



**PLANNING COMMISSION RECOMMENDATION 20171024-E-01**

**REVISED**

Date: October 24, 2017

Subject: CodeNEXT

Motioned By: Commissioner Zaragoza

Seconded By: Commissioner White

**Recommendation**

*See attachment*

**Vote: 10-1**

For: Chair Oliver, Vice-Chair Kazi and Commissioners McGraw, Nuckols, De Hoyos Hart, Schissler, Seeger, Shieh, Vela, White and Zaragoza

Against: Commissioner Thompson

Abstain:

Absent: Commissioner Anderson

Attest:

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Andrew D. Rivera  
Land Use Commission Liaison

## WHEREAS

The citizens of Austin desire a City Code and City Plan that is reflective of Imagine Austin and its Growth Concept Map to create a vibrant, inclusive and desirable City.

- It is critical that each aspect of the CodeNEXT review process (Non-zoning related text, zoning related text, mapping) receive thorough attention prior to making recommendations for changes, additions, deletions or alternate policy directions.
- Providing an organized strategy of reviewing each critical issue area gives the Land Use Commission, other impacted Boards and Commissions, invested stakeholders and the public a better understanding of how to work through an extremely large amount of information with significant reach and impact.
- Identifying as many areas of consensus within both the zoning and non-zoning text as possible prior to organizing a strategy of how the zoning map should be ultimately updated allows for increased focus as to what criteria should be recommended to Imagine Austin goals thru a major mapping update.
- Planning efforts that direct for strategic zoning changes and go beyond simple translation from our current zoning map require analysis, open discussions of benefits or potential trade-offs, and should be made with full understanding of the code text structure and intended zoning tools.
- In order to best understand and visualize how a new zoning map is implementing key criteria identified by Imagine Austin policies, interim maps illustrating how existing zoning most closely compares to recommended new zoning categories can be a valuable tool.
- A translation map does not sufficiently address needed mapping updates that can best balance the implantation of policies within Imagine Austin, but can be a helpful temporary tool to bridge conversations to a critical subsequent mapping effort.
- A planning process specifically suited to the needs of the CodeNEXT mapping update (significantly different in intent, scope, and methodology from previous Small Area Planning efforts), should be devised that can operate within a narrow or brief timeframe to efficiently address areas that most effectively help the map best align with Imagine Austin goals for a Compact and Connected city without accelerating unintended displacement of existing affordable housing.

## BE IS RESOLVED / PARAGRAPH

It is the findings of the Planning Commission that the CodeNext process of concurrently reviewing a new code, zoning tools and multiple iterations of Draft maps is not a successful approach to reach a thoughtful and cohesive recommendation to City Council. The Planning Commission recommends an approach which better utilizes the resources of Staff, Council, and Public input to prioritize the creation of recommended Draft 3 text with a “Interim Translation Map”. The Interim Map will be the baseline for identifying necessary criteria that implement Imagine Austin policies for Compact and Connected and addresses critical factors such as:

- Housing capacity along identified corridors and nodes identified by the IA Growth Concept Map
- Creation of opportunities for additional affordable housing in needed areas
- Infrastructure components such as transportation and stormwater/water quality
- Protection of existing
- affordable housing
- Proximity to existing transit options, and support for future desired transit options
- Areas of desired change map in combination with city wide projection of Future Land Uses
- Compatibility with adjacent land uses

- Provision of housing types and infrastructure that attract family friendly development and support existing neighborhood schools
- Synergy with existing small area plans
- Evaluation and creation of complete communities, including balance of housing options, housing tenure, and access to needed services

The Planning Commission recommends the “Interim Translation Map” (after review by PC) be utilized as a temporary tool to complete a review of PC Recommended Code Text for successful CodeNEXT adoption.

The Planning Commission recommends that planning criteria for necessary mapping updates to the “Interim Translation Map” be taken up for review by the Planning Commission upon completion of its recommendation of text and the Translation Map to Council. Planning Commission requests staff resources be made available to support the subsequent mapping update based upon the criteria analysis addressing the above factors. However, it is imperative that this process be expedited so the Planning Commission and subsequently City Council may thoughtfully vet what, how, where and why zoning updates should be made with critical public input.

Planning Commission will try to the best of their ability to follow the timeline provided by Chair Oliver (see Exhibits A and B) but understand the specified dates are target dates.

Planning Commission requests that staff create a Q&A mechanism and provide presentation materials in advance of the meeting date.

Planning Commission shall establish a working group to work with staff and report back a process and timeline for the second stage, review and recommendation of the map.

