

General or Specific	Commissioner	Topic	Description	Area Impacted	Supporting Graphics (Y/N)	Justification	Commissioner Notes	Staff Comments
General	Conor Kenny	Corridor and transition zoning for IA gentrifying areas	All IA corridors in gentrifying areas will be mapped as follows: 1) All commercial lots will be zoned as MS with the following rules: lots under 140 sq ft, deep zoned as MS2B, lots between 140-220 sq ft, deep zoned as MS2B, lots 220 ft deep or more zoned as MS2C. 2) All D3 R-zoned lots immediately adjacent to the (1) above MS lots AND have part of their lot within 1/8 mile of an IA corridor are rezoned as RM1C. 3) All D3 R-zoned lots that have part of their lot within 1/4 mile of an IA corridor are rezoned as R2C.	IA gentrifying areas	n	This protects gentrifying areas while still building towards transit-supportive density and complete communities. Only one row of current single family zoning allows multi-family, and all increases in height must be obtained through participation in the affordable housing program.		
General	Conor Kenny		AMD3 lots zoned as R2A will be re-zoned as R2C.		n	R2A is junk zoning that only allows duplexes on corners, which is not an appropriate policy for a city in a housing crisis.		
General	Conor Kenny	Rezone all R2A	AMD3 lots zoned as R3A will be rezoned as R3C.	Citywide	n	R3A is junk zoning that only allows duplexes on corners, which is not an appropriate policy for a city in a housing crisis.		
General	Conor Kenny	Rezone all R3A	Reversing the mapping done in D3 that conflicts with neighborhood plans.	Citywide	n	Clarify the debate.	Note: I will have a full list of these changes to come if I am still collecting from neighborhood groups.	
General		Reverse undesired D3 mapping inconsistent with neighborhood plans IA Activity Centers	Map all activity centers. Most are now F25	Citywide Activity Centers	Y N	This was the whole point of CodeNext - To implement Imagine Austin		
General	Jeff Thompson	Downtown remapping	to DAA proposal	downtown	N		This was actually one I was planning on	
General	Jeff Thompson	TOD's	Map all TOD's	TOD's	N			
General	Fayez Kaz	Corridors Zones	Create zone methodology as described in attachment	entire city	N			
Specific	Fayez Kaz	Zone the SW corner of Elroy and 130 from IP to MU3 or MU4	Zone the SW corner of Elroy and 130 from IP to MU3 or MU4			to allow grocery store with food sales and alcohol sales uses		
Specific	Fayez Kaz	food desert	For the F25 areas between McKinney Falls, 183, and Burkison, zone the CB-CC-NP to MU3 or MU4 and the LI-CC-NP to be IP			to allow grocery store with food sales and alcohol sales uses		
Specific	Fayez Kaz	food desert	Identify properties that cause compatibility on CC or DC areas and consider zoning them to the minimum necessary to not trigger compatibility.					
General	Fayez Kaz	compatibility	Direct staff to zone South Park Meadows as a mix of MU, CC, and LC, with no less than 50% as LC.					
Specific	Karen McGraw	transit	We should not be mapping without an adopted Code			CodeNext has not been adopted and may not be adopted as proposed. This could be simply a lost effort.		
General	Karen McGraw	mapping	We should not be mapping without substantial stakeholder engagement in the mapping process.	Entire City		Stakeholders should be active participants in a mapping process and have not been invited to or engaged in this process.		
General	Karen McGraw	mapping	UNO mapping should be left intact as requested by Carpac	Entire City UNO		UNO to remain as designed		
General (example)	Trinity White	plan to plan	Allowing future density through SAP with a quota to be met geographically for a balanced distribution of density city wide	city wide	maybe	back up to be provided		
Specific	Trinity White	Small scale density bonus taskforce	I move that we direct staff and consultants to continue to work together to fully vet the full suite of options for increased entitlements through workshops with stakeholders including but not limited to representatives from affordable housing advocates, construction companies, developers, and neighborhood advocates	city wide	N	We need more affordable units then we are currently getting with our density bonus. We want to make sure that those units are in areas supported by transit, areas spread equitably throughout the city, near schools and city amenities, while garnering more community benefit. We recognize that we need to exchange entitlements for the affordable units. Recognizing the work that the AWG & the MWG have already completed, while also recognizing that there was not enough time to model all the entitlement options including impervious cover, building coverage and parking, setback adjustment, and also considering the role functional green can play in balancing entitlements and environment.		
