

# ZONING CODE CAPACITY ANALYSIS

FREGONESE ASSOCIATES  
SEPTEMBER, 2017



CODENEXT

20-SEP-17

## Goals:

1. Compare Housing and Jobs Capacity under:
  - Existing Zoning
  - CodeNEXT Draft 1
  - CodeNEXT Draft 2
2. Explore Housing Match to Strategic Housing Blueprint
3. Additional Indicators from Two Weeks ago
4. Highlight key areas for future exploration

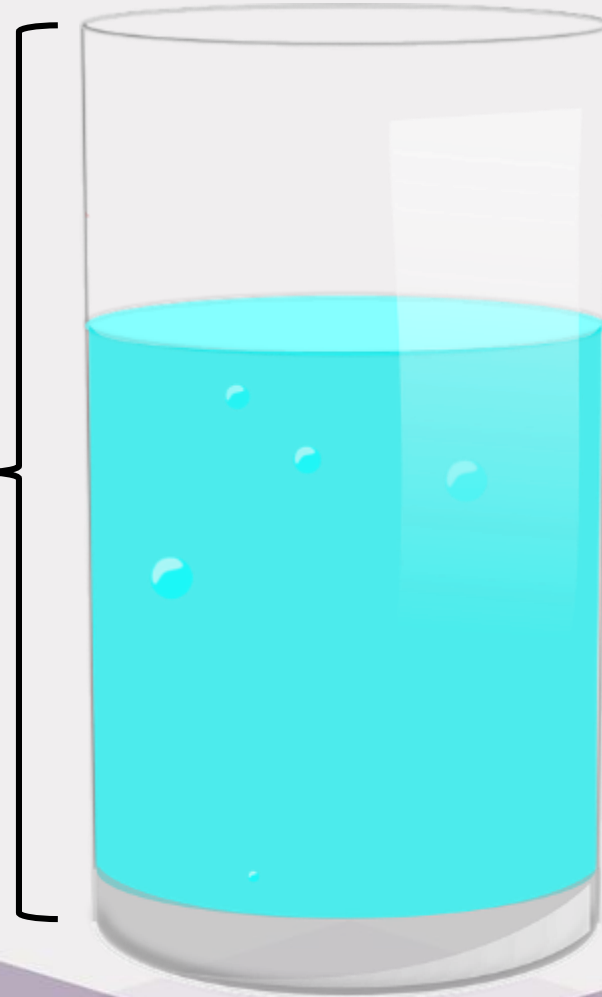


# WHAT IS ZONING CAPACITY (VERSES A FORECAST)

THIS ANALYSIS



CAPACITY



FORECAST

# BASIC PROCESS

## Use Buildings Calibrated to Austin Market

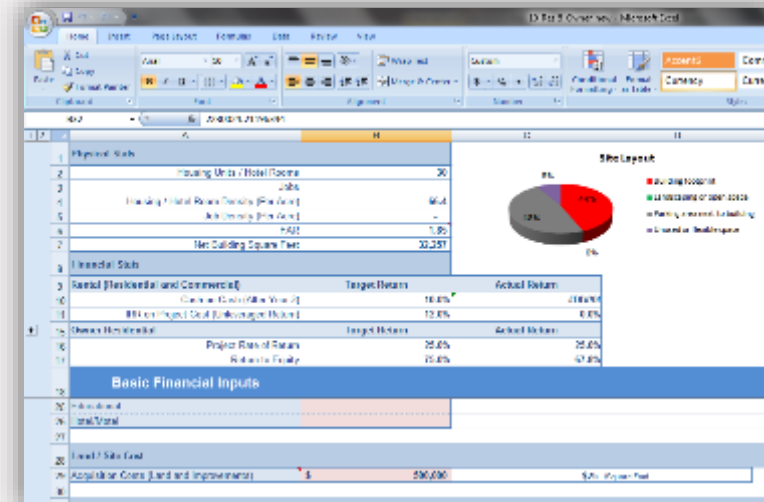
Total of 81 Buildings used in Analysis

### Physical Form

- Height
- Unit sizes
- Parking configurations

### Financial Reality

- Rents / sales prices
- Construction costs
- Land costs



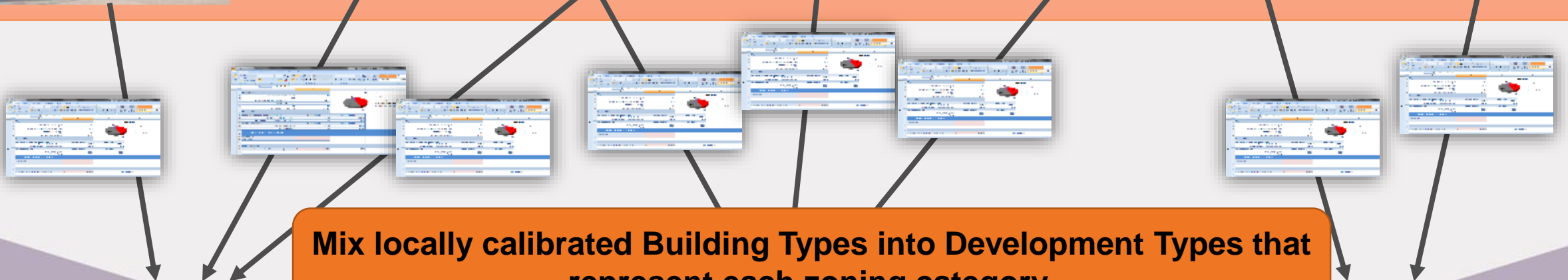
Feasible?



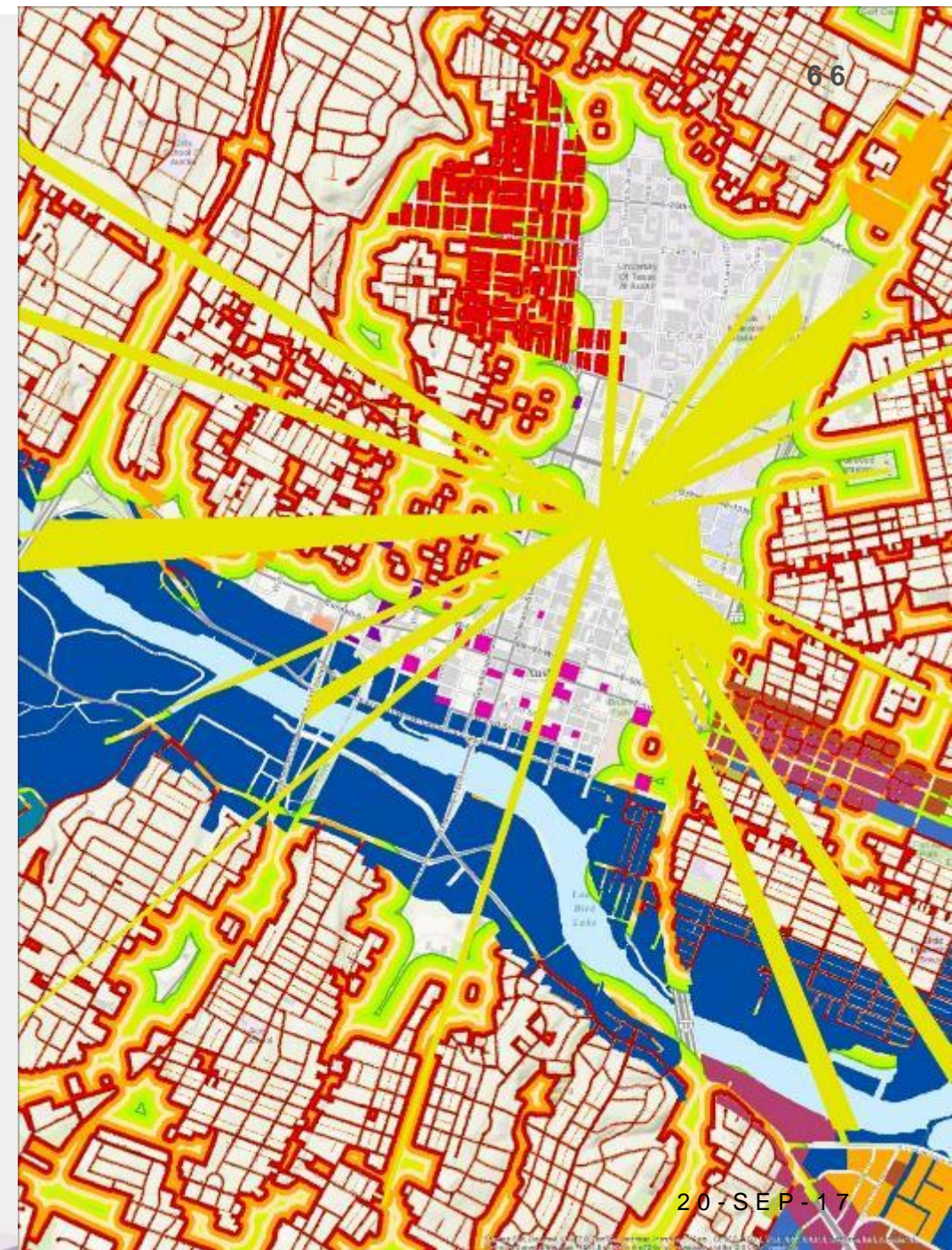
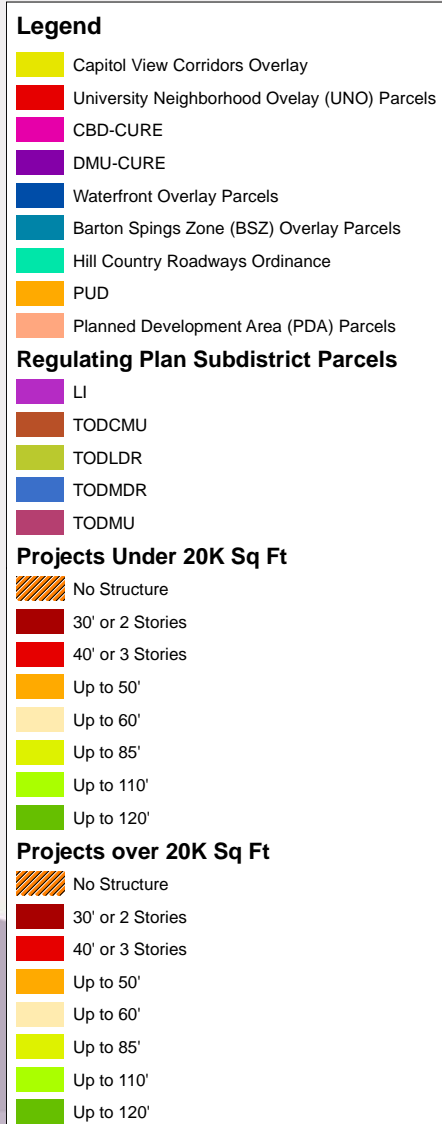
# EACH ZONING DISTRICT CALIBRATED WITH BUILDINGS

For Existing Zoning, CodeNEXT Draft 1, CodeNEXT Draft 2

*Building Library*

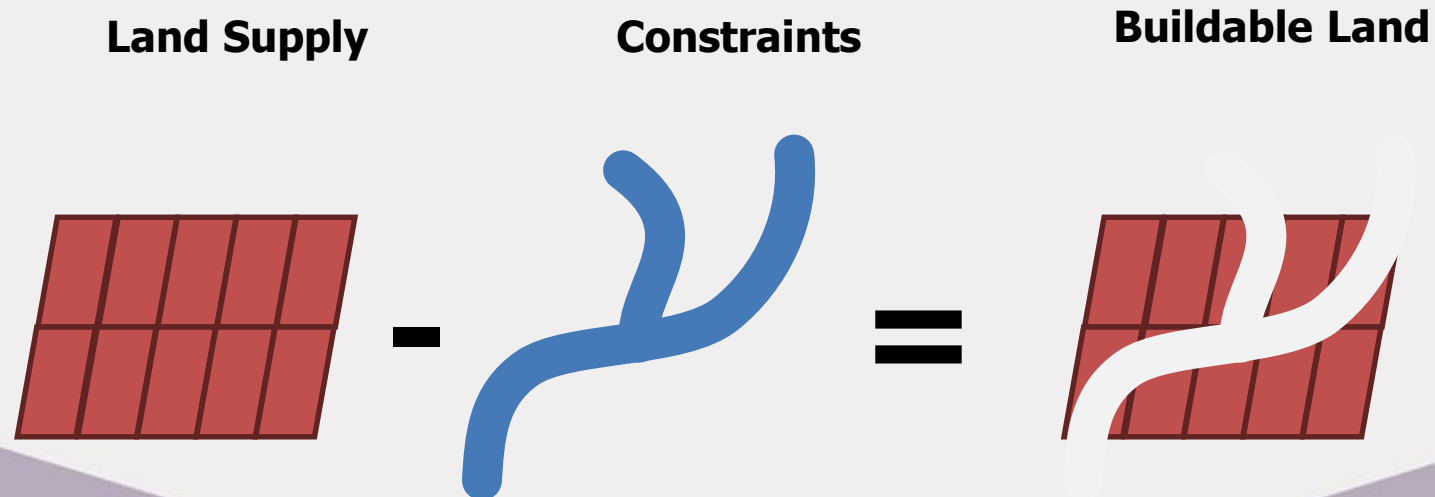


# STARTED WITH 2015 COA CAPACITY ANALYSIS

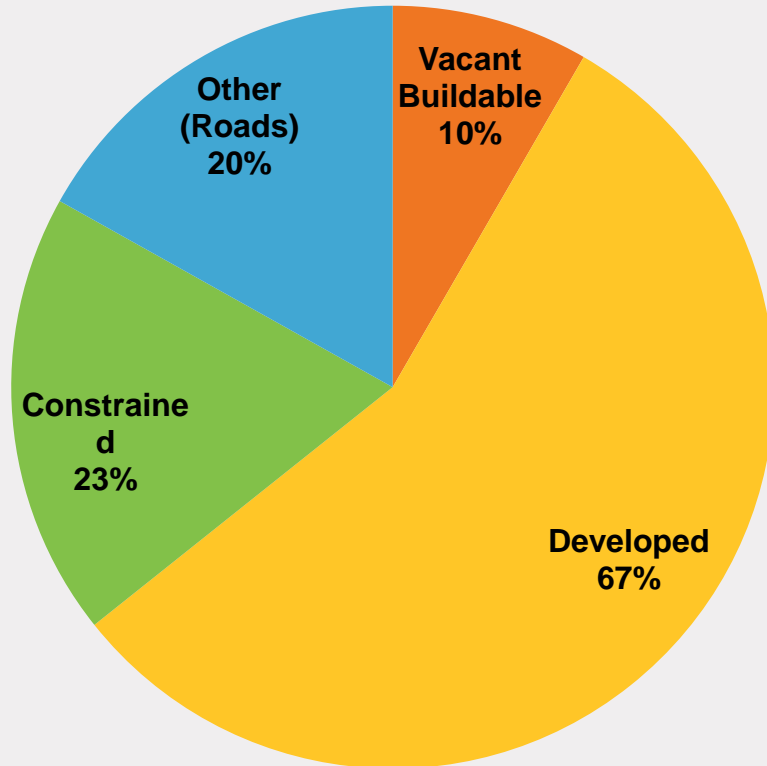


# CONSTRUCT BUILDABLE LANDS LAYER

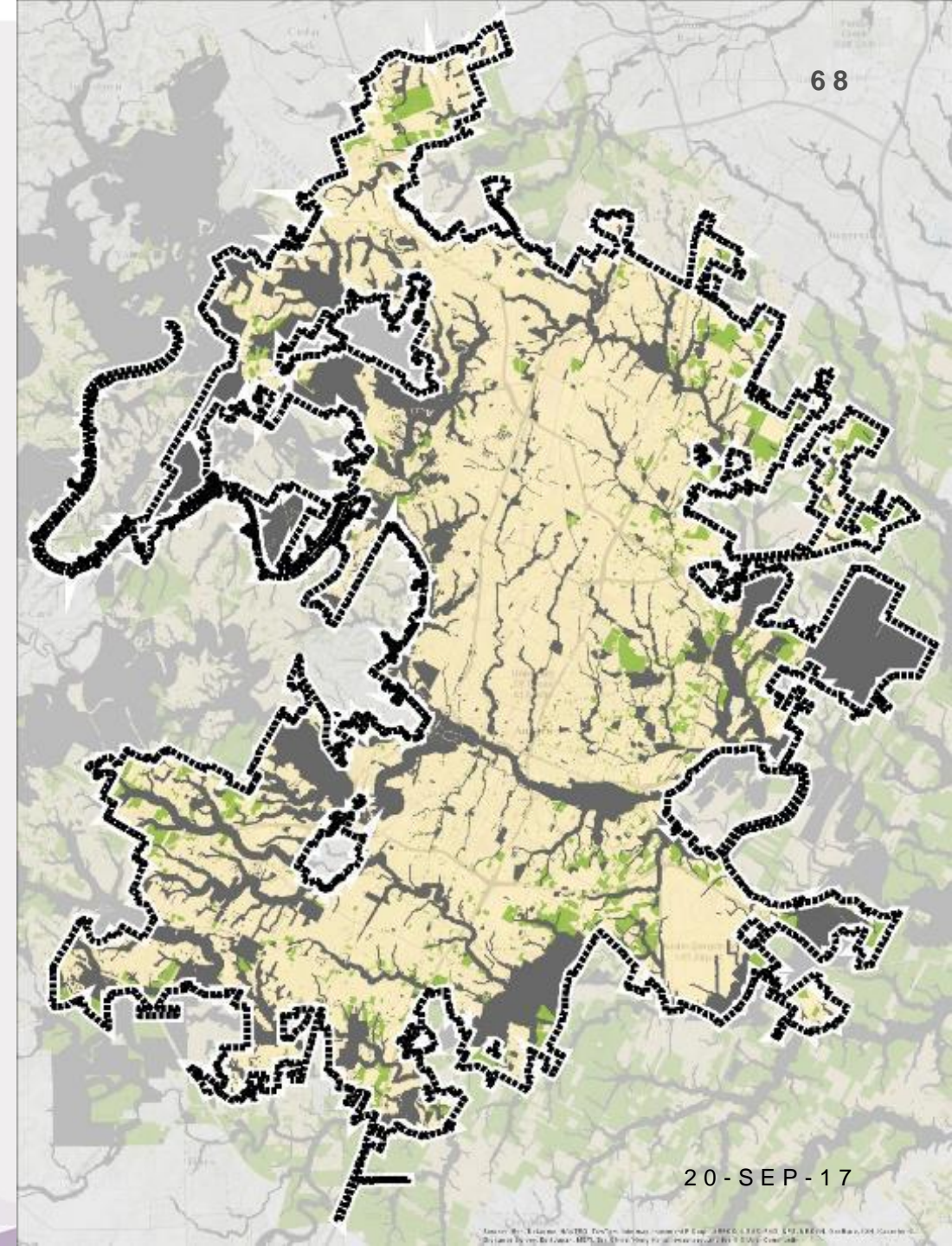
- Buildable Lands =
- Land Supply – Constraints (Environmental & Policy)



# 2015 VACANT & UNCONSTRAINED



- 14,560 acres of vacant, buildable land in city boundary
- ~3,500 of the vacant acres are constrained
- 19% of vacant & ag land



# UPDATED BUILDABLE LANDS

## REMOVE RECENTLY DEVELOPED PARCELS

Remove recently developed parcels based on permits

- Ensure recently developed land is no longer “vacant” in dataset
- Permit data recent through May 2017

Data source: City’s 2014 land database inventory; Development Services permit database – May 2017



**Example:** New Mixed Use Development on E. 5th St

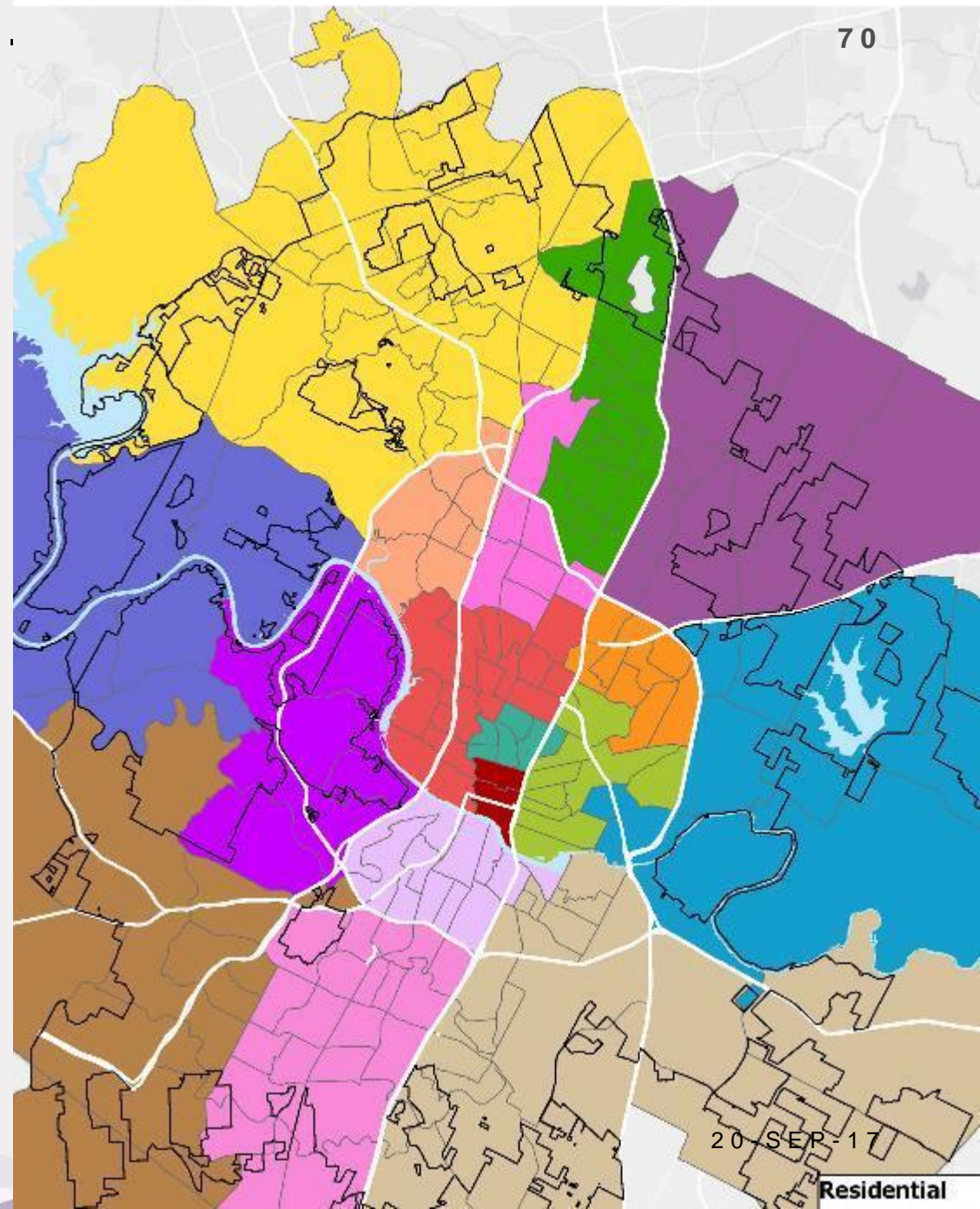
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# ESTIMATE REDEVELOPMENT BASED ON PRO FORMA ANALYSIS

Calculate average rents by Austin submarkets to understand building feasibility

- Aggregated from Census Tract average rents – CoStar data
- Source: CoStar 2015; ECONorthwest
  - Submarkets from ApartmentTrends.com
  - <http://www.apartmenttrends.com/html/maps/areaaus.cfm>



