

CodeNEXT Draft 2 Open House Q&A

In the Fall of 2017, the CodeNEXT team held six community open houses throughout the city in which Austinites had the opportunity to learn about Draft 2 of CodeNEXT and ask code writers specific questions. While we were unable to answer every question during the meetings due to time constraints, we have provided an answer to each question we received in this document.

Questions were not altered. Similar questions are grouped and answered together.

AFFORDABLE HOUSING

- ***How does this code provide more affordable housing than the current code?***
- ***What are the best ways codeNEXT can help us build more housing?***

The current draft of the code includes an Affordable Housing Bonus Program that is applied to more areas of the city. In addition, new standards create additional opportunities for housing at a variety of potential price points. By state law, affordable housing cannot be required of developers, but incentives can be offered to encourage this type of development. CodeNEXT cannot mandate the development of additional housing or redevelopment.
- ***Why doesn't CodeNEXT add enough housing in central Austin to meaningfully address our housing shortage?***
- ***Why doesn't CodeNEXT add enough homes in central Austin to meaningfully address our housing shortage and the affordability crisis that comes from it?***
- ***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?***

CodeNEXT seeks to implement existing policy such as Imagine Austin, neighborhood plans, and other Council policies to address housing shortage. The Strategic Housing Blueprint, adopted by Council in 2017, calls for 135,000 units to be built in Austin in the next 10 years. Based on modeling by Fregonese Associates, CodeNEXT allows for at least 135,000 units to be constructed.

To learn more about Fregonese Associates' research, see [this webpage](#).
- ***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?***
- ***Why isn't the affordable housing incentive allowed in all zones?***
- ***Why are Density Bonuses still not available on most of the land in Most central neighborhoods?***

Our affordable housing bonus program is designed to be attainable for developers while also providing sufficient community benefits. We calibrated the bonuses in response to data that shows where we can realistically expect affordable units to be built. However, affordable housing bonus programs cannot solve Austin's affordability crisis alone.
- ***What is a housing bonus?***

A housing bonus is an incentive for developers to build affordable housing units into their projects in exchange for allowances such as increased density and height.

- ***How many units of affordable housing do you predict the current code will produce in the next 5 years?***

According to data in the Housing Blueprint, we estimate that 1,450 units would be produced through the City's current affordable housing bonus program over the next 10 years.

- ***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?***

- ***Why does CodeNEXT leave so much of the city either completely unchanged or fully unchanged in the midst of our acute housing shortage***

CodeNEXT is working to implement adopted Council policies, including Imagine Austin and neighborhood plans, in the context of existing zoning entitlements and development patterns on the ground. The Strategic Housing Blueprint, adopted by Council in 2017, calls for 135,000 units to be built in Austin in the next 10 years. Based on modeling by Fregonese Associates, CodeNEXT allows for at least 135,000 units to be constructed.

To learn more about Fregonese Associates' research, see [this webpage](#).

- ***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?***

You are correct; affordable housing bonuses and ADUs do not guarantee affordability. But, offering a variety housing options and increasing housing capacity can offer choice where there is currently no choice. Under Council direction, the City can evaluate utilizing unused City-owned land for affordable units – including at subsidized MFI's in the 30-60% range. In addition, Accessory Dwelling Units can provide additional income for homeowners who decide to rent out their ADU to others. If the accessory dwelling unit were to be developed in an R4 Zone, the developer and/or home owner could receive an incentive through the Affordable Housing Bonus Program.

- ***Why aren't the desirable neighborhoods in west/central Austin City Council districts 7, 9 & 10 slated to receive more housing capacity?***

Additional housing capacity is created throughout Austin with expanded opportunities to build a variety of housing types as well as by allowing residential units in commercial zones.

- ***Why are certain neighborhoods exempt from CodeNEXT like Hyde Park? Doesn't that put more development pressure/greater density/displacement on other n'hoods?***

Hyde Park is in a Neighborhood Conservation Combining District, which has specific regulations that cannot be accurately accounted for in the CodeNEXT zones. If adopted, individual properties can be rezoned to CodeNEXT zones.

- ***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?***

New data from AISD planning staff is currently being incorporated into the recalibrated model of Envision Tomorrow. A more succinct estimate of school aged children within each AISD high school catchment area will be provided as it correlates to the Draft 3 zones once the next draft is released.

- ***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

CodeNEXT is an implementation tool, using existing Council policy, including tree protection policies, as a basis for the application of new zones. Opportunities for affordable multi-family housing are expanded under the new code as compared with current zoning.

○ ***Why doesn't codeNEXT increase occupancy limits? This is anti-affordability.***

Occupancy limits are recent Council-adopted policy and would require Council direction to change.

○ ***How will community land trust program be expanded and how will this apply to multi-dwelling buildings that are targets for redevelopment/demolishment?***

The Community Land Trust program resides outside of the land development code. To find out more, visit austintexas.gov/department/community-land-trust.

○ ***Is it a goal to have affordable dwellings in all parts of town? What impact does that have on F25 zones?***

CodeNEXT seeks to allow for additional housing options in all parts of Austin. Former Title 25 zones (F25) will maintain current zoning because of specific regulations in some conditional overlays or in areas such as Neighborhood Conservation Combining Districts (NCCD) that cannot be accounted for in CodeNEXT zones.

○ ***How do you zone city owned land for affordable housing?***

Through a rezoning process, City Council can consider zoning lands and using City dollars to create affordable housing. However, that is a process separate from CodeNEXT.

○ ***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?***

In many districts, house size is regulated by floor to area ratio (FAR) and square footage limits; in addition, ADUs are limited to 1100 sq ft or .15 of the total .4 FAR allowed on a lot.

○ ***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?***

The code seeks to balance many priorities identified by the community and in Imagine Austin, such as tree preservation, watershed protection, flood mitigation, and affordability. Limiting the building coverage is one tool for achieving this balance.