PC Chair: Stephen Oliver

## **CODENEXT REVIEW AND RECOMMENDATION ROADMAP CHRONOLOGY**

### **OCTOBER**

October 24<sup>th</sup> (T)\*\* Regular PC: BREAKOUT SESSION – NON-23-4 TEXT REVIEW  
Joint PC/ZAP: Topic Q&A - Compatibility

### **NOVEMBER**

November 1<sup>st</sup> (W) Special PC: Topic Q&A – ADU's and Flooding  
November 7<sup>th</sup> (T) Joint PC/ZAP: Topic Q&A – Affordable Housing and affordability impacts  
November 14<sup>th</sup> (T) Regular PC: Topic Q&A – Missing Middle Housing  
November 20<sup>th</sup> (M) Special PC: Topic Q&A – TIA's and Connectivity  
November 23<sup>rd</sup> THANKSGIVING  
November 28<sup>th</sup> (T)\*\* Joint PC/ZAP: Topic Q&A – New Uses and New Forms  
Overview of Draft 3 Release (Staff/Consultant Presentation)

### **DECEMBER**

December 6<sup>th</sup> (W) Special PC: Topic Q&A – CUP's, MUP's and Green Infrastructure  
December 12<sup>th</sup> (T) Regular PC: Topic Q&A – Small Area Planning and Necessary Planning Criteria for Mapping  
December 20<sup>th</sup> (W) Special PC: Topic Q&A – Neighborhood Redevelopment Impacts  
DECEMBER 21<sup>ST</sup> – JAN 1<sup>ST</sup> HOLIDAY BREAK

### **JANUARY**

January 9<sup>th</sup> (T)\*\* Joint PC/ZAP Public Hearing for Code Text #1  
PC Recommendation for (Chapter 23-1, 23-2, 23-3?)\*  
January 18<sup>th</sup> (TH) Joint PC/ZAP Public Hearing for Code Text #2  
PC Recommendation for (Chapter 23-5, 23-6, 23-7, 23-8, 23-9, 23-10)\*  
January 23<sup>rd</sup> (T)\*\* Joint PC/ZAP Public Hearing for Code Text #2  
PC Recommendation for (23-4)\*  
PC Chair: Stephen Oliver

### **FEBRUARY**

February 7<sup>th</sup> (W) Joint PC/ZAP Public Hearing for Mapping Criteria #1  
PC Recommendation for Mapping Criteria Part 1  
February 13<sup>th</sup> (T)\*\* Joint PC/ZAP Public Hearing for Mapping Criteria #2  
PC Recommendation for Mapping Criteria Part 2

### **March**

March 13<sup>th</sup> (T)\*\* PC Review and Final Recommendation of PC Map (generated by Staff)  
based upon Recommended Mapping Criteria  
PC Recommendation for Mapping Criteria Parts 1 and 2

\*Each recommendation would go to Council sequentially as approved (not a final summary recommendation of all 3 public hearings)

\*\*Consent agenda items only on these Planning Commission regular evenings. Cases anticipated to be Discussion items to be coordinated further with staff.

**Hot Topic**  
COMPATIBILITY  
10/24/17

**OCT '17**

**BREAK OUT SESSIONS**  
23-2: ADMIN/PROCEDURES  
23-3: GEN PLANNING REQ'TS  
23-3E: AFFORDABLE HOUSING  
23-5: SUBDIVISION  
23-6: SITE PLAN  
23-7: BUILDING, DEMO...  
23-9: TRANSPORTATION  
23-10: INFRASTRUCTURE 10/24/17

**Hot Topic** 11/1/17  
ADU'S, FLOODING

**NOV '17**

**Hot Topic**  
MISSING MIDDLE HOUSING  
11/14/17

**Hot Topic**  
TIA'S/CONNECTIVITY  
11/20/17

**Hot Topic**  
AFFORDABILITY  
11/7/17

**Hot Topic**  
NEW USES AND NEW FORMS  
11/28/17

DRAFT  
3.0  
Nov. 28TH

**Hot Topic**  
NEIGHBORHOOD REDEVELOPMENT  
12/20/17

**DEC '17**

**Hot Topic**  
CUP'S, MUP'S GREEN INFRA.  
12/6/17

**Hot Topic**  
SMALL AREA PLANNING  
12/14/17

**COUNCIL**

**TEXT** 1/9/18  
PUBLIC HEARING #1

**MAPPING** 2/7/18  
PUBLIC HEARING #1

**PC MAP** 3/13/18  
REVIEW AND FINAL RECOMMENDATION

**JAN '18**

**TEXT** 1/18/18  
PUBLIC HEARING #2

**TEXT** 1/23/18  
PUBLIC HEARING #3

**FEB '18**

**MAPPING** 2/13/18  
PUBLIC HEARING #2

**MAR '18**