACITY DRAFT 2

201,125 estimated employment capacity under CodeNEXT Draft 2

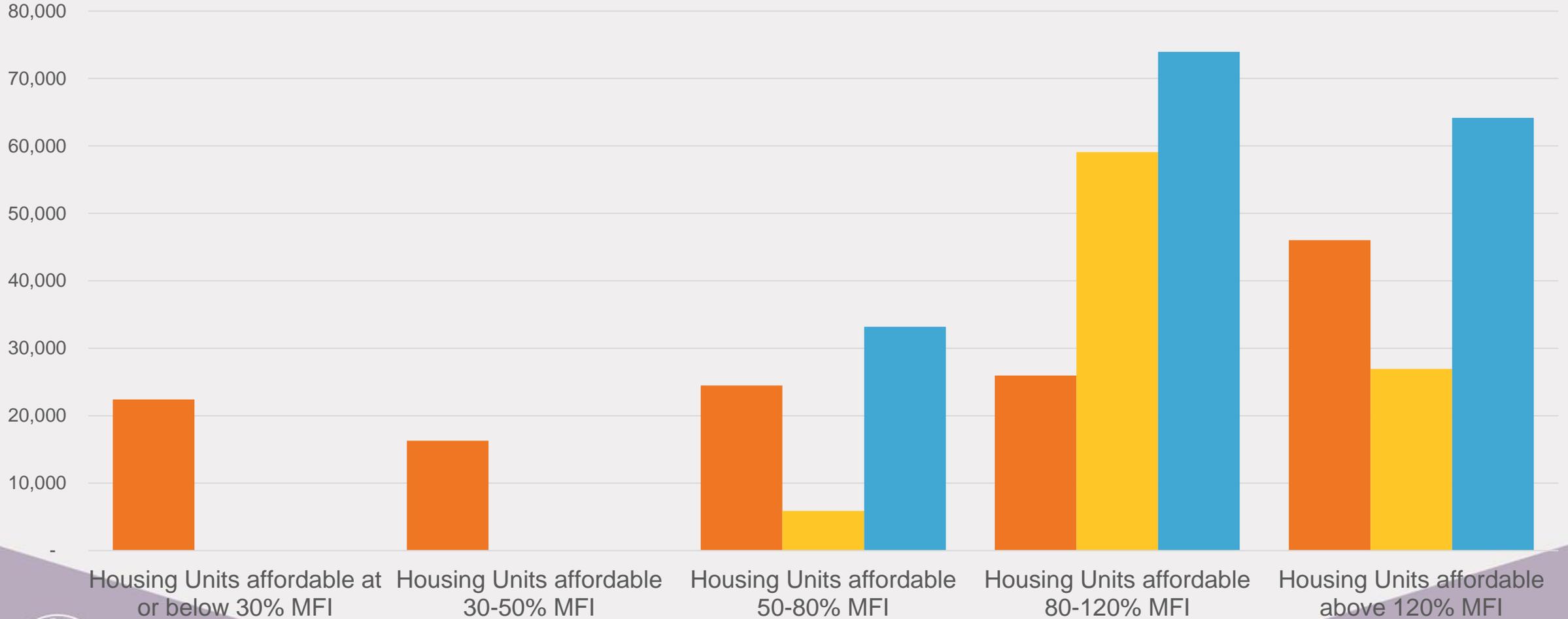


DENSITY OF EMPLOYMENT CAPACITY

Imagine Austin Centers and Corridors



NEW HOUSING CAPACITY COMPARED TO AFFORDABILITY TARGETS



- Strategic Housing Blueprint Target
- Existing Zoning Capacity
- CodeNEXT Draft 2 Capacity

Source: US Department of Housing and Urban Development Income Limits 2016

MFI = Median Family Income for Austin-Round Rock Metropolitan Statistical Area (MSA)

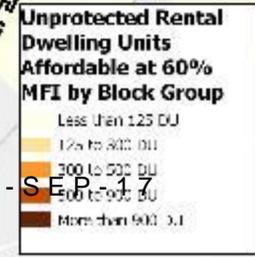
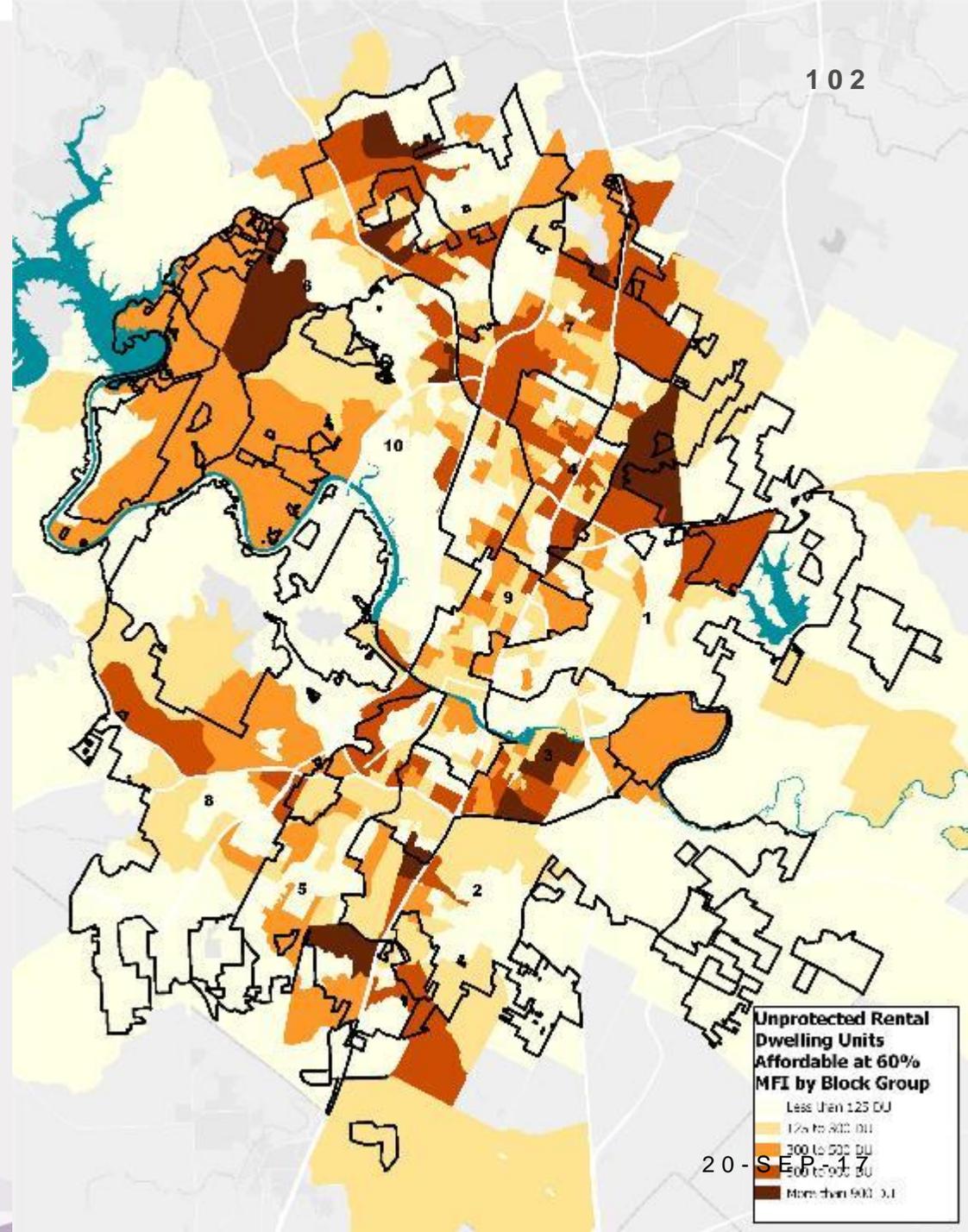
MARKET AFFORDABLE HOUSING TODAY

Unprotected (privately owned) Rental dwelling units affordable at 60% MFI (\$1,108 / month)

- City of Austin Median Family Income = \$73,928 – ACS 2015

Utilizes University of Texas professor Elizabeth Mueller's Corridor Housing Preservation research

