

Preservation and CodeNEXT, Part II—Summary

Nearly 40 people attended the Preservation and CodeNEXT event hosted by Preservation Austin on October 18, 2017. The event included presentations by CodeNEXT project manager Jorge Rousselin and historic preservation officer Steve Sadowsky, followed by an audience Q&A with the presenters and Jerry Rusthoven, assistant director of the Planning and Zoning Department. This is a summary of the Q&A prepared by Historic Preservation Office staff. Some similar questions have been combined.

Q: Does CodeNEXT incentivize teardowns to erect more new buildings?

A: Property owners can always apply for demolition permits, but the goal of CodeNEXT is to increase housing opportunities in a way that matches the existing form and character of neighborhoods—not to increase demolitions. Staff hopes that people will choose to keep existing buildings, and CodeNEXT looks at design elements to preserve existing buildings and allow ADUs and additions. More incentives are needed to encourage people to retain existing buildings.

Q: Can the design option points proposed in CodeNEXT be expanded to incentivize preservation?

A: CodeNEXT incentivizes preservation of existing buildings through provisions for ADUs and additions and form-based zoning to create comparable built forms. Preservation community is invited to help identify additional incentives for preservation.

Q: Does CodeNEXT include neighborhood plans?

A: Both the Future Land Use Maps and the neighborhood plans were used to inform mapping. Neighborhood plans remain part of the Imagine Austin Comprehensive Plan.

Q: Will zoning for specific parcels change under CodeNEXT?

A: Depends on the parcel. Commercial uses will not be allowed in residential buildings on a residential street.

Q: Are there additional setback requirements where historic neighborhoods abut the central business district?

A: Specific setbacks depend on the base zoning. The downtown area was mapped to the recommendations of the Downtown Austin Plan from 2010.

Q: Provide more details on setbacks.

A: All setbacks will be required to be vegetated. Setback requirements will apply to multifamily developments as well as commercial.

Q: Provide clarification on cottage courts.

A: These are allowed in some zones and not in others. It will be difficult to satisfy all requirements to achieve high numbers of dwellings in a cottage court.

Q: Will CodeNEXT change noise ordinances or address stealth dorms?

A: No.