# TEST 7 BASIC BUILDINGS ON ALL PARCELS FOR FEASIBILITY

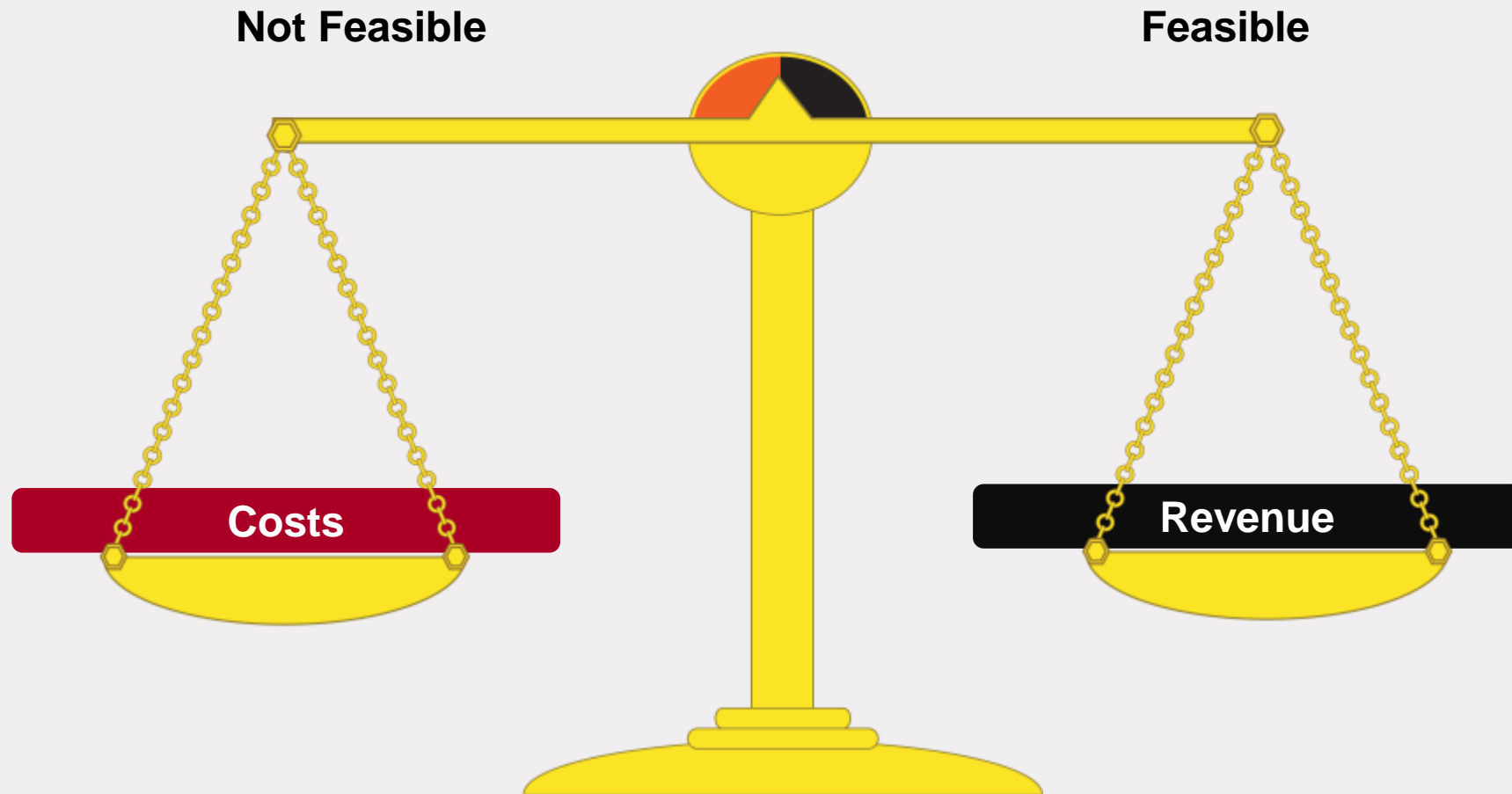
## Run Envision Tomorrow Development Feasibility Tool

- “Achievable rent” determined for **every parcel in Austin**
- Analysis done for 7 common building types in Austin:
  - SF Home
  - Duplex
  - Rowhouse
  - Multiplex
  - Low Rise Apartment (3 stories)
  - Mid Rise Apartment (4 stories)
  - Main Street Mixed Use (4-over-1)



# TIPPING POINT

72



*adjustable settings and tools*

Building form

Costs



Revenues

Gap tools

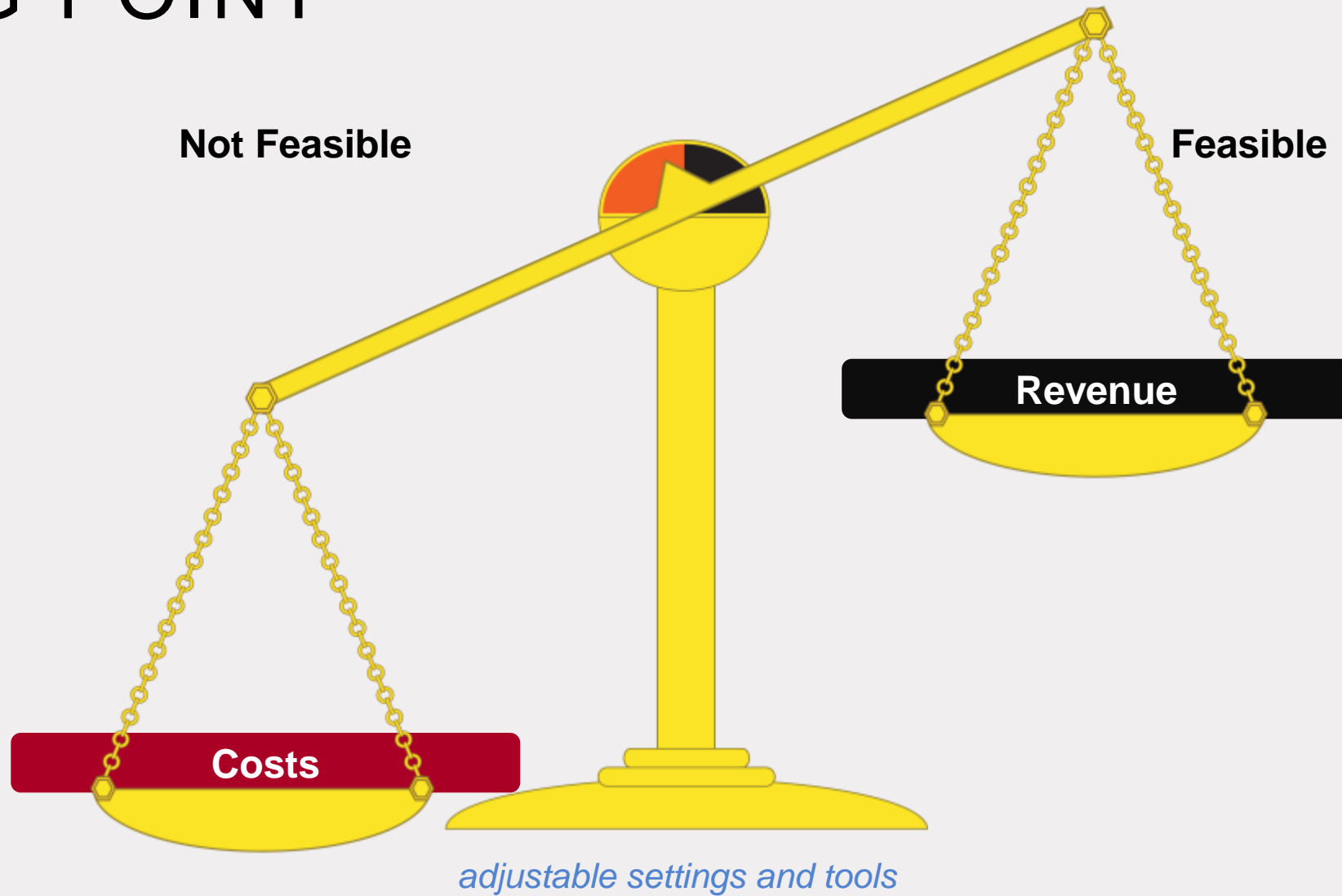


CODENEXT

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# TIPPING POINT

73



Building form

Costs



Revenues

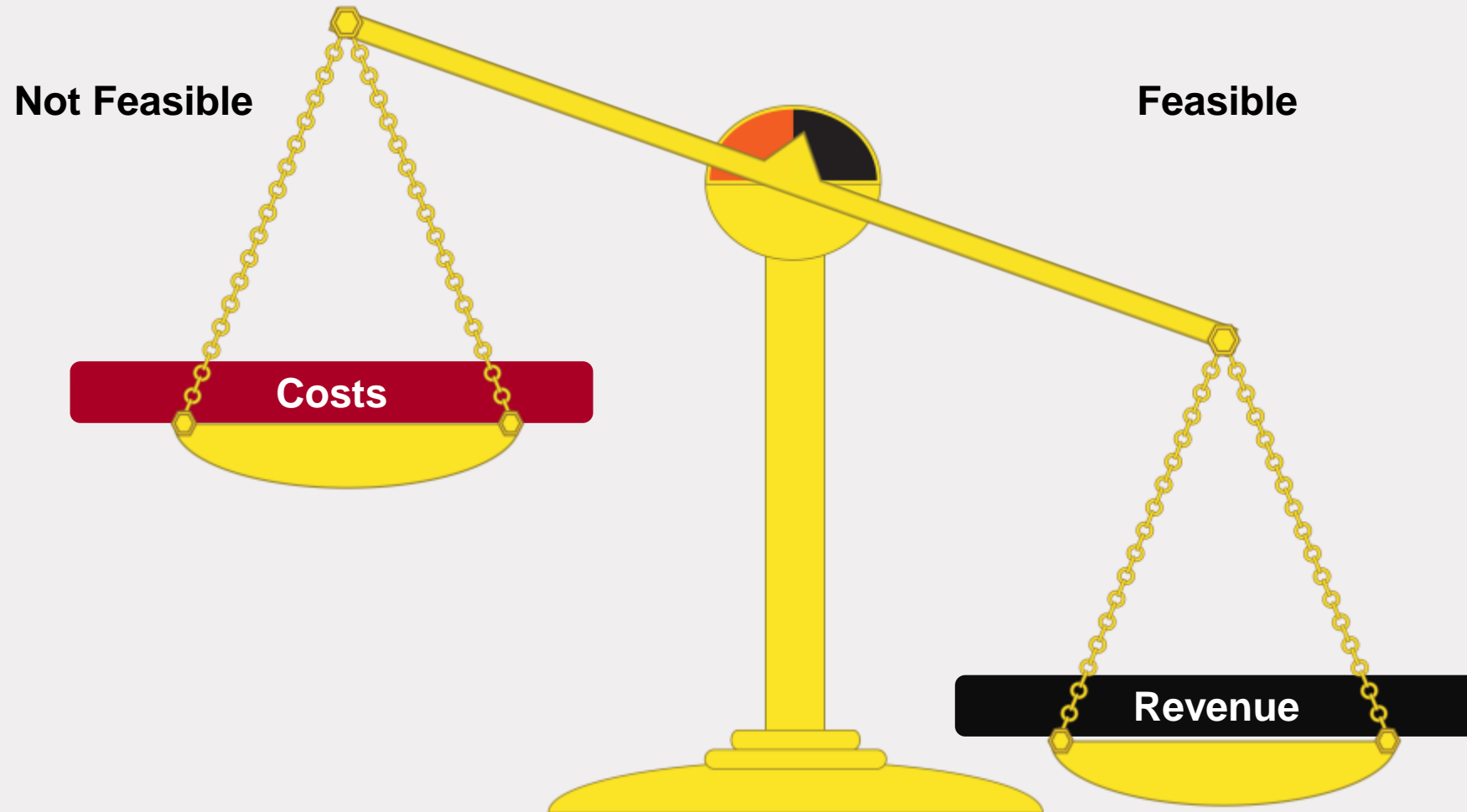
Gap tools

CODENEXT

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# TIPPING POINT

74



*adjustable settings and tools*



Building form

Costs



Revenues

Gap tools

CODENEXT

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# IDENTIFY REDEVELOPMENT POTENTIAL

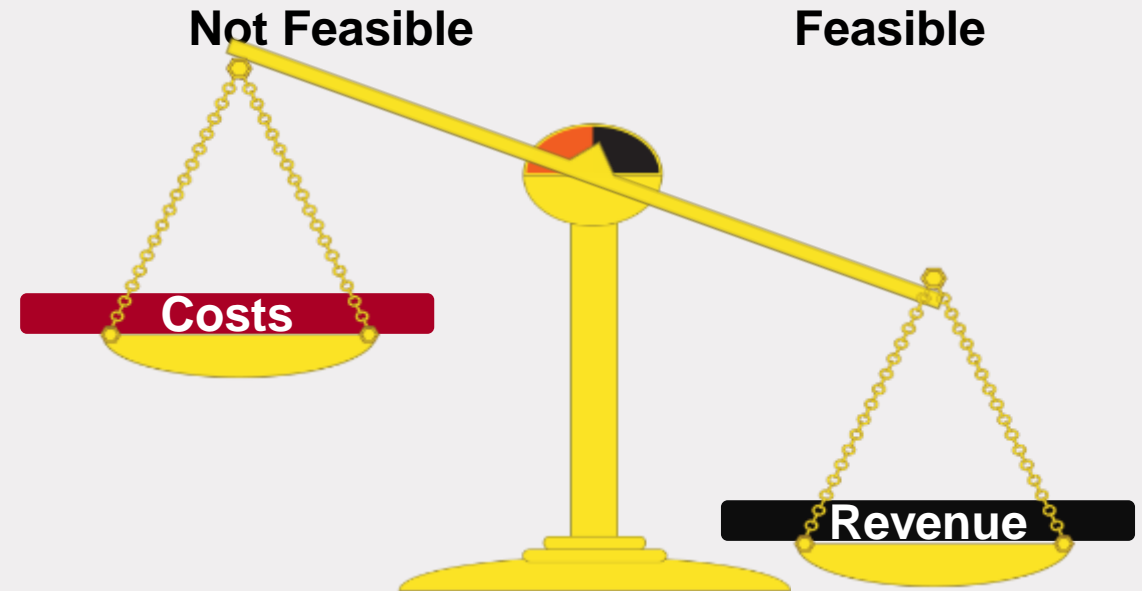
75

**Step 4:** Determine Market Feasibility Ratio on every parcel by building type

$$\text{Market Ratio} = \frac{\text{Achievable Rent}}{\text{Submarket Average Rent}}$$

- Parcel is “market feasible” *today* when ratio = 1
  - Ratio  $\geq 1$  means achievable rent is equal to or above submarket rents
  - Building is feasible when it is able to achieve rents equal to market

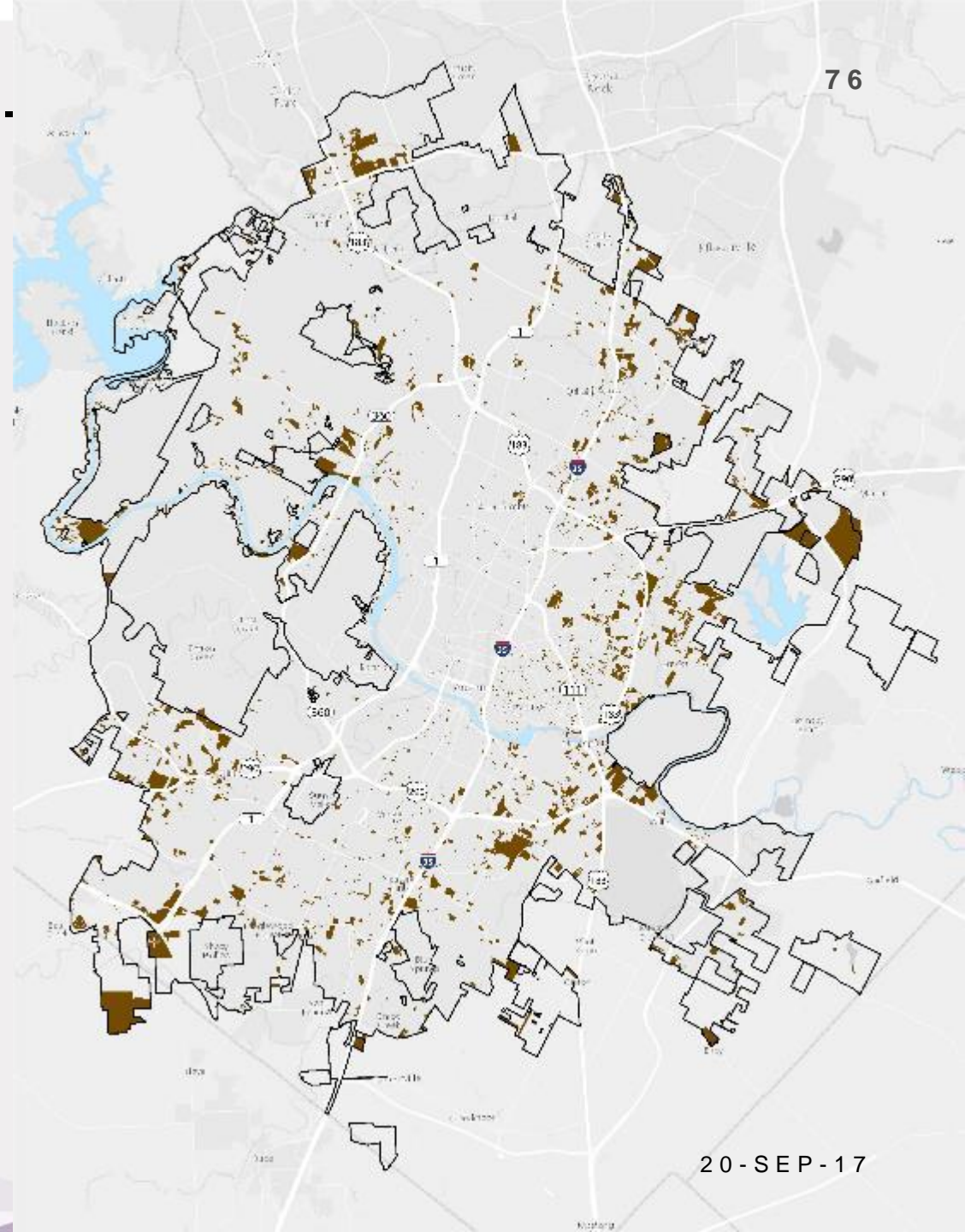
## Tipping Point



# UPDATE BUILDABLE LANDS. SEPTEMBER 2017

## Updated Buildable Lands

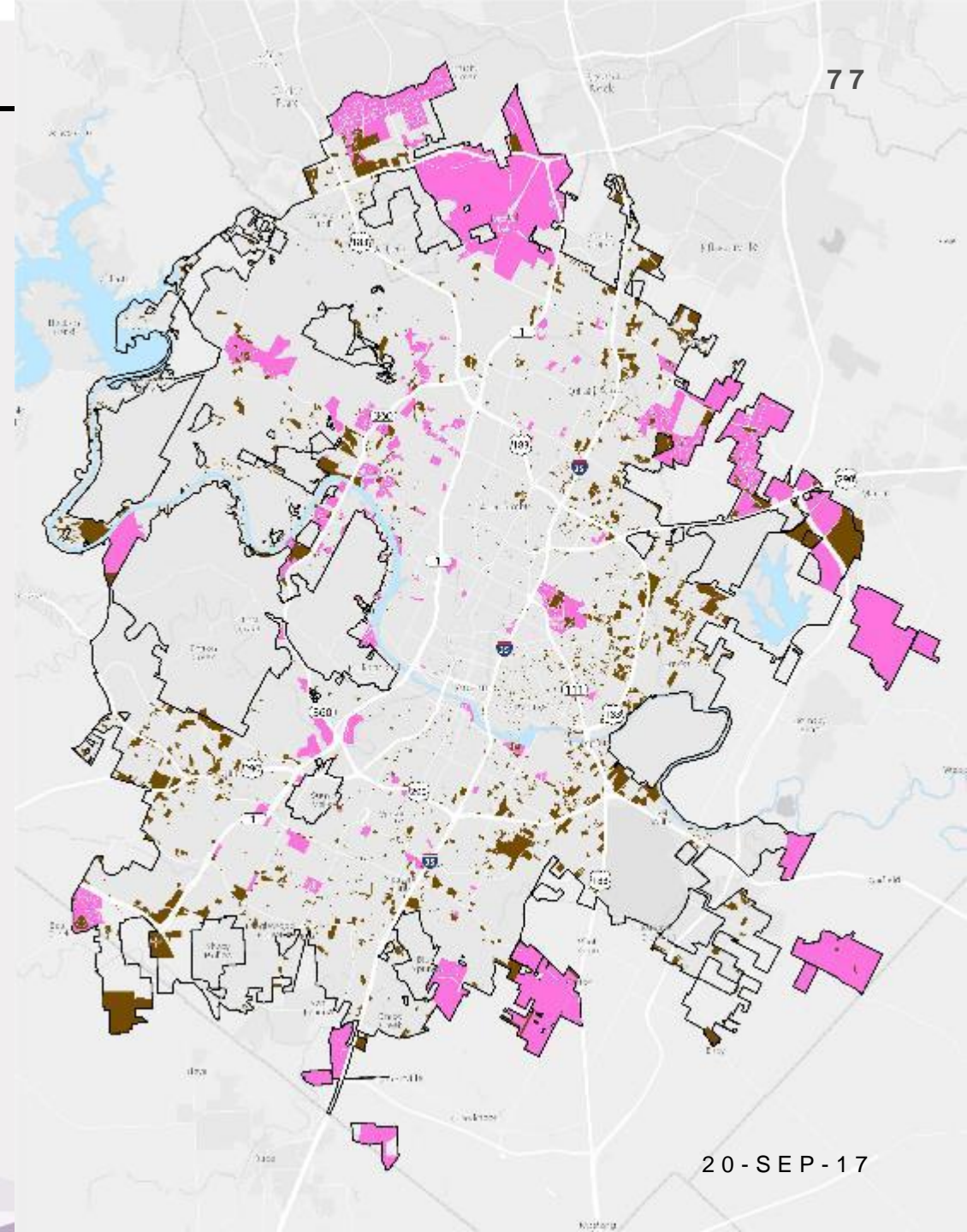
- Start with Vacant Land



# HOUSING CAPACITY ANALYSIS - SEPTEMBER 2017

## Updated Buildable Lands

- Start with Vacant Land
- Include PUDs



# HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

## Updated Buildable Lands

- Start with Vacant Land
- Include PUDs
- Remove Robinson Ranch PUD
  - ~24,000 HU in previous analyses