Specific	Trinity White	Large scale density bonus taskforce	I move that we direct staff and consultants to continue to work together to fully vet the full suite of options for increased entitlements through workshops with stakeholders including but not limited to representatives from affordable housing advocates, construction companies, developers, and neighborhood advocates	city wide	N	We need more affordable units then we are currently getting with our density bonus. We want to make sure that those units are in areas supported by transit, areas spread equitably throughout the city, near schools and city amenities, while garnering more community benefit. We recognize that we need to exchange entitlements for the affordable units. Recognizing the work that the AWG & the MWG have already completed, while also recognizing that there was not enough time to model all the entitlement options including impervious cover, building coverage and parking, setback adjustment, and also considering the role functional green can play in balancing entitlements and environment.		
Specific	Trinity White	ADU	Allow ADU's in all R1 zones	city wide	N	This is way to provide for smaller units throughout the city allowing more opportunities for affordability throughout the city. ADUs are a smaller scale housing option which can be compatible with most neighborhood character and the addition of one unit will not lead to large scale demolitions on the larger lots of R1		
General	Todd Shaw	Residential House-Scale Mapping	Map existing neighborhoods to the Residential Scale Zone that is equivalent or most closely equivalent to its current zoning and then follow with creation of transition zones using new small area planning tool in development. For example, neighborhoods with a pattern of duplexes on corners was mapped with R2A zones (per CN draft 3) and neighborhoods allowing duplexes and ADUs were mapped with R2C zones per (CN draft 3).	Residential Neighborhoods	N	Planning staff and the consultants did not successfully create adequate transition zones along IA corridors and within IA centers with adequate missing middle housing opportunities. It will be difficult for Planning Commission and City Council to create these taking into account the unique characteristics of the corridors and neighborhoods.	Planning staff and the consultants did not successfully create adequate transition zones along IA corridors and within IA centers with adequate missing middle housing opportunities.	
General	Todd Shaw	Residential House-Scale Mapping	For residential neighborhoods with Neighborhood Plans, map equivalent to FLUMS.	Residential Neighborhoods	N	NPs should be used for initial mapping and modified as new small area planning process is established.		
General	Todd Shaw	Mapping methodology along IA Corridors and within IA Centers. No "Strip" mapping	Map higher density R zones (R3, R4) and lower density RM zones (RM1, RM2) along IA Corridors and around IA Centers in a context sensitive manner (Refer to MWG mapping criteria). In other words, do not allow blanket distance (i.e. 1/4, 1/8, 1/2 mile) mapping of higher density R zones and RM zones in these areas.	IA Corridors and IA Centers - Transition Zones	Y- MWG maps of Burnett/Anderson Corridors	Does not take into consideration the unique characteristics of corridors and neighborhoods mapping more density intense zones.		
General	Todd Shaw	Higher density limited to 1/8 mile from corridors and centers when adequate compatibility standards approved	Only if PC approves compatibility standards that are not based on adjacency and provide adequate separation between higher density development and Residential House-Scale Zones, mapping higher density R zones (R3, R4) and lower density RM zones (RM1, RM2) along IA Corridors and around IA Centers will extend 1/8 mile or less from the centers of Corridors and centers of Centers	IA Corridors and IA Centers - Transition Zones	Y- Compatibility Examples from ZAPPC member collaboration and Excerpt from Jim Durcan Presentation	If "Strip Mapping" is performed then it should be limited to 1/8 mile and only when meaningful compatibility standards exist.	Maintaining compatible land use is one of the most difficult and important roles of a good planning and zoning program.	
General	Todd Shaw	Application of MWG Priority #1	Mixed Use zones applied to areas zoned commercial in current code without "Y" or "m" in their zoning string with a minimum of draft 3 compatibility requirements for setbacks and setbacks in place. (MWG Priority #1) [Compatibility Standards in Place]	Entire City	Y- MWG Presentation (2/7 & 4/24)	Unanimous approval of MWG and effective at producing housing units		

General	Todd Shaw	Application of MWG Priority #2	Residential ADU's mapped in all zones as long as they are sited appropriately for lot size and include incentives for preservation of existing homes. (Modified MWG Priority #2)	Entire City	Y- MWG Presentation (2/7 & 4/24)	Majority approval of MWG and effective at producing housing units within all areas of Austin. Can be used as leverage for preservation of affordable single family housing.
