

RESOLUTION REVISED

Whereas

Imagine Austin and CodeNEXT prescriptions value supporting existing neighborhoods and businesses, preserving the character of our diverse areas, and managing future growth thru a compact and connected city.

Whereas

Austin is a collection of unique areas interconnected by corridors with each unique area having different characteristics. Each of Austin's corridors and centers and their surrounding neighborhoods contribute to the success and vitality of our City and our ability to implement the goals of Imagine Austin. It is critical the efforts involved in future planning anticipate and coordinate with the adopted CodeNEXT text and map in order to best uphold the desired values and attain desired outcomes supportive of Imagine Austin policies.

Whereas

City Council has initiated the creation of a Small Area Planning process in the wake of the CodeNEXT drafting process.

Whereas

Neither Previous planning efforts nor the planning for future efforts subsequent to CodeNEXT have effectively addressed the key topic of "Missing Middle Housing" or "Transition Zones" and their interrelated relevance as a necessary ingredient to gaining additional residential units in a manner that supports the range of values identified in Imagine Austin.

Whereas

All the elements of CodeNEXT will become the tools by which future Small Area Planning will be based upon. To best facilitate a clear mapping recommendation to City Council, the Land Use Commission must have a necessary understanding of what is the best course of action, estimated resources, level of community engagement, and required scope for future planning efforts so as to align the mapping recommendation with an appropriate starting point for future planning.

Whereas

The CodeNEXT map is not "planning", but described by the Planning Department and its consultants as an update to existing zoning using new tools and adopting and/or translating existing policies. The Planning Commission has requested the Planning Department to provide a "Plan to Plan" throughout the CodeNEXT draft reviews so as to understand how an adopted CodeNEXT text and map will work together. The "Plan to Plan" is a key discussion and exercise to better set expectations of what the CodeNEXT effort will or should produce versus what can be identified as a critical component of future planning.

Be it resolved

The Small Area Joint Committee recommends that the tools and map in CodeNEXT be sufficient for Small Area Planning to occur. Tools must exist that can either maintain existing characteristics or present opportunities for successful transitions that can integrate into existing plans. Significant changes to the Small Area Planning process are required and must outline clearly how future plans will address and utilize the Draft 3 tools and utilize the Draft 3 map as a starting point for both updating existing neighborhood plans and creating new plans. These anticipated to the planning process should be presented to the Planning Commission prior recommendation to City Council.

The Small Area Plan Joint Committee recommends that the tools and zoning categories in CodeNEXT be capable of providing for future Small Area Planning Processes. The zoning categories must therefore include not only the nearest equivalency but also the zoning that will be needed to create the transition of the future. Such tools may include a revised Future Land Use Map or Overlay for areas where the recommended map is unable to address sufficiently areas undergoing significant change or where the creation of “Transition Zones” and their scope and scale are possibly out of context with current conditions.

The Small Area Plan Joint Committee recommends that a “Plan to Plan” detail the necessary efforts and possible scope of work to provide a consistent level of planning study for the entire city of Austin to address critical items identified during the CodeNEXT draft reviews. This includes the creation of new plans (corridor, small area, neighborhood, etc.), which we anticipate to have a different scope of work from previous neighborhood planning efforts, as well as the updates to existing neighborhood plans. It is imperative that the land use commissions, council, and the citizens of Austin understand the planning process that will need to go hand in hand with the adoption of CodeNEXT. We must have the planning process in place in order to create the capacity that we will need over the next 10 years and that planning process must be nimble, equitable and efficient.

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