○ ***What is the status of ADUs?***

We're not sure how to answer this question without more clarification, but ADUs are being carried forward into the new land development code.

If you have a specific question related to ADUs, please send us an email at CodeNEXT@austintexas.gov.

○ ***Have you considered basement or attic apartments? Does same thing as ADUs***

Duplexes can be configured so that units can be stacked vertically.

○ ***How are ADUs answer to affordable housing when a homeowner cannot afford cost AND cannot***

qualify for an equity loan?

- ***Why are ADUs being promoted as "affordable housing" when owner can charge whatever wants to and, more importantly, City can't control rent.***

ADUs are one of many options in the City's toolbox to help promote housing at all income levels and for all types of people. While the City does not control rent of an ADU, they are usually less expensive than renting a larger single-family home on the same lot.

- ***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?***

Community benefits other than affordable housing are included the current **Downtown** Density Bonus Program that will be included in CodeNEXT for Downtown Austin, but affordable housing is the only community benefit of the **citywide** Affordable Housing Bonus Program that is proposed in CodeNEXT. In cases when an in-lieu fee for affordable housing is allowed as part of a bonus program (such as for commercial developments that don't include housing), the fees will be used by the City of Austin to create affordable housing. For more information about the Density Bonus Program, view 23-3E: Affordable Housing in the draft land development code.

BUILDING HEIGHT, SETBACKS, AND LOT SIZE

- ***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.***
- ***Coupling building height to setback is an underhanded way to permit a developer to exceed what otherwise would be consistently applied standards. Decouple them.***

Building Height and Setbacks are two separate measurements. You can find them each described in the standards for a particular zone. If you would like to provide additional feedback, you can visit our code comment tool here: codenext.civiccomment.org

- ***My property is not even close to the setback requirements of the new code, how best addressed?***

If your property is nonconforming based on setbacks or other factors, you will not be required to make any changes under the new code. However, if you were to redevelop your property or make major renovations, you will have to bring the property into compliance. For more information, see Section 23-2G: Nonconformity.

If you feel that a zone was erroneously placed on your property and there is a better zone suited for it, please let us know through the CodeNEXT map tool: codenext.engagingplans.org

- ***What is the new minimum lot size for duplex?***

There are multiple zones in which duplexes can be built. These zones have varying lot sizes. To view all of these zones, see [this document](#).

- ***Do the Residential House-scale zones have explicit limits on the number of buildings per lot?***

Yes. Draft 3 will lay these limits out more clearly.

- ***What is the reasoning behind keeping 5750 as the min lot size? It's a very large lot.***

- ***What is being done in the code to reduce the minimum lot size? We currently have the second largest size in the nation.***

- ***What's the rationale for minimum lot sizes?***
 In our existing land development code, the standard lot size is 5750 sq ft, which was carried forward for some zones. However, there are multiple zones with lot sizes less than 5750 sq ft. There are zones in CodeNEXT Draft 2 with minimum lot sizes of 5000 sq ft or less; some zones have a minimum lot size of 3500 sq ft.

- ***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?***
 The footnote pertains to lots in existence at the time of adoption, and exempts them from the minimum lot width requirements. It does not allow new lots to be created with a 25' lot width.

- ***Is FAR staying?***
 Yes. You can find specific information about FAR in each zone section [here](#).

- ***What's the purpose of the rear articulation when you have a 30 ft setback and a landscape buffer? I.e MS or MU.***
 Rear articulation is meant to create visual interest in an otherwise unbroken length of wall. Articulation standards are being reviewed for Draft 3.

- ***How many cottage court units can you put on a lot?***
 Up to 6 cottages may be placed on a lot. But, you must still meet requirements such as impervious cover limits, parking requirements, building coverage, compatibility, lot size (10,000 sq ft), and other factors.

CODENEXT PROCESS

- ***How does the process to do CodeNEXT compare to the process to create our current LDC in the 1980s?***
 The code we have today was the result of a near five year process starting in 1980. Part of the reason our current code has been amended hundreds of times goes back to how we initially wrote the code in the 80's. CodeNEXT covers much more than the 1980s code originally included. Topics such as flooding, commercial design standards, and sign regulations were not covered in the current code until it was amended. See our [blog post](#) about creating a more user-friendly code to learn more.

- ***What is the review process AFTER the code has been adopted? Will there be a monitoring and evaluation process with established criteria?***
 Once the code has been adopted, there will be a period of time set by Council before implementation. Additionally, criteria manuals will be updated after the adoption of CodeNEXT. Amendments can be made to new code.

- ***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?***
 City staff and consultants have been listening to the community to create the best draft possible using community feedback, the expertise of our consultant groups, and various City departments. If you have specific concerns with the code, please use our comment tool here:

codenext.civicomment.org/.

- ***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***

As of Nov. 16, the timeline is being revised. Draft 3 is scheduled for release by Feb. 12, 2018. Commission consideration is anticipated in March 2018. Staff anticipates presenting Draft 3 for first reading in April 2018. For more information, see [here](#).

If you have concerns related to the CodeNEXT timeline, please contact your Council Member.

- ***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?***

Changes in Draft 2 language were indicated in green. For a specific strike-through and addition version of Draft 2, see the track-changes version [here](#).

- ***When can Council expect to receive requested materials?***

In mid-October, we began an intensive effort to respond to all outstanding Council questions submitted via the CodeNEXT Council Q&A webpage. For specific Council questions and their accompanying responses, visit the Council Q&A [here](#).

- ***How is Code Next going to reduce permitting time? How do communities protest what CN affect in the neighborhoods once it is passed?***

By simplifying standards, reorganizing the code, and ensuring consistency, CodeNEXT can make it easier for property owners, developers, and City staff to understand what is permitted on a property, and how those regulations are applied. Decisions made during the application approval process may be appealable to boards and commissions, and the public hearing process, including petition rights, remains unchanged.

