

Date	Location	Question
10/2/2017	Conley-Guerrero	How will community land trust program be expanded and how will this apply to multi-dwelling buildings that are targets for redevelopment/demolishment?
10/2/2017	Conley-Guerrero	Is it a goal to have affordable dwellings in all parts of town? What impact does that have on F25 zones?
10/2/2017	Conley-Guerrero	How do you zone city owned land for affordable housing?
10/2/2017	Conley-Guerrero	Considering in many parts of Austin a 1000sf house costs > \$300K, how is any unit over 1000sf considered affordable? To whom? Why not more limits on unit size?
10/2/2017	Conley-Guerrero	How many units of affordable housing do you predict the current code will produce in the next 5 years?
10/2/2017	Conley-Guerrero	Why is building floor coverage for all r zones limited to 40% when it seems like being able to build more footage on each lot would produce more affordability?
10/2/2017	Conley-Guerrero	How does this code provide more affordable housing than the current code?
10/2/2017	Conley-Guerrero	Density bonus/ADUs are NOT guarantees of affordability. Can LDC incentivize City to use its under/unused property for housing affordable for 30-60% MFI?
10/2/2017	Conley-Guerrero	Since you have run simulations on how Austin will redevelop w/ CodeNEXT, what do those models show for the East Side? Do we see more development here or less?
10/2/2017	Conley-Guerrero	Will increasing housing in Austin through CodeNEXT slow or accelerate the gentrification and displacement we are seeing?
10/2/2017	Conley-Guerrero	How will effects of up-zoning be contained/reduced/prevented, especially in neighborhoods at risk of displacement due to gentrification?
10/2/2017	Conley-Guerrero	gentrification. Can you provide specific examples of these strategies and how they will reduce/prevent gentrification in areas that are at risk?
10/2/2017	Conley-Guerrero	Are there any changes related to tree protection proposed? If so, what are they?
10/2/2017	Conley-Guerrero	How do you account for folks who don't have computer access that aren't able to comment?
10/2/2017	Conley-Guerrero	Will the draft text be reviewed using an equity lens?
10/2/2017	Conley-Guerrero	Why weren't Community Character walks encouraged/promoted in vulnerable communities?
10/2/2017	Conley-Guerrero	How have CodeNEXT developers addressed equity throughout each iteration of the drafts?

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10/2/2017	Conley-Guerrero	Will CodeNEXT team ensure LDC-related policies are written/revised in an equitable manner?
10/2/2017	Conley-Guerrero	how is current regular flooding in certain neighborhoods and specific streets reflected in the proposed zones, which don't reduce impervious coverage?
10/2/2017	Conley-Guerrero	Given the flood issues and affordable housing issues why is a second dwelling unit ever limited to one story? I might suggest to limit size, but not location.
10/2/2017	Conley-Guerrero	What is the zoning for breweries and alcohol sales?
10/2/2017	Conley-Guerrero	Proposed F25 zoning: If CodeNEXT is approved with same, will zoning be listed as "F25" or what it is now (ie, MF2-CO-NP, etc)?
10/2/2017	Conley-Guerrero	Why are not upzoning Hyde Park and North University? This just further puts the responsibility on the East Side
10/2/2017	Conley-Guerrero	Why did you downzone many of the wealthy and white neighborhoods in v2 such as Pemberton Heights while keeping the upzoning of Foster Heights? Is this fair?
10/2/2017	Conley-Guerrero	Why is there no data or research to back up the parking requirements?
10/2/2017	Conley-Guerrero	Will these questions, and answers, be made available on CodeNEXT blog?
10/2/2017	Conley-Guerrero	When doing presentations, as Jorge is doing now, aren't you encouraging sharing lived experiences in comments on draft text
10/2/2017	Conley-Guerrero	Was it money then? It takes privileged to show up to these and go to your office hours?
10/2/2017	Conley-Guerrero	Why is it allowed to take a property with a 4-plex, and scrape it to build one large home? It seems like we shouldn't be allowing down zone properties.
10/2/2017	Conley-Guerrero	Why is the amount of mobile home zoning decreased? Pecan Park appears rezoned to mixed use - unaffordable to current mobile home park residents.
10/2/2017	Conley-Guerrero	What might/will happen to mobile home owners *not* in MHPs? (ie, MHs built on lots which allowed SF1 or MH, but lots now zoned as SF1).
10/2/2017	Conley-Guerrero	How might development under new LDC impact COA's property tax? (Yes, aware Austin isn't only taxing jurisdiction)
10/2/2017	Conley-Guerrero	Where is the accompanying tax proposal that could alleviate the main thing pushing people out?