- US Block Group data



TRANSPORTATION INDICATORS

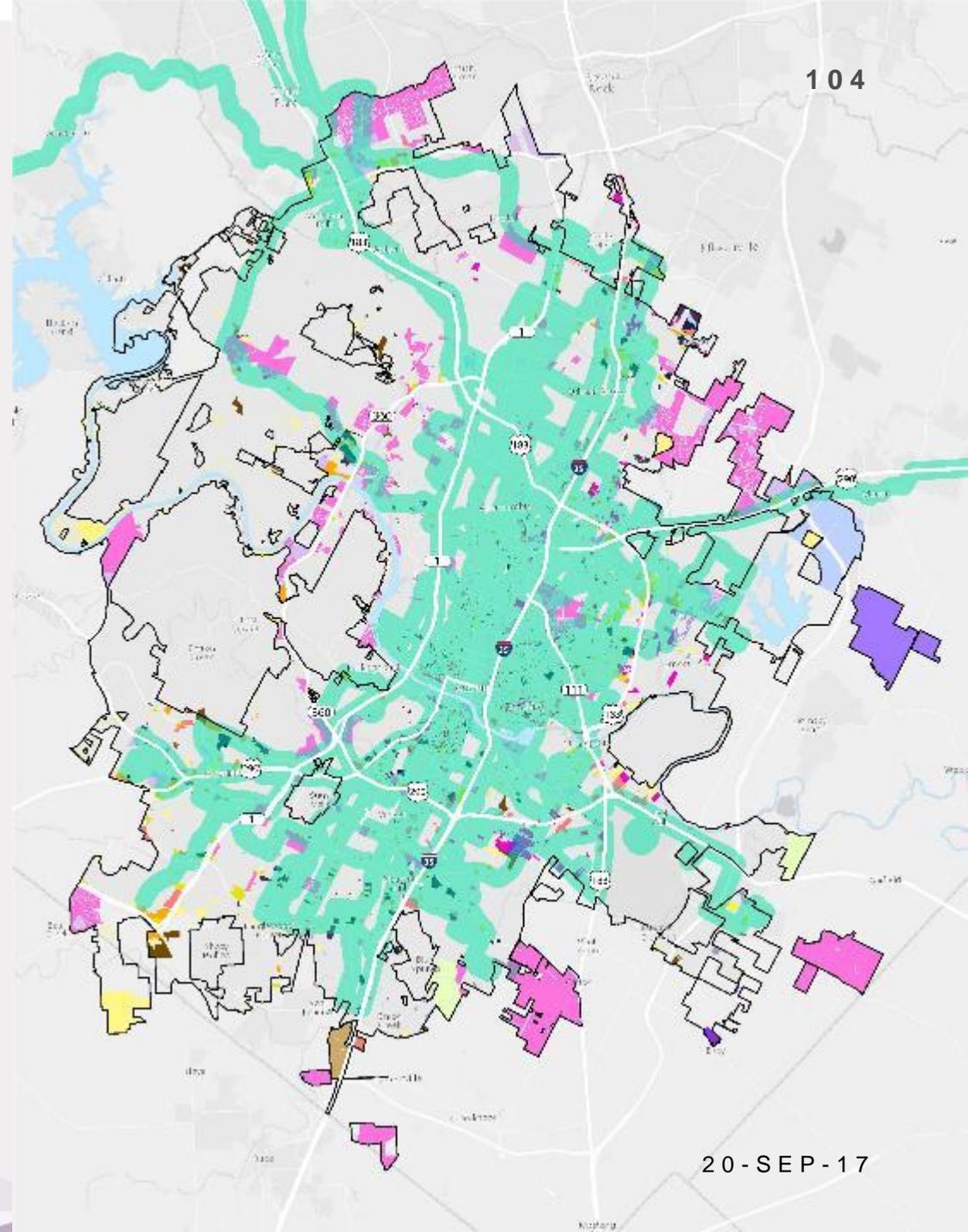
- Proximity of housing and jobs to Existing and Future Transit
- Estimated change in Vehicle Miles Traveled (VMT) under Current Zoning Code and CodeNEXT



HOUSING & JOBS CLOSE TO EXISTING TRANSIT

- How many housing units & jobs are within a ¼ mile of an EXISTING TRANSIT LINE?

 ¼ mile buffer of existing transit

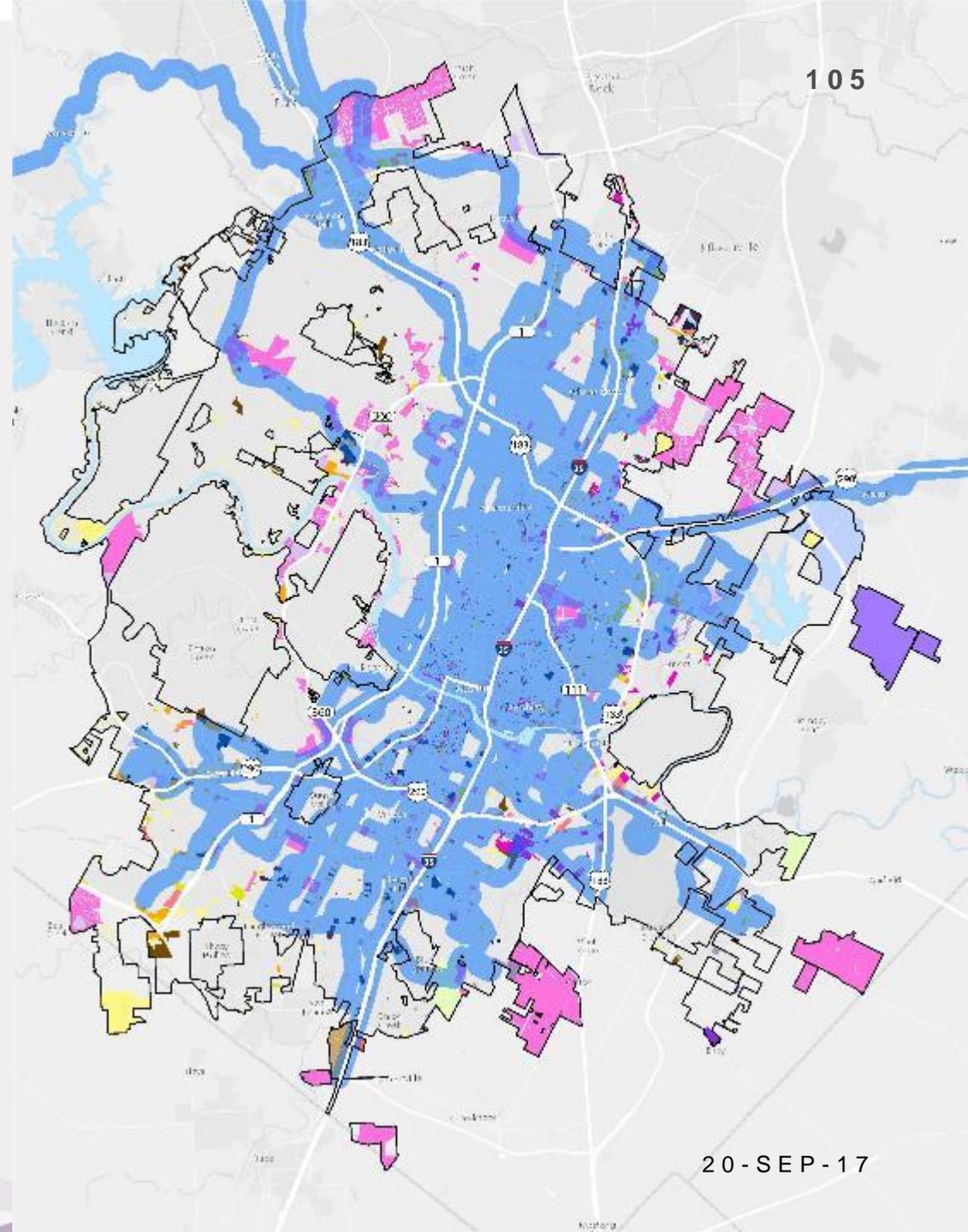


HOUSING & JOBS CLOSE TO FUTURE TRANSIT

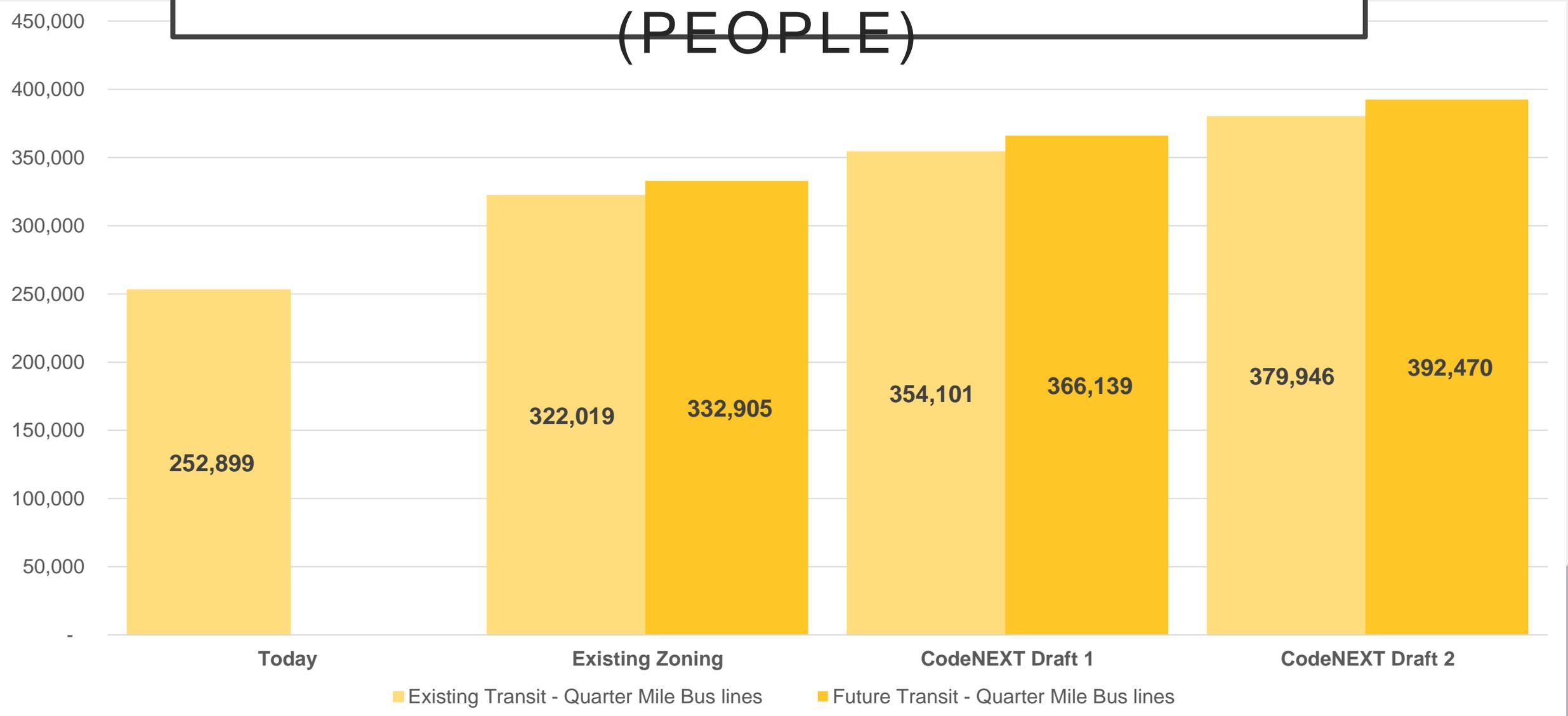
- How many housing units are within a ¼ mile of a FUTURE TRANSIT LINE?