- ***What were the top 10 issues with the current code?***

The top ten issues with the current code can be found in the [Code Diagnosis report](#) released in May 2014 starting on page 10.

- ***What's the status of getting more plan reviewers on staff?***

The Development Service Department reviews plans for the City of Austin. For more information, contact DSD [here](#).

- ***Why have parts of the code still not been released and when will those parts be released?***

One section of the code was being reviewed for constitutionality, and therefore was not released with Draft 2. As the final staff recommendation, Draft 3 will contain all sections. Draft 3 will be released by February 12, 2018.

- ***Since tax payers' \$\$\$ is paying for CodeNext, we will get to vote final passage, right?***

- ***Is the City Council the only body to vote up or down on CN?***

- ***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?***

- ***Why does the council think consultants from PDX and California know what is best for ATX? Why not let the people vote?***

The current process identifies the City Council as the body who will ultimately vote to adopt or not adopt CodeNEXT. However, Planning Commission is required to provide direct recommendations as well. If you have concerns about the voting process or the consultant selection process, please contact your Council Member.

○ ***Is there a known date for code adoption?***

Not at this time. As of Nov. 16, we anticipate Council first reading in April 2018.

○ ***Since over 50% of Austin's population rents, why is a disproportionate weight given to homeowners' requests even when they limit building and affordability?***

The CodeNEXT team is reviewing and considering every comment received via CiviComment, email, Office Hours, etc regardless of whether a person owns or rents. We also rely on Imagine Austin, existing Council policy, and neighborhood plans to inform CodeNEXT.

○ ***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***

CodeNEXT staff compiles and documents position papers brought forth from various stakeholders and neighborhood groups. While the concerns may vary to a significant degree among different stakeholders, CodeNEXT works to address these concerns in a fair manner.

DENSITY

○ ***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?***

○ ***How can Codenext contemplate tripling density in neighborhoods where streets are already stressed beyond their design capacity?***

While CodeNEXT can aid in reducing vehicle miles traveled (VMT), rewriting Austin's land development code cannot solve the city's traffic problem on its own. By increasing the amount of mobility options in Austin, encouraging people to reduce VMT, reducing the number of people driving into Austin from suburbs, and by allowing for some additional housing capacity, CodeNEXT can actually reduce the VMT overall.

○ ***Why does CodeNext add place almost all new density in the urban core, and not spread evenly across the city?***

One goal of CodeNEXT is to create a land development code that encourages walkability and increases access to transit, jobs, and entertainment. Thus CodeNEXT aims to offer additional density choices in all areas of the city. But, not every property in the city is conducive to an increase in density as there are often physical limitations imposed on a site.

○ ***Why are we adopting a code that is allowing for 20% more density than is called for in the strategic housing blueprint?***

Consultants and staff can provide capacity or an area's "potential" for additional units, but can't project if a property owner will choose to exercise their property rights. To learn more about Fregonese Associates' research, see [this webpage](#).

- ***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?***
- ***All facts indicate that density hinders affordability and traffic flow, as discussed in Statesman, why are you still pushing this?***

CodeNEXT seeks to implement existing policy such as Imagine Austin, neighborhood plans, and other Council policies. The Council adopted Strategic Housing Blueprint established a goal of 135,000 housing units in 10 years. Based on projections by Fregonese Associates, CodeNEXT can achieve and exceed those numbers. To learn more about Fregonese Associates' research, visit <http://austintexas.gov/page/envision-tomorrow-research#overlay-context>.
- ***Lots of cities are dense AND great places to live. Why do you think Austin is so afraid of density?***

The City of Austin is growing at a fast rate. Change can be challenging for some. We welcome the community dialogue about what policies and practices can be implemented to make Austin the most livable city.
- ***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?***

CodeNEXT strives to provide the opportunity to build additional housing of different types throughout Austin to accommodate the need for more units.
- ***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?***

The Growth Concept Map applies the Imagine Austin vision statement to the city's physical development. Generated through a public scenario-building process, it defines how we plan to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years. CodeNEXT uses Imagine Austin, in addition to neighborhood plans, existing conditions, and other Council adopted policies to make zoning map decisions.

DEVELOPMENT/NON-CONFORMITY

- ***About non-conformities, how can CodeNext prevent investors buying up a parcel of land then subdividing it into tinier units for reselling?***

There are minimum lot sizes on all residential types of properties. If you subdivide below minimum lot size, you are not allowed to build on that lot.
- ***Is grandfathering existing edifices exempt from CN or will we have to meet new standards?***
- ***If my property violates the new code, will I have to update my property to meet new code requirements?***

If your property is nonconforming, you will not be required to make any changes under the new code. However, if you were to redevelop your property or make major renovations, you will have to bring the property into compliance. For more information, see Section 23-2G: Nonconformity.

If you feel that a zone was erroneously placed on your property and there is a better zone suited

for it, please let us know through the CodeNEXT map tool: codenext.engagingplans.org