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10/2/2017	Conley-Guerrero	The IF category is popular now but it didn't used to be and maybe won't be in the future. How does CodeNEXT accommodate changing values
10/9/2017	Crockett High	At a spec called council mtg was stated changes in Draft 2 in green text. In same mtg a CM said a constituent shared not so. Was that resolved?
10/9/2017	Crockett High	How does the process to do CodeNEXT compare to the process to create our current LDC in the 1980s?
10/9/2017	Crockett High	What doable options are the below poverty class support to do it in order for them not to be displaced?
10/9/2017	Crockett High	Will you explain the permitting process briefly?
10/9/2017	Crockett High	Please briefly explain Expansion of Housing into Commercial Zones. What does it mean?
10/9/2017	Crockett High	Why did you split our Shiloh Oaks Neighborhood Association into R1B and R2B
10/9/2017	Crockett High	Why are you reducing parking from 2 spaces to 1 space per unit?
10/9/2017	Crockett High	Are the housing maps (by right, expansion) available online?
10/9/2017	Crockett High	Land use patterns are inconsistent. For example, R2B zone allows more intensive uses (duplex; work and live, FAR), While it allows less intensive uses R1B.
10/9/2017	Crockett High	Small lot single family does not exist in new code under R2B
10/11/2017	Hart Elementary	Why are ADUs being promoted as "affordable housing" when owner can charge whatever wants to and, more importantly, City can't control rent.
10/11/2017	Hart Elementary	Have you considered basement or attic apartments? Does same thing as ADUs
10/11/2017	Hart Elementary	When can Council expect to receive requested materials?
10/11/2017	Hart Elementary	What is CodeNEXT doing to address equity in Draft 2?
10/11/2017	Hart Elementary	Si alguien no tiene acceso digital y/o no sabé inglés, ¿cómo se supone que debería hacer comentarios? (If someone does not have digital access and/or does not know English, how are they supposed to make comments?)
10/11/2017	Hart Elementary	At 10/4 Enviro Comm Mtg , when Guernsey was asked about using the Equity Tool in reviewing the draft text, he said it will be done. I'd like to know how and when.
10/11/2017	Hart Elementary	What is the status of ADUs?
10/16/2017	Austin High School	Why does CodeNEXT leave so much of the city either completely unchanged or fully unchanged in the midst of our acute housing shortage

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10/16/2017	Austin High School	Why is tree protection required in all zones, while affordable multi-family housing is only allowed in limited areas? Why does codeNEXT prioritize trees > ppl
10/16/2017	Austin High School	Why doesn't codeNEXT increase occupancy limits? This is anti-affordability.
10/16/2017	Austin High School	Can current water/wastewater infrastructure in central Austin handle the additional housing units? If not, who will pay to upgrade these services?
10/16/2017	Austin High School	We all know that CN will not=affordable housing in Central Austin or be welcoming for families. What are the plans to help AISD when this happens?
10/16/2017	Austin High School	How does CodeNEXT affirmatively further fair housing when the vast majority of the land area in the city won't be eligible for affordable housing density bonus?
10/16/2017	Austin High School	Why isn't the affordable housing incentive allowed in all zones?
10/16/2017	Austin High School	explain explicitly what the 25' footnote means for existing lots that > than 25'. Can a 50' lot now be split into two lots if the 50' lot existed at adoption?
10/16/2017	Austin High School	What's the purpose of the rear articulation when you have a 30 ft setback and a landscape buffer? I.e MS or MU.
10/16/2017	Austin High School	What's the rationale for minimum lot sizes?
10/16/2017	Austin High School	How many cottage court units can you put on a lot?
10/16/2017	Austin High School	Is the final draft of CodeNext going to go to the voters since our taxes paid for it and it's our lifestyle that will be impacted?
10/16/2017	Austin High School	Why does the council think consultants from PDX and California know what is best for ATX? Why not let the people vote?
10/16/2017	Austin High School	Why the rush to have the Council Vote on Code Next so fast? It is a huge change for the city's residents and people need more time to learn about and research
10/16/2017	Austin High School	What is the review process AFTER the code has been adopted? Will there be a monitoring and evaluation process with established criteria?
10/16/2017	Austin High School	What's the status of getting more plan reviewers on staff?
10/16/2017	Austin High School	I heard that Austin is projected to double in population over the next several decades. Where will all of this growth likely occur under codenext?