General	Todd Shaw	Application of MWG Priority #4	Map higher density zones on other major thoroughfares besides just IA corridors, including mobility bond corridors and other thoroughfares identified by MWG. (Similar to MWG Priority #4) [With compatibility standards in place]	Entire City	Y- MWG Presentation (2/7 & 4/24)	Extending higher density mixed use zoning along other corridors and thoroughfares was effective at increasing housing capacity.
General	Todd Shaw	Application of MWG Priority #8	Map multi-family zones to limit redevelopment of existing older multi-family housing stock do not upon these properties. (MWG Priority #8)	Entire City	Y- MWG Presentation (2/7 & 4/24)	
General	Todd Shaw	Application of MWG Priority #14	With a minimum of proposed CodeNext Draft 3 stepbacks, allow upzoning where increased density bonuses result along IA corridors and within IA centers. (Priority # 14).	Entire City	Y- MWG Presentation (2/7 & 4/24)	
General	Todd Shaw	Application of MWG Priority #15	Map consistent with MWG Priority #15 [With compatibility standards]	Entire City	Y- MWG Presentation (2/7 & 4/24)	High yield of units and affordable units
General	Todd Shaw	Application of MWG Priority #14	With a minimum of proposed CodeNext Draft 3 stepbacks, allow upzoning where increased density bonuses result along IA corridors and within IA centers. (Priority # 14).	Entire City	Y- MWG Presentation (2/7 & 4/24)	
General	Todd Shaw	Creating IA Transition Zones	Create robust transition zones that allow for a harmonious progression from lots along Imagine Austin Corridors to current single neighborhoods. Transition zones are intended to create more options for lower costs housing, including home ownership, even within currently zoned single family lots. This mapping should not create hardship through non-conformity of adjacent lots, and be done in conformance with the parameters of Map Regional Corridors defined by MWG as roadways used across town traffic; predominantly commercial; higher traffic speeds) along IA corridors in a context sensitive manner.	Transition Zones	Yes - IA reference	Compliance with IA
General	Todd Shaw	Extend IA mapping of corridors to Regional Corridors	Evaluate Community Corridors (defined by MWG as roadways used between multiple neighborhoods, retirement to significant commercial presence, mix of lot sizes) for extending higher density zoning patterns and uses for determining most appropriate mapping	Entire City	Y- MWG List of Regional Corridors	Additional corridors are needed to meet housing capacity needs. Similar to Similar to MWG Priority #4 but without "Strip Mapping"
General	Todd Shaw	Extend IA mapping of corridors to Regional Corridors	Evaluate Community Corridors (defined by MWG as roadways used between multiple neighborhoods, retirement to significant commercial presence, mix of lot sizes) for extending higher density zoning patterns and uses for determining most appropriate mapping	Entire City	Y- MWG List of Community Corridors	Allow other significant arterials to be built out and provide higher density development where it already has started.
General	Todd Shaw	House scale businesses	Use MU1 to replace houses with businesses.	Entire City	Y	Staff mapped with way
General	Todd Shaw	Mapping for Conformance	If land use use did not match zone they applied a correct zone to match use.	Entire City	Y	Staff mapped with way to alleviate non-conformities
General	Todd Shaw	Mixed Use Mapping based on lot size limitations	Map mixed used zones based on lot size (i.e. do not map MS3 when the lot can only support MS2)	Entire City	Y	Realistic mapping. Do not want to over-zone properties.
General	Todd Shaw	Mapping Transition Zones	Mapping of transition zones along IA corridors and within Regional Centers will be handled through a serial area planning process.	Entire City	Y	Staff recommendation
James Schissler			For base zoning, all properties within downtown except for those within the area exempt from bonus density per Figure 23-3E-2000(1) Downtown Density Bonus Program Map, and except those within the area bounded by 14th Street and W MLK Jr Blvd and San Antonio and Rio Grande Streets, should be zoned DC. All other properties should be zoned one of the CC subclasses as shown on the Draft 3 map.			
