Recommendation for Council Action

Austin City Council - Commissioners Court Meeting	Item ID	36319	Agenda Number	95.
Meeting Date:	9/25/2014		**Department:**	Planning and Development Review

Subject

Set a public hearing to consider action on the CodeNEXT Code Approach Alternatives and Annotated Outline (Suggested date and time: October 23, 2014, 4:00 p.m. Austin City Hall, Council Chambers, 301 West Second Street, Austin, TX).

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	June 12, 2012 - Council unanimously adopts Imagine Austin. November 1, 2012 - Council briefing on process to revise Austin's LDC. December 6, 2012 - Code Advisory Group established. January 31, 2013 and February 14, 2013 - Members nominated to Code Advisory Group. March 21, 2013 - Council selects Opticos Design as lead consultant. May 20, 2014 - Council work session on Code Diagnosis.
For More Information:	George Zapalac, PDRD, 512-974-2725.
Boards and Commission Action:	September 9, 2014 – Waterfront Planning Advisory Board Briefing. No action taken. September 9, 2014 – Approved by the Community Development Commission on an 8-0 vote. September 16, 2014 – Approved by the Zoning & Platting Commission on a 5-1 vote with Commissioner Seeger absent, with motion to recommend Approach Alternative 2 The Deep Clean to revise the Land Development Code. September 17, 2014 – Approved by the Environmental Board on a 5-2 vote with Commissioners Maxwell and Perales voting against, recommendations # 2 and # 3 of the CodeNEXT project. September 18, 2014 – Urban Transportation Commission briefing. No action taken. September 23, 2014 – To be reviewed by the Planning Commission September 22, 2014 – To be reviewed by the Land Development Code Advisory Group October 20, 2014 – To be reviewed by the Land Development Code Advisory Group.
MBE / WBE:	
Related Items:	

Additional Backup Information

This item is a request to conduct a public hearing on the CodeNEXT Code Approach Alternatives and Annotated Outlines report which sets forth a recommended approach to the update of the Land Development Code.   The recommended approach will set a general framework for the format and organization of the code, the ways in which development applications are reviewed and standards administered, and the types of development standards that will be crafted.

Council action on the code approach does not, in and of itself, change development standards, revise zoning districts, or create new zoning districts. Rather it sets a direction for the CodeNEXT team to develop more detailed content for the code to explore with stakeholders. Decisions on what standards remain the same, what standards change, where standards apply across the city, and how they are administered will be discussed during the next phase of CodeNEXT.

Next Steps
Based on the approach chosen by City Council, and affirmed by the new City Council in early 2015, the consultant team and City staff will work to reorganize and revise the existing Code with additional input from the public, Code Advisory Group, boards and commissions, and City Council.

This process will take approximately 18 months. It is anticipated that multiple public events known as Code Talks will be held to allow for thorough discussion of specific topics identified as major concerns in the first phase of the project.

The process of drafting a new code will also be guided by policy direction from Imagine Austin, public input received during the Listening and Understanding phase of the project, the Code Diagnosis, adopted Neighborhood Plans and master plans, Council policies such as Complete Streets, Climate Protection Plan, Urban Forest Master Plan, Families with Children Task Force recommendations and many others.

During this phase of the project the actual content of the Code will be drafted, and the consultant team will make recommendations about specific sections to retain, add, modify, or delete. The process is designed to allow for an extensive and iterative public review and discussion of the draft code with all stakeholders. The consultant team will produce an initial *public review draft* of the code. Based on public input this draft will be revised and the team will create an *adoption draft*. This version of the code will undergo another round of stakeholder review, and based on input, the consultant team will prepare a *revised adoption draft*.

The *revised adoption draft* of the new LDC, incorporating all changes recommended by the Planning Commission, will be presented to City Council for formal approval. Any additional changes initiated by City Council will be incorporated into a final version which is anticipated to be presented to City Council for adoption in the Fall of 2016.

Once the new Code is adopted, any new zoning districts contained in the Code will have to be applied to specific parcels of land. There are many options for how this remapping can occur, and City Council will have to determine the process for converting to the new zoning districts when the new Code is adopted. Depending on the process selected, the new districts could be applied throughout the city at one time or phased in over a longer period. The CodeNEXT team will identify mapping strategies used in other communities and work with stakeholders to define a preferred option for mapping prior to adoption of the new code.