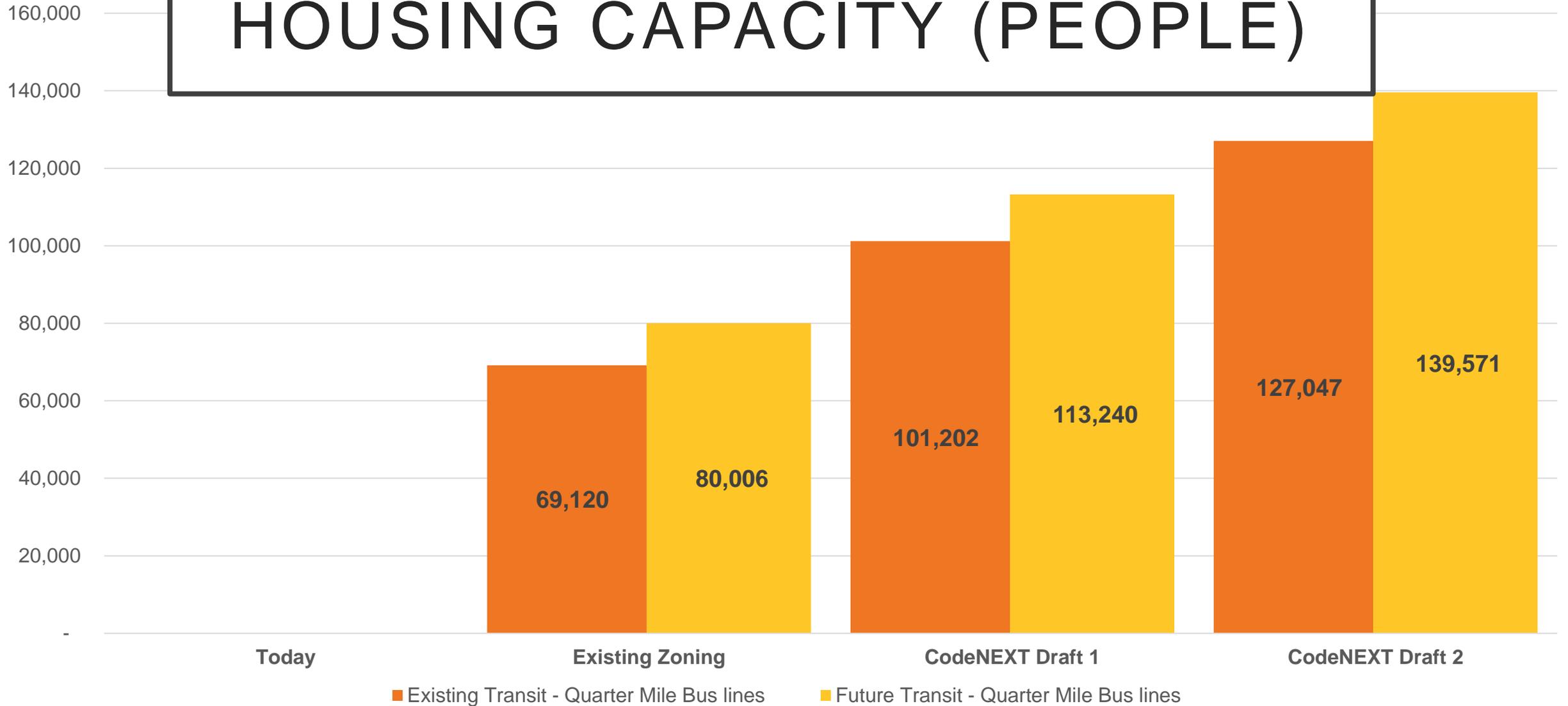
¼ mile buffer of existing & future transit



1/4 OF TRANSIT – CURRENT PLUS NEW CAPACITY HOUSING (PEOPLE)



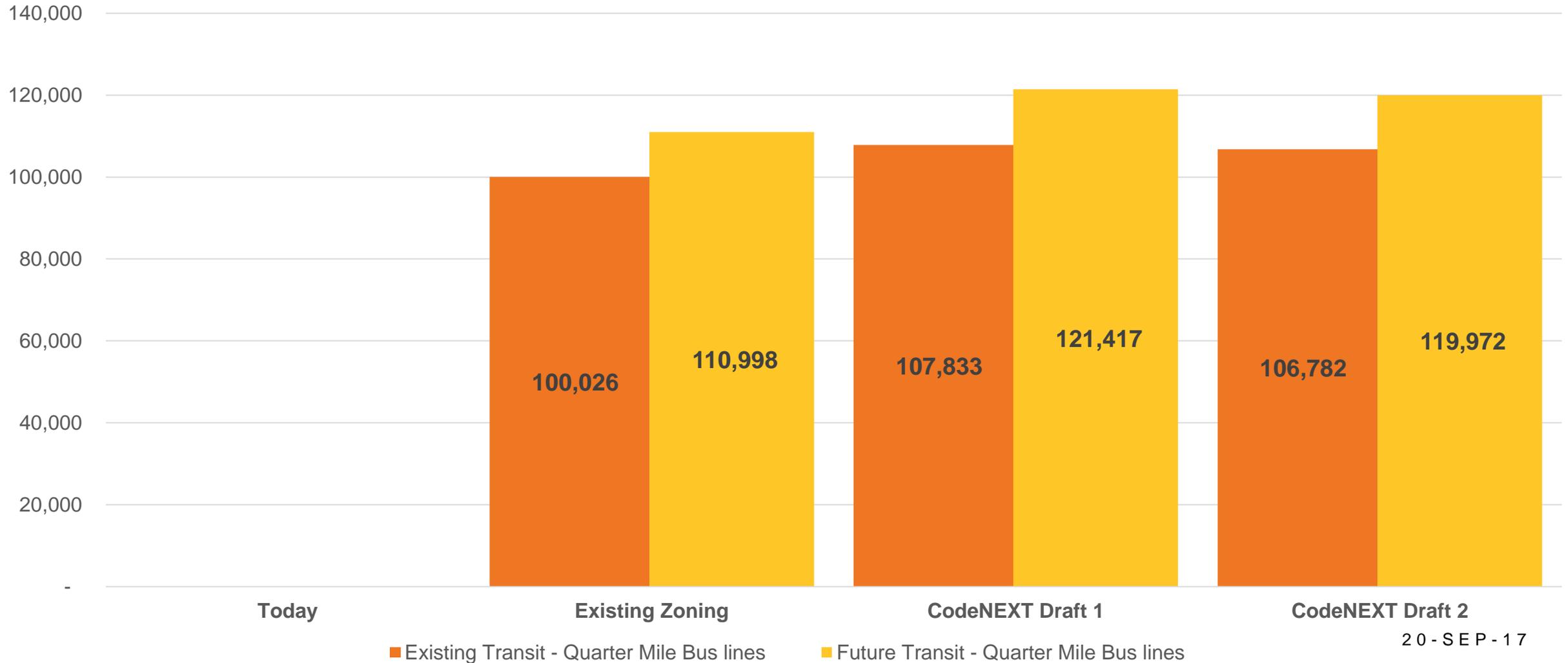
1/4 MILE OF TRANSIT – NEW HOUSING CAPACITY (PEOPLE)



1/4 OF TRANSIT – EXISTING PLUS NEW CAPACITY EMPLOYMENT



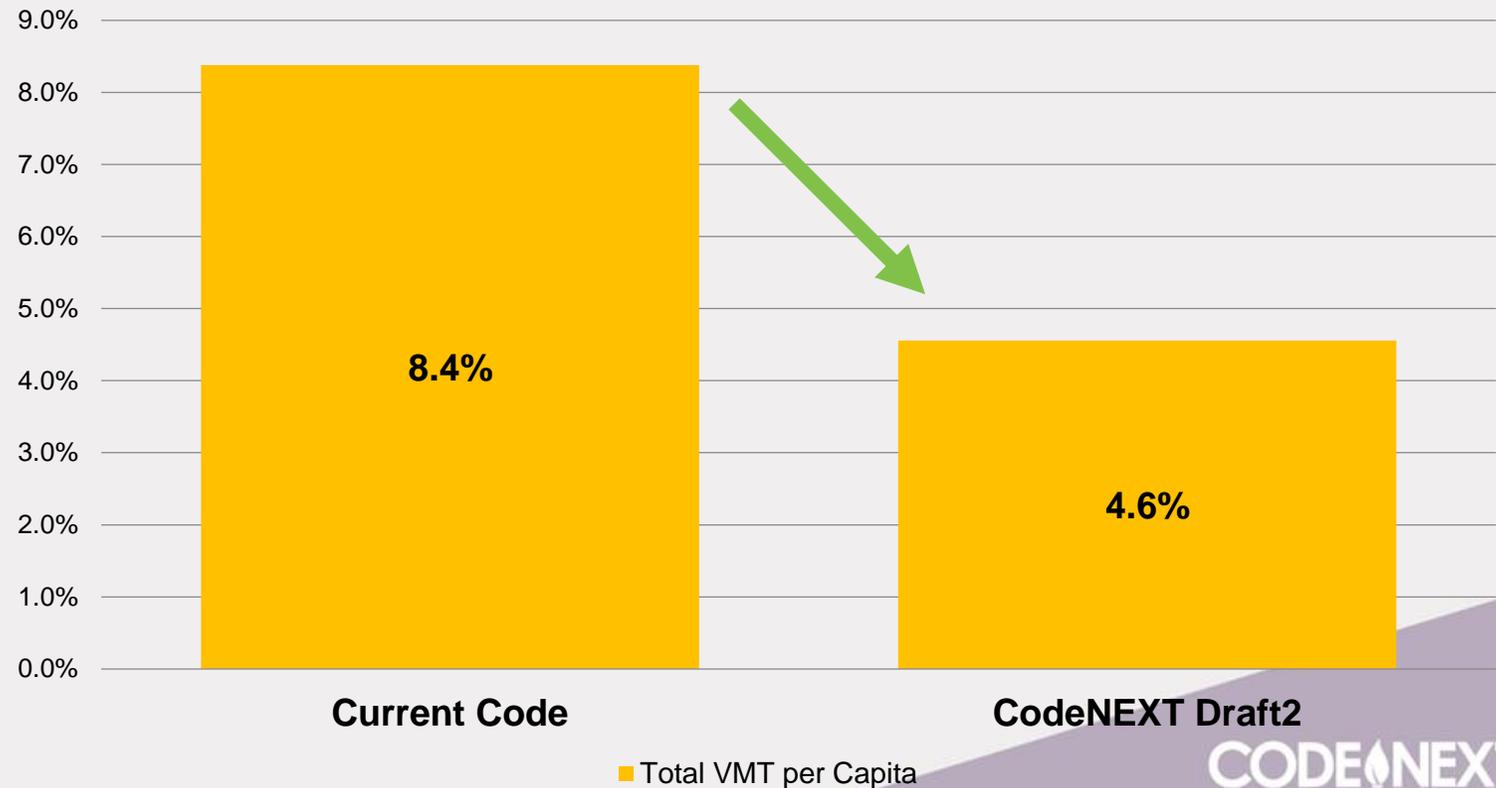
1/4 OF TRANSIT – NEW EMPLOYMENT CAPACITY