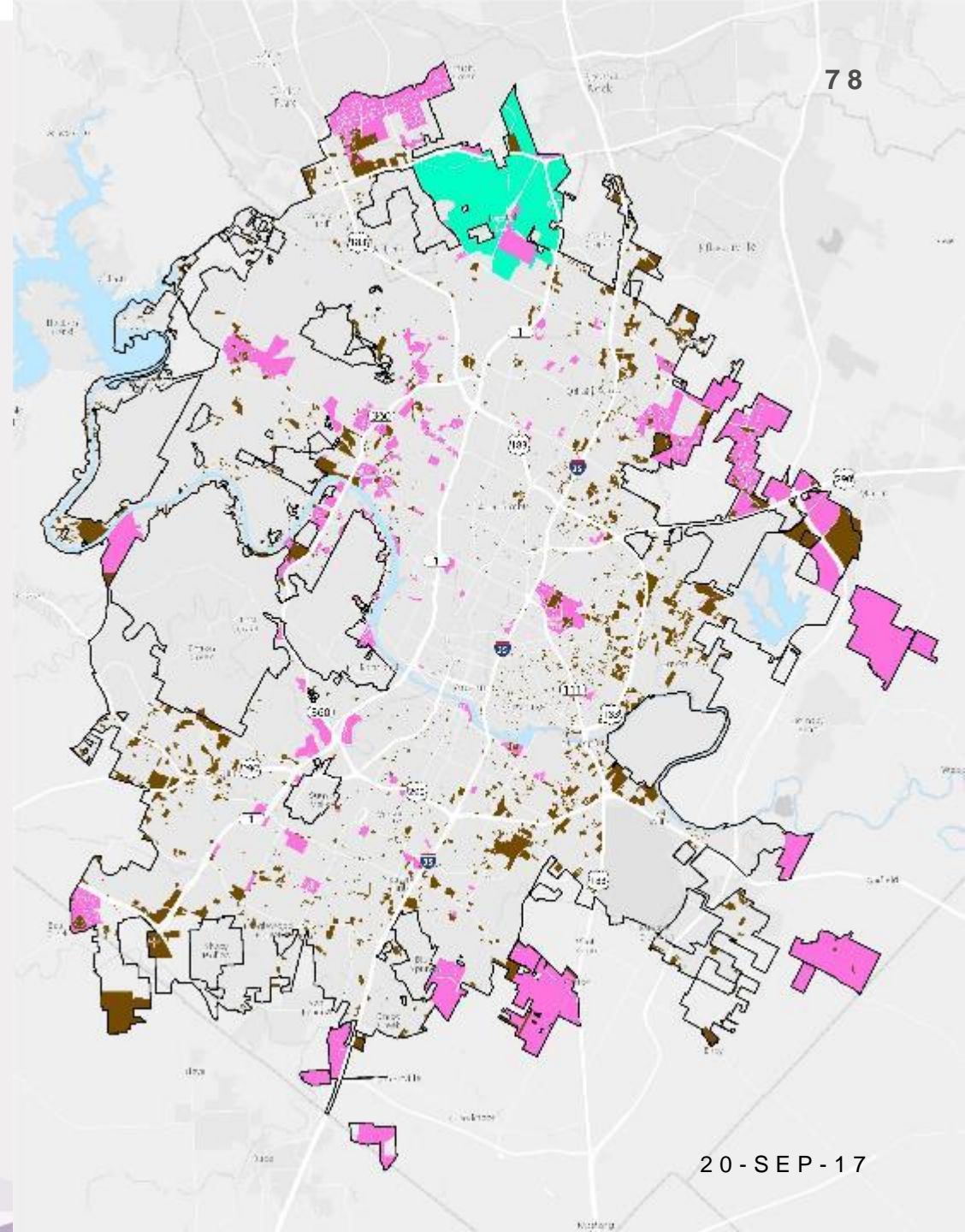
VACANT LAND



Robinson Ranch PUD



PUDs



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# HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

## Updated Buildable Lands

- Start with Vacant Land
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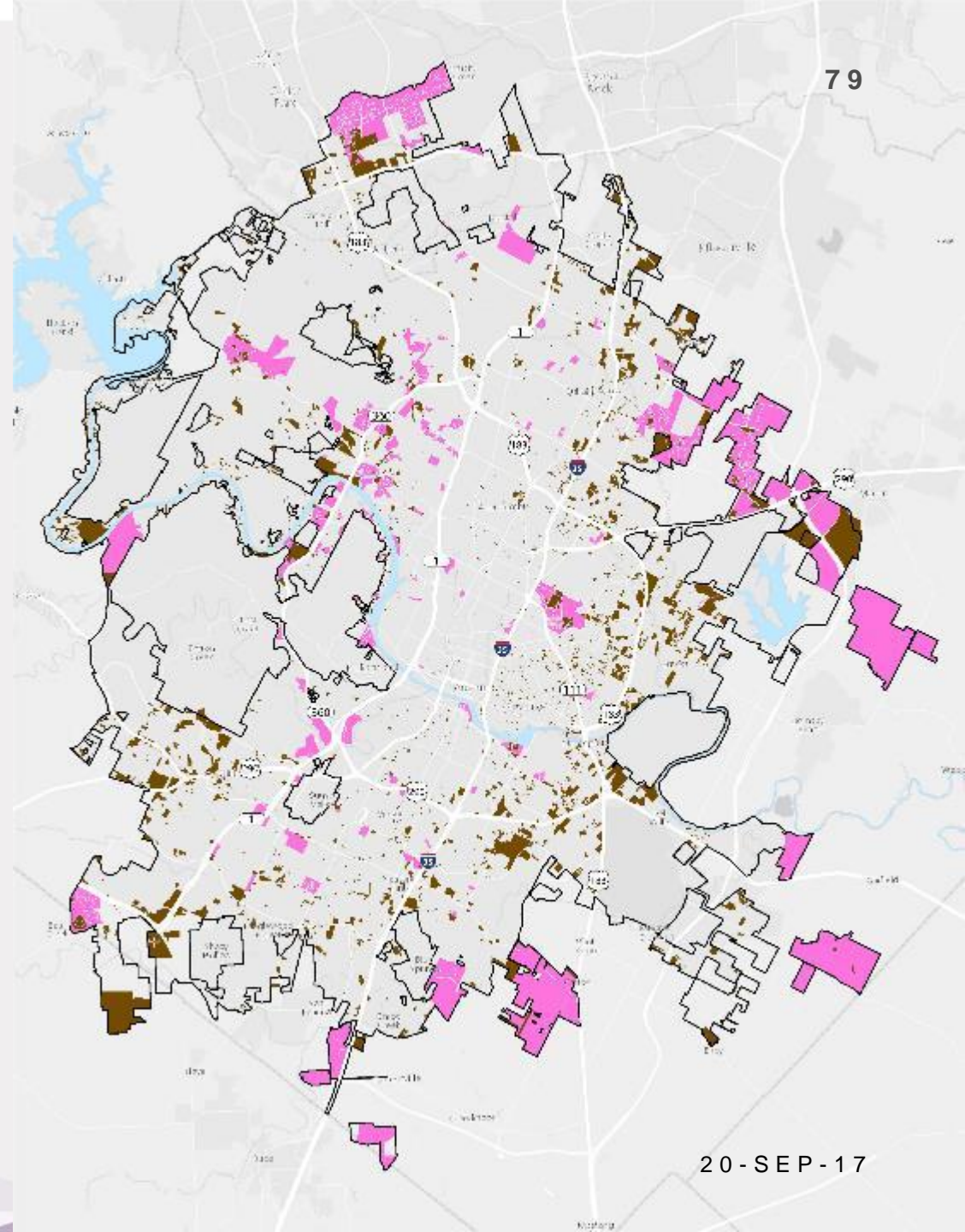
VACANT LAND



Robinson Ranch PUD



PUDs



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# HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

## Updated Buildable Lands

- Start with Vacant Land
- Include PUDs
- Remove Robinson Ranch PUD
  - ~24,000 HU in previous analyses
- Include all parcels with a Market Ratio  $\geq 1$



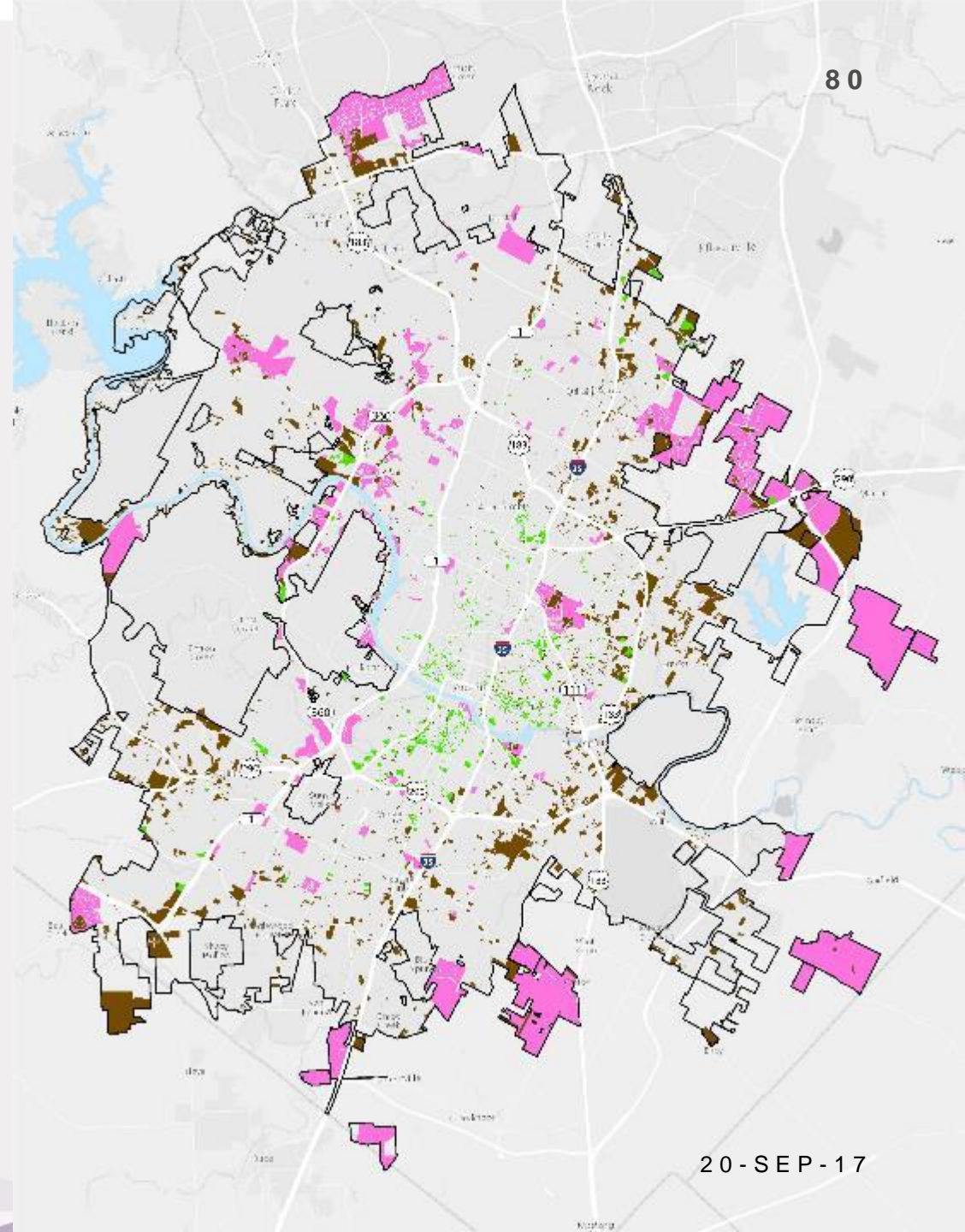
VACANT LAND



Development Feasible Parcels



PUDs



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# HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

## Updated Buildable Lands

- Start with Vacant Land
- Include PUDs
- Remove Robinson Ranch PUD
  - ~24,000 HU in previous analyses
- Include all parcels with a Market Ratio  $\geq 1$ 
  - Draft 2 Analysis Includes Commercial Lands now assigned MU Zones

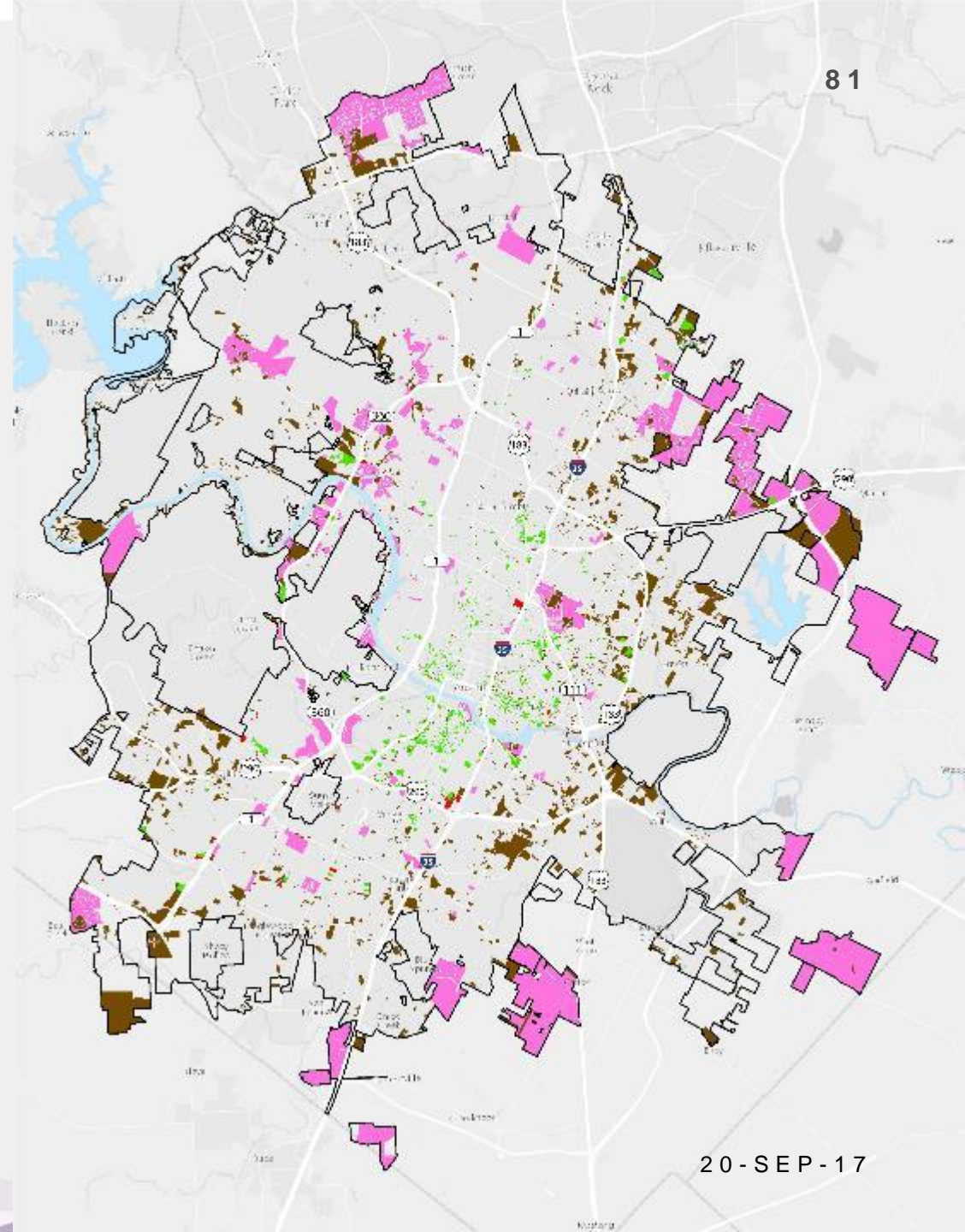


VACANT LAND

PUDs

Development Feasible Parcels

New MU Zones

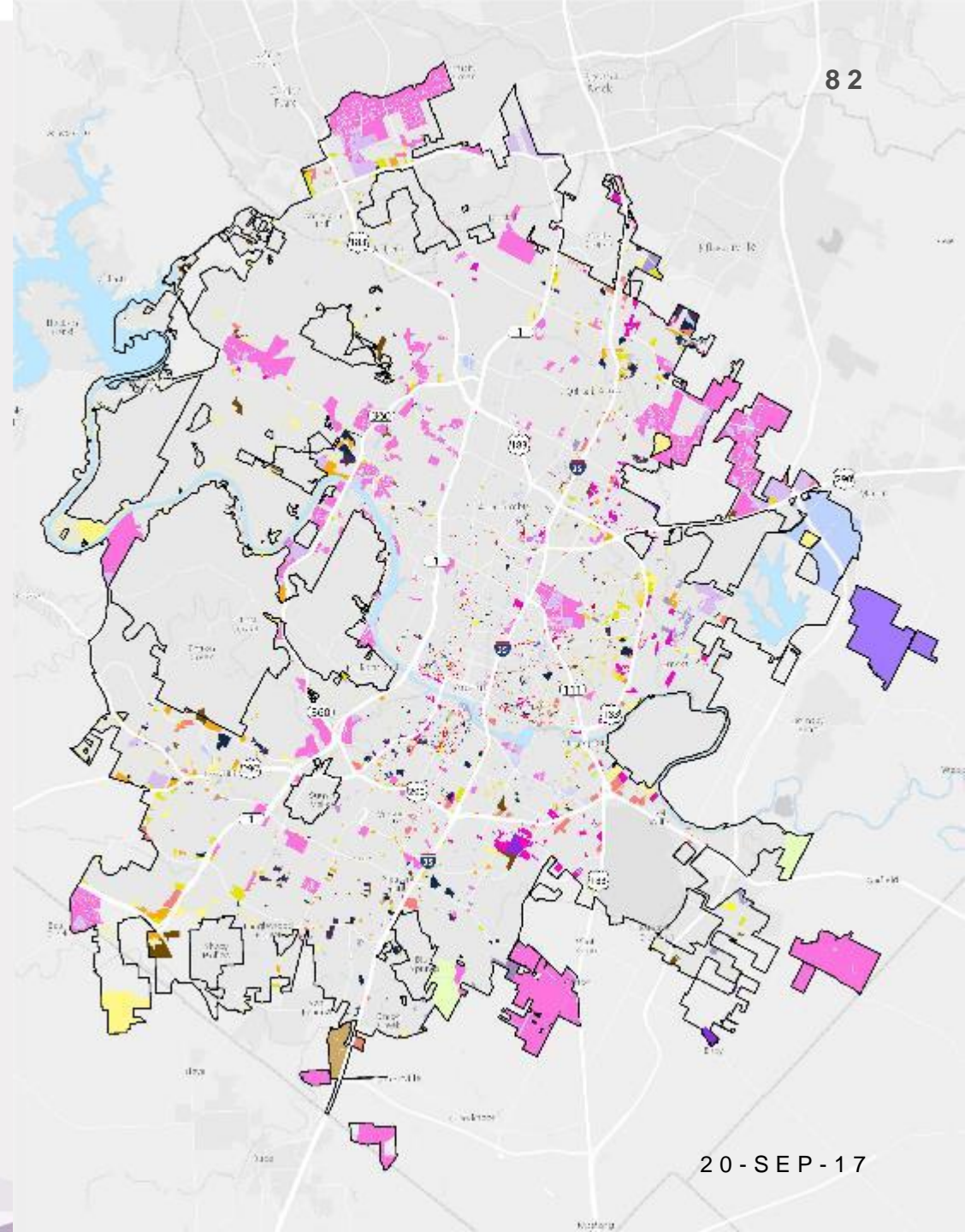


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# HOUSING CAPACITY ANALYSIS – SEPTEMBER 2017

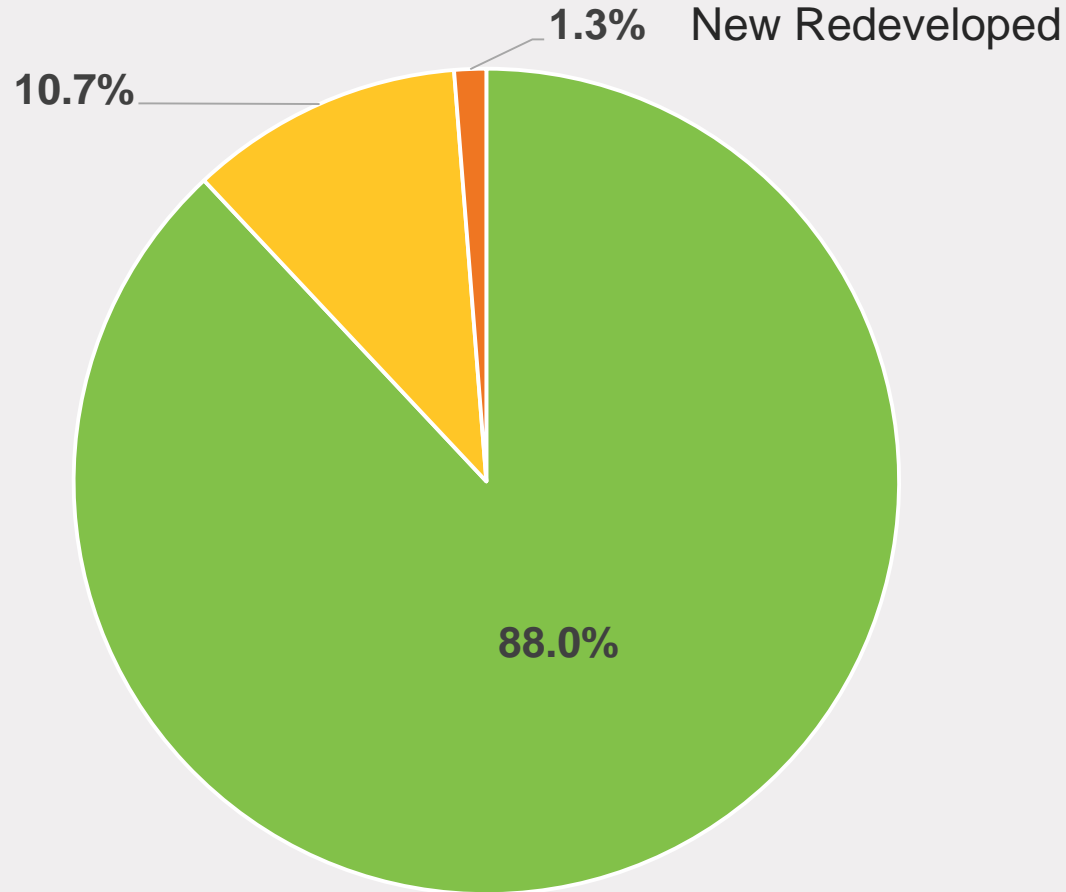
## Assign New Zones

- Calibrate Envision Tomorrow to calculate based on new zoning standards and map
- For Detailed View please refer to supplied map

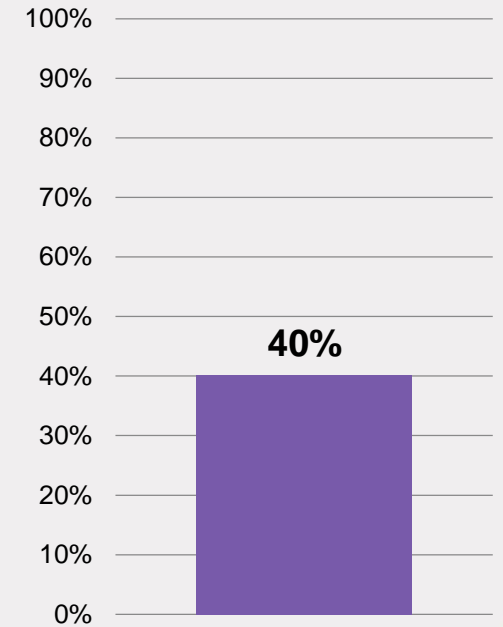


# ACREAGE OF DEVELOPED LAND - CODENEXT

New Vacant  
Developed



## % of Housing Capacity through Redevelopment



**~7:1 Replacement**

68,691 New Housing Units  
through the redevelopment of  
10,719



■ The Rest of Austin ■ New Vacant Developed Land ■ New Redeveloped Land

# REDEVELOPMENT EXAMPLES OVERVIEW MAP

84

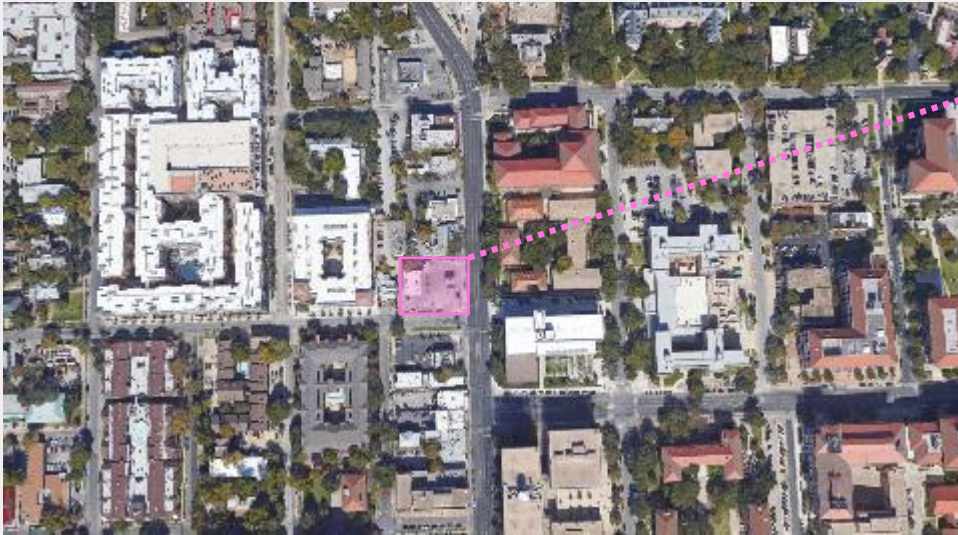


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# REDEVELOPMENT EXAMPLE 1

85



Address: 2600 Guadalupe St  
Current use: Gas station, '7-Eleven'