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10/16/2017	Austin High School	Why did Imagine Austin draw maps with density nodes in various places all over Austin, when CodeNext appears to ignore those nodes and packs density centrally?
10/16/2017	Austin High School	About non-conformities, how can CodeNext prevent investors buying up a parcel of land then subdividing it into tinier units for reselling?
10/16/2017	Austin High School	Why do we still have conditional overlays? They work to limit development, not encourage a certain kind that fits within a neighborhood?
10/16/2017	Austin High School	With encouraged demolitions and full buildout of residential lots, have you calculated how many trees will be cut down and what impact on area temperatures?
10/16/2017	Austin High School	I noticed parkland but not preserves in CodeNext. How will new preserves be integrated into the city as Austin grows?
10/16/2017	Austin High School	What happens when the combination of a protected keystone tree conflicts with the on-site detention and the setback rendering the lot unusable?
10/16/2017	Austin High School	Has staff modelled the impacts of accelerating and realizing the existing impervious cover limits that CodeNext encourages on every central city lot?
10/16/2017	Austin High School	During music festivals and other events I've notice cell phone service declines...what is the city doing to prevent coverage outages during these events?
10/16/2017	Austin High School	What steps are being taken to improve communication and internet systems as the population grows?
10/16/2017	Austin High School	With increased city population growth, how is the new code addressing the shortage of wireless infrastructure and lack of cell phone service?
10/16/2017	Austin High School	Has anyone pitched Amazon on taking over the school for the deaf site yet?
10/16/2017	Austin High School	How were compatibility standards modified?
10/16/2017	Austin High School	Why did we add in the compatibility standards from existing code? Shouldn't the transition and buffer zones serve as a separation between zones?
10/16/2017	Austin High School	What do A, B and C mean applied to residential?
10/16/2017	Austin High School	What's the difference between work/live and live/work?
10/16/2017	Austin High School	How will existing neighborhood plans be respected with CodeNext?

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10/16/2017	Austin High School	Austin only has 4 local historic districts. With demolitions encouraged by CodeNext upzoning, will any additional neighborhood qualify for LHD preservation?
10/16/2017	Austin High School	Why are so many parking spaces required for bars? Doesn't this encourage irresponsible driving?
10/16/2017	Austin High School	Why does CodeNext increase parking requirements downtown?
10/16/2017	Austin High School	What are the plans for parking in Central Austin neighborhoods? It is already hard to manuever without adding more density.
10/16/2017	Austin High School	Why aren't you using social media, podcasts, and websites to give the community regular updates on this plan? I don't think an open house is a good reach.
10/16/2017	Austin High School	Is there a place where we can review the modeled outcomes of the current map in terms of indicators related to environment, affordability, VMT, etc?
10/16/2017	Austin High School	Can you explain exactly how the McMansion and small lot standards translate or track to the individual zoning districts?
10/16/2017	Austin High School	Why should "McMansion" standards apply to fourplexes? They clearly aren't McMansions....
10/16/2017	Austin High School	If you told someone renting a unit in a fourplex that their home should be illegal because it's a "McMansion" they'd laugh, and you'd deserve it. Why does Code?
10/16/2017	Austin High School	When describing changes that allows residential in more areas, there was a reference to creating "better units". Would you please define a "better unit"?
10/16/2017	Austin High School	With CN, will permits on homes where past owners did work and never closed the permits be forgiven? The city has made it \$\$\$ and impossible to resolve.
10/16/2017	Austin High School	For parcels that are in process of re-zoning, what is being done to insure those updates are not forgotten between drafts and are carried over?
10/16/2017	Austin High School	If my property doesn't get reasoned under code next how difficult will it be to pursue a zoning review after new rules and maps are approved?
10/16/2017	Austin High School	For parcels in midst of rezoning, how is CodeNext ensuring it considers those updates into later drafts?
10/16/2017	Austin High School	My property has been up zoned from R2 to R3A . How can this happen Second question is why is Pemberton Heights down zoned from R 3 to R 2. How can this happen