ESTIMATED CHANGE IN VEHICLE MILES TRAVELED (VMT)

- Potential suburban style development in both scenarios leads to increase in VMT
- CodeNEXT estimated increase approximately half of Current Code

% Change in VMT per Capita from Existing Conditions

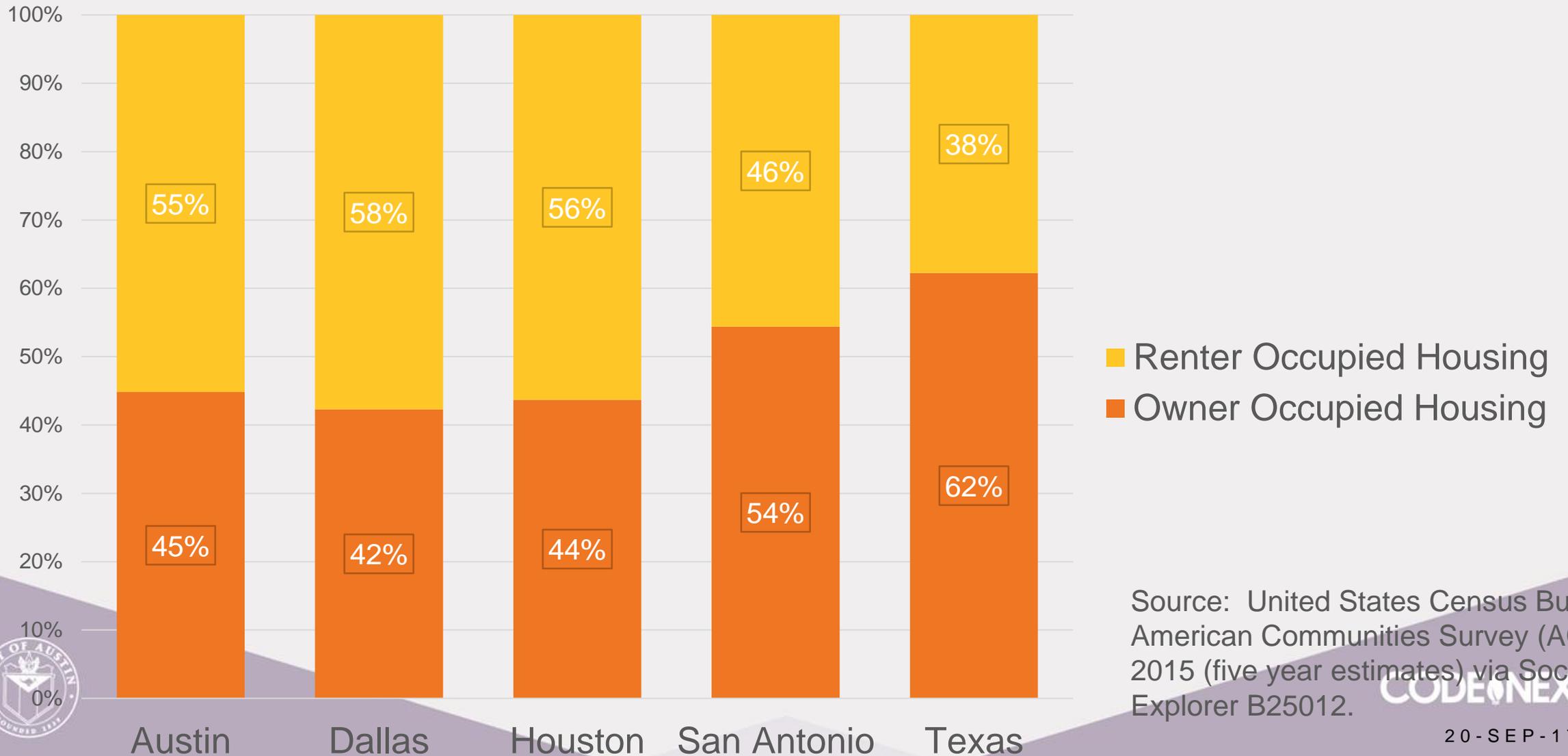


SCHOOL CHILDREN IN AUSTIN

- Where do school age children live in Austin?
 - How many of their families are renters vs home owners?
 - Will CodeNEXT provide more opportunities for families with children to locate closer to the urban core?
- * School Aged defined at 6 to 17 years of age



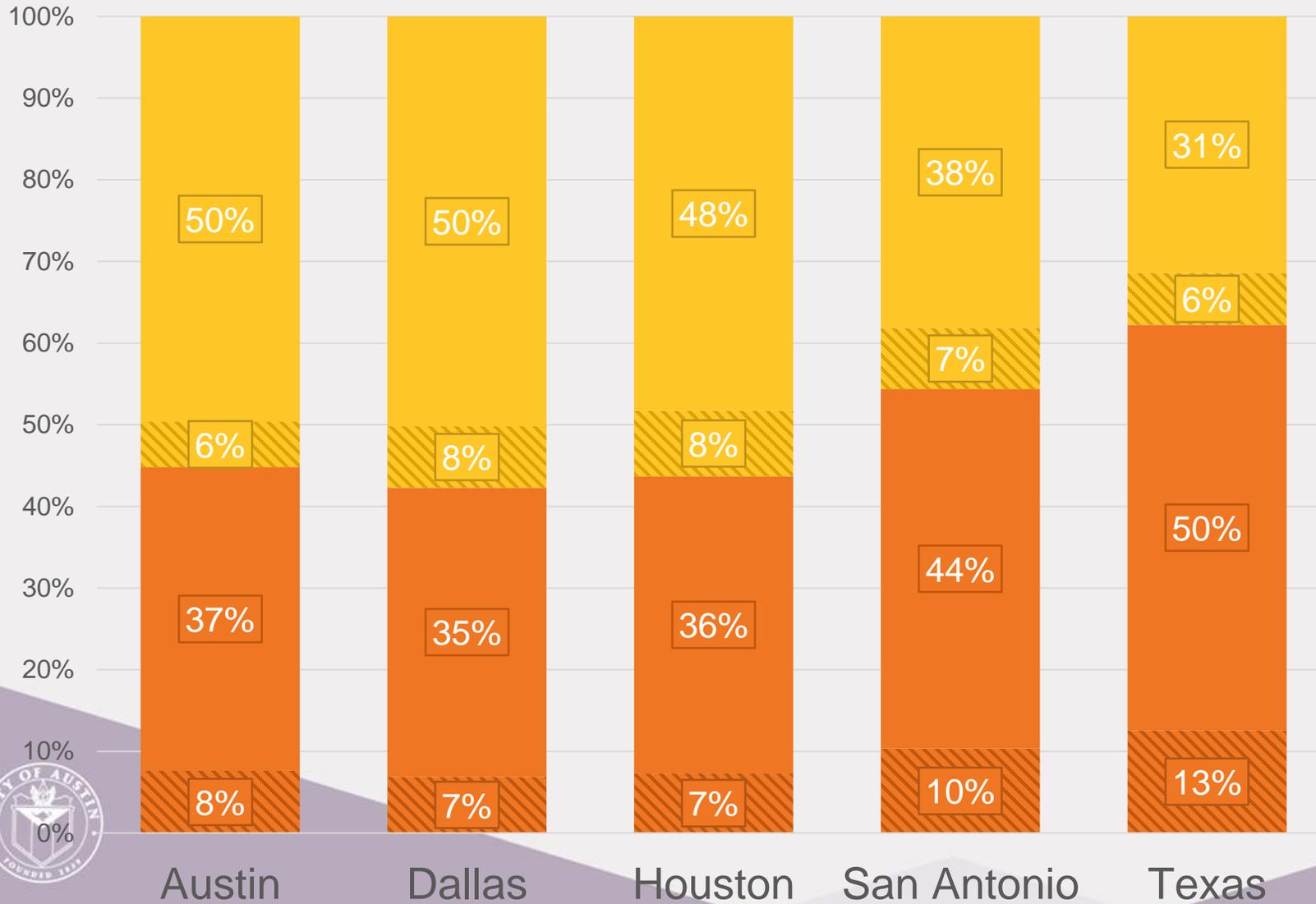
EXISTING HOUSING UNITS BY TENURE



Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.