Value: \$849,000

Size: 0.325 acres

Future zoning: MU 4B

Potential development type: 4-story mixed use building



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# REDEVELOPMENT EXAMPLE 2

86



Address: 5101 South Congress Avenue

Current use: Car parts/car storage

Value: \$1,973,031

Size: 5.71 acres

Future zoning: Title 25 CS-MU-CO (equivalent to MU 4B)

Potential development type: 4-story mixed use building

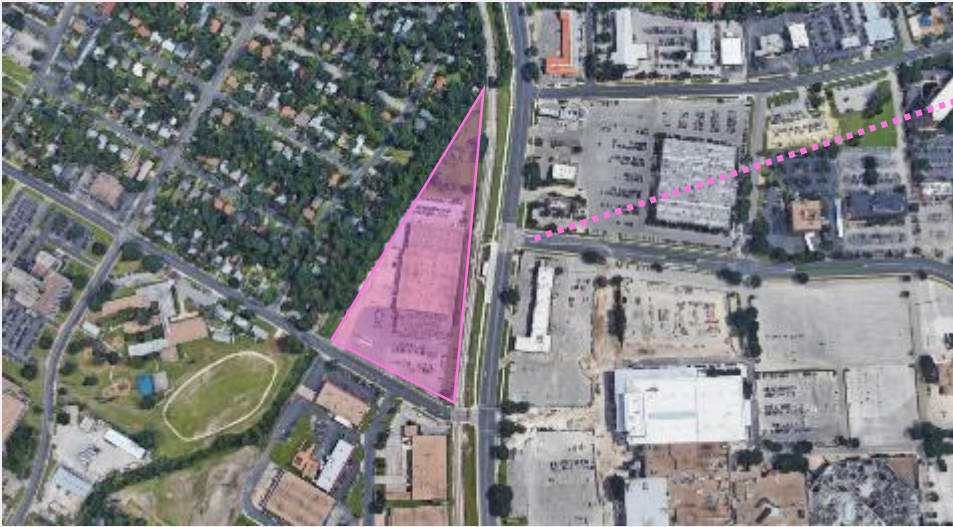


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# REDEVELOPMENT EXAMPLE 3

87



Address: 108 Denson Dr

Current use: Texas Department of Public Safety

Value: \$2,855,044

Size: 7.82 acres

Future zoning: MS2B

Potential development type: Main street character



# REDEVELOPMENT EXAMPLE 4

88



Address: 8440 Burnet Rd

Current use: Strip Mall 'The Spectrum'

Value: \$5,451,026

Size: 4.10 acres

Future zoning: MS3A

Potential development type: Main street character



# REDEVELOPMENT EXAMPLE 5

89



Address: 2730 E 7 St

Current use: 'Advanced Auto Parts', 'Sonic Drive-In'

Value: \$2,408,835

Size: 3.21 acres

Future zoning: MU4B

Potential development type: 4-story mixed use building



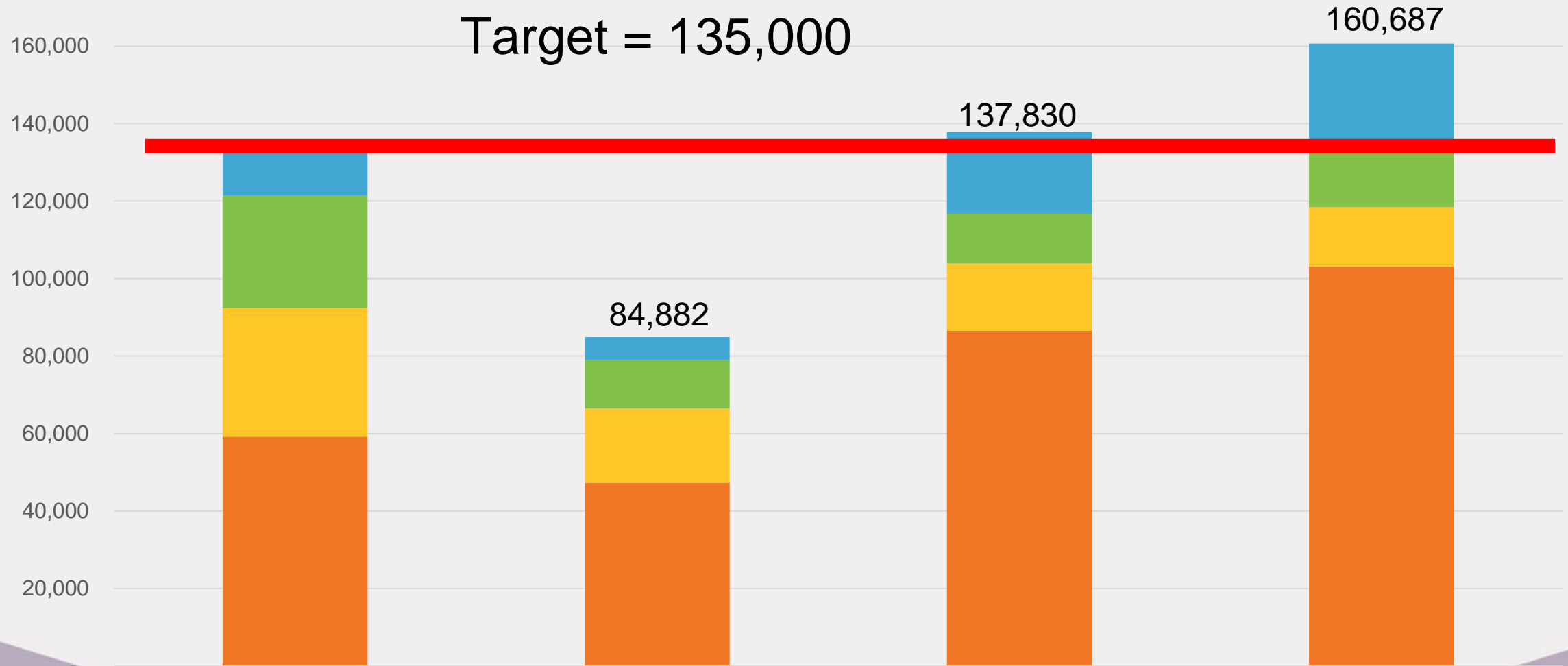
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# HOUSING ESTIMATES BY TYPE

90

Target = 135,000



Target

Existing zoning

CodeNEXT Draft 1

CodeNEXT Draft 2



Multi Family

Large SF

Small SF

"Missing Middle"

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CODENEXT

# UNITS ON PARCELS THAT REDEVELOP



Target

Existing zoning

CodeNEXT Draft 1

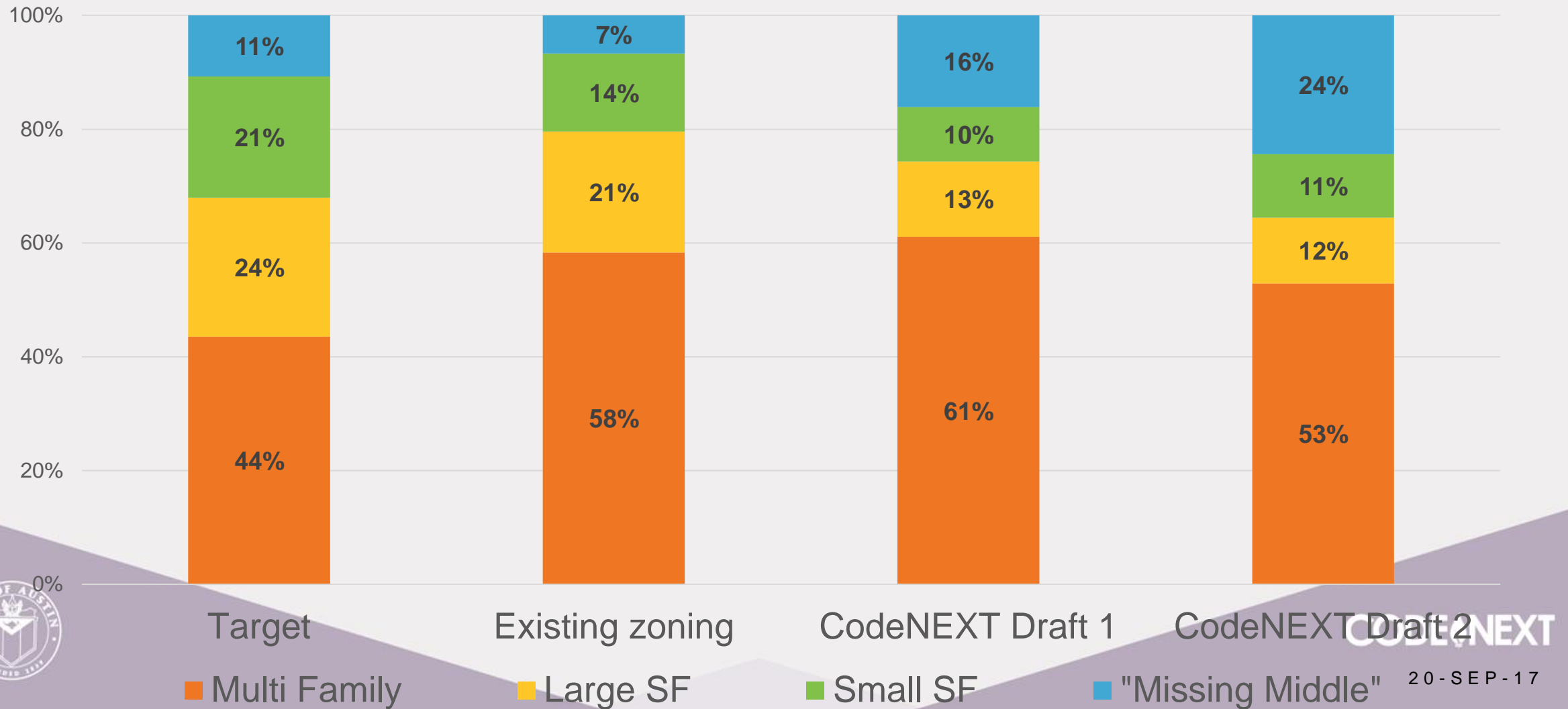
CodeNEXT Draft 2

CODENEXT

Units on Parcels that Redevelop

# HOUSING ESTIMATES BY TYPE PERCENT MIX EXCESS MF CAPACITY ELIMINATED

92

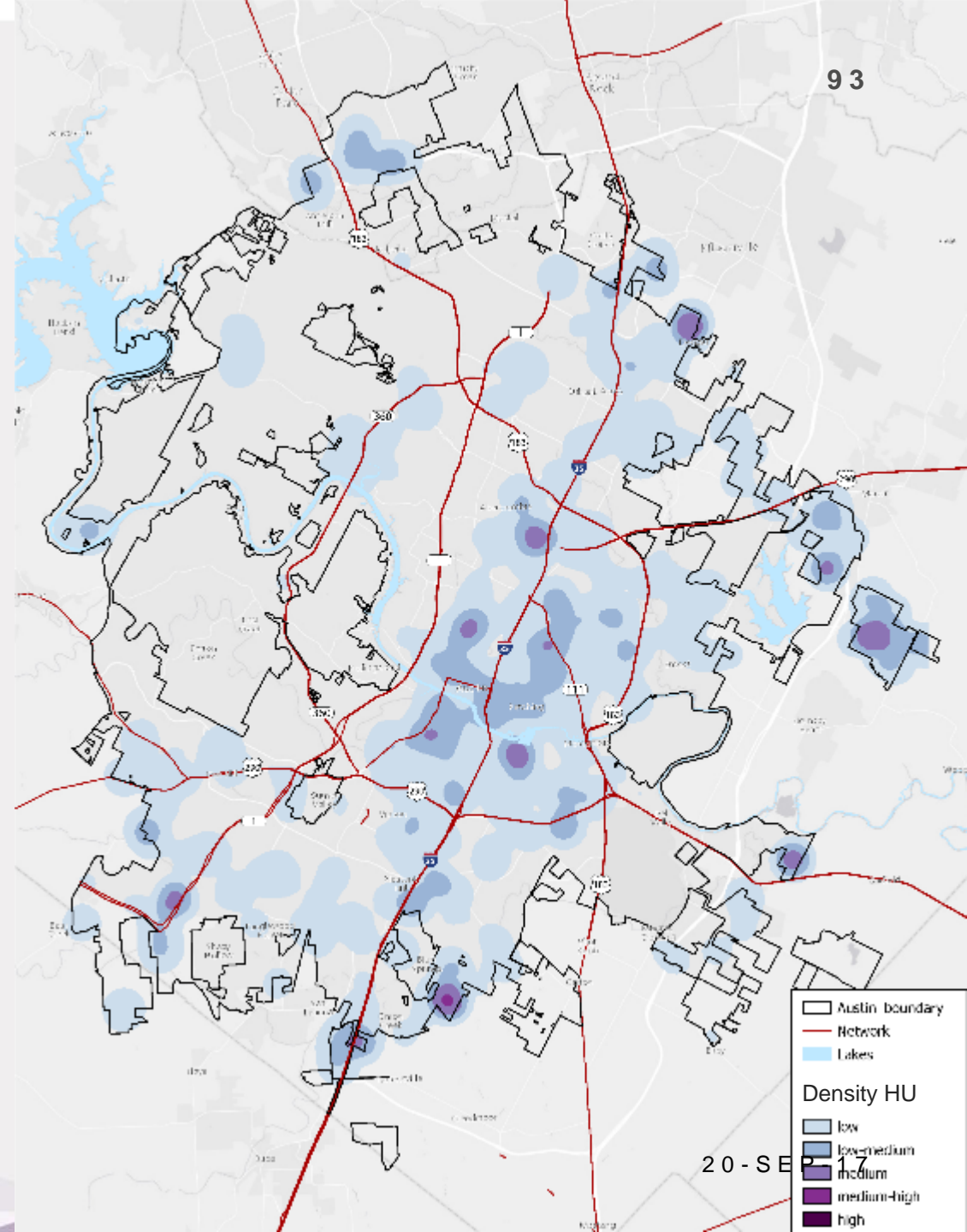


CodeNEXT

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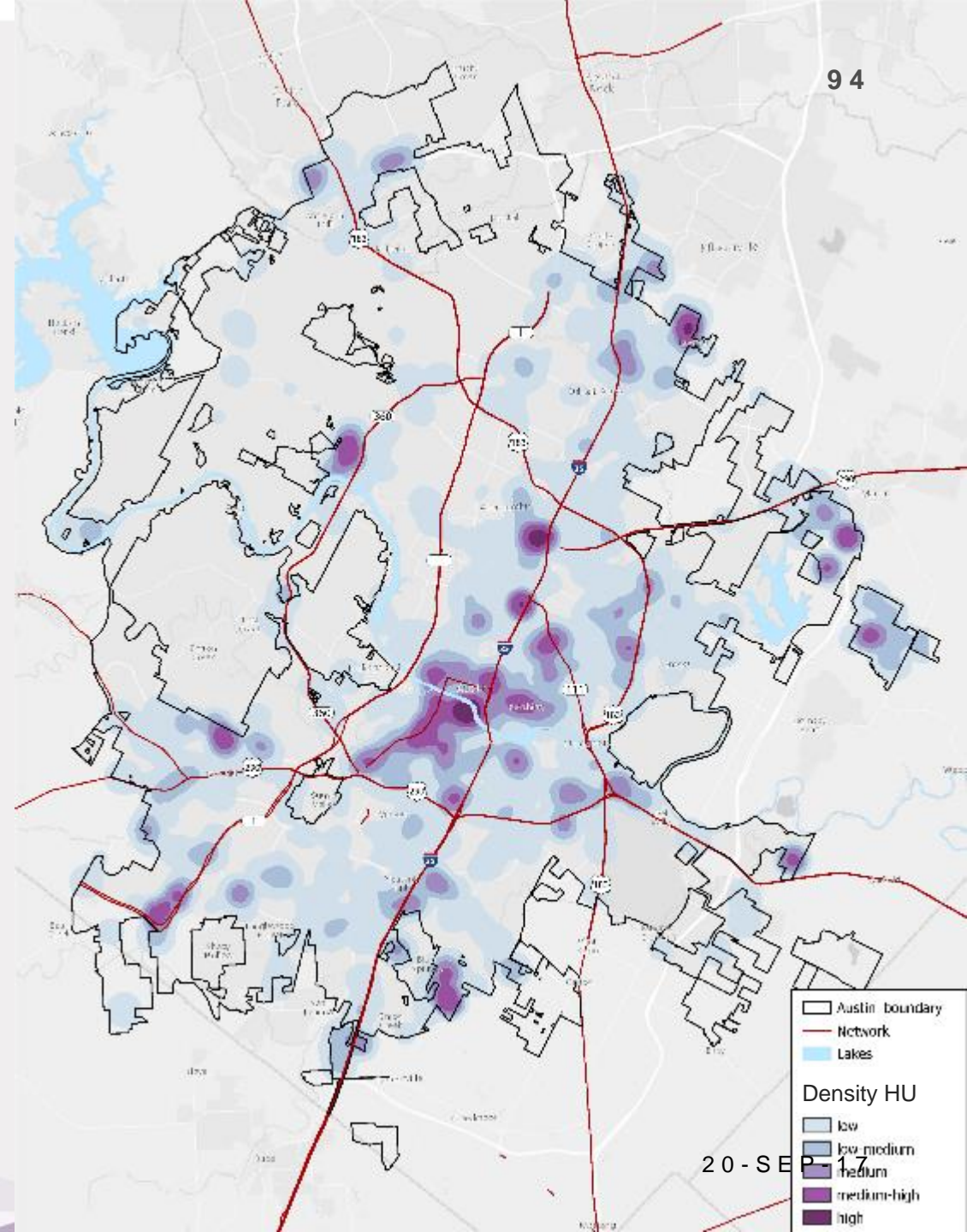
# DENSITY OF HOUSING CAPACITY CURRENT CODE