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10/16/2017	Austin High School	If I'm in a 3500 sq ft house, and it were to burn down, what is the max size house I could build for R2C?
10/16/2017	Austin High School	Why was a firm from California employed to make recommended changes in Austin, TX?
10/16/2017	Austin High School	Why hasn't staff reviewed any of the conflicts between sections of the code that still exist?
10/16/2017	Austin High School	Could the CodeNEXT team at least acknowledge on appraisal questions that land is appraised separate from its existing improvements and often at a multiple of the improvements value?
10/16/2017	Austin High School	How much more will i pay in property taxes if my neighbors and i are re-zoned to allow building 3, or 4 dwellings on our present single family residential lots?
10/16/2017	Austin High School	With CodeNext will the city continue to raise property taxes to push people out so builders can come in and build multi-units in Central Austin?
10/16/2017	Austin High School	How will traffic downtown and on Freeways decrease when many people now live in suburbs outside of Austin and drive into town for work?
10/16/2017	Austin High School	I can't control where i work, or where my kids' after school events are located. So how can land devolopment code reduce my car trips or my need for a car?
10/23/2017	Anderson High School	What are the best ways codeNEXT can help us build more housing?
10/23/2017	Anderson High School	Why doesn't CodeNEXT add enough housing in central Austin to meaningfully address our housing shortage?
10/23/2017	Anderson High School	Why doesn't CodeNEXT add enough homes in central Austin to meaningfully address our housing shortage and the affordability crisis that comes from it?
10/23/2017	Anderson High School	We need bold,visionary reform to address our urgent housing shortage. Why does Draft 2 leave most of the zoning in central Austin the same as failed status quo?
10/23/2017	Anderson High School	Why aren't the desirable neighborhoods in west/central Austin City Council districts 7, 9 & 10 slated to receive more housing capacity?
10/23/2017	Anderson High School	Why are Density Bonuses still not available on most of the land in Most central neighborhoods?
10/23/2017	Anderson High School	Why are certain neighborhoods exempt from CodeNEXT like Hyde Park? Doesn't that put more development pressure/greater density/displacement on other n'hoods?

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10/23/2017	Anderson High School	The Affordable Housing Strategic Plan has a set number of housing units- has anyone checked to see that these units can be built in the areas identified?
10/23/2017	Anderson High School	Why not measure building height by measuring the height of the building? That's easy. Setbacks are a separate issue and should be addressed separately.
10/23/2017	Anderson High School	My property is not even close to the setback requirements of the new code, how best addressed?
10/23/2017	Anderson High School	Coupling building height to setback is an underhanded way to permit a developer to exceed what otherwise would be consistently applied standards. Decouple them.
10/23/2017	Anderson High School	What is the new minimum lot size for duplex?
10/23/2017	Anderson High School	What is the reasoning begin does keeping 5750 as the min lot size? It's a very large lot.
10/23/2017	Anderson High School	What is being done in the code to reduce the minimum lot size? We currently have the second largest size in the nation.
10/23/2017	Anderson High School	Do the Residential House-scale zones have explicit limits on the number of buildings per lot?
10/23/2017	Anderson High School	Is FAR staying?
10/23/2017	Anderson High School	Is there a known date for code adoption?
10/23/2017	Anderson High School	Since tax payers' \$\$\$ is paying for CodeNext, we will get to vote final passage, right?
10/23/2017	Anderson High School	Is the City Council the only body to vote up or down on CN?
10/23/2017	Anderson High School	Why have parts of the code still not been released and when will those parts be released?
10/23/2017	Anderson High School	How is Code Next going to reduce permitting time? How do communities protest what CN affect in the neighborhoods once it is passed?
10/23/2017	Anderson High School	What were the top 10 issues with the current code?
10/23/2017	Anderson High School	The project has been running for 4 1/2 years and is 400% over the original budget, yet there has been no change in leadership. Why should we expect success now?
10/23/2017	Anderson High School	Cramming more people in the same space will clearly increase traffic. Why do you think otherwise and where has this ever worked in a modern sunbelt city?
10/23/2017	Anderson High School	How can Codenext contemplate tripling density in neighborhoods where streets are already stressed beyond their design capacity?