EXISTING TENURE BY PRESENCE OF SCHOOL KIDS

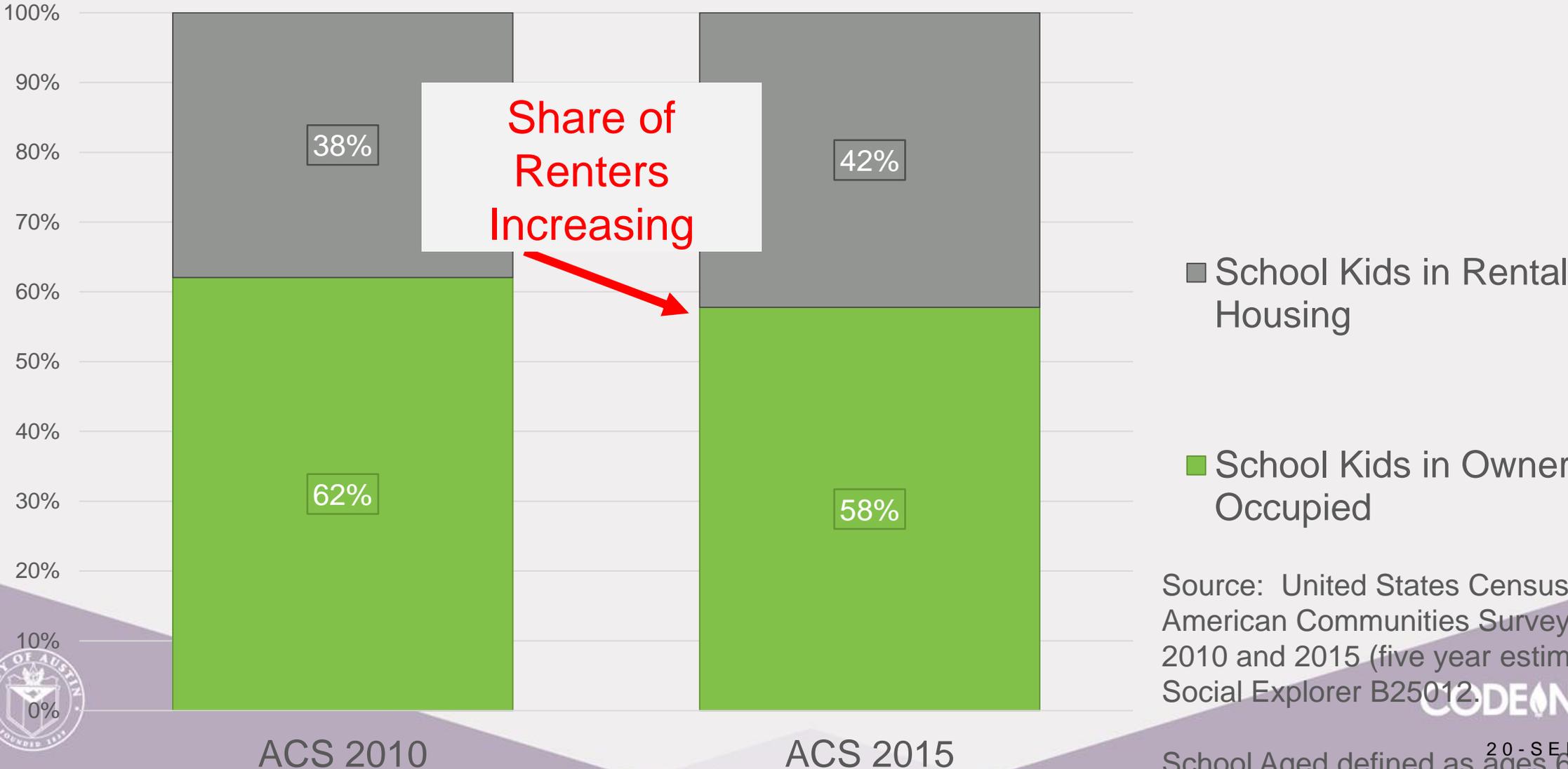


- Renters without School Aged Kids
- Renters with School Aged Kids
- Owner without School Aged Kids
- Owners with School Aged Kids

Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012. **CODENEXT**



EXISTING UNITS WITH SCHOOL KIDS BY TENURE IN AUSTIN



Share of Renters Increasing



Source: United States Census Bureau; American Communities Survey (ACS) 2010 and 2015 (five year estimates) via Social Explorer B25012.



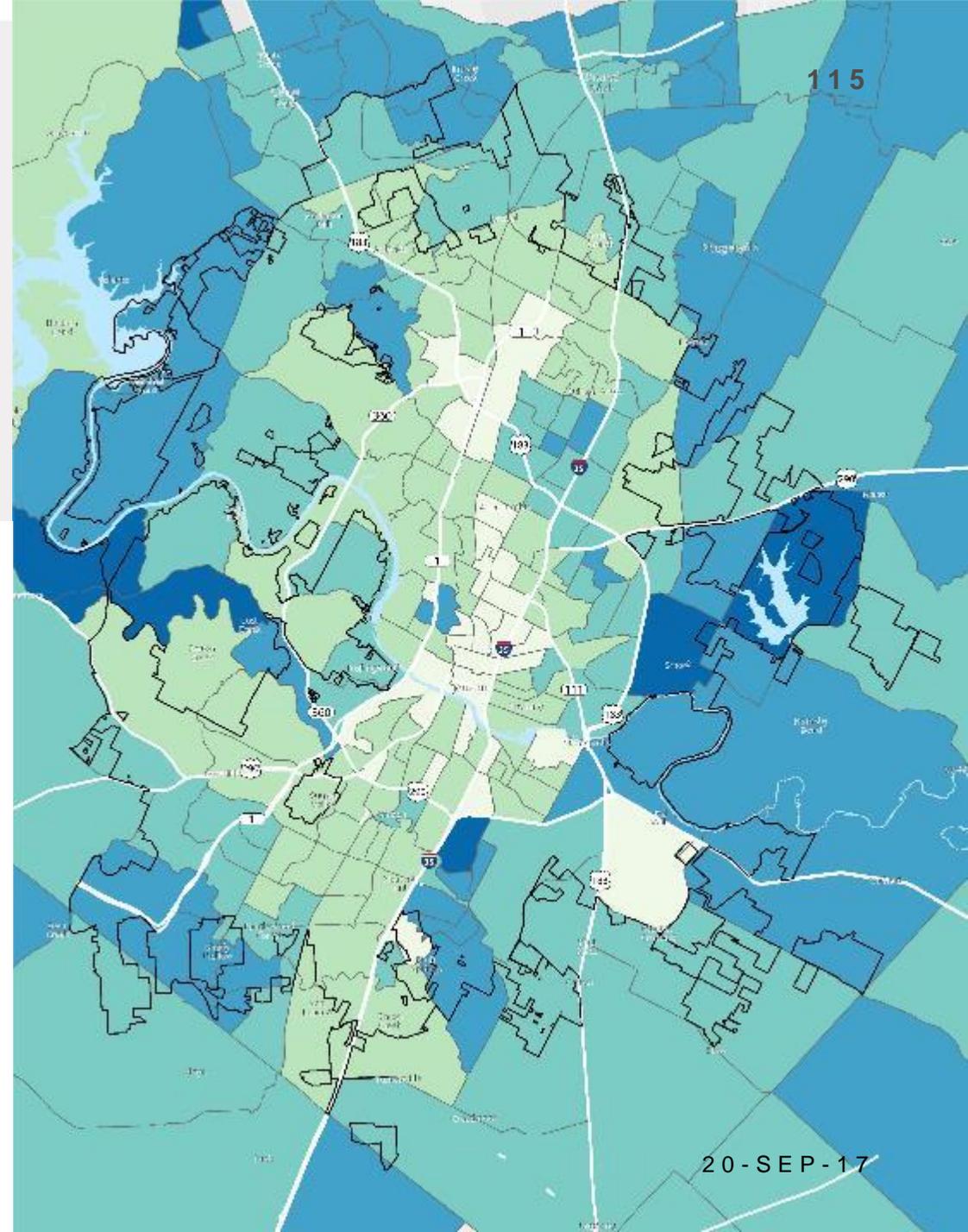
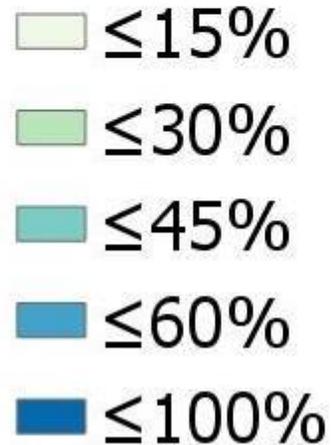
School Aged defined as ages 6 through 17

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EXISTING HOUSEHOLDS WITH CHILDREN

- Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.
- School Aged defined as ages 6 through 17.