**84,882** estimated housing  
capacity under Current Zoning  
Code



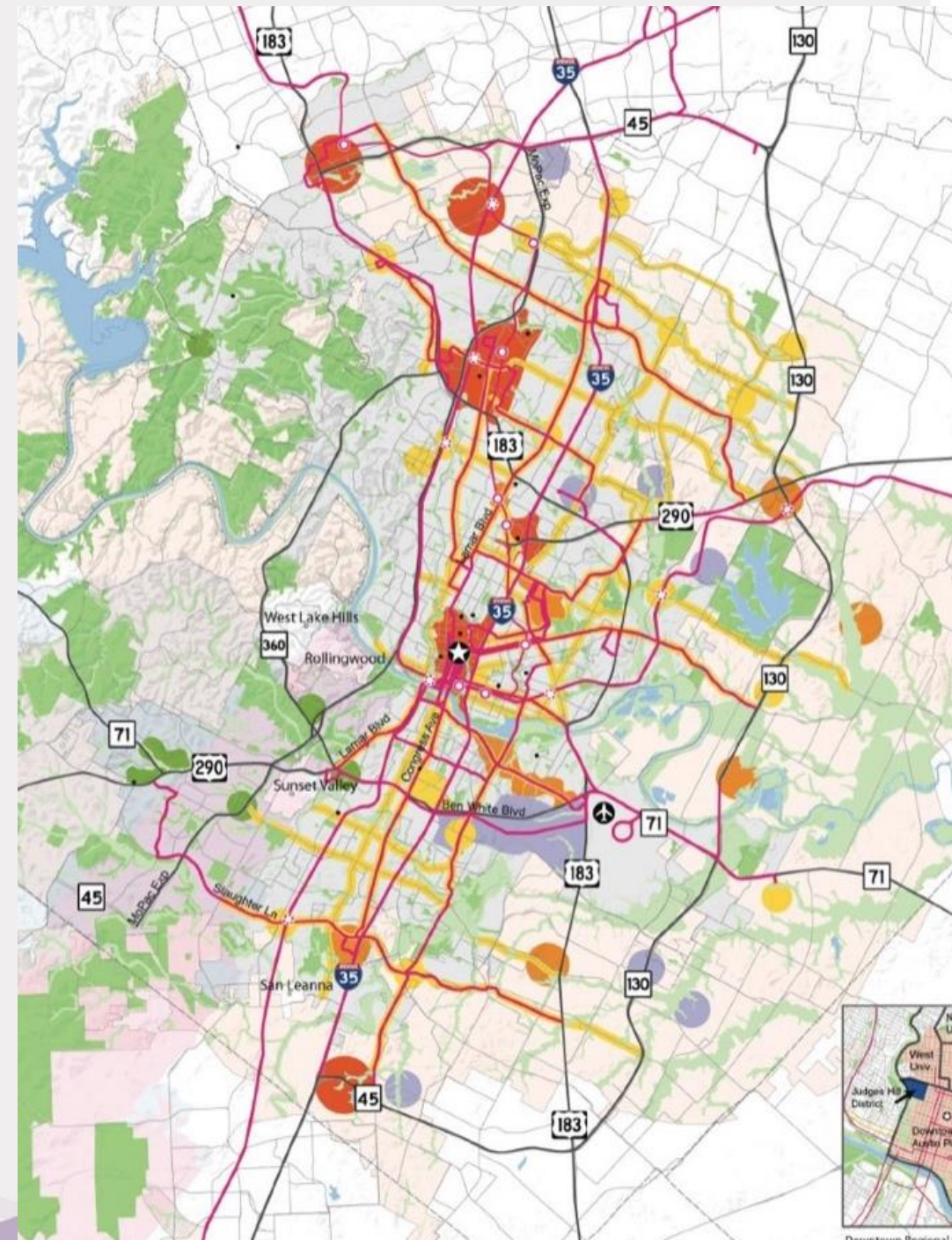
# DENSITY OF HOUSING CAPACITY CODENEXT DRAFT 2

**160,687** estimated housing  
capacity under CodeNEXT Draft 2



# DENSITY OF HOUSING CAPACITY

**Imagine Austin  
Centers and  
Corridors**

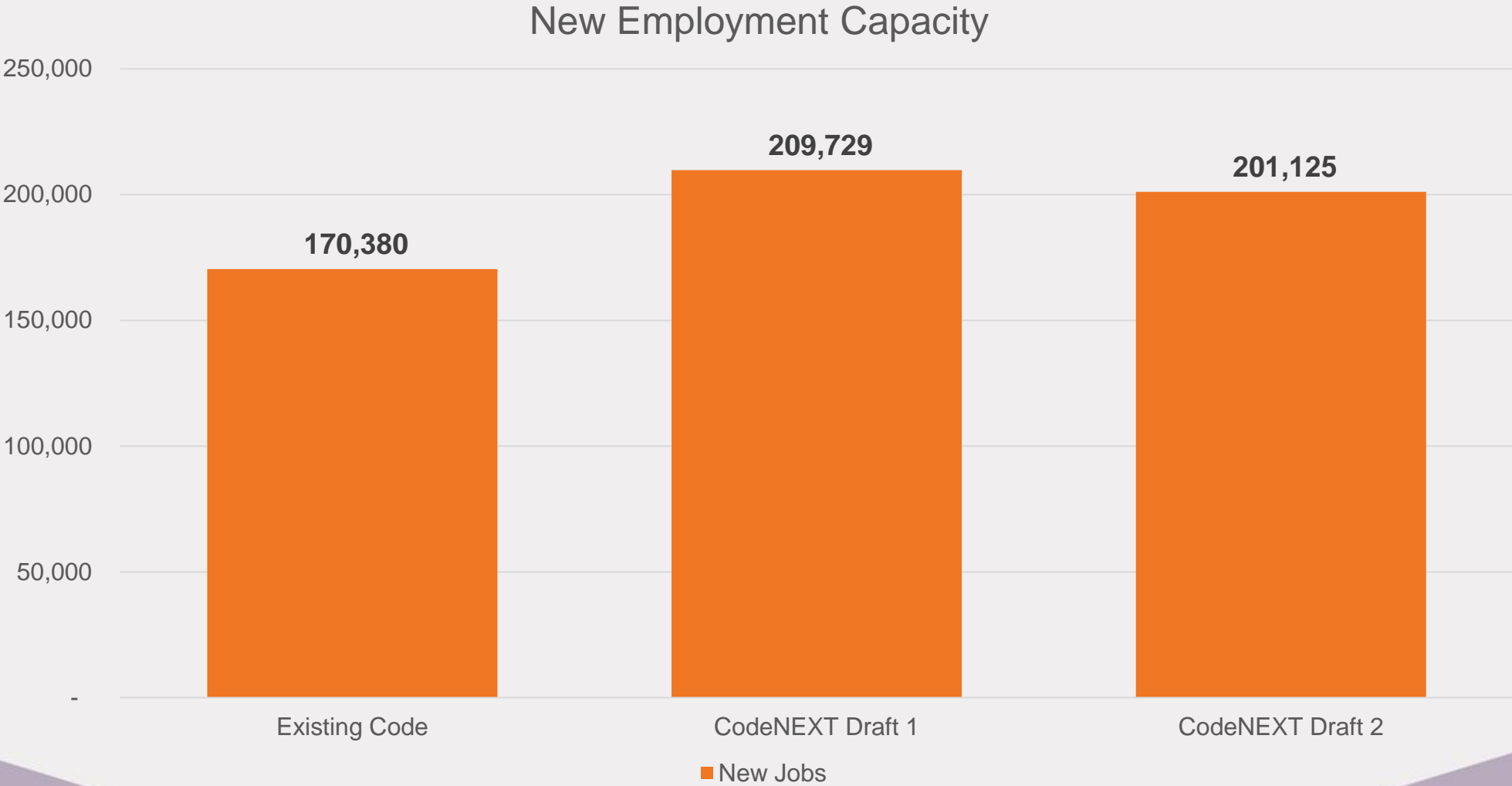


# HOUSING CAPACITY BY COUNCIL DISTRICT

96

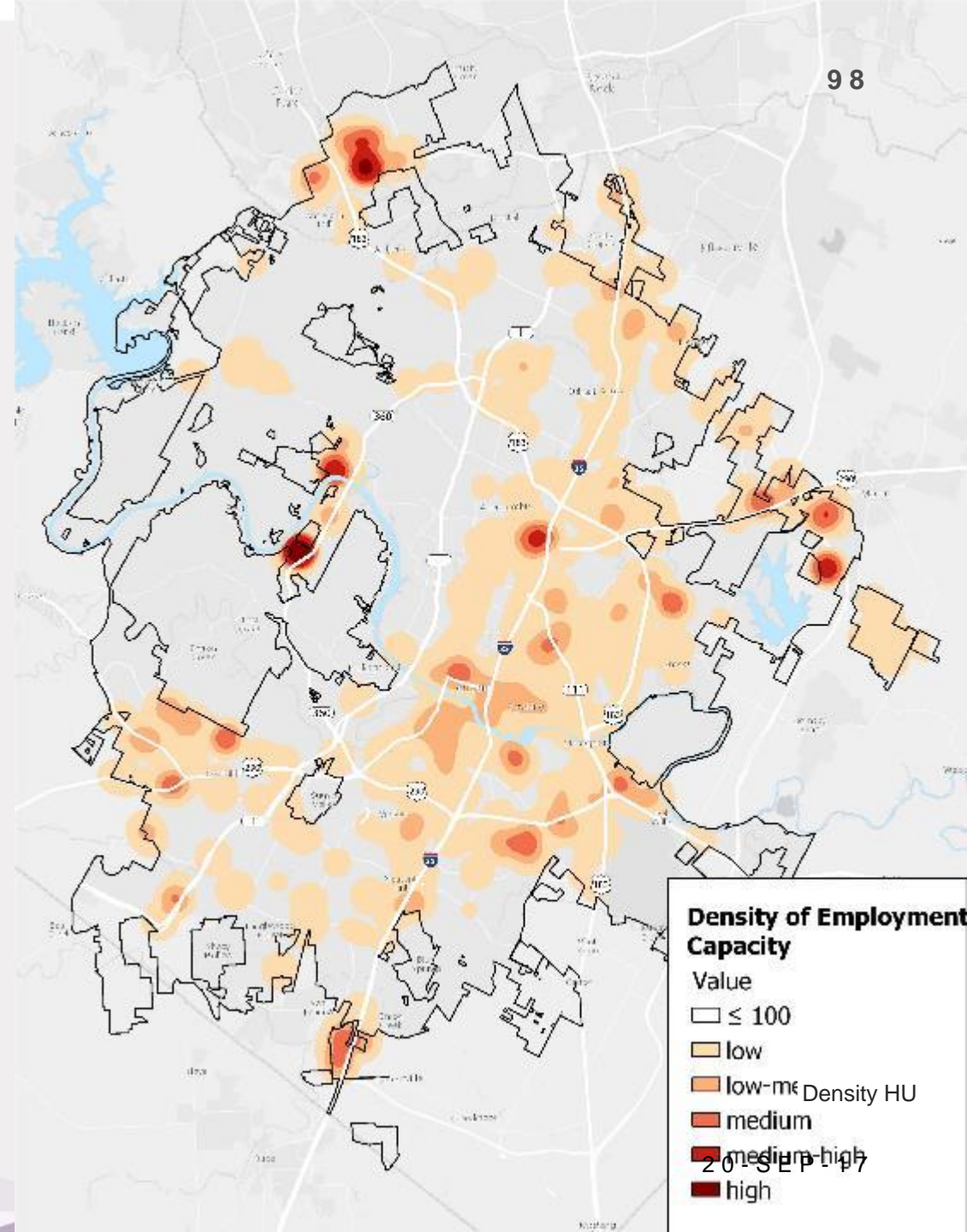
	CodeNEXT Draft 2	
Council District	New HU	% of Total
1	32,231	20%
2	18,794	12%
3	18,121	11%
4	7,735	5%
5	15,543	10%
6	6,758	4%
7	14,155	9%
8	19,481	12%
9	19,178	12%
10	7,920	5%
<b>TOTAL</b>	<b>160,589</b>	20 - SEP - 17

# NEW EMPLOYMENT CAPACITY FROM ZONING



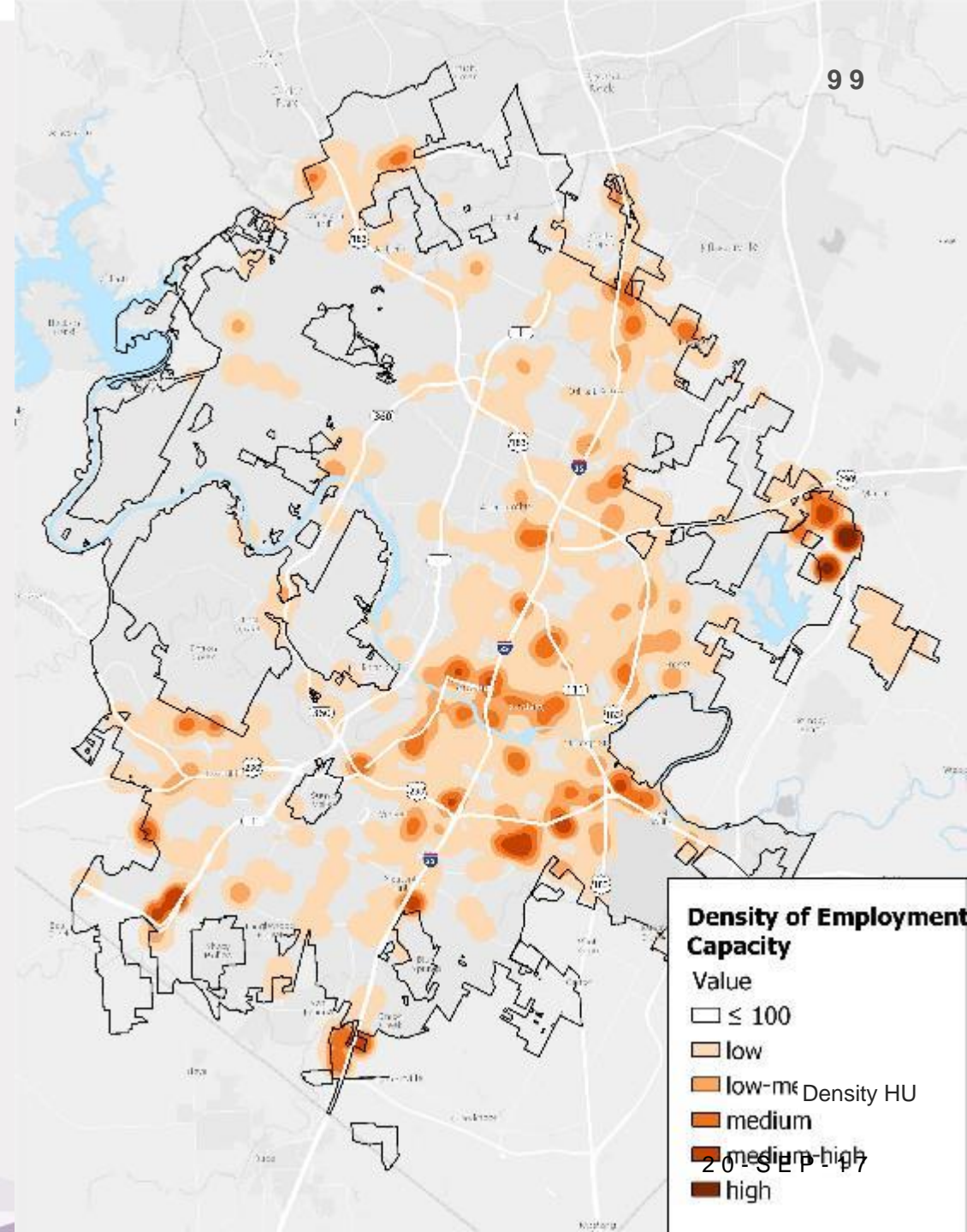
# DENSITY OF EMPLOYMENT CAPACITY CURRENT CODE

**170,380** estimated  
employment capacity under  
Current Zoning Code



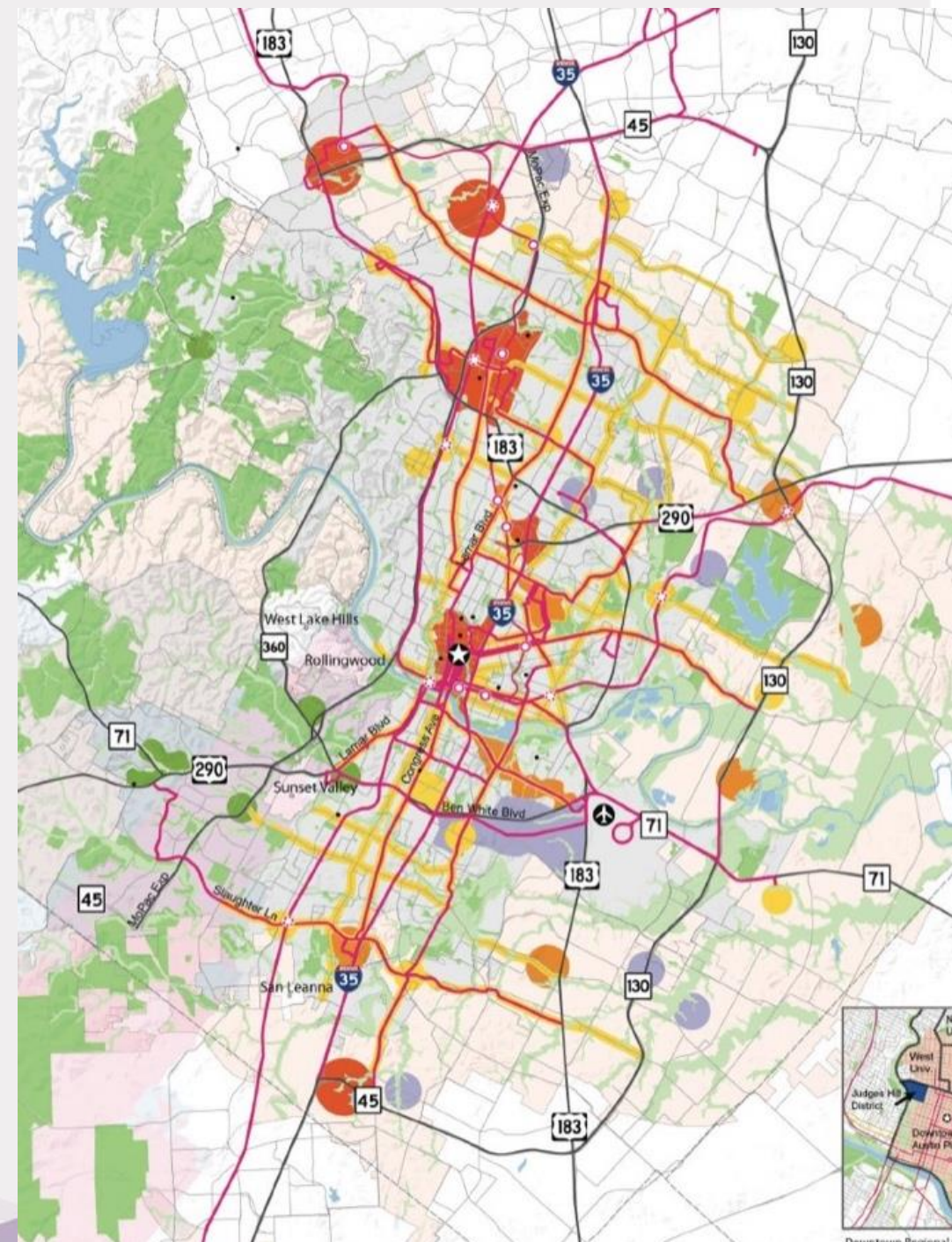
# DENSITY OF EMPLOYMENT CAPACITY DRAFT 2

**201,125** estimated  
employment capacity under  
CodeNEXT Draft 2



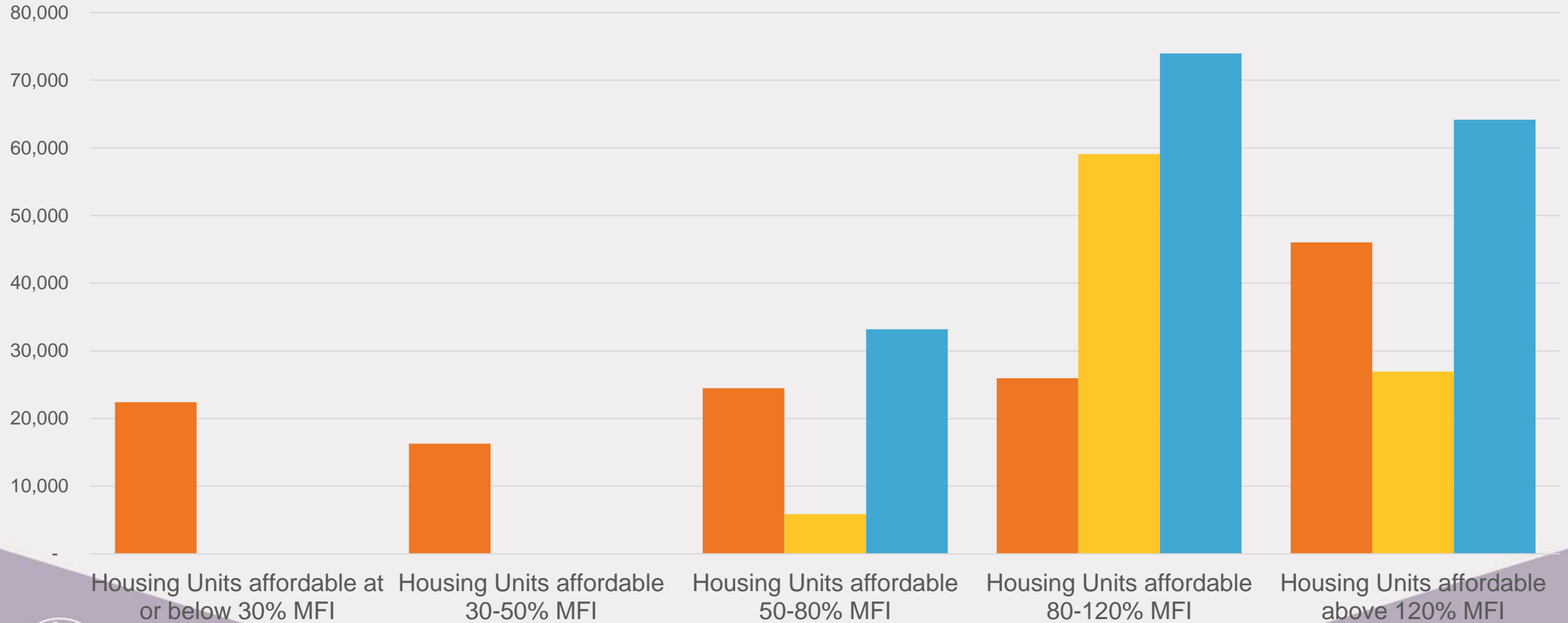
# DENSITY OF EMPLOYMENT CAPACITY

**Imagine Austin  
Centers and  
Corridors**



# NEW HOUSING CAPACITY COMPARED TO AFFORDABILITY TARGETS

101



- Strategic Housing Blueprint Target
- Existing Zoning Capacity
- CodeNEXT Draft 2 Capacity

**Source: US Department of Housing and Urban Development Income Limits 2016**

**MFI = Median Family Income for Austin-Round Rock Metropolitan Statistical Area (MSA)**

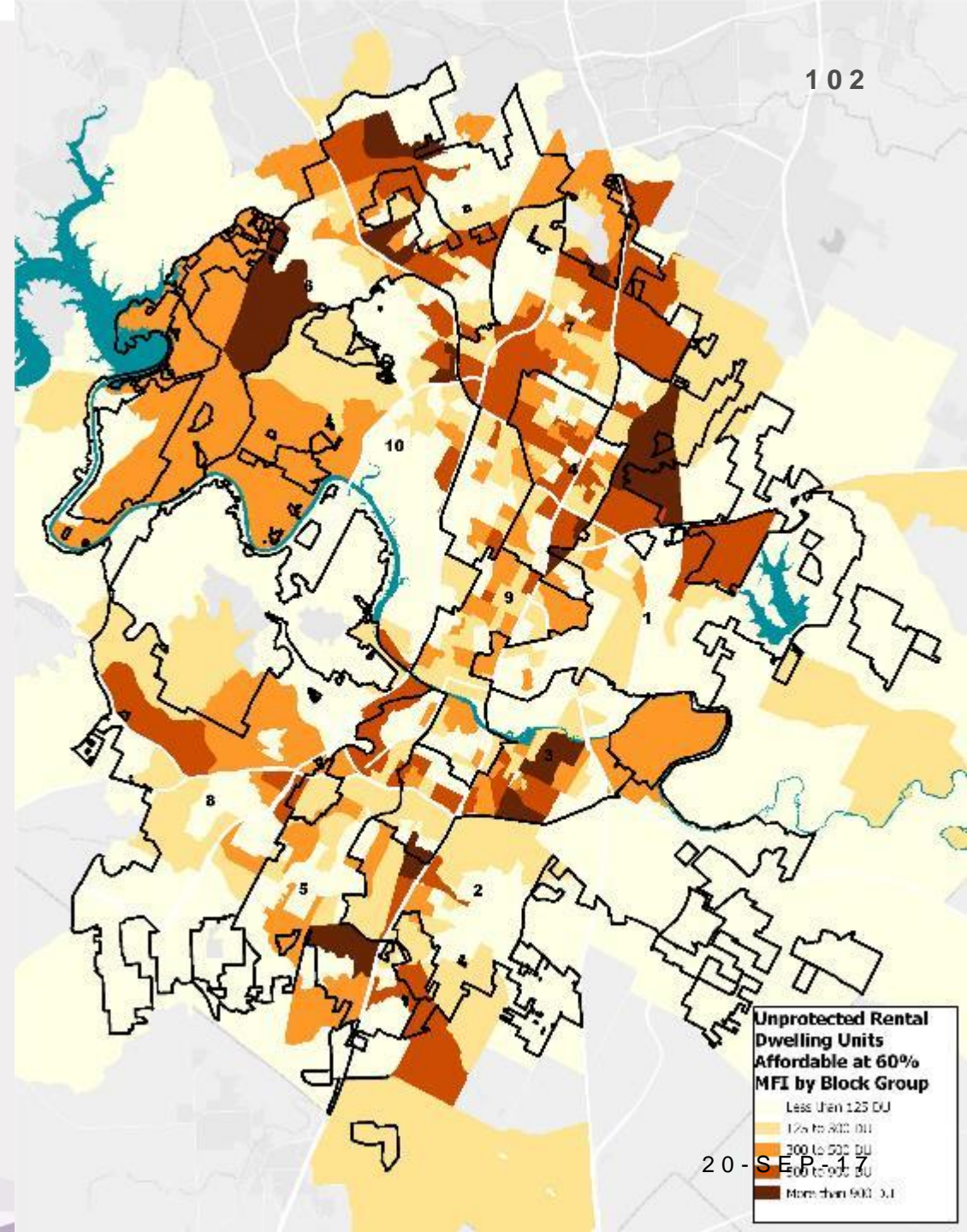
## MARKET AFFORDABLE HOUSING TODAY

### **Unprotected (privately owned) Rental dwelling units affordable at 60% MFI (\$1,108 / month)**

- City of Austin Median Family Income = \$73,928 – ACS 2015

Utilizes University of Texas  
professor Elizabeth Mueller's  
Corridor Housing Preservation  
research

- US Block Group data



# TRANSPORTATION INDICATORS

- Proximity of housing and jobs to Existing and Future Transit
- Estimated change in Vehicle Miles Traveled (VMT) under Current Zoning Code and CodeNEXT

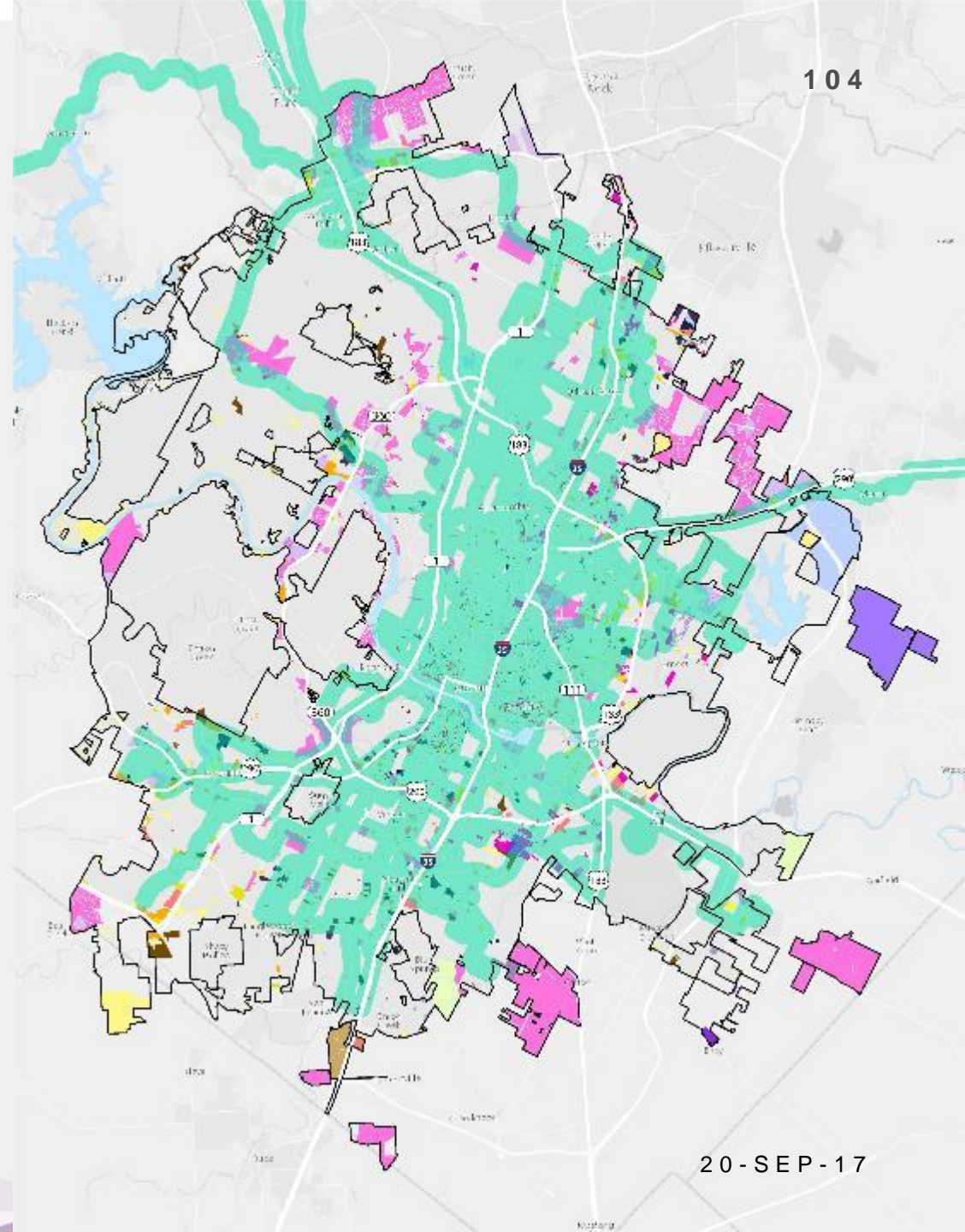


# HOUSING & JOBS CLOSE TO EXISTING TRANSIT

- How many housing units & jobs are within a ¼ mile of an EXISTING TRANSIT LINE?