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10/23/2017	Anderson High School	The current drive for density is destroying our minority and eclectic communities, why do you think this won't makes that even worse?
10/23/2017	Anderson High School	Why are we adopting a code that is allowing for 20% more density than is called for in the strategic housing blueprint?
10/23/2017	Anderson High School	We need a CodeNEXT that adds 150,000 homes on net within district 9. By fregonese's own admission, d2 doesn't do that. Why?
10/23/2017	Anderson High School	All facts indicate that density hinders affordability and traffic flow, as discussed in Statesman, why are you still pushing this?
10/23/2017	Anderson High School	Why does CodeNext add place almost all new density in the urban core, and not spread evenly across the city?
10/23/2017	Anderson High School	Lots of cities are dense AND great places to live. Why do you think Austin is so afraid of density?
10/23/2017	Anderson High School	Is grandfathering existing edifices exempt from CN or will we have to meet new standards?
10/23/2017	Anderson High School	How will Planning Contact Teams play roles in development? Those are part of our neighborhood plan.
10/23/2017	Anderson High School	What provision for experiments, such as combined retail and residential or new forms of tiny housing?
10/23/2017	Anderson High School	Should so many new store fronts be added when there are already lots of empty/available store fronts?
10/23/2017	Anderson High School	Any provision for preserving public Access to views, such as leaving some space at top of hills?
10/23/2017	Anderson High School	How do you reconcile water conservation & landscape requirements?
10/23/2017	Anderson High School	Where will we put the containers for pickup by waste mgmt? Not easy to find space for 3 containers 5 ft apart now.
10/23/2017	Anderson High School	Is there a rule about business dumpsters near residences being emptied in the wee hours of the am when most are sleeping?
10/23/2017	Anderson High School	City's own audit last yr saw Plan Contact Teams and their Neighborhood Plans missing renters and PoC, why are discriminatory Plans & Teams codified in CodeNEXT?
10/23/2017	Anderson High School	Since over 50% of Austin's population rents, why is a disproportionate weight given to homeowners' requests even when they limit building and affordability?

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10/23/2017	Anderson High School	Building higher would decrease impervious cover per unit. Will the code allow this more environmentally friendly way to build?
10/23/2017	Anderson High School	According to the EPA, denser housing reduces per-capita impervious cover and thus metro-level IC & flooding. Does D2 add enough density to reduce flooding?
10/23/2017	Anderson High School	How will you determine the impact of development on surrounding property re flood control?
10/23/2017	Anderson High School	Where is the meaningful response to issues related to flooding contained in Codenext?
10/23/2017	Anderson High School	The LWV recommendations
10/23/2017	Anderson High School	Neighborhood Plans haven't been updated every five years like they're supposed to -- vast majority are out of compliance. Why does D2 hew so closely to them?
10/23/2017	Anderson High School	The code doesn't apply standards equally across all of the city - only a few neighborhoods got any sort of upzoning. How were unchanged nhoods chosen, and why?
10/23/2017	Anderson High School	Why was Hyde Park zoning unchanged when it is one of the most expensive neighborhoods in the city?
10/23/2017	Anderson High School	With the success of UNO, why not apply that in more areas?
10/23/2017	Anderson High School	Can you give specifics on what is being done in code next to strengthen neighborhoods such as Rosedale?
10/23/2017	Anderson High School	The City reducing the speed limit in neighborhoods from 35 to 30 mph. Why was this done without asking the home owners?
10/23/2017	Anderson High School	With the reduction in parking requirements, more people will be forced to park on the streets.
10/23/2017	Anderson High School	How are emergency vehicles going to get down neighborhood streets when parking requirements are downgraded to one space per residence?
10/23/2017	Anderson High School	My neighborhood has no sidewalks, so we have to walk in the streets. The new reduced parking requirements encourage on street parking, where am I to safely walk
10/23/2017	Anderson High School	please reinstate the neighborhood permit parking program.
10/23/2017	Anderson High School	Why do the zoning categories in the Preview booklet not list number of parking spaces required per category?
10/23/2017	Anderson High School	Treatment of bike parking?
10/23/2017	Anderson High School	What is a housing bonus?
10/23/2017	Anderson High School	Is McMansion being revised?