- ***Why was grandfathering removed from this version of the code.***
Grandfathering was not removed from this version of the code.
- ***How will Planning Contact Teams play roles in development? Those are part of our neighborhood plan.***
Neighborhood Plans and Neighborhood Planning Contact Teams will remain after CodeNEXT is implemented. We do not anticipate the role of Neighborhood Planning Contact Teams to change significantly.
- ***What provision for experiments, such as combined retail and residential or new forms of tiny housing?***
There is an implementation of Mixed-Use (MU) that allows for this type of combination of commercial and residential uses in the new draft.
- ***Should so many new store fronts be added when there are already lots of empty/available store fronts?***
CodeNEXT does not build developments. It sets the regulatory framework to do so.
- ***Why do we still have conditional overlays? They work to limit development, not encourage a certain kind that fits within a neighborhood?***
The CodeNEXT team has evaluated every Conditional Overlay (CO) in Austin. In Draft 2, where a Zone District used the same restrictions used by the CO, the zone was updated to incorporate the CO. However, since CO's are carefully negotiated, some are too specific to incorporate into the base zones and will remain as is. If the owner of a property with a CO wishes to apply for a zoning change, they must apply for a zoning change in the new code system.
- ***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?***
The simulations project an overall scope of how the city will develop but are not specific to neighborhoods or areas of town. Consultants and staff can provide capacity or an area's "potential" for additional units, but can't project if a property owner will choose to exercise their property rights.
- ***Cuánto cuesta para arreglar la casa, ventanas. Cuando cogimos la casa estaba muy fea. El aluminio está muy feo. Mi hijo no puede arreglarlo.***
La Ciudad de Austin tiene programas para apoyar económicamente a los Austinianos cuyas casas necesitan de arreglos. Para más información, acude a <http://www.austintexas.gov/empower>

The City of Austin has programs in order to help homeowners who need financial assistance with home improvement projects. For more information, visit <http://www.austintexas.gov/empower>
- ***Tengo que pagar por un permiso para hacer construccion o plantar arboles en mi casa?***
Si Usted tiene dudas sobre cuales proyectos requieren de un permiso oficial, póngase en contacto con el Departamento de Servicios de Desarrollo aquí:

<http://www.austintexas.gov/email/dsdhelp>

If you're not sure if your project requires a permit, contact the Development Services Department here: <http://www.austintexas.gov/email/dsdhelp>.

- ***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?***

Usted necesita consultar con el Departamento de Servicios de Desarrollo (DSD). El DSD está ubicado en 505 Barton Springs Road. También usted puede llamar al número (512) 978-4000 o mandar un correo electrónico a través de este vínculo:

<http://www.austintexas.gov/email/dsdhelp>

The Development Services Department is who you need to go to. DSD is located at 505 Barton Springs Road. You can also call using the number (512) 978-4000 or email them using [this link](#).

- ***Will you explain the permitting process briefly?***

It depends on what type of permitting process you are interested in. For more information, please visit [here](#).

DISPLACEMENT/GENTRIFICATION

- ***The current drive for density is destroying our minority and eclectic communities, why do you think this won't makes that even worse?***
- ***Will increasing housing in Austin through CodeNEXT slow or accelerate the gentrification and displacement we are seeing?***
- ***How will effects of up-zoning be contained/reduced/prevented, especially in neighborhoods at risk of displacement due to gentrification?***
- ***gentrification. Can you provide specific examples of these strategies and how they will reduce/prevent gentrification in areas that are at risk?***
- ***What doable options are the below poverty class support to do it in order for them not to be displaced?***
- ***How does CodeNEXT address displacement & gentrification?***

Under the current code, we are experiencing gentrification and displacement. No land development code on its own, including CodeNEXT, is able to address issues of displacement and gentrification. Like all communities, we have to rely on a variety of policies and programs, in addition to our land development code to address these issues.

Greater supply, particularly of housing types that create more units on Austin's expensive land, can help temper rising prices as the population grows. CodeNEXT strives to provide the opportunity to build additional housing of different types throughout Austin to accommodate the need for more units. We welcome the community dialogue about what policies and practices can be implemented to make Austin the most livable city.

ENVIRONMENTAL CONCERNS

- ***I noticed parkland but not preserves in CodeNext. How will new preserves be integrated into the city as Austin grows?***

Preserves can be classified in one of two ways in CodeNEXT. If they are parkland owned by the City of Austin, they will be zoned Park (PR). If they are not parkland but are preserved lands for water quality, Balcones Canyonlands, or other preserved lands they will be zoned Conservation Land (CL).

Draft 3 will more clearly designate these zones.

- ***Any provision for preserving public Access to views, such as leaving some space at top of hills?***

Currently, the only view protected by the City is the view of the capitol dome. The Capitol View Corridor is a City and State protected ordinance which allows the capitol dome to be viewed from various angles in Austin.

We need more clarification in this question regarding other views in Austin. If this is your question, please contact the CodeNEXT team at CodeNEXT@austintexas.gov so we can better answer your question.

- ***How do you reconcile water conservation & landscape requirements?***

The CodeNEXT green infrastructure recommendations optimize nature's ability to provide a healthy ecosystem that naturally functions to improve air quality, provide habitat, reduce urban temperature, and enhance water filtration. Landscape and tree planting standards are expanded and prioritized for water filtration and tree preservation.

The new code will also require sites to beneficially use their stormwater on-site for smaller storms, which is a big opportunity to do more with rainfall, create more sustainable developments, and take pressure off our water supply lakes. Learn more about CodeNEXT and water conservation [here](#).

- ***Can current water/wastewater infrastructure in central Austin handle the additional housing units? If not, who will pay to upgrade these services?***

Additional water and wastewater improvements that may be needed as a result of large developments are addressed during a site plan. Under existing code, redevelopment projects are not always required to address existing drainage issues. CodeNEXT proposes that redevelopment projects contribute their fair share to incrementally address drainage issues. Commercial and multi-family projects would build or help pay for on- or off-site detention and conveyance drainage upgrades for existing development.

- ***Where will we put the containers for pickup by waste mgmt? Not easy to find space for 3 containers 5 ft apart now.***

The CodeNEXT Project Team is collaborating with staff at Austin Resource Recovery to identify options and solutions for existing space constrained areas and areas where there may be future growth.

- ***Is there a rule about business dumpsters near residences being emptied in the wee hours of the am when most are sleeping?***

No, the City's Noise Ordinance does not directly speak to noise resulting from trash or dumpster service. You can find the city noise ordinance [here](#).