¼ mile buffer of existing transit



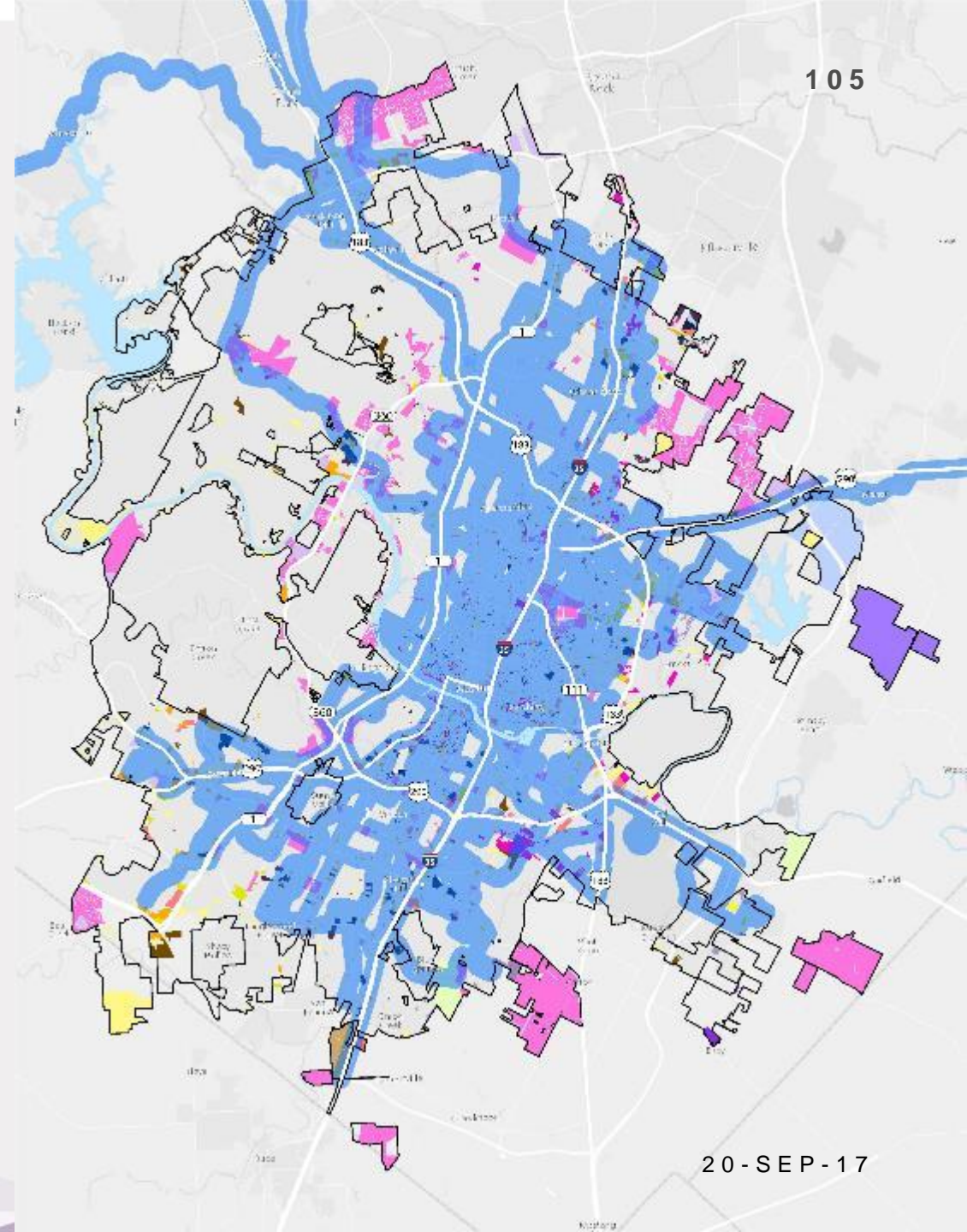
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# HOUSING & JOBS CLOSE TO FUTURE TRANSIT

- How many housing units are within a  $\frac{1}{4}$  mile of a FUTURE TRANSIT LINE?



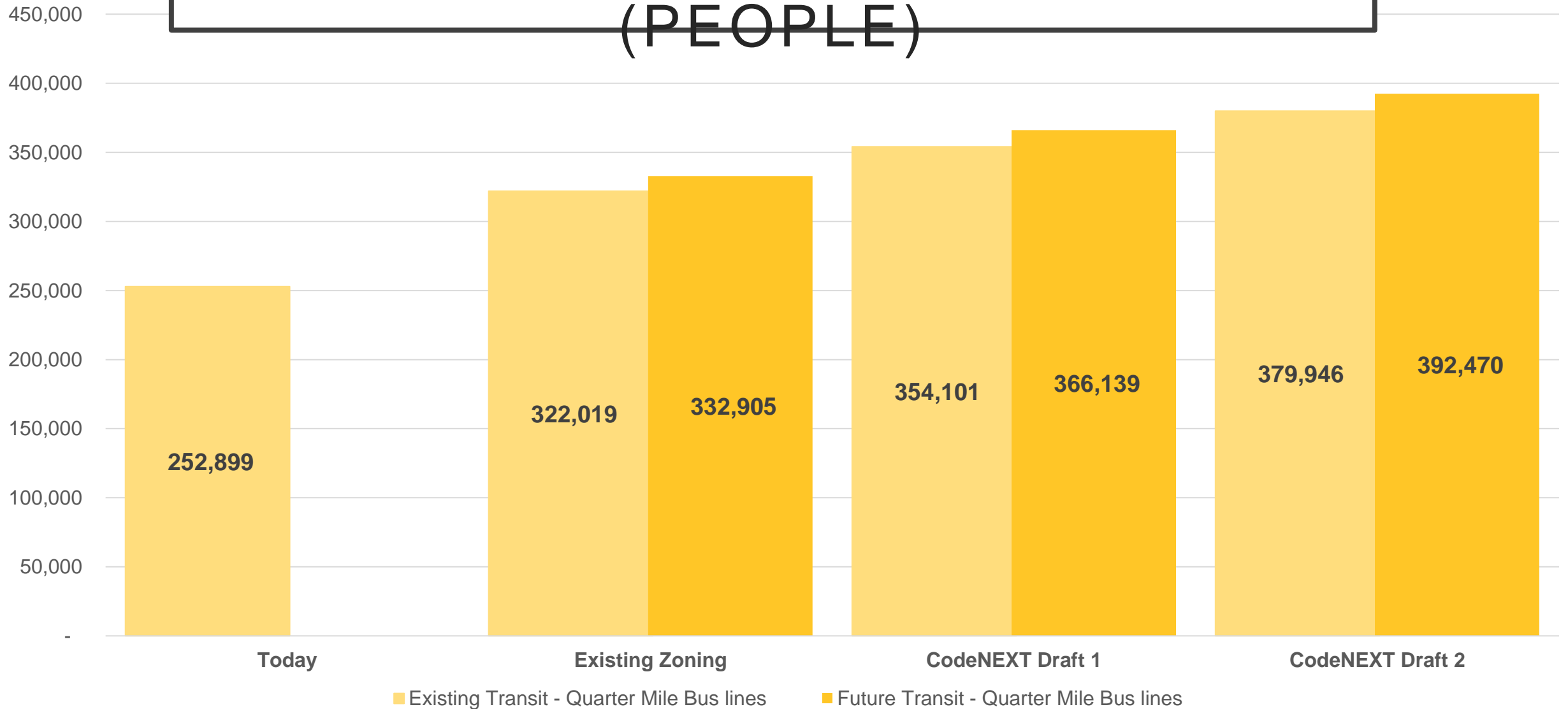
$\frac{1}{4}$  mile buffer of existing & future transit



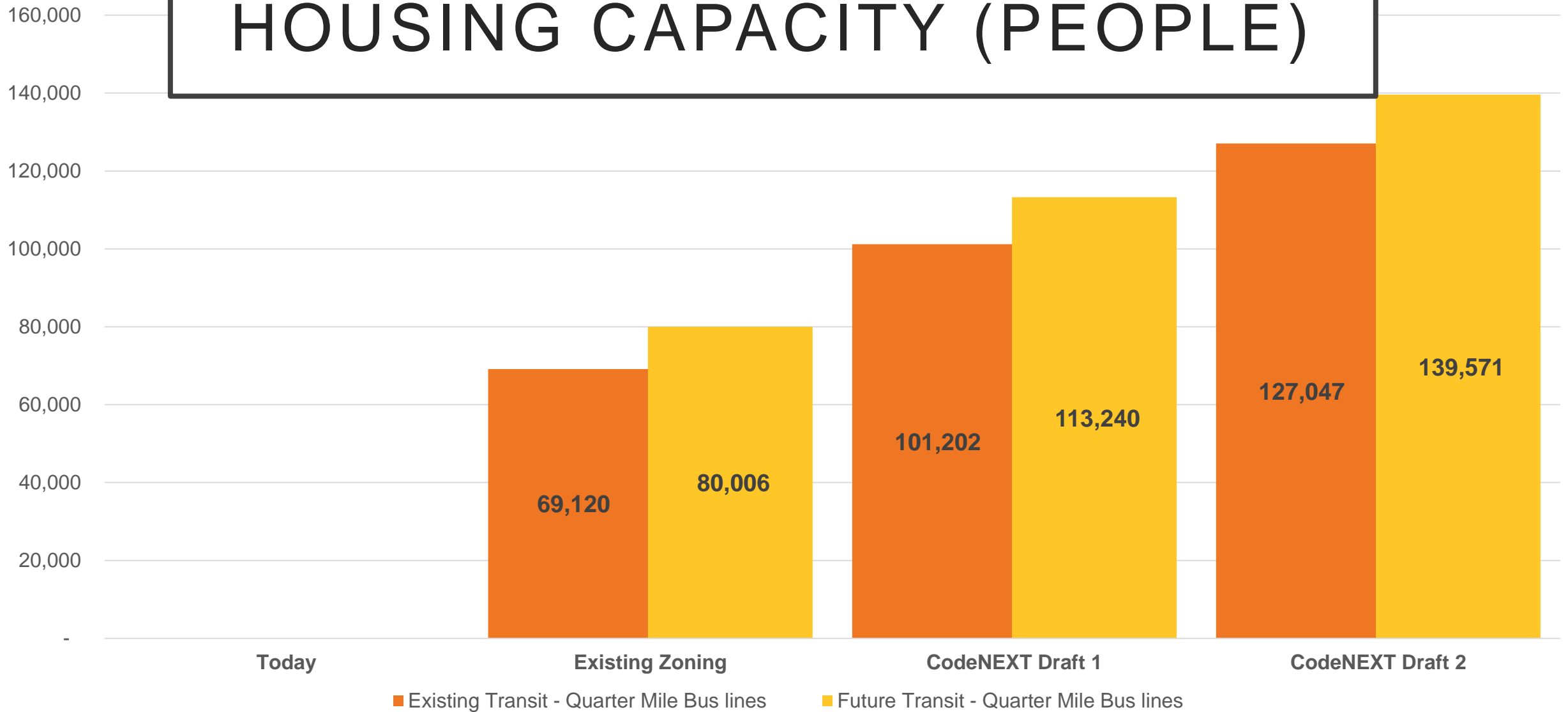
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# ~~1/4 OF TRANSIT – CURRENT PLUS NEW CAPACITY HOUSING (PEOPLE)~~

106



# $\frac{1}{4}$ MILE OF TRANSIT – NEW HOUSING CAPACITY (PEOPLE)



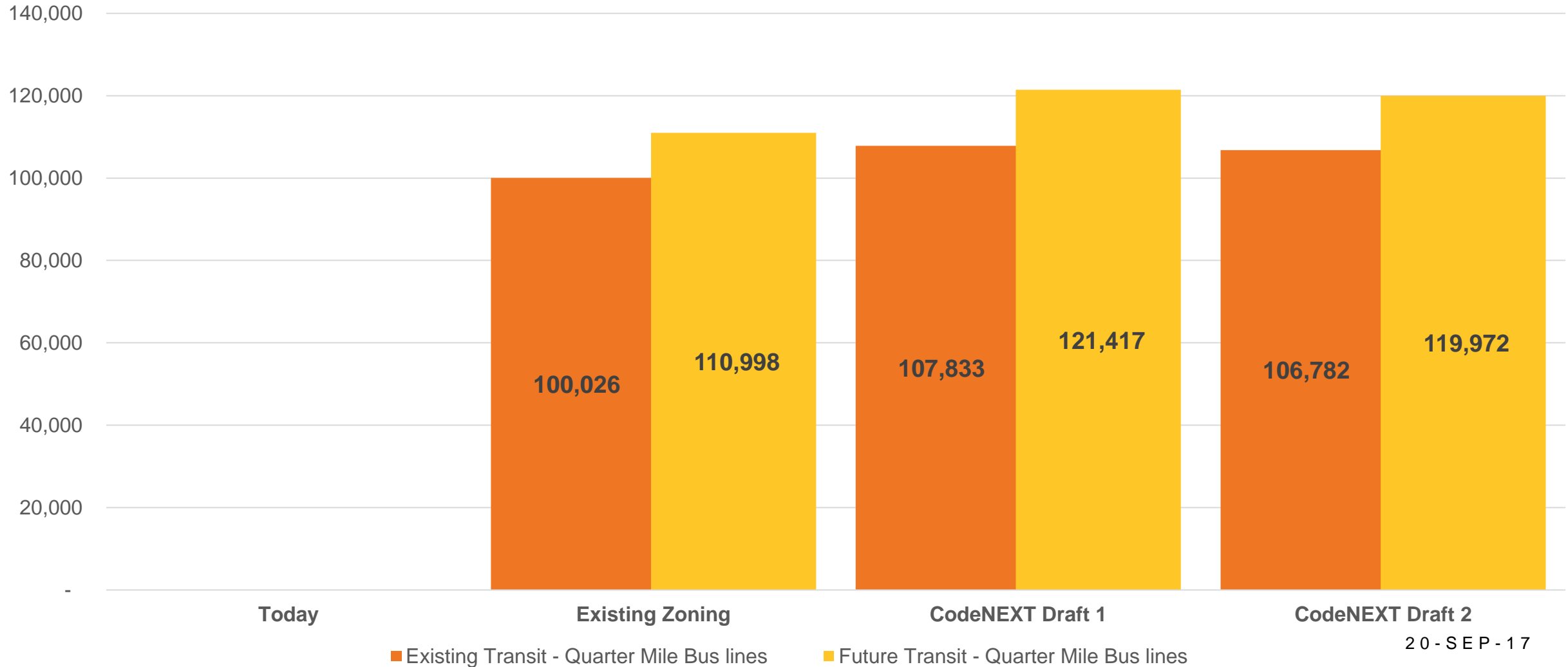
# 1/4 OF TRANSIT – EXISTING PLUS NEW CAPACITY EMPLOYMENT

108



# 1/4 OF TRANSIT – NEW EMPLOYMENT CAPACITY

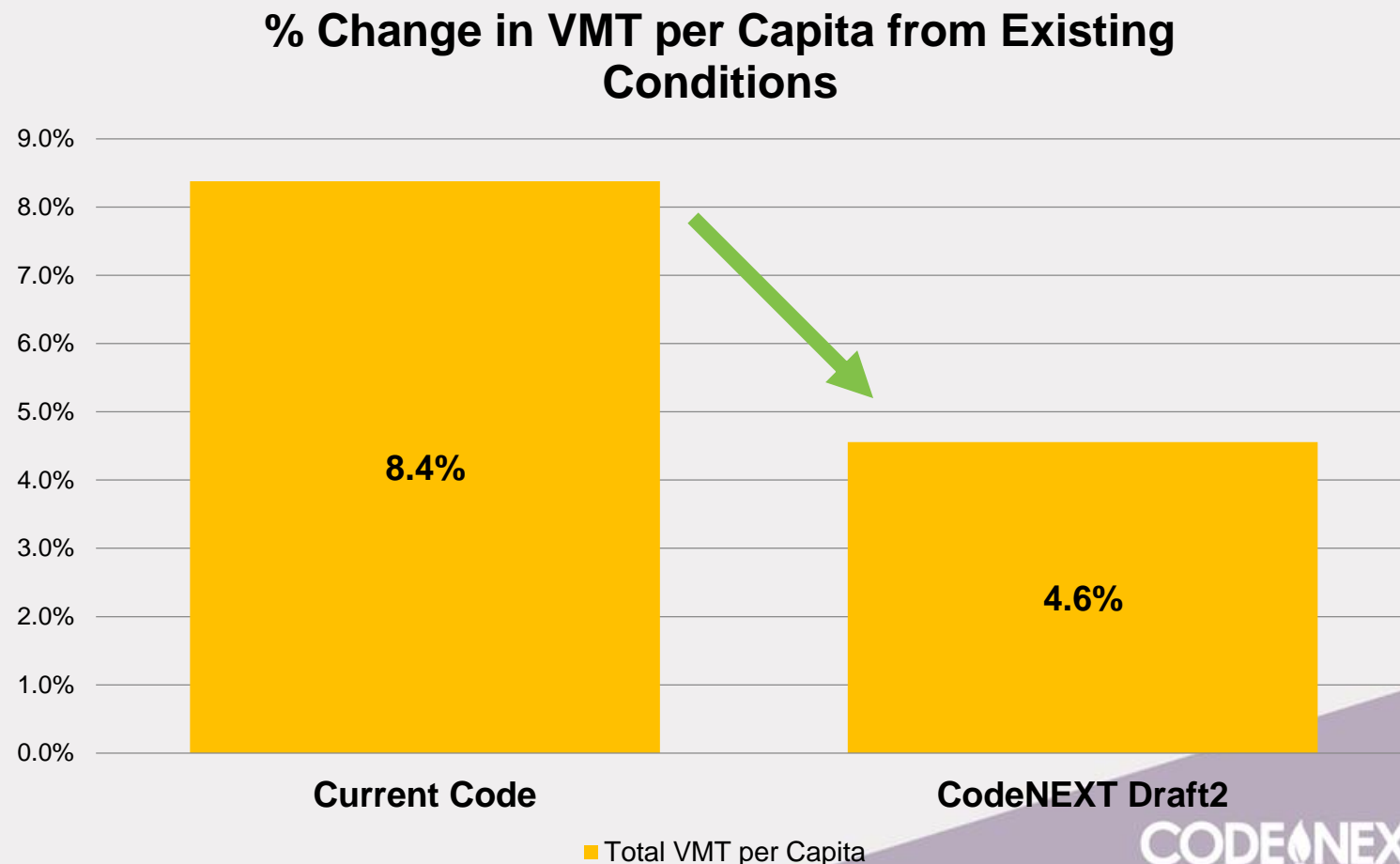
109



# ESTIMATED CHANGE IN VEHICLE MILES TRAVELED (VMT)

110

- Potential suburban style development in both scenarios leads to increase in VMT
- CodeNEXT estimated increase approximately half of Current Code



**CODENEXT**

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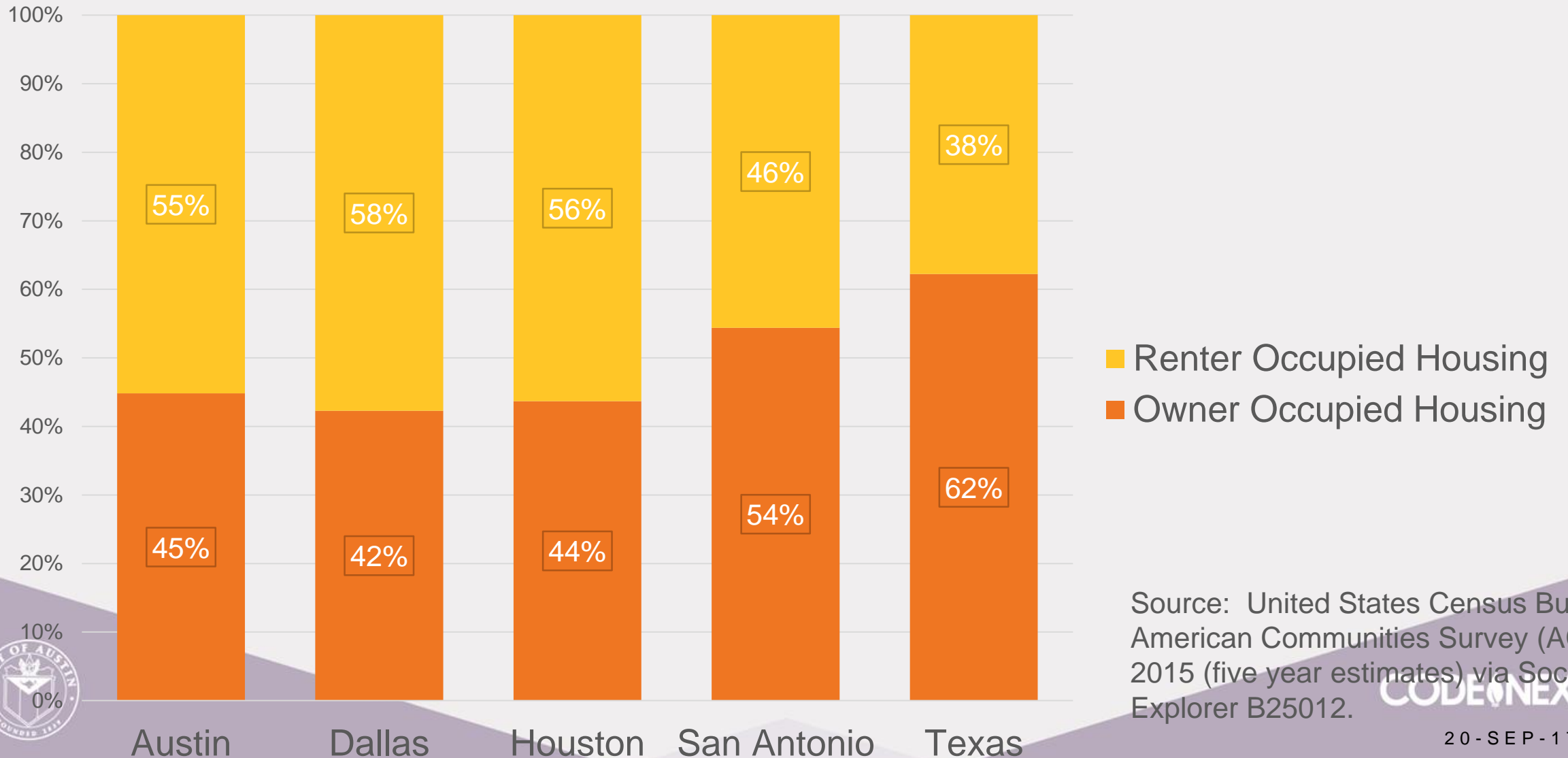
# SCHOOL CHILDREN IN AUSTIN

- Where do school age children live in Austin?
- How many of their families are renters vs home owners?
- Will CodeNEXT provide more opportunities for families with children to locate closer to the urban core?