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10/23/2017	Anderson High School	Will the requirements of the Historic Preservation Office continue to apply to homes that are contributing structures in the National Register Historic District
10/23/2017	Anderson High School	If my property violates the new code, will I have to update my property to meet new code requirements?
10/23/2017	Anderson High School	Reviewing the League of Women Voters concerns about the Code Next process changes to the Luanda Development Code, staff and the consultants did not respond to a number of their insightful notice of the significant notification and process changes and recommendations in Draft 2. Why not? Will you strongly reconsider
10/23/2017	Anderson High School	Why was grandfathering removed from this version of the code.
10/23/2017	Anderson High School	Why's the city staff using a system like this for asking questions? So people not in the room I'm can control the questions? So staff can control the situation?
10/23/2017	Anderson High School	How will zone changes affect our property tax.
10/23/2017	Anderson High School	Holding all else const. (population), what do u expect to be the impact on property values?
10/23/2017	Anderson High School	Any credit or encourage mentioned for permeable walkways, bikeways, driveways, roadways?
10/23/2017	Anderson High School	Fregonese's projections still have VMT increasing (albeit more slowly) under D2. Why don't we have a bold, visionary map that actually reduces VMT?
10/23/2017	Anderson High School	We need bold, visionary reform in CodeNEXT to get drive-alone commute share from 74% down to 50%. How will draft 3 do a better job of that than draft 2?
10/23/2017	Anderson High School	Traffic studies have been done Many streets are already above max recommendations CodeNext offers opportunity for more density on these same streets. Good plan?
10/23/2017	Anderson High School	how are we combing walkability and mass tran? Seems to be mutually exclusive at this time
10/23/2017	Anderson High School	Why are all these walkable areas with no public transit available for the mobility impaired?
10/23/2017	Anderson High School	How can codeNEXT help us be a city that values people over cars and housing over parking?
10/23/2017	Anderson High School	Why does CodeNext not follow Imagine Austin guidance as it relates keeping neighborhood character?
10/23/2017	Anderson High School	How are you making sure that the code achieves the goals of Imagine Austin, especially to be more compact and connected?

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10/23/2017	Anderson High School	How does CodeNEXT account for flexibility and future change as our needs and our mentalities shift with younger generations?
10/23/2017	Anderson High School	The mixed use new development already looks alike and like development in many cities. What is happening to Austin character?
10/28/2017	Dove Spring Recreation Center	Cuánto cuesta para arreglar la casa, ventanas. Cuando cogimos la casa estaba muy fea. El aluminio está muy feo. Mi hijo no puede arreglarlo.
10/28/2017	Dove Spring Recreation Center	Tengo que pagar por un permiso para hacer construccion o plantar arboles en mi casa?
10/28/2017	Dove Spring Recreation Center	How does CodeNEXT address displacement & gentrification?
10/28/2017	Dove Spring Recreation Center	Having a business building nearby affect my property value?
10/28/2017	Dove Spring Recreation Center	Reviewing the League of Women Voters concerns about the Code Next process changes to the Land Development Code, staff and the consultants did not respond to a number of their insightful notice of signficiant notification and process changes and recomendations in Draft 2. Why not? Will you strongly reconsider the LWV recomendations?
10/28/2017	Dove Spring Recreation Center	Si compro una casa que debo de tomar en cuenta para con la ciudad. Si necesito permisos que tipo de permisos hay para hacer cambios y es una oficina en especial cual es el nombre donde necesito ir?
10/29/2017	Dove Spring Recreation Center	The affordable housing density bonus program introduced by CodeNEXT gives incentives to developers to build community benefits that do not directly affect affordable housing. How can CodeNEXT ensure affordable housing is built if developers have other options to receive bonuses?
10/30/2017	Dove Spring Recreation Center	How are ADUs answer to affordable housing when a homeowner cannot afford cost AND cannot qualify for an equity loan?