If you are hearing noises that violate the city noise ordinance, please call 311 to report the issue.

- ***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?***

CodeNEXT preserves the Heritage Tree Ordinance and seeks to provide incentives to residential builders to preserve keystone trees as well. Heritage trees carry a penalty when they are cut down. Keystone trees, which are smaller than Heritage trees, are not illegal to cut down, but incentives can be given in order to protect them.

- ***What happens when the combination of a protected keystone tree conflicts with the on-site detention and the setback rendering the lot unusable?***

Keystone trees have different requirements than Heritage trees. With keystone trees, there might be additional options for a property owner or developer to explore.

- ***Are there any changes related to tree protection proposed? If so, what are they?***

No changes have been made to tree protections.

- ***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?***

Neighborhood Planning Process as well as existing Neighborhood Plans were already codified by City Council. CodeNEXT implements existing Council policy. If you have concerns about the existing Neighborhood Planning Process, please speak with your Council Member.

EQUITY

- ***Will the draft text be reviewed using an equity lens?***
- ***Will CodeNEXT team ensure LDC-related policies are written/revised in an equitable manner?***
- ***What is CodeNEXT doing to address equity in Draft 2?***
- ***How have CodeNEXT developers addressed equity throughout each iteration of the drafts?***

Yes. In partnership with the Equity Office, we will be using the Equity Assessment Tool to identify and evaluate any potential impacts CodeNEXT poses to communities of color. Evaluating CodeNEXT under an equity lens will allow us to bring conscious attention to inequities and unintended consequences that may be present in CodeNEXT and empower us to strategically reduce those inequities.

- ***Why weren't Community Character walks encouraged/promoted in vulnerable communities?***

In the [Fall of 2015](#), we held seven Community Character walks in neighborhoods throughout the city that provided illustrative examples of factors described in the prescription papers, found [here](#).

Community Character Manual info, including an interactive map of where people participated can be found [here](#).

- ***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.***

We are working closely with the Equity Office to figure out the best timeframe and approach to apply the Equity Assessment Tool.

FLOODING/IMPERVIOUS COVER

- ***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.***

This provision is being re-evaluated for Draft 3.

- ***Building higher would decrease impervious cover per unit. Will the code allow this more environmentally friendly way to build?***

By recalibrating compatibility standards, including height considerations, CodeNEXT aims to encourage a more environmentally friendly way to build.

- ***Where is the meaningful response to issues related to flooding contained in Codenext?***

By requiring redevelopment projects to contribute their proportionate share to solutions that address threats to public safety and property, CodeNEXT is seeking to improve how we manage flooding in Austin. CodeNEXT will also carry forward our existing drainage regulations, including prohibiting additional adverse flooding impact and restricting development in the floodplain.

We wrote a blog post about CodeNEXT and the environment where we addressed the issue of flooding, found [here](#).

- ***Any credit or encourage mentioned for permeable walkways, bikeways, driveways, roadways?***

Staff is discussing additional tools for permeable surfaces with the Watershed Protection Department.

- ***Has staff modelled the impacts of accelerating and realizing the existing impervious cover limits that codeNext encourages on every central city lot?***

The Watershed Protection Department conducted their analysis of CodeNEXT and impervious coverage as it relates to flooding. You can find their report [here](#).

In addition, Watershed Protection engineering staff are working on parallel modeling efforts to quantify the potential downstream benefits of the proposed CodeNEXT provision related to flood mitigation for redevelopment as well as to quantify the potential flood-related impacts associated with residential infill. The results of those modeling efforts will be published in a separate report.

- ***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?***

Denser housing does decrease per-capita impacts on flooding and water quality. For example, a 5,000 square foot building with one residential unit would have ten times the per-capita impact of a building with the same size footprint and ten units. But this and all development would still create stormwater runoff and would need to mitigate to address existing flooding and prevent new, additional flooding. To minimize impacts, increases in density can be accomplished without

increases in impervious cover by decreasing unit size and/or increasing height. To the extent that impervious cover does increase with denser development, any potential flooding concerns and associated mitigation would be limited to the immediate area or (at most) the watershed in question. Austin's code addresses these concerns with on- and off-site detention and drainage conveyance requirements during the site and subdivision phase of development. Although increased density in the urban core could potentially help reduce sprawl and the loss of significant natural resources like woodlands and farmland, this offset of additional impervious cover in the outer rings of the city would have no effect on flooding in watersheds within the urban core.

○ ***How will you determine the impact of development on surrounding property re flood control?***

By requiring redevelopment projects to contribute their proportionate share to solutions that address threats to public safety and property, CodeNEXT is seeking to improve how we manage flooding in Austin. CodeNEXT will also carry forward our existing drainage regulations, including prohibiting additional adverse flooding impact and restricting development in the floodplain.

We wrote a blog post about CodeNEXT and the environment where we addressed the issue of flooding, found [here](#).

○ ***how is current regular flooding in certain neighborhoods and specific streets reflected in the proposed zones, which don't reduce impervious coverage?***

Adopting CodeNEXT does not mean that property owners will not have to remove existing impervious cover or other development to comply with the newly adopted regulations. CodeNEXT only applies to new construction and renovations. CodeNEXT will take time to implement.

The Watershed Protection Department conducted an analysis of CodeNEXT and impervious coverage as it relates to flooding. You can find their report [here](#).

MIXED-USE/COMPATIBILITY

○ ***How were compatibility standards modified?***

CodeNEXT gave a presentation to the Planning Commission and the Zoning and Platting Commission regarding changes to compatibility standards in Draft 2, found [here](#).

○ ***Why did we add in the compatibility standards from existing code? Shouldn't the transition and buffer zones serve as a separation between zones?***

CodeNEXT seeks to implement existing policy such as Imagine Austin, neighborhood plans, and other Council policies, including compatibility standards. Compatibility standards allow for neighborhood and corridor developments to co-exist in a reasonable way.