\* School Aged defined at 6 to 17 years of age



# EXISTING HOUSING UNITS BY TENURE



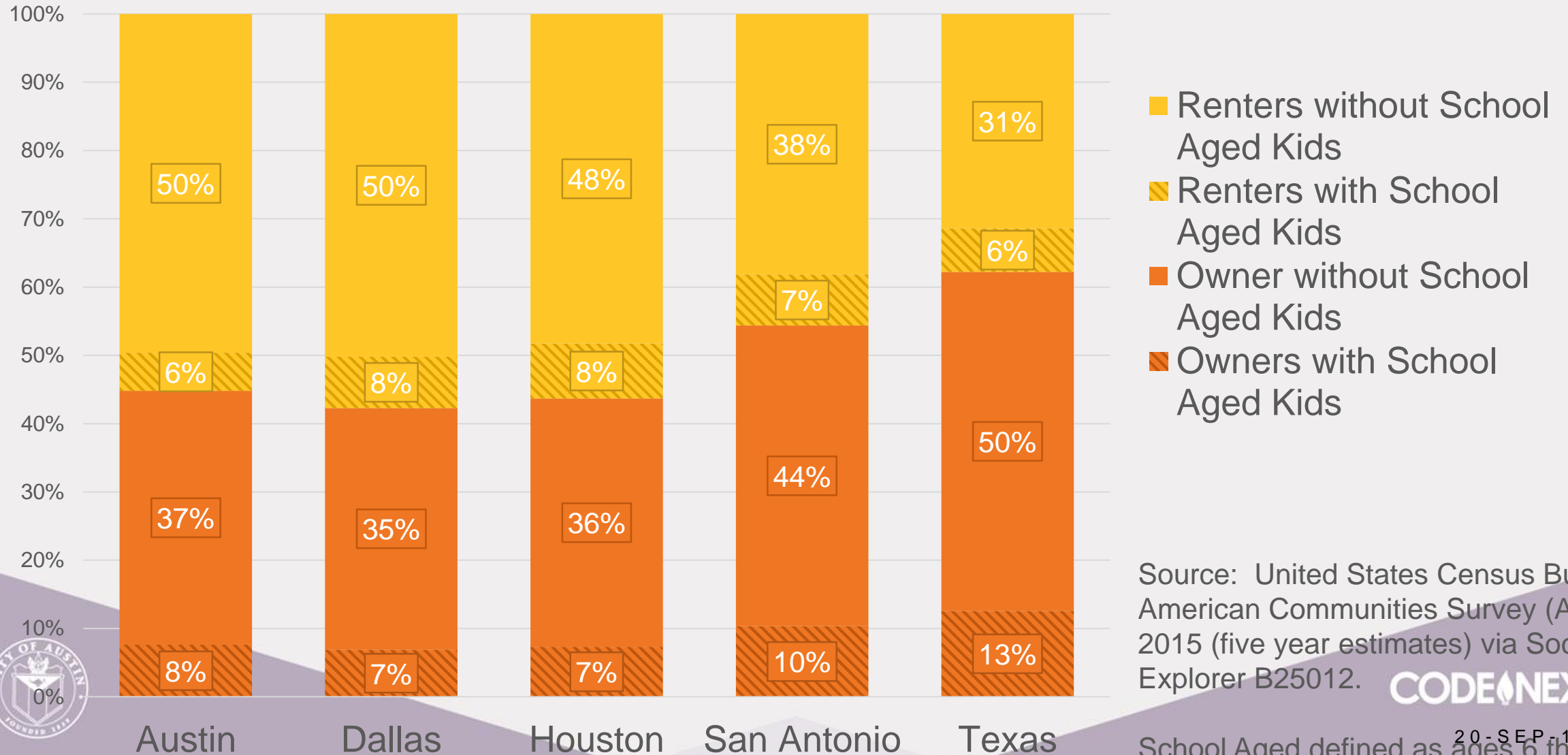
Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.

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# EXISTING TENURE BY PRESENCE OF SCHOOL KIDS

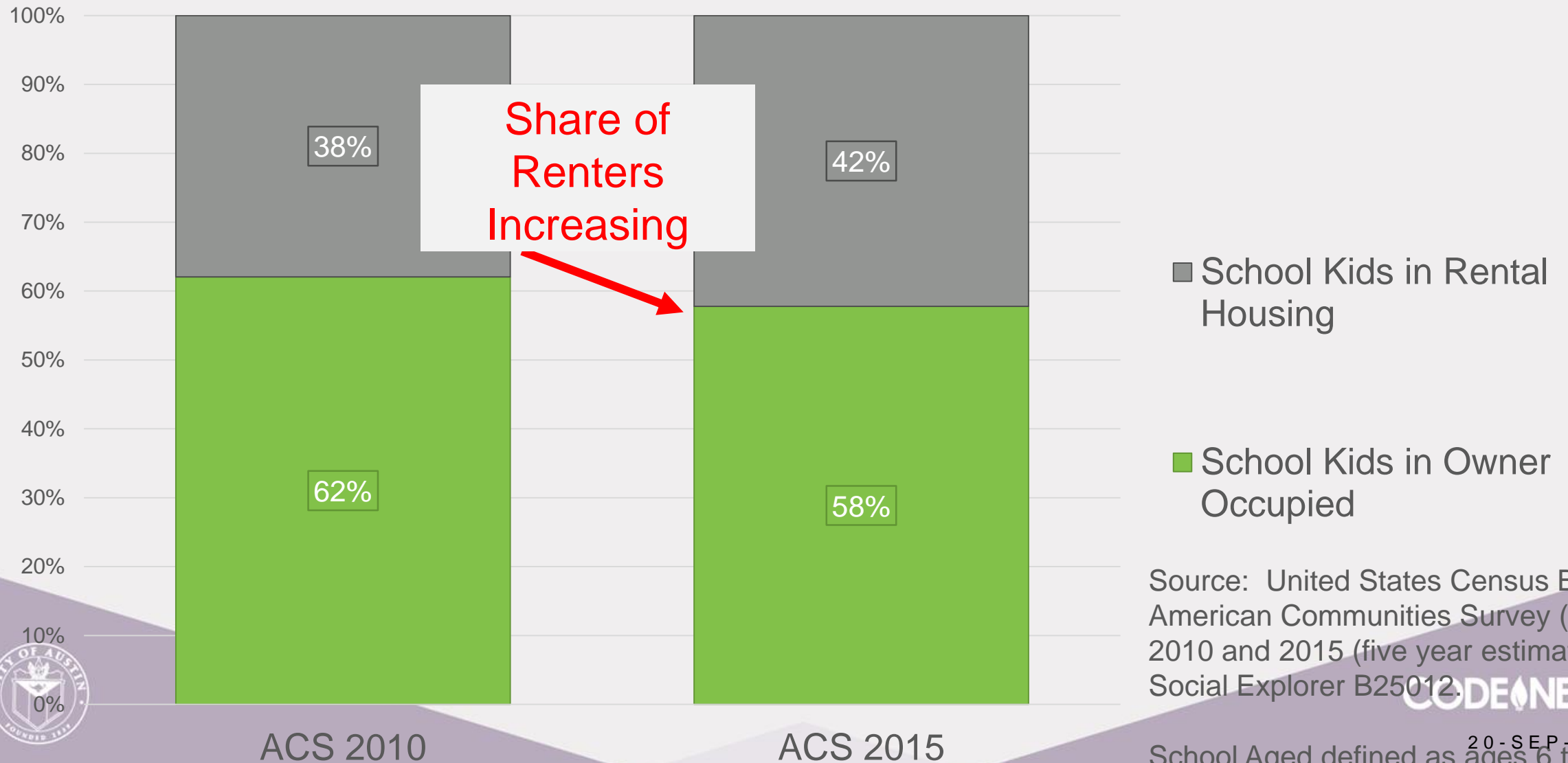


Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012. **CODENEXT**

School Aged defined as ages 6 through 17. 20-SEP-17



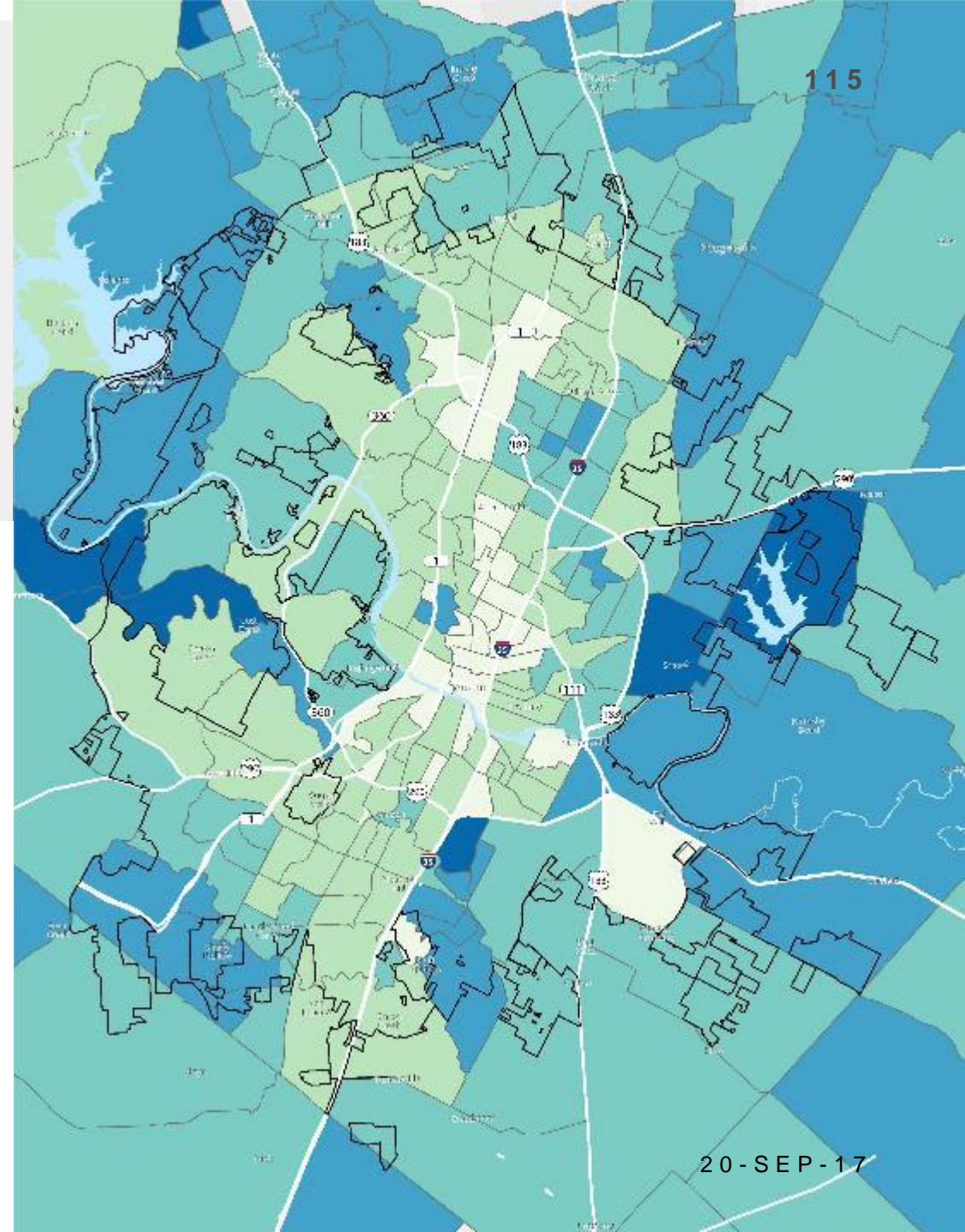
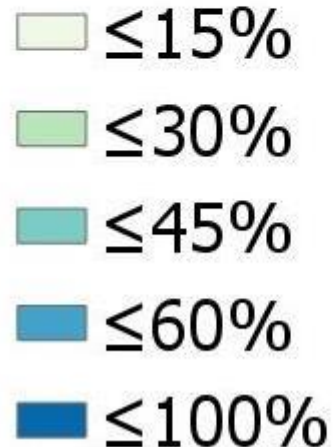
# EXISTING UNITS WITH SCHOOL KIDS BY TENURE IN AUSTIN



# EXISTING HOUSEHOLDS WITH CHILDREN

- Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.
- School Aged defined as ages 6 through 17.

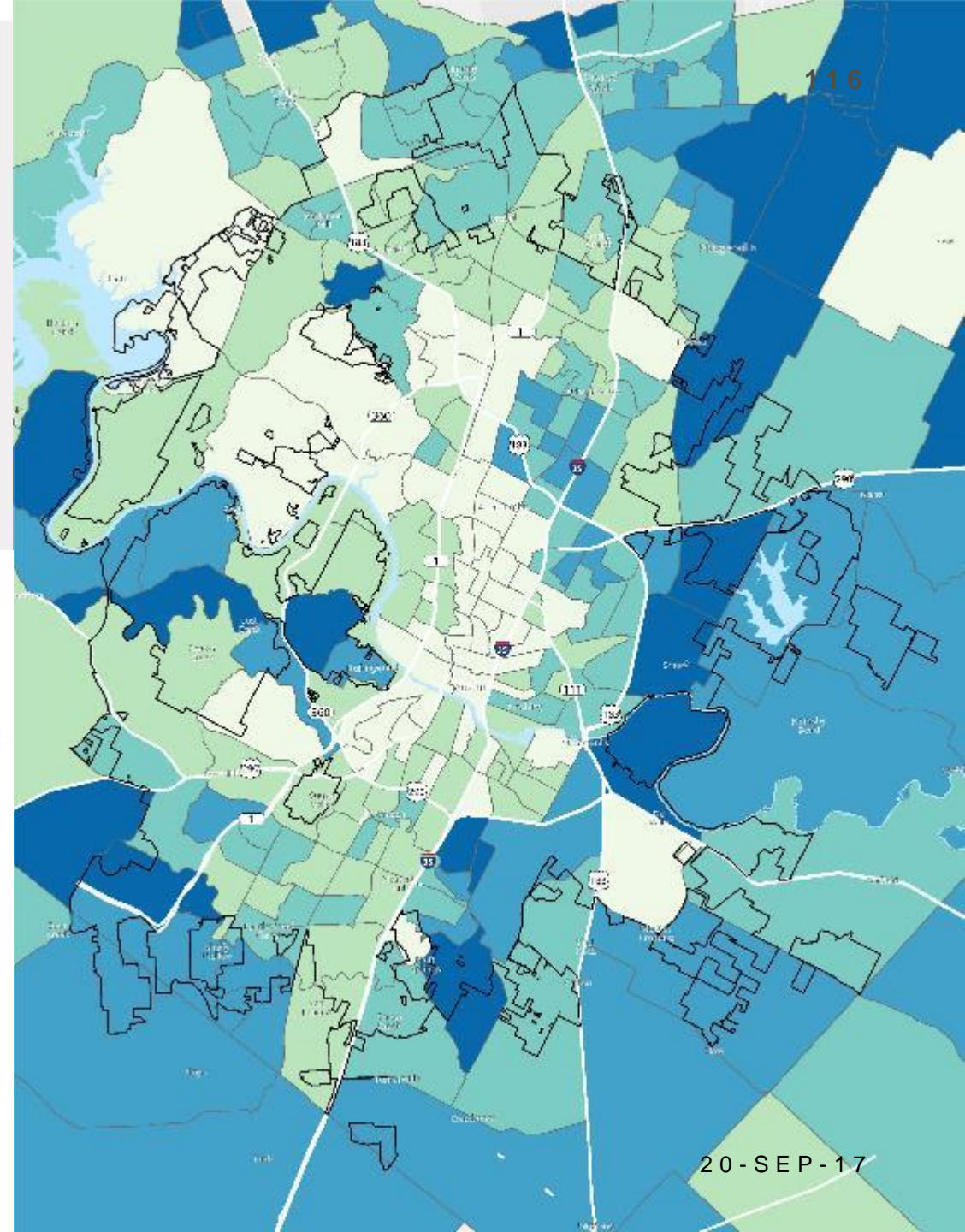
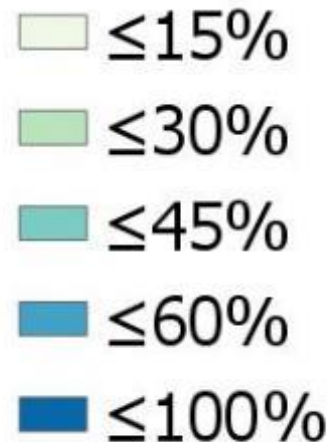
## % of Households with School Aged Children



# EXISTING RENTERS WITH CHILDREN

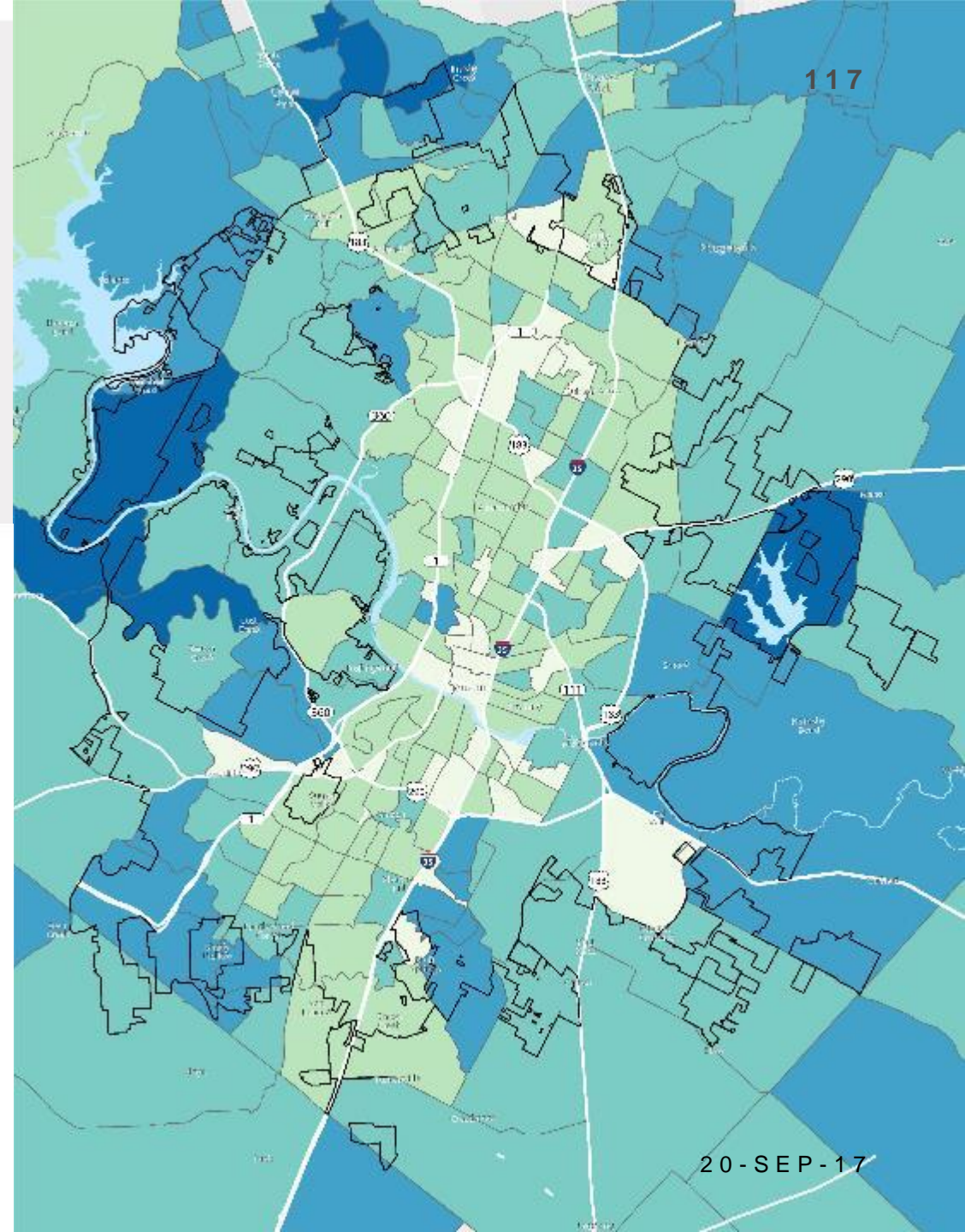
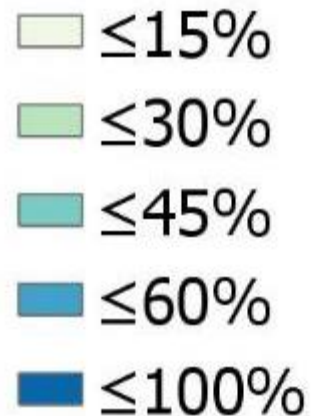
- Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.
- School Aged defined as ages 6 through 17.

## % of Renters with School Aged Children



- Source: United States Census Bureau; American Communities Survey (ACS) 2015 (five year estimates) via Social Explorer B25012.

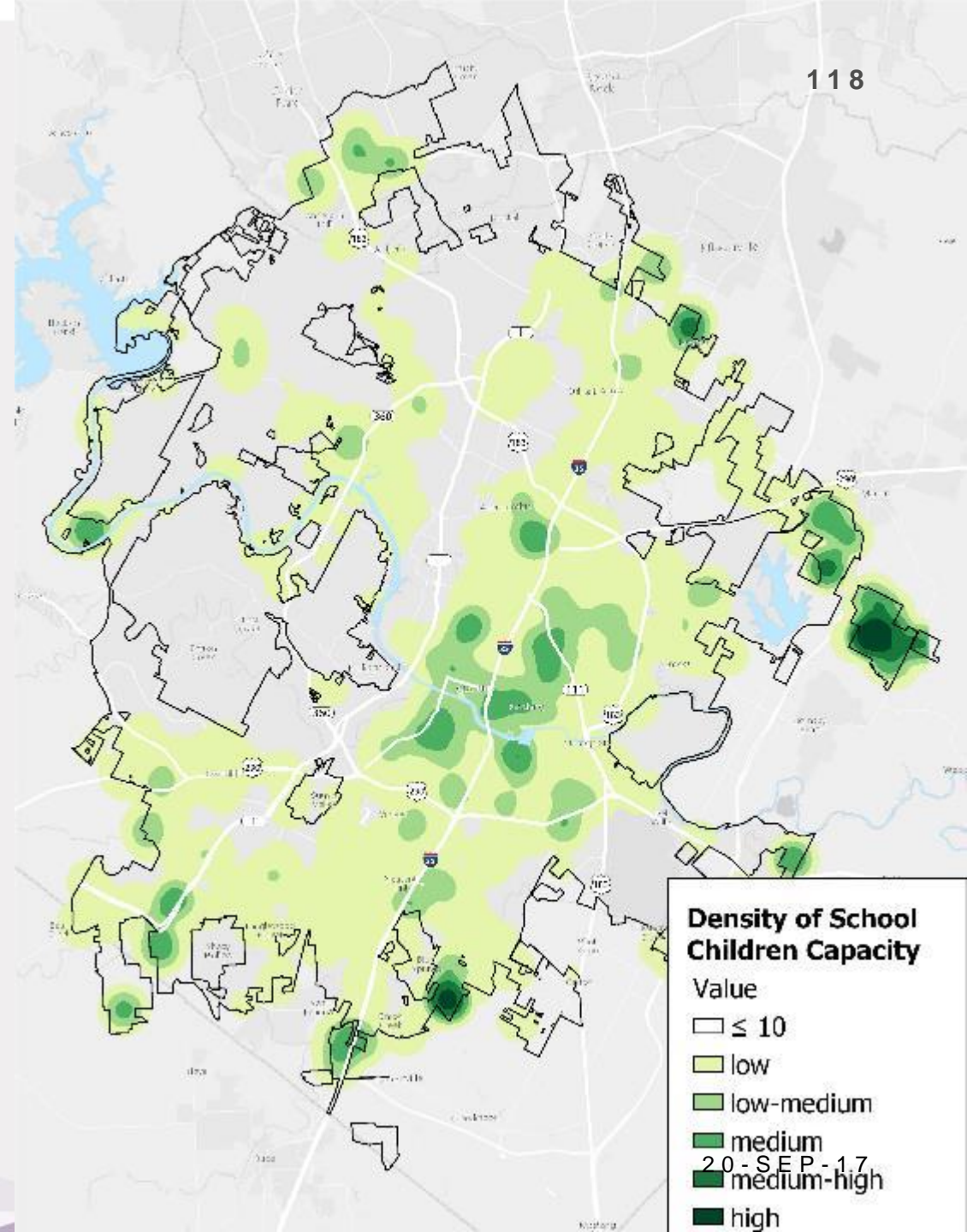
- School Aged defined as ages 6 through 17.



