



July 7, 2017 CodeNext Map Comments

The Real Estate Council of Austin has made an initial review of the draft zoning map and has issued the following comments:

- A. **Imagine Austin’s Intent for a Compact and Connected City**—Our initial observation is that the proposed zoning map does not encourage and incentivize growth in a compact and connected manner. The Growth Concept Map should inform the proposed zoning changes due to the fact that the map evolved through significant stakeholder outreach and responds to the City’s physical development. It also defines how the City should accommodate new residents, jobs, mixed use areas, open space and transportation infrastructure for the next 30 years.
- B. **Growth Along the Corridors**—In addition, the proposed zoning map should encourage growth and higher-intensity development along the major transit corridors and within the centers (Regional, Neighborhood, and Town) as outlined in the Imagine Austin Comprehensive Plan. If we are to grow as a City in the manner we outlined in Imagine Austin, it is essential that the zoning map encourage growth along the major transit corridors to allow improved traffic flow, and better planning for multi-modal transportation.
- C. **Inconsistent and Absent Zoning**—Across the City, the proposed zoning map does not consistently correspond with the Growth Concept Map and the approved Regulating and Small Area Plans currently in place. In many cases, the proposed zoning reduces properties’ development potential and owners’ opportunity to produce the scale, intensity, and types of development we supported with the passage of Imagine Austin. There are also zoning districts proposed in the text that were not mapped at all. We encourage the City to take a more intentional and targeted approach at applying the new zoning throughout the City, based on the Growth Concept Map and approved regulatory plans. The much-needed “Missing Middle” housing is also largely absent from the map and should be integrated throughout the city.