○ ***Please briefly explain Expansion of Housing into Commercial Zones. What does it mean?***

Under the newest draft, Mixed Use zones are created which call for a coexistence of residential and commercial uses.

○ ***What do A, B and C mean applied to residential?***

They are different base zones that permit different levels of form control and lot size requirements to reflect different things in the city.

○ ***What is the zoning for breweries and alcohol sales?***

This question was asked by Council as well and is noted on our Council Q&A webpage as question #112. Visit our [Council Q&A](#) for the answer.

○ ***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)?***

Zoning will be listed as F25 with a reference to what the Title 25 zoning was.

○ ***What's the difference between work/live and live/work?***

Work/Live prioritizes the work land use over residential use. Most of these land use types are located in industrial areas and by prioritizing the "work" land use over "live," CodeNEXT hopes to prevent the loss of currently scare industrial zones from flipping to residential areas.

NEIGHBORHOODS

○ ***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?***

○ ***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?***

When making decisions about zoning and mapping, CodeNEXT seeks to implement existing policy such as Imagine Austin, neighborhood plans, and other Council policies. More information about the CodeNEXT mapping process can be found [here](#).

○ ***Why was Hyde Park zoning unchanged when it is one of the most expensive neighborhoods in the city?***

○ ***Why are not upzoning Hyde Park and North University? This just further puts the responsibility on the East Side***

Hyde Park was named a Neighborhood Conservation Combining District (NCCD) by Council. Areas that are already zoned with the NCCD overlay will keep their overlay designation. However, the process of creating new NCCDs will not be carried forward or applied to new zoning districts.

○ ***With the success of UNO, why not apply that in more areas?***

UNO is a type of Small Area Plan. The Small Area Planning Process is separate from CodeNEXT. That process is being evaluated in tandem with CodeNEXT but is not directly a CodeNEXT process.

○ ***Can you give specifics on what is being done in code next to strengthen neighborhoods such as Rosedale?***

We're not sure how to best answer this question without more clarification and/or information. Existing neighborhood plans are still being carried forward in CodeNEXT. If you're concerned with this issue or can provide clarification, please send us an email at CodeNEXT@austintexas.gov.

- ***The City reducing the speed limit in neighborhoods from 35 to 30 mph. Why was this done without asking the home owners?***

Speed limit changes are made after the Austin Transportation Department receives a request for an engineering study and recommends changes that are approved by City Council. Please place a Customer Service Request by calling 311 or visiting <http://www.austintexas.gov/email/Austin311> to request a speed limit change or to learn more about the process.

Vision Zero is Austin's program to eliminate traffic deaths and serious injuries by 2025. As part of Vision Zero, ATD proposed for neighborhoods to reduce speed limits with other safety measures in place. To learn more, visit the [Austin Vision Zero website](#).

- ***How will existing neighborhood plans be respected with CodeNext?***

In neighborhoods with adopted Neighborhood Plans and/or FLUMs, new zones will be mapped in such a way to match as closely as possible the intent of the Neighborhood Plans and FLUMs, Imagine Austin, existing entitlements, and existing development. New zones will be mapped in order to capture the intent of Conditional Overlays resulting from Neighborhood Plans as best as possible.

- ***Austin only has 4 local historic districts. With demolitions encouraged by CodeNext upzoning, will any additional neighborhood qualify for LHD preservation?***

Yes, so long as the current thresholds for qualification can still be met. In order to establish a local historic district, at least 51% of the primary structures within the proposed district must be contributing to the character of the district, and there needs to be the support of at least 51% of the property owners or the owners of 51% of the land within the proposed district for it to proceed.

- ***Why did you split our Shiloh Oaks Neighborhood Association into R1B and R2B***

The application of R1B and R2B is based on the current zoning in this area, which is a mix of SF-2 and SF-3.

- ***Will the requirements of the Historic Preservation Office continue to apply to homes that are contributing structures in the National Register Historic District***

Yes. CodeNEXT does not affect the existence of current nor the creation of new historic districts, whether National Register or locally-designated, at least from the perspective of process. Nominations for National Register historic districts are processed through the Texas Historical Commission. The City then administers those districts by review of applications for building, demolition, and relocation permits. CodeNEXT that will not change that process.

- ***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?***

CodeNEXT enables us to right-size the zoning based on entitlements, base zoning, context, connectivity, and previous policy direction. There is no intention to upzone or downzone properties.

PARKING

- ***With the reduction in parking requirements, more people will be forced to park on the streets.***

Thank you for your comment. For information about parking and mobility as it relates to CodeNEXT please see [our blog](#).
- ***How are emergency vehicles going to get down neighborhood streets when parking requirements are downgraded to one space per residence?***

CodeNEXT requires a minimum of one space per residence. A property owner can provide more than one space per residence. In regards to emergency vehicles access, Austin Transportation Department (ATD) is working with consultants to form new standards for future streets in order to ensure emergency vehicle access.
- ***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***

CodeNEXT requires a minimum of one space per residence. A property owner can provide more than one space per residence. We are sharing your comments and concerns with the CodeNEXT consultants to evaluate. For information about parking and mobility as it relates to CodeNEXT please see [our blog](#).
- ***please reinstate the neighborhood permit parking program.***

Thank you for your comment. We have shared it with the Austin Transportation Department, the department responsible for implementing that program.
- ***Why does CodeNext increase parking requirements downtown?***

CC & DC zones should have no parking minimum, this will be updated in Draft 3.
- ***Why do the zoning categories in the Preview booklet not list number of parking spaces required per category?***

Parking is determined by land use, not zoning category. A zoning category allows for multiple land uses. The preview booklet does not have enough space to identify all uses and minimum parking requirements.
- ***Treatment of bike parking?***

We wrote a blog about how CodeNEXT addresses mobility, which includes bike parking. If you would like to read more on mobility and CodeNEXT, visit [our blog](#).
- ***Why are so many parking spaces required for bars? Doesn't this encourage irresponsible driving?***

The requirements for parking spaces at bars are the same as in current Title 25.
- ***What are the plans for parking in Central Austin neighborhoods? It is already hard to maneuver without adding more density.***

While a property owner can provide more than one space per residence, CodeNEXT requires a minimum of one space per residence. This issue will be addressed more in Draft 3.
- ***Why is there no data or research to back up the parking requirements?***

The CodeNEXT team researched how other cities have handled parking, including Dallas, San Antonio, San Marcos, Denver, Oakland, San Jose, and San Francisco.