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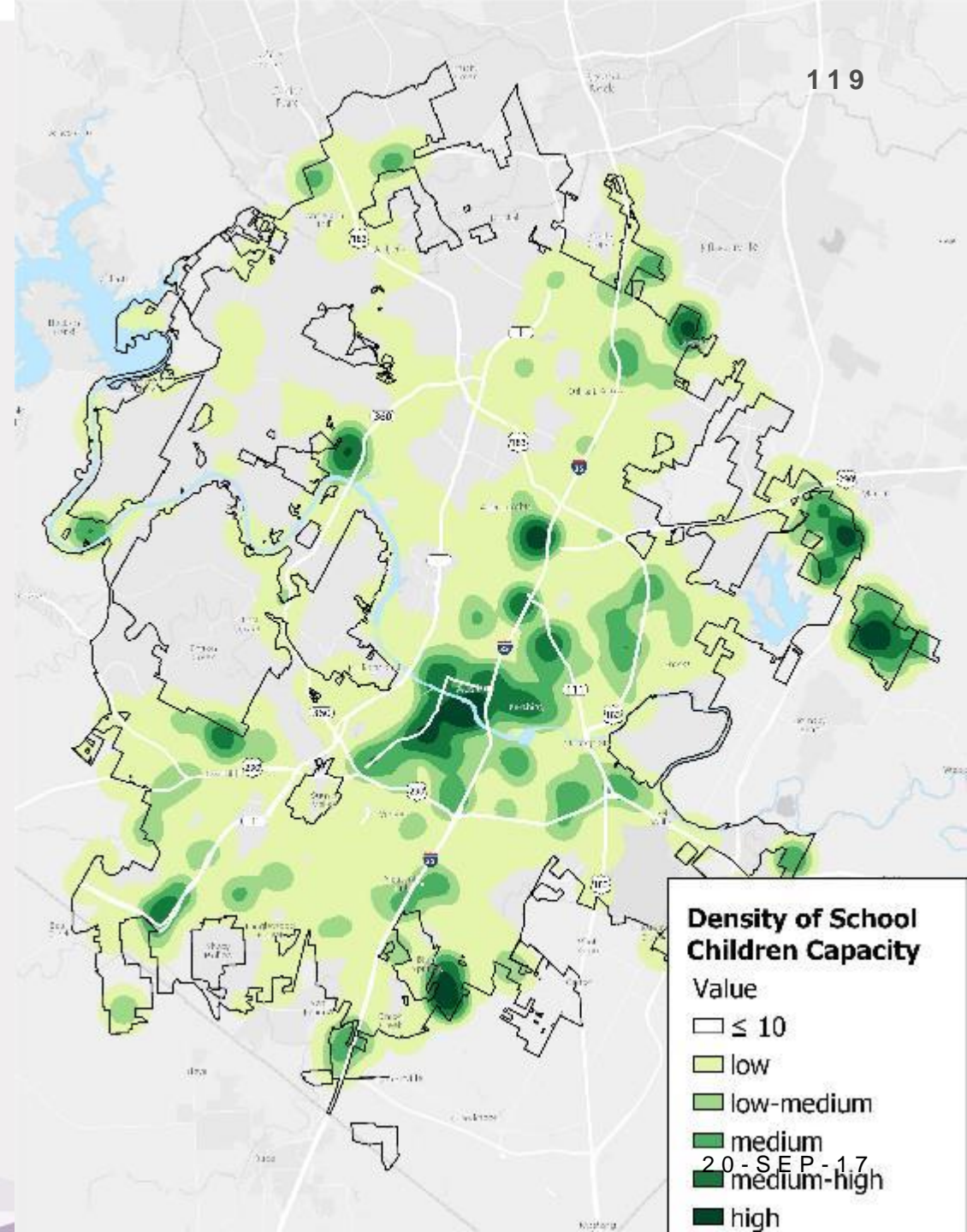
# DENSITY OF SCHOOL AGED CHILDREN CAPACITY CURRENT CODE

**22,900** estimated capacity  
for School Aged Children  
under CodeNEXT Draft 2



# DENSITY OF SCHOOL AGED CHILDREN CAPACITY CODENEXT DRAFT 2

**36,500** estimated capacity  
for School Aged Children  
under CodeNEXT Draft 2



## SCHOOL CHILDREN IN AUSTIN

- Close to half of school aged children in Austin live in rental properties
- However, most renters with children live closer to the city's edges

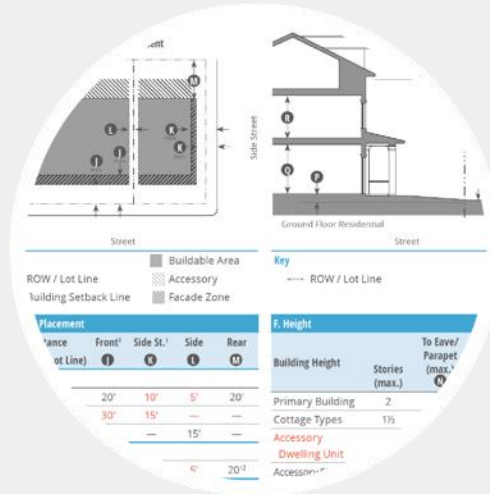
### **What's the potential impact of CodeNEXT?**

- Draft 2 Model shows capacity for 36,500 new school aged children

**\*\*New housing types provide additional capacity for families in the urban core**



next  
steps



## Code Text

**Draft 3**  
**November 28, 2017**



## Code Map

**Draft 3**  
**November 28, 2017**



## Adoption Process

**December 2017 –**  
**April 2018**

# Outreach Toolkit

This toolkit has slide decks, scripts, and handouts. While these materials alone do not equip Austinites to become code experts, they provide a simple, consistent way for interested residents to share basic information about CodeNEXT and initiate a dialogue with their communities.



# Code Comment Tool

Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.




<https://CodeNEXT.civicomment.org/>

A screenshot of the CodeNEXT website interface. At the top, there's a navigation bar with "Home" and "My Comments" links, and "Register" and "Log In" buttons on the right. Below the navigation bar is the CodeNEXT logo with the tagline "SHAPING THE AUSTIN WE IMAGINE" and the text "City of Austin Draft Land Development Code". The main heading is "Chapter 23-4: Zoning Code". A subtext says "This chapter has been divided into 3 documents for ease of use. To navigate between the documents, use the arrows at the bottom of the page." with a "See More" link. Below this is a "Current section" dropdown menu set to "Sections A-C", followed by search and navigation icons, a "Page 51 of 76" indicator, a "Download" button, and a search bar. A green banner with a close button (X) contains the text: "Click on text within the document to add a comment. Select a bubble to view comments." The main content area shows the "23-4C-1010 Applicability" section. It lists two sub-sections: (A) **Connectivity**, which states that sites three acres or larger must comply with requirements of Section 23-4C-1040 (Internal Circulation), except for sites subdivided into design sites less than 3 acres; and (B) **Open Space**, which lists requirements for Common and Civic Open Space for sites of two or four acres or larger.

# Office Hours

Sign up online or call (512) 974-3583 to make an appointment to speak to a CodeNEXT planner about the draft code or zoning map.



Search for events:

From

To

Site

Location  
One Texas Center, 505 Barton Springs Road, Suite 575

Description  
To schedule office hours over the phone, please call (512) 974-3583. To view and comment on the draft map, visit [codenext.engagingplans.org](http://codenext.engagingplans.org).

[Manage your bookings for free on Sagenda!](#)

Click on an event to book it:

[25 Sep 2017 10:00 AM - 10:30 AM](#)

[25 Sep 2017 10:30 AM - 11:00 AM](#)

[25 Sep 2017 1:00 PM - 1:30 PM](#)

[<](#) [1](#) [>](#)



<https://tiny.cc/CodeNEXTofficehours>

# Viewpoints & Community Issues Papers

In the interest of transparency, all group position papers and suggestions will be posted on the CodeNEXT document-hosting site.



Previous Group Position Papers can be found here:  
<http://www.austintexas.gov/department/issue-papers>



**AIA  
Austin**

June 6, 2017

The Honorable Mayor Adler  
 Honorable City Council Members  
 Code Advisory Group Members  
 City of Austin Planning Commission  
 City of Austin Zoning & Platting Commission  
 City of Austin CodeNEXT Staff

**Re: AIA Austin CodeNEXT Charrette Key Findings**

On Tuesday, May 9, 2017, AIA Austin facilitated an all-day CodeNEXT Charrette with local design and real estate professionals, after which a public reception immediately followed. This charrette brought together over 70 of the city's leading architects, planners, landscape architects, civil engineers, developers, and real estate attorneys to test the draft Land Development Code and zoning map on real properties in a wide range of contexts. The purpose of the charrette was to better understand the look and feel of the draft code, visualize the outcomes, and study whether these outcomes are in alignment with the city's goals outlined in the Imagine Austin Comprehensive Plan. This guiding document envisions a compact and connected community that is vibrant, livable, and sustainably manages our environmental resources.

After attending the charrette reception, Mayor Adler was quoted comparing the draft Land Development Code to a car; "If you take this out for a test drive, there are going to be rattles and things that need to be adjusted". AIA Austin is appreciative of the immense effort that has been put into this first draft, and we recognize that there are links that need to be worked out through the draft process. CodeNEXT is an iterative process, and must be open to constructive criticism and new information, which could lead to both minor and significant changes in future drafts. Our Chapter is committed to making positive contributions to continuing this conversation. In keeping with this analogy, we are obliged to offer key findings from the charrette and recommend repairs to help make CodeNEXT into the fine-tuned machine that is intended. This document is intentionally high-level, and will be complemented by a full report with detailed findings, analysis, and recommendations at a later date. The following are a few key findings from the CodeNEXT Charrette:

## **Inconsistent Mapping**

Charrette participants experienced confusion with the patchwork mapping of new zoning categories and the overall intent of the draft map; several test areas had transect and non-transect zoning along the same block, or across the street. This will create unpredictable and incompatible development patterns, and therefore we suggest that base zones should be recalibrated to allow a more widespread implementation of transect zones. Further, as the

The American Institute of Architects  
 AIA Austin  
 801 W. 12th Street  
 Austin, TX 78701-1709  
 512-452-4332  
[www.aiaaustin.org](http://www.aiaaustin.org)

1

**CODENEXT**

20-SEP-17

# Community-wide Open Houses

- **September 30<sup>th</sup>** @ Anderson High School <10am-12pm>
- **October 2<sup>nd</sup>** @ Conley-Guerrero Senior Activity Center <6pm-8pm>
- **October 9<sup>th</sup>** @ Crockett High School <6pm-8pm>
- **October 11<sup>th</sup>** @ Hart Elementary School <6pm-8pm>
  - Language services available in Vietnamese, Spanish, Arabic, & Mandarin
- **October 16<sup>th</sup>** @ Austin High School <6pm-8pm>
- **October 28<sup>th</sup>** @ Dove Springs Rec Center <10am-12pm>
  - Language services available in Spanish



# CODENEXT ROAD TO COUNCIL 2017-2018

DRAFT I

SEPTEMBER

Land Use Commission - 9/5

Land Use Commission - 9/19

NW Community-wide Open House - 9/30

9/15 - Draft 2 (Text + Map)  
Released

9/20 - Roll Out to Council &  
Community-wide Open House Preview

OCTOBER

10/2 - East Community-wide Open House

Land Use Commission - 10/3

10/4 - Environmental Commission

SW Community-wide Open House - 10/9

10/11 - NE Community-wide Open House

Central Community Open House - 10/16

10/24 - Land Use Commission

Historic Landmark Commission - 10/25

10/28 - SW Community-wide Open House

Public Engagement on Draft 2 - 10/31  
Concludes

NOVEMBER

11/7 - Land Use Commissions

Draft 3 (Map + Text) - 11/28  
Released

DECEMBER

12/12 - Land Use Commissions  
Review Draft 3

Land Use Commissions - 12/19

2017

8

DRAFT

Land Use Commission - 10/3

SW Community-wide Open House - 10/9

Central Community Open House - 10/16

Historic Landmark Commission - 10/25

Public Engagement on Draft 2 - 10/31  
Concludes

NOVEMBER

11/7 - Land Use Commissions

Draft 3 (Map + Text) - 11/28  
Released

DECEMBER

Land Use Commissions - 12/19  
Review Draft 3

JANUARY

Land Use Commissions - 1/11  
Review and Take Action on Draft 3

FEBRUARY

Council Reviews Draft 3  
w/ Recommendations - 2/8  
from Land Use Commissions

1/26 - Draft 3 Annotated w/  
Commission Action  
posted to Council

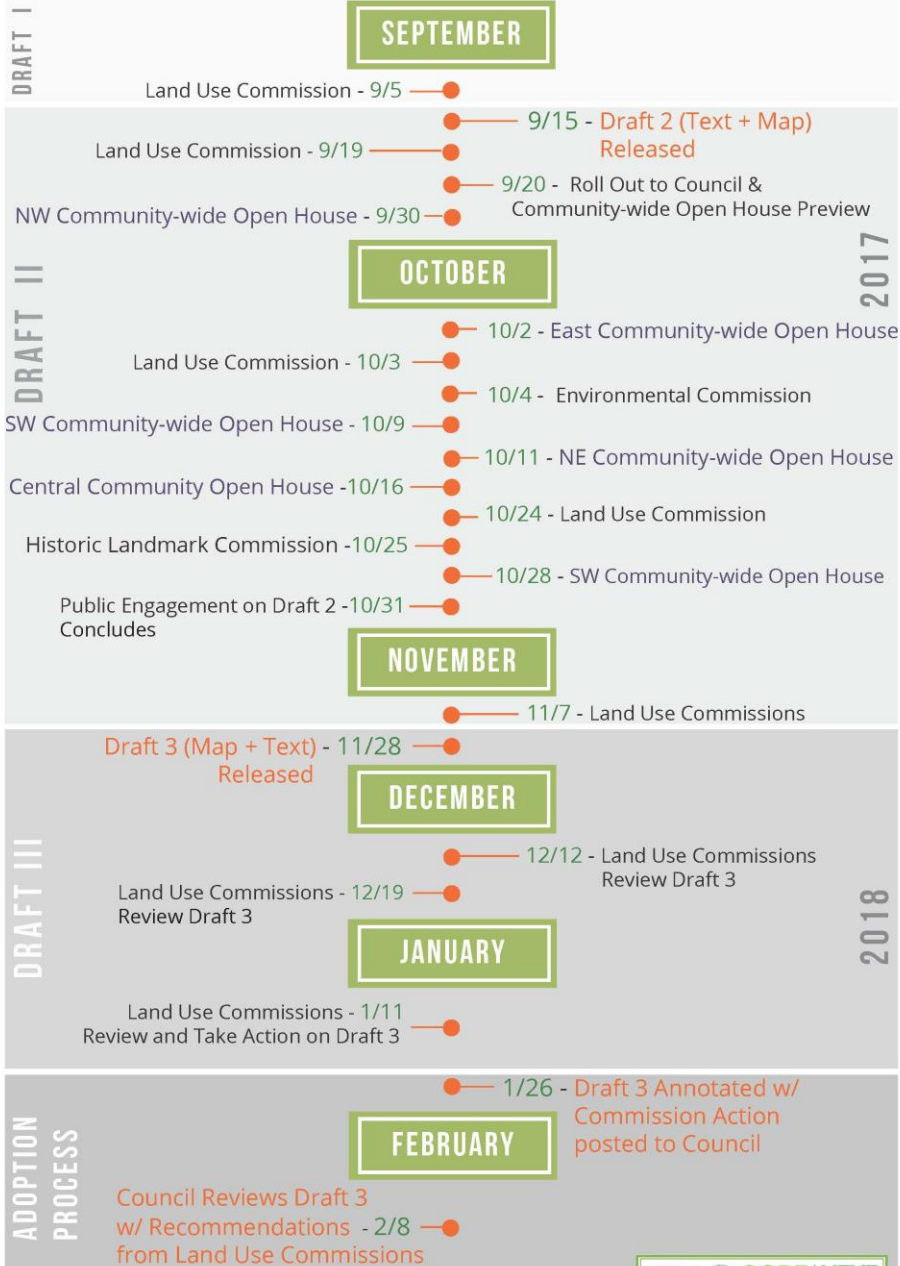
ADOPTION  
PROCESS

1 2 7

2018

# CODENEXT ROAD TO COUNCIL 2017-2018

PREVIEW | 128



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20-SEP-17

# Council Q&A

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CODENEXT

SHAPING THE AUSTIN WE IMAGINE

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Read and Comment on the Draft Code

CodeNEXT: Shaping the Austin We Imagine

CodeNEXT is the first major rewrite of Austin's Land Development Code in 30 years. The existing code lacks the tools our city needs to effectively shape and manage growth. As we look to the future, we need a Land Development Code that embodies the values set out in the City Council-adopted Imagine Austin Comprehensive Plan. The new Land Development Code should give us the tools we need to make Austin a more livable city for all. [More about CodeNEXT.](#)

Sign up for CodeNEXT updates

email address

Subscribe

Council CodeNEXT Questions

Learn About and Comment on the Latest Draft

You're a vital part of this process. Here are some ways for you to learn more and share what's important to you.

Learn more about Draft 2 of the code

Review and comment on the code

Review and comment on the map

See the timeline through February 2018

Get involved

CODENEXT							
Questions							
Request From	Year	Status					
* Any	2017	* Any	Filter				
No.	Requestor	Year	Received	Subject	Question	Status	Answer
1	Tovo	2017	05/25/2017	Resolution 20170126-038 Preservation of Affordable Housing	Council Resolution 20170126-038 addresses the fact that the vast majority of Austin's existing affordable housing (62,000 units) are privately owned, non-subsidized older housing. The resolution directs the City Manager to have CodeNext sta (...More)	Pending	
2	Tovo	2017	05/25/2017	Projected Housing numbers	Given the consultant's new housing capacity estimate of more than 140,000 with Code Next, please provide projected housing numbers by district and zoning classification. Please also provide: * calculations and assumptions used to derive the (...More)	Pending	
3	Tovo	2017	05/25/2017	Community character photographs	Please provide a link to the community character photos, by district and, if possible, by neighborhood. Describe how were these used to guide mapping decisions and proposed zoning classifications.	Posted	The Community Character Manual can be viewed in its entirety here: <a href="ftp://ftp.ci.austin.tx.us/GIS-Data/planning/CodeNext/Community_Character_Manual/">ftp://ftp.ci.austin.tx.us/GIS-Data/planning/CodeNext/Community_Character_Manual/</a> . The images are organized by neighborhood in the Character Manual in Chapter 6. The images, (...More) Answered: 06/08/2017 04:26 PM
4	Tovo	2017	05/25/2017	Adherence to Neighborhood Plans	In multiple neighborhoods, properties currently zoned single family (SF3 as well as SF2) appear in the proposed maps as Transect 4, which has been described as a multifamily zoning category. Many of these properties fall within neighborhood (...More)	Posted	When applying new zones to a property, the mapping team, which consists of staff and consultants, evaluated a variety of factors, including Imagine Austin, neighborhood plans (and associated FLUMs), existing zoning and land use, conditional (...More) Answered: 06/08/2017 04:15 PM
5	Tovo	2017	05/25/2017	Mapping process	Who developed the draft maps – city staff or consultants? If city staff played a role in developing draft maps, please indicate their division and describe their familiarity with existing neighborhood plans and zoning designations such as I (...More)	Posted	The draft maps were a collaborative effort over a period of months between city staff and consultant team. City staff from the Planning and Zoning Department (Comprehensive Planning, Neighborhood Involvement and Implementation, Urban Design (...More) Answered: 06/08/2017 04:16 PM
6	Tovo	2017	05/25/2017	Process for reviewing and incorporating code and map edits and revisions	What will be the process for determining which comments on the draft maps and draft code will be incorporated into the versions that get reviewed by the commissions? Will there be a map and code revision committee? If so, who will serve on (...More)	Posted	All comments submitted before June 7 (text), July 14 (affordability section), and July 7 (map) will be considered by staff for incorporation into the staff recommendation. The staff recommendation will be brought to the Planning Commission (...More) Answered: 06/08/2017 04:26 PM
7	Tovo	2017	05/25/2017	Public comment on Code Next text and maps	Given the short timeframe for comments and the large amount of new information to read and understand, how can members of the public provide comments after the June 7	Posted	Both online comment tools will still be open after the initial deadlines of June 7 and July 7. All comments received after the initial deadlines will be compiled and sent to the Planning Commission, Zoning and Platting Commission

CODENEXT

20-SEP-17

# questions + ANSWERS



# POINTS OF CONTACT



CODENEXT

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# SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

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## **District 1 Council Member Ora Houston**

PC: Trinity White

ZAP: Betsy Greenberg

SPOC: Stevie Greathouse

## **District 2 Council Member Delia Garza**

PC: Fayez Kati

ZAP: Ana Aguirre

SPOC: Matt Dugan

## **District 3 Council Member Sabino Renteria**

PC: Jeff Thompson

ZAP: Dustin Breithupt

SPOC: Jorge Rousselin

## **District 4 Council Member Greg Casar**

PC: Jose Vela

ZAP: Stephanie Trinh

SPOC: Jorge Rousselin



# SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

| 133

## **District 5 Council Member Ann Kitchen**

PC: Tom Nuckols

ZAP: David King

SPOC: Matt Dugan

## **District 6 Council Member Jimmy Flannigan**

PC: Greg Anderson

ZAP: Bruce Evans

SPOC: Tonya Swartzendruber

## **District 7 Council Member Leslie Pool**

PC: Nuria Zaragoza

ZAP: Ann Denkler

SPOC: Stevie Greathouse

## **District 8 Council Member Ellen Troxclair**

PC: James Schissler

ZAP: Sunil Lavani

SPOC: Jerry Rusthoven



# SINGLE POINTS OF CONTACT FOR COUNCIL OFFICES AND LAND USE COMMISSIONERS

| 134

## **District 9 Mayor Pro Tem Kathie Tovo**

PC: Karen McGraw

ZAP: Jolene Kolbassa

SPOC: Jerry Rusthoven

## **District 10 Council Member Alison Alter**

PC: Patricia Seeger

ZAP: Jim Duncan

SPOC: Tonya Swartzendruber

## **Mayor Steve Adler**

PC: Steve Oliver, James Sheih, Angelina

Pineyra De Hoyas, William Burkhardt

ZAP: Yvonne Flores

SPOC: Greg Guernsey



# SHAPING THE AUSTIN WE IMAGINE

## Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.  
[www.austintexas.gov/codenext](http://www.austintexas.gov/codenext)

[codenext@austintexas.gov](mailto:codenext@austintexas.gov)

Review and comment on the draft code  
<https://codenext.civiccomment.org/>

Review and comment on the map  
<http://codenext.engagingplans.org/>



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20-SEP-17