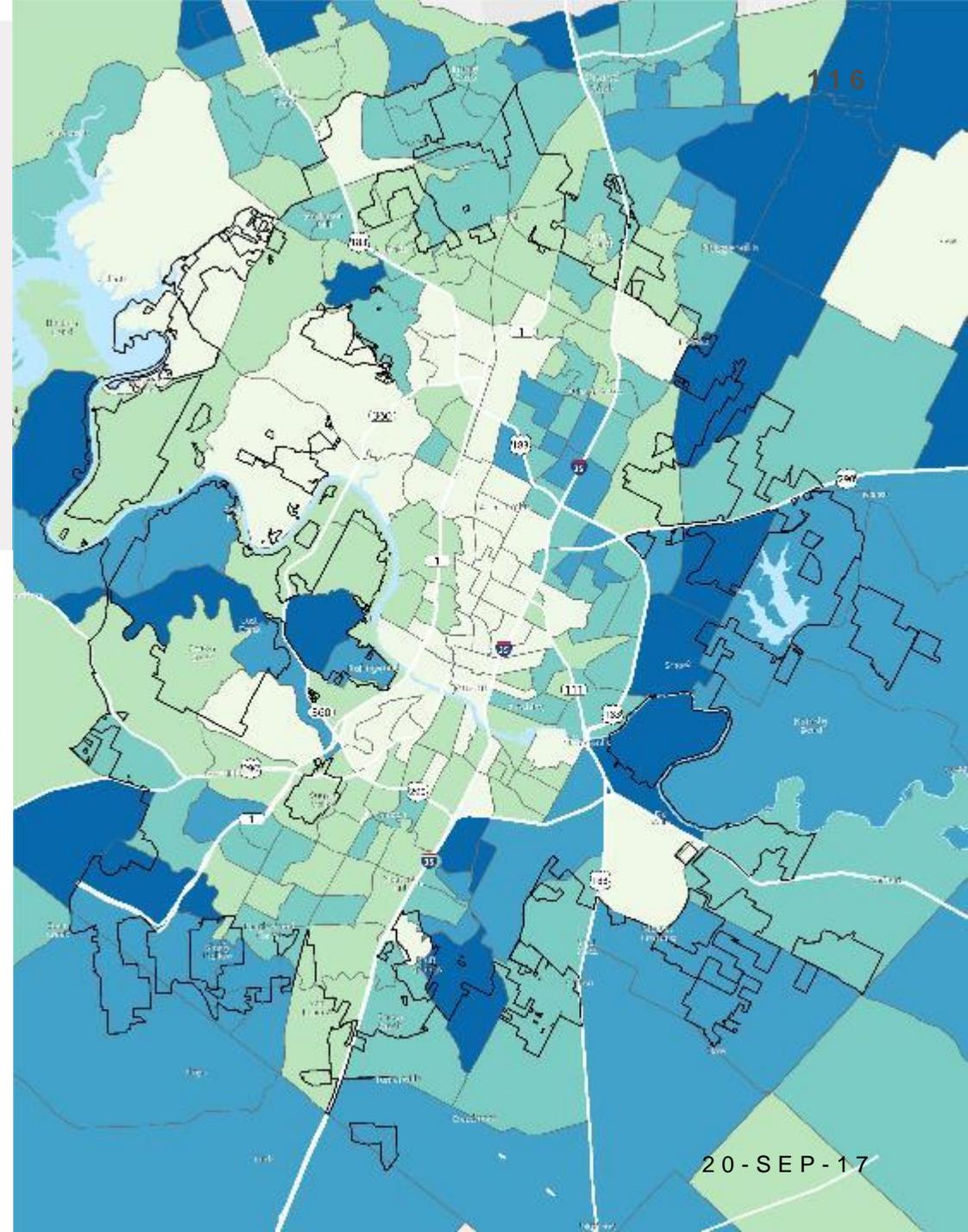
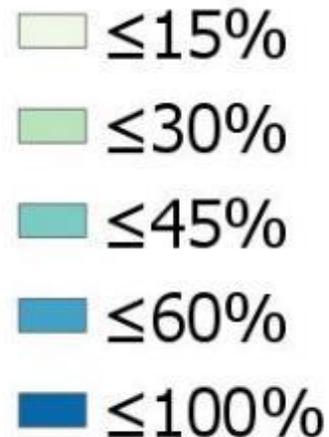
% of Households with School Aged Children



EXISTING RENTERS WITH CHILDREN

- Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.
- School Aged defined as ages 6 through 17.

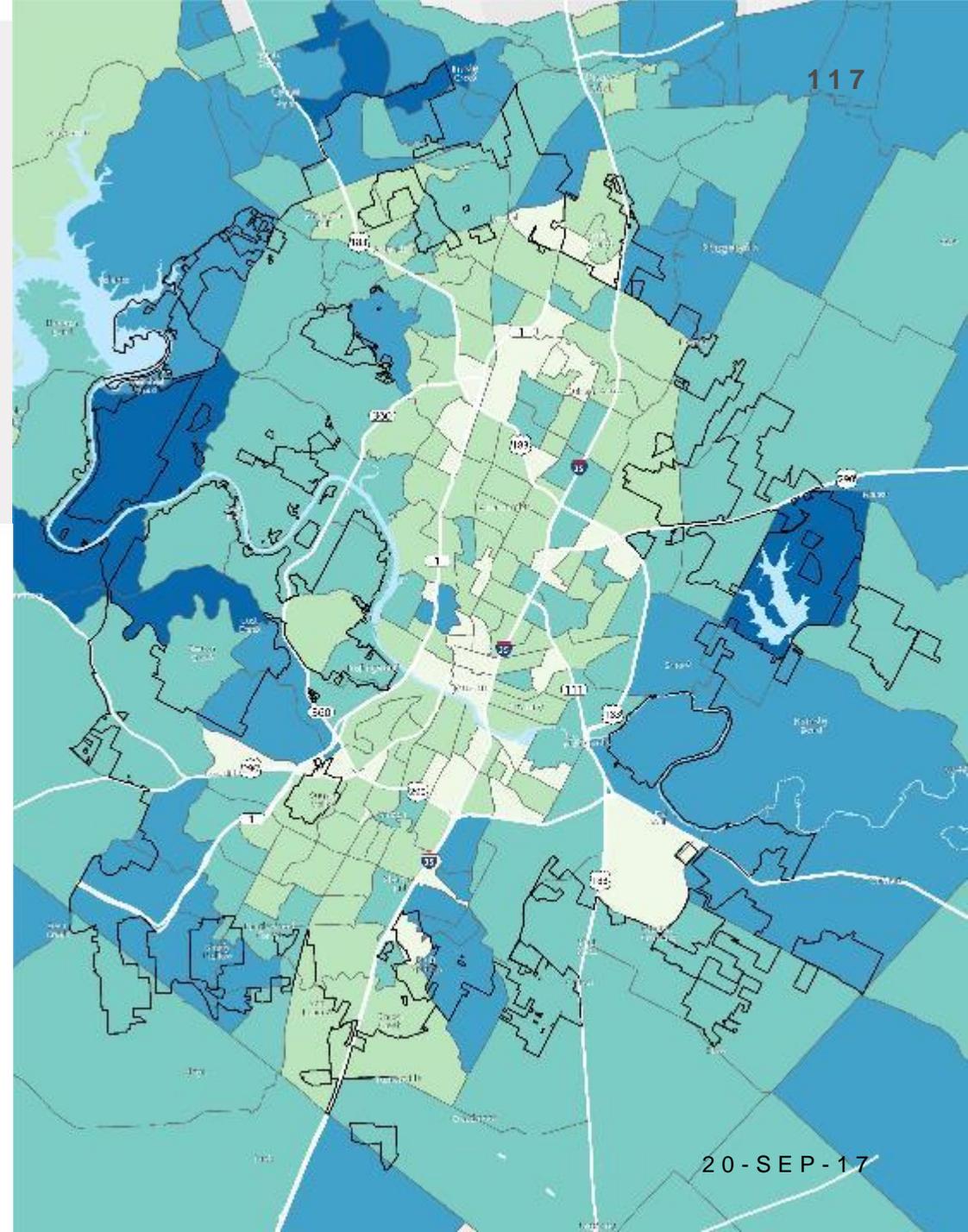
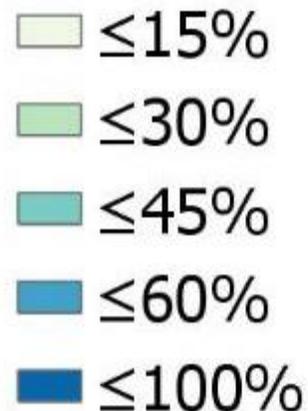
% of Renters with School Aged Children



EXISTING HOME OWNERS WITH CHILDREN

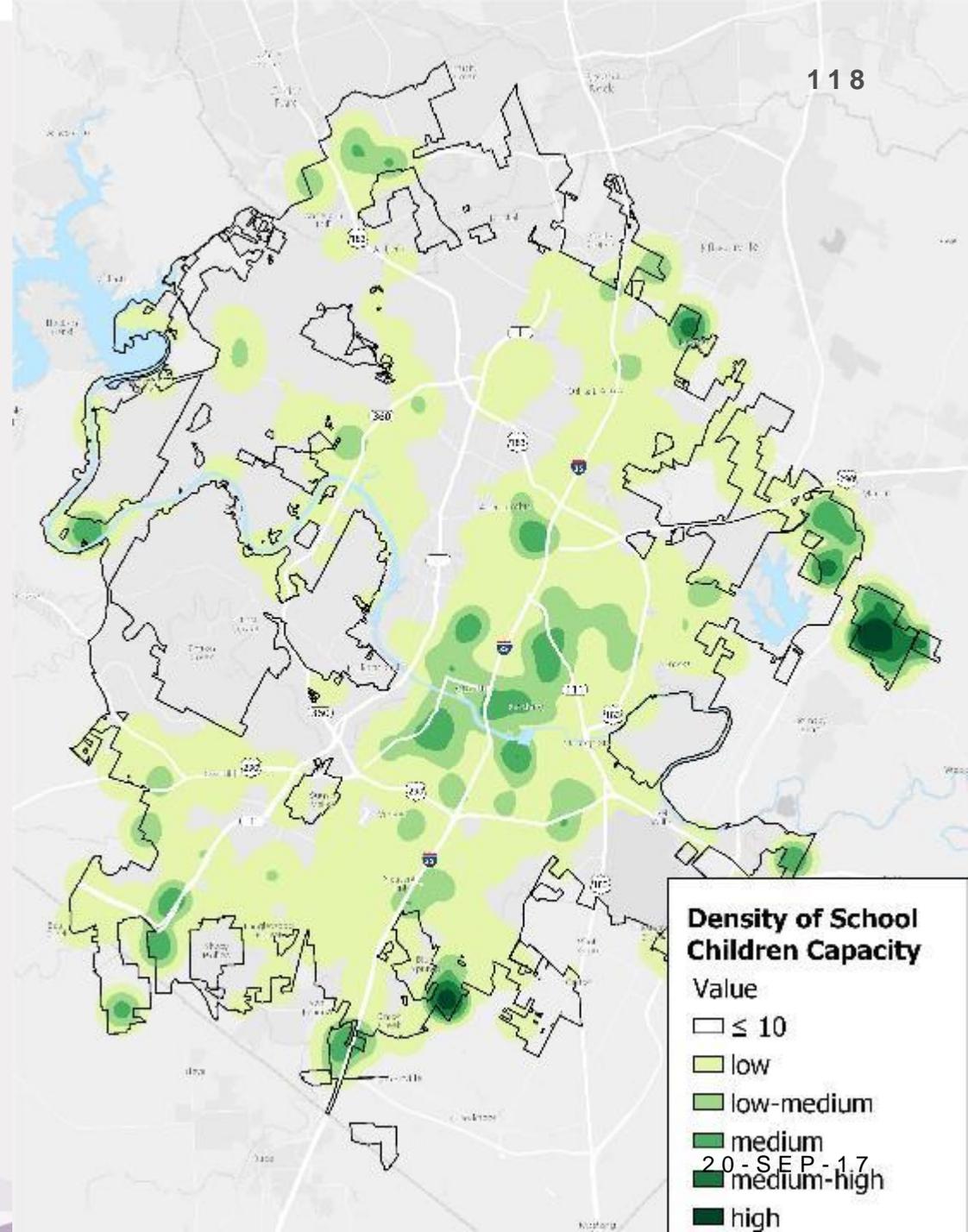
- Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.
- School Aged defined as ages 6 through 17.