○ ***Why are you reducing parking from 2 spaces to 1 space per unit?***

Parking requirements included in CodeNEXT are minimum requirements. More parking spaces can be added to a property as long as other requirements of the code are being met. As we develop the Austin Strategic Mobility Plan, the CodeNEXT minimum parking requirements reflect future opportunities to choose other modes of transportation and acknowledges that all Austinites may not rely solely on single-occupancy vehicles for their day-to-day needs. If you would like to read more on mobility and CodeNEXT, visit [our blog](#).

CODENEXT COMMUNICATIONS AND PUBLIC INFORMATION

○ ***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?***

Staff utilized the Sli.do system primarily to document all questions for follow up later. During the question and answer time period, it was also intended to be a helpful tool to identify which questions had the highest interest so that staff could respond to those questions first. Later, we received concerns from some community members about the app's use during the Q&A portion of the meeting. We acknowledged those concerns and discontinued using the app for the remaining meeting.

○ ***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.***

The CodeNEXT has used social media throughout the draft process, and plans to use social media more throughout Draft 3. Here are links to our [website](#), [Facebook](#), and [Twitter](#).

○ ***Will these questions, and answers, be made available on CodeNEXT blog?***

Yes! :)

○ ***When doing presentations, as Jorge is doing now, aren't you encouraging sharing lived experiences in comments on draft text***

We're not sure how to best answer this question without more clarification and/or information. If you're concerned with this issue or can provide clarification, please send us an email at CodeNEXT@austintexas.gov.

○ ***Was it money then? It takes privileged to show up to these and go to your office hours?***

City of Austin staff did our best to make sure Austinites had many different options to give input and comment on the code and learn about each draft.

○ ***Are the housing maps (by right, expansion) available online?***

These maps were not available online at the time of this meeting, but we added them after this question was raised. You can find the Expansion of Housing into Commercial Zones [here](#).

○ ***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?)

- ***How do you account for folks who don't have computer access that aren't able to comment?***

Austinianos sin acceso a una computadora pueden dar sus comentarios a través de las horas de visita con el personal de CodeNEXT. Para apuntarse para una cita, llame al 512.974.3583. También se puede mirar y dar comentarios sobre CodeNEXT a través de recursos gratuitos como computadoras en cualquier biblioteca de la Ciudad. También se puede llamar o visitar al miembro de la junta municipal al que le corresponde a su distrito. Habrán horas de visita para el Borrador 3 y hay recursos disponibles sobre CodeNEXT en las bibliotecas.

Residents without computer access can still provide feedback by calling 512.974.3583 to sign up for office hours or utilizing free resources (including computers) at any City library to view and comment on CodeNEXT materials. Residents can also call or visit their Council Member to share their concerns. Office hours will be available for Draft 3 and library resources are currently available in Spanish.

Here is our [CodeNEXT page in Spanish](#).

- ***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?***

We have projections for some of these factors, but not all. Fregonese Associates were able to calculate projections related to a number of factors, which are available on our website. To learn more about Fregonese Associates' research, visit [this webpage](#).

RESIDENTIAL ZONING

- ***Can you explain exactly how the McMansion and small lot standards translate or track to the individual zoning districts?***

Subchapter F (McMansion) design standards are incorporated into the individual zoning regulations. This increases ease of use and predictability by putting all zoning regulations into one place.

- ***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?***

McMansion applies to the structure of a home, not a set number of units. Any building that exists already and does not fit in the guidelines becomes nonconforming. This does not mean you must tear the building down or change how you go about your business unless you are wanting to make a major renovation.

- ***When describing changes that allows residential in more areas, there was a reference to creating "better units". Would you please define a "better unit"?***

Our goal through CodeNEXT is to allow for housing at all income levels and for all types of people. We don't remember using the term "better units".

- ***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.***

If you have questions relating to permits, please [contact the Development Services Department](#).

- **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**

These maps were not available online at the time of this meeting, but we added them after this question was raised. You can find the Expansion of Housing into Commercial Zones [here](#):

- **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.**

Thank you for your suggestion. Will will consider your comment for Draft 3. Visit our CiviComment tool to leave additional comments on the code: codenext.civicomment.org.

- **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?**
- **For parcels in midst of rezoning, how is CodeNext ensuring it considers those updates into later drafts?**

We considered these properties from the first to the second draft of CodeNEXT and will do the same for the second to the third draft as well.

- **If my property doesn't get rezoned under code next how difficult will it be to pursue a zoning review after new rules and maps are approved?**

The rezoning process will be similar to the rezoning process today. The intent is not to make it more difficult under CodeNEXT.

- **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**

Between the first and second draft of CodeNEXT, we changed the system of zoning. R2 and R3 were not part of the zoning system for the first draft. We recalibrated some areas to ensure they most closely aligned with Imagine Austin, neighborhood plans, and existing Council policy.

- **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?**

The max size house would depend on your lot size. R2C allows for 0.4 FAR or 2300 sq ft, whichever is less restrictive.

