

Good Morning Neighbors,

The attached document identifies strategies by the American Institute of Architects (AIA), Austin Society of Landscape Architects (ASLA), and Congress for the New Urbanism (CNU) to change certain SF-3 zoning requirements in the land development code (LDC).

As you will see on page 10 of the document, under the guise of "affordability", the AIA, ASLA, and CNU apparently want to change requirements for SF-3 zoning districts by:

- Reducing or eliminating minimum lot sizes.
- Reducing minimum front, side, and rear lot setbacks.
- Increasing maximum impervious and building cover limits.
- Reducing or eliminating minimum off-street parking requirements.
- Allowing secondary units, accessory units, triplexes, fourplexes, and microhousing units.

Single-family homes in Central Austin neighborhoods like Zilker, Barton Hills, Bouldin Creek, Travis Heights, and Hyde Park could be a thing of the past, if these changes are implemented. Whether you agree with these changes or not, now is the time for all neighborhood groups to get involved with the LDC Rewrite process and let your voices be heard.

Call to Action:

Neighborhoods should move quickly to:

Develop a prioritized list of issues with the current LDC, a prioritized list of changes to the LDC, an inventory of community character (e.g. lots of trees, open green spaces, sidewalks, quiet, tranquil, easy connectivity to transit systems, etc.). These lists can be submitted via email: [codenext@austintexas.gov](mailto:codenext@austintexas.gov)

Complete the CodeNEXT survey on the

LDC: <https://austintexas.granicusideas.com/discussions/codenext-shaping-the-austin-we-imagine/topics/topic-one-the-places>

Attend upcoming CodeNEXT public workshops on community character. A list of upcoming workshops is available at this

link: <http://www.austintexas.gov/department/codenext>

Attend the LDC Advisory Group meetings: <http://austintexas.gov/content/land-development-code-advisory-group>. The Advisory Group meets the third Monday of each month.

Thank you,

David King  
Zilker Neighborhood Resident