% of Home Owners with School Aged Children



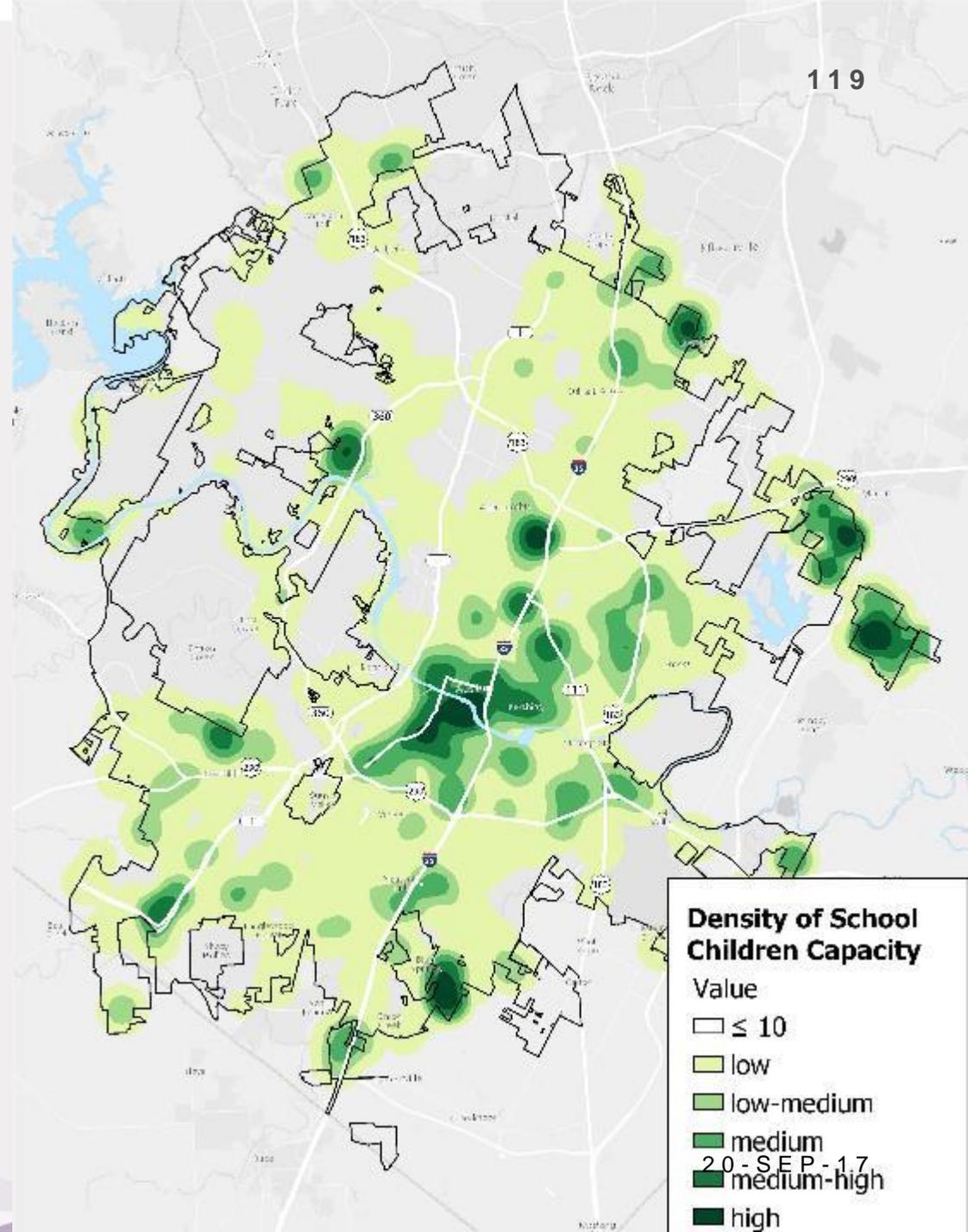
DENSITY OF SCHOOL AGED CHILDREN CAPACITY CURRENT CODE

22,900 estimated capacity
for School Aged Children
under CodeNEXT Draft 2



DENSITY OF SCHOOL AGED CHILDREN CAPACITY CODENEXT DRAFT 2

36,500 estimated capacity
for School Aged Children
under CodeNEXT Draft 2



SCHOOL CHILDREN IN AUSTIN

- Close to half of school aged children in Austin live in rental properties
- However, most renters with children live closer to the city's edges

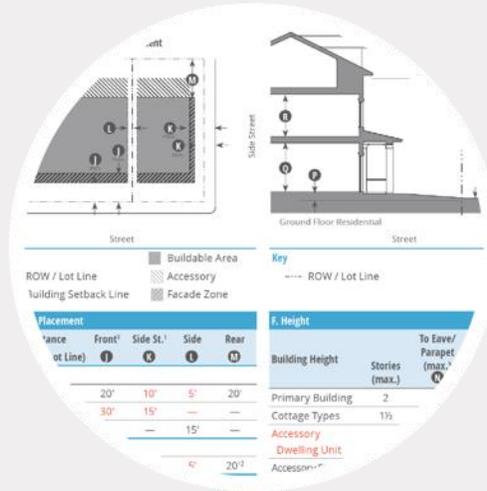
What's the potential impact of CodeNEXT?

- Draft 2 Model shows capacity for 36,500 new school aged children

**New housing types provide additional capacity for families in the urban core



next
steps



Code Text

Draft 3
November 28, 2017



Code Map

Draft 3
November 28, 2017



Adoption Process

December 2017 –
April 2018



Outreach Toolkit

This toolkit has slide decks, scripts, and handouts. While these materials alone do not equip Austinites to become code experts, they provide a simple, consistent way for interested residents to share basic information about CodeNEXT and initiate a dialogue with their communities.

CODE DIAGNOSIS: TOP 10 ISSUES

The City's existing land development code is outdated and overly complex. We asked the public, City staff, and the CodeNEXT team to identify specific issues that need to be addressed. Here's what we came up with:

- 1 Ineffective base zoning districts
- 2 Competing layers of regulations
- 3 Complicated "opt-in, opt-out" system

ENVIRONMENT natural+RESILIENT

Our growing city has to address many environmental issues: Not just preserving open spaces and natural habitats, but also providing water stewardship and flood mitigation. The new regulations can help us be smarter and more resilient as we protect our natural resources.

Environmental challenges addressed in CodeNEXT:

- Promote Water Stewardship
- Flood Mitigation

CodeNEXT PRIORITIES

The opportunity to update our Land Development Code means that it's easier to use and understand. It also means creating a framework for our quality of life. The Code will play an important role in guiding the city.

spectrum of zone AT-A-GLANCE

Residential House-Scale

RR	LA	R1	R2	R3
LESS-INTENSE	LESS-INTENSE	LESS-INTENSE	LESS-INTENSE	LESS-INTENSE
BURIAL	LAKE ATX	RIA	RIB	RIC
One Unit				
Most Similar To Rural Res.	Most Similar To Lake Austin	Most Similar To SR-1	Most Similar To SR-2	Most Similar To SR-3
Building Height: 20 FT				
Front Setback: 40 FT	Front Setback: 40 FT	Front Setback: 25 FT	Front Setback: 25 FT	Front Setback: 25 FT
Building Cover: 20%	Building Cover: VARIES	Building Cover: 35%	Building Cover: 40%	Building Cover: 40%
Impervious Cover: 25%	Impervious Cover: VARIES	Impervious Cover: 40%	Impervious Cover: 45%	Impervious Cover: 45%
Description: a residential zone that provides detached housing on large lots.	Description: a residential zone that provides detached housing on large lots.	Description: a residential zone that provides detached housing on large lots.	Description: a residential zone that provides detached housing on large lots.	Description: a residential zone that provides detached housing on large lots.
Form Controls: Limited Form Controls				
Affordable Housing Bonus Program: Not Applicable				

AUSTIN LAND DEVELOPMENT CODE

Code Draft Preview Fall 2018

SHAPING THE AUSTIN WE IMAGINE

CODENEXT



Code Comment Tool

Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.

The screenshot shows the CodeNEXT website interface for the City of Austin Draft Land Development Code. The page title is "Chapter 23-4: Zoning Code". A navigation bar at the top includes "Home", "My Comments", "Register", and "Log In". The CodeNEXT logo is prominently displayed with the tagline "SHAPING THE AUSTIN WE IMAGINE". Below the title, a message states: "This chapter has been divided into 3 documents for ease of use. To navigate between the documents, use the arrows at the bottom of the page." A "+ See More" link is provided. A control bar shows the "Current section" as "Sections A-C", search icons, "Page 51 of 76", a "Download" button, and a search input field labeled "Type to search". A green notification banner reads: "Click on text within the document to add a comment. Select a bubble to view comments." The main content area displays the section "23-4C-1010 Applicability" with two sub-sections: (A) **Connectivity** and (B) **Open Space**, each with numbered list items detailing site requirements.