- **Small lot single family does not exist in new code under R2B**

R2D and R2E are zones with smaller lot sizes (3500 sq ft).

- **Why is the amount of mobile home zoning decreased? Pecan Park appears rezoned to mixed use - unaffordable to current mobile home park residents.**

- **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).**

Pecan Park has MH (mobile home) zoning in CodeNEXT Draft 2. The intention of CodeNEXT is to carry forward mobile home park zoning where it currently exists. CodeNEXT will not require people to move or tear down their mobile homes. However, they will have the option to develop a single family home if they are in a R1 zone.

- **Why should "McMansion" standards apply to fourplexes? They clearly aren't McMansions....**
Certain form controls apply to zones, regardless of the use on the lot, so that bulk and massing of structures are similar.
- **Is McMansion being revised?**
Yes. Form controls have been simplified and integrated into each zoning district (where applicable).

PROPERTY TAXES

- **How will zone changes affect our property tax.**
- **Holding all else const. (population), what do u expect to be the impact on property values?**
- **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?**
- **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?**
- **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?**
- **How might development under new LDC impact COA's property tax? (Yes, aware Austin isn't only taxing jurisdiction)**

The Travis County Appraisal District (TCAD) is the organization that determines property valuation which then determines your property taxes. They provided a presentation explaining how they determine property values. To learn more, go [here](#).

For additional information, please contact the [Travis County Appraisal District](#).

- **Having a business building nearby affect my property value?**
Property values are determined by the Travis County Appraisal District (TCAD). A TCAD representative gave a presentation on how they perform their valuations [here](#).

For additional information, please contact the [Travis County Appraisal District](#).

- **Where is the accompanying tax proposal that could alleviate the main thing pushing people out?**
CodeNEXT does not include tax proposals. For additional information, please contact the [Travis County Appraisal District](#).

TRANSPORTATION

- **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?**
- **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?**
- **Traffic studies have been done Many streets are already above max recommendations CodeNext offers opportunity for more density on these same streets. Good plan?**

While CodeNEXT can aid in reducing vehicle miles traveled (VMT), rewriting Austin's Land Development Code cannot solve the City's traffic problem on its own. By increasing the amount

of mobility options in Austin, encouraging people to reduce VMT, reducing the number of people driving into Austin from suburbs, and by allowing for some additional housing capacity, CodeNEXT can actually reduce the VMT overall. We recently wrote a blog about the role of CodeNEXT in figuring out Austin's mobility challenges. You can find that [here](#).

○ ***how are we combining walkability and mass tran? Seems to be mutually exclusive at this time***

The Austin Transportation Department is working closely with Capital Metro in order to ensure alternative methods of transportation are accessible to more people. For more information, please contact CapMetro or ATD.

○ ***Why are all these walkable areas with no public transit available for the mobility impaired?***

We're not sure what is being asked here. If you have questions concerning the transit system, [contact CapMetro](#).

○ ***How will traffic downtown and on Freeways decrease when many people now live in suburbs outside of Austin and drive into town for work?***

Along with specific changes to the Land Development Code, there are other efforts to improve mobility for various sectors of the city. Read more about how CodeNEXT and other programs are working to address this issue [here](#).

○ ***I can't control where i work, or where my kids' after school events are located. So how can land development code reduce my car trips or my need for a car?***

We understand families can't control where they work, live, go to school, and other frequent destinations. We hope the new code will encourage connectivity in a way that makes other aspects of your life easier. For example, allowing businesses to develop within walking distance from your home may allow you to walk to the store.

IMAGINE AUSTIN/CODENEXT VALUES

○ ***How are you making sure that the code achieves the goals of Imagine Austin, especially to be more compact and connected?***

We wrote a blog about how CodeNEXT addresses mobility challenges and promotes a compact and connected city, found [here](#).

○ ***How can codeNEXT help us be a city that values people over cars and housing over parking?***

CodeNEXT aims to implement values adopted from Imagine Austin to make Austin a more interconnected and pedestrian friendly city. This includes preserving community character and values, enhancing mobility, and creating the opportunity for more housing options.

○ ***The mixed use new development already looks alike and like development in many cities. What is happening to Austin character?***

○ ***Why does CodeNext not follow Imagine Austin guidance as it relates keeping neighborhood character?***

We learned in our [2014 Code Diagnosis](#) that Austin's base zoning districts – the rules that regulate the use of land and what and how much can be built where – were out of date, didn't address neighborhood residents' desires for harmonious development, and didn't meet the

demands required by Austin's growth.

Specific physical elements of community character (found [here](#)) were studied in order to generate form-based zones for CodeNEXT. The zoning districts in the new code better match conditions in Austin and provide more tools to protect neighborhood character while implementing the vision of Imagine Austin.

○ ***How does CodeNEXT account for flexibility and future change as our needs and our mentalities shift with younger generations?***

Allowing flexibility of housing types and options that can move people away from single-occupancy vehicle use are some of the ways we are looking into the future. However, since the land development code is a legal document, creating too much flexibility can potentially enable legal manipulation. The code can be amended and updated as Austin changes.

○ ***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***

CodeNEXT works to create a land development code that is sustainable and versatile to adapt to changing community values and character preferences for development.

OTHER

○ ***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?***

○ ***What steps are being taken to improve communication and internet systems as the population grows?***

○ ***With increased city population growth, how is the new code addressing the shortage of wireless infrastructure and lack of cell phone service?***

The City of Austin and CodeNEXT in particular can only address where technological infrastructure can be placed. Customers drive demand for improved phone, internet and wireless services. Please contact your cell provider for more information.

○ ***Has anyone pitched Amazon on taking over the school for the deaf site yet?***

The Austin Chamber of Commerce submitted a pitch to Amazon. However, the CodeNEXT team is not involved in pitching Amazon for HQ2. Please contact the Chamber of Commerce for more information.