James Schissler		Downtown Density Bonus Program	And for Downtown Density Bonus Program: All properties within downtown except for those within the area exempt from bonus density per Figure 23-3E-2000(1) Downtown Density Bonus Program Map, and except for the three areas within 14th Street and W MLK Jr Blvd and San Antonio and Rio Grande Streets, should be allowed unlimited FAR and height bonuses.			
James Shieh			Capacity in D3 is over 3x-4x that of forecast with the recommendation of around 2x. Additional capacity considerations should therefore be thru SAP process. Too little capacity is problematic, but too much capacity causes other problems. Excess capacity should be carefully placed where and when greatest needs are identified. Thru the mapping studies, we know there are many new planning approaches and levers that can be adjusted to bring more capacity and affordability. This is an opportunity for SAP to leverage the insight to help to craft the city to reflect the Comprehensive Plan. There is the opportunity to use technology as presented in SAP to identify critical need areas based upon far metrics, not opinions. We recommend that along with the MAP, CodeNext be approved with the Plan to Plan which would include recommendations of the resources needed as well as a priority plan and schedule. If we give away capacity now, we will not be able to take it away. If we are truly going to plan, a real planning process must be done which incorporates a public process.			
James Shieh			Recommend working on D3 map to coordinate mapping errors and coordination with Neighborhood Plan Contact teams and their FLULUs, with attention to corridor planning.			
James Shieh			Recommend identification of underzoned and spot zoned lots and areas to be coordinated with surrounding areas.			
James Shieh			In order to increase affordability in areas of critical need, we recommend identification of the critical areas then the calibration of the new density bonus to bring deep affordability. To offset the costs, the additional capacity opportunities as identified in the Mapping studies may be rolled out in these areas. This should be done thru the SAP process.			
General	Angela De Hoyos Hart	Mapping Working Group Imp	Implement all components of Mapping Working Group Scenario C: Maximize Income-Restricted Affordable Housing (Includes: P1, P2, P4, P6, P9, P10, P12, P14, P15, P16) from page 22 of the presentation. Also add: P2, P19	Citywide	Y	
General	Angela De Hoyos Hart	Corridor Calibration	Zone all corridors an "M" type zone, calibrate down block by block to the creamy nougat center of R12. I.e. if the corridor is zoned as Main Street or Maxwell, the next block will be calibrated to RMU, the next block in will be R3, etc... depending on number of blocks to interior of neighborhood.	Citywide	Y	In keeping with Mayor Aden's policy directive to implement the "Austin Bargain", we should allow for density along our corridors and calibrate to the interior of the neighborhood. Due to divergence in lot size, rather than units of measurement I propose this calibration be done block by block.
Stephen Oliver		Regional and Town Centers	Identify properties and nodes within centers that can accommodate zoning more intense than baseline MS3	Centers		
Specific (example)	Stephen Oliver	Highland Mall Regional Center	Include CC Zoning and a transition area at IA Highland Mall Regional Center if property is more than 540 feet from existing SF	Highland Mall Regional Center	Y	
General	Greg Anderson	Central Austin Missing Middle	Instead of stepping down to R2 from a corridor zone, step down to R3, and zone no less than R3. Where necessary, remove P25 to accomplish this. Thus, the minimum zone in this	North of Oltorf, east of Lamar, west of 35, and South of Kuening		
General	Greg Anderson	Commercial Center	Zone at least 75% of the Highland area Regional Center as UC and CC. (minimum 15% UC)	As specified on the Growth Concept Map		
General	Greg Anderson		All the MS3 that was mapped in draft 3 and removed in the submittal should be retained.			
General	Greg Anderson	Tran Stations	1/4 mile walk from light rail stations, minimum R4			
General	Greg Anderson	Parks	If across the street or adjacent to a park and residential, within the Residential Design Boundary (AKA McMansion) remap to at minimum MS2 or OMG	6100 McKissock Design Boundary/McMansion boundary		Parks should be shared!
General	Greg Anderson	Rezone North Burnett Gateway as a Regional Center	Zone the at least 50% of the North Burnett Gateway area regional center minimum UC and CC (minimum 10% UC)	North of MLK, South of 38B, between Lamar and Guadalupe		N Burnett Gateway adjacent to domain
Specific	Greg Anderson	W Campus/Heritage	Map R4, with RM where appropriate.			