<https://CodeNEXT.civicomment.org/>

Office Hours

Sign up online or call (512) 974-3583 to make an appointment to speak to a CodeNEXT planner about the draft code or zoning map.



Search for events:

From

To

Site

Location
One Texas Center, 505 Barton Springs Road, Suite 575

Description
To schedule office hours over the phone, please call (512) 974-3583. To view and comment on the draft map, visit codenext.engagingplans.org.

[Search](#)

[Manage your bookings for free on Sagenda!](#)

Click on an event to book it:

25 Sep 2017 10:00 AM - 10:30 AM

25 Sep 2017 10:30 AM - 11:00 AM

25 Sep 2017 1:00 PM - 1:30 PM

< 1 >



<https://tiny.cc/CodeNEXTofficehours>

Viewpoints & Community Issues Papers

In the interest of transparency, all group position papers and suggestions will be posted on the CodeNEXT document-hosting site.



Previous Group Position Papers can be found here:
<http://www.austintexas.gov/department/issue-papers>

Community-wide Open Houses

- **September 30th** @ Anderson High School <10am-12pm>
- **October 2nd** @ Conley-Guerrero Senior Activity Center <6pm-8pm>
- **October 9th** @ Crockett High School <6pm-8pm>
- **October 11th** @ Hart Elementary School <6pm-8pm>
 - Language services available in Vietnamese, Spanish, Arabic, & Mandarin
- **October 16th** @ Austin High School <6pm-8pm>
- **October 28th** @ Dove Springs Rec Center <10am-12pm>
 - Language services available in Spanish



CODENEXT ROAD TO COUNCIL 2017-2018

DRAFT I

SEPTEMBER

Land Use Commission - 9/5

Land Use Commission - 9/19
 9/15 - Draft 2 (Text + Map) Released

NW Community-wide Open House - 9/30
 9/20 - Roll Out to Council & Community-wide Open House Preview

OCTOBER

DRAFT II

10/2 - East Community-wide Open House
 Land Use Commission - 10/3
 10/4 - Environmental Commission
 SW Community-wide Open House - 10/9
 10/11 - NE Community-wide Open House
 Central Community Open House - 10/16
 10/24 - Land Use Commission
 Historic Landmark Commission - 10/25
 10/28 - SW Community-wide Open House
 Public Engagement on Draft 2 - 10/31 Concludes

NOVEMBER

11/7 - Land Use Commissions

Draft 3 (Map + Text) - 11/28 Released

DECEMBER

12/12 - Land Use Commissions Review Draft 3

Land Use Commissions - 12/19

2017

8

DRAFT

10/2 - East Community-wide Open House
 Land Use Commission - 10/3
 10/4 - Environmental Commission
 SW Community-wide Open House - 10/9
 10/11 - NE Community-wide Open House
 Central Community Open House - 10/16
 10/24 - Land Use Commission
 Historic Landmark Commission - 10/25
 10/28 - SW Community-wide Open House
 Public Engagement on Draft 2 - 10/31 Concludes

NOVEMBER

11/7 - Land Use Commissions

Draft 3 (Map + Text) - 11/28 Released

DECEMBER

DRAFT III

12/12 - Land Use Commissions Review Draft 3
 Land Use Commissions - 12/19 Review Draft 3
 Land Use Commissions - 1/11 Review and Take Action on Draft 3

JANUARY

1/26 - Draft 3 Annotated w/ Commission Action posted to Council

FEBRUARY

Council Reviews Draft 3 w/ Recommendations - 2/8 from Land Use Commissions

2018

ADOPTION
PROCESS

CODENEXT ROAD TO COUNCIL 2017-2018



Council Q&A

AUSTINTEXAS.GOV | AIRPORT | LIBRARY | AUSTIN ENERGY | AUSTIN WATER | CONVENTION CENTER | VISITORS BUREAU | OPEN GOVERNMENT



Translate

- Home
- About
- Get Involved
- Community Questions
- Code Draft
- News
- Español



CodeNEXT: Shaping the Austin We Imagine

CodeNEXT is the first major rewrite of Austin's Land Development Code in 30 years. The existing code lacks the tools our city needs to effectively shape and manage growth. As we look to the future, we need a Land Development Code that embodies the values set out in the City Council-adopted Imagine Austin Comprehensive Plan. The new Land Development Code should give us the tools we need to make Austin a more livable city for all. [More about CodeNEXT.](#)

Learn About and Comment on the Latest Draft

You're a vital part of this process. Here are some ways for you to learn more and share what's important to you.

[Learn more about Draft 2 of the code](#)

[Review and comment on the code](#)

[Review and comment on the map](#)

[See the timeline through February 2018](#)

[Get involved](#)

Sign up for CodeNEXT updates



Questions

Request From	Year	Status	
* Any	2017	* Any	<input type="button" value="Filter"/>

No.	Requestor	Year	Received	Subject	Question	Status	Answer
1	Tovo	2017	05/25/2017	Resolution 20170126-038 Preservation of Affordable Housing	Council Resolution 20170126-038 addresses the fact that the vast majority of Austin's existing affordable housing (62,000 units) are privately owned, non-subsidized older housing. The resolution directs the City Manager to have CodeNext sta (...More)	Pending	
2	Tovo	2017	05/25/2017	Projected Housing numbers	Given the consultant's new housing capacity estimate of more than 140,000 with Code Next, please provide projected housing numbers by district and zoning classification. Please also provide: * calculations and assumptions used to derive the (...More)	Pending	
3	Tovo	2017	05/25/2017	Community character photographs	Please provide a link to the community character photos, by district and, if possible, by neighborhood. Describe how were these used to guide mapping decisions and proposed zoning classifications.	Posted	The Community Character Manual can be viewed in its entirety here: ftp://ftp.ci.austin.tx.us/GIS-Data/planning/CodeNext/Community_Character_Manual/ . The images are organized by neighborhood in the Character Manual in Chapter 6. The images, (...More) Answered: 06/08/2017 04:26 PM
4	Tovo	2017	05/25/2017	Adherence to Neighborhood Plans	In multiple neighborhoods, properties currently zoned single family (SF3 as well as SF2) appear in the proposed maps as Transect 4, which has been described as a multifamily zoning category. Many of these properties fall within neighborhood (...More)	Posted	When applying new zones to a property, the mapping team, which consists of staff and consultants, evaluated a variety of factors, including Imagine Austin, neighborhood plans (and associated FLUMs), existing zoning and land use, conditional (...More) Answered: 06/08/2017 04:15 PM
5	Tovo	2017	05/25/2017	Mapping process	Who developed the draft maps – city staff or consultants? If city staff played a role in developing draft maps, please indicate their division and describe their familiarity with existing neighborhood plans and zoning designations such as I (...More)	Posted	The draft maps were a collaborative effort over a period of months between city staff and consultant team. City staff from the Planning and Zoning Department (Comprehensive Planning, Neighborhood Involvement and Implementation, Urban Design (...More) Answered: 06/08/2017 04:16 PM
6	Tovo	2017	05/25/2017	Process for reviewing and incorporating code and map edits and revisions	What will be the process for determining which comments on the draft maps and draft code will be incorporated into the versions that get reviewed by the commissions? Will there be a map and code revision committee? If so, who will serve on (...More)	Posted	All comments submitted before June 7 (text), July 14 (affordability section), and July 7 (map) will be considered by staff for incorporation into the staff recommendation. The staff recommendation will be brought to the Planning Commission (...More) Answered: 06/08/2017 04:26 PM
7	Tovo	2017	05/25/2017	Public comment on Code Next text and maps	Given the short timeframe for comments and the large amount of new information to read and understand, how can members of the public provide comments after the June 7	Posted	Both online comment tools will still be open after the initial deadlines of June 7 and July 7. All comments received after the initial deadlines will be compiled and sent to the Planning Commission, Zoning and Platting Commission



questions + ANSWERS



POINTS OF CONTACT



SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

District 1 Council Member Ora Houston

PC: Trinity White

ZAP: Betsy Greenberg

SPOC: Stevie Greathouse

District 2 Council Member Delia Garza

PC: Fayez Kati

ZAP: Ana Aguirre

SPOC: Matt Dugan

District 3 Council Member Sabino Renteria

PC: Jeff Thompson

ZAP: Dustin Breithupt

SPOC: Jorge Rousselin

District 4 Council Member Greg Casar

PC: Jose Vela

ZAP: Stephanie Trinh

SPOC: Jorge Rousselin



SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

District 5 Council Member Ann Kitchen

PC: Tom Nuckols

ZAP: David King

SPOC: Matt Dugan

PC: Nuria Zaragoza

ZAP: Ann Denkler

SPOC: Stevie Greathouse

District 6 Council Member Jimmy Flannigan

PC: Greg Anderson

ZAP: Bruce Evans

SPOC: Tonya Swartzendruber

District 8 Council Member Ellen Troxclair

PC: James Schissler

ZAP: Sunil Lavani

SPOC: Jerry Rusthoven

District 7 Council Member Leslie Pool



SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

District 9 Mayor Pro Tem Kathie Tovo

PC: Karen McGraw

ZAP: Jolene Kolbassa

SPOC: Jerry Rusthoven

District 10 Council Member Alison Alter

PC: Patricia Seeger

ZAP: Jim Duncan

SPOC: Tonya Swartzendruber

Mayor Steve Adler

PC: Steve Oliver, James Sheih, Angelina

Pineyra De Hoyas, William Burkhardt

ZAP: Yvonne Flores

SPOC: Greg Guernsey



SHAPING THE AUSTIN WE IMAGINE

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

www.austintexas.gov/codenext

codenext@austintexas.gov

Review and comment on the draft code
<https://codenext.civiccomment.org/>

Review and comment on the map
<http://codenext.engagingplans.org/>



CODENEXT

20-SEP-17