

ZAP DRAFT RECOMMENDATION ON CODENEXT

Whereas after two days of public hearings it was clear that there is no community support for CodeNext; and

Whereas the Zoning and Platting Commission evaluated CodeNext and finds that:

- The benefit to Austin residents is not clear or compelling,
- Successful implementation is highly unlikely, and
- The resulting development approval processes will be more complex, more costly, and less predictable, and

Whereas there is widespread public concern that instead of helping, CodeNext will only exacerbate Austin's gentrification, affordability, and economic segregation problems; and

Whereas the writing and revision of CodeNext was managed by Austin's Planning Department even though problems highlighted by the Zucker report have never been addressed; and

Whereas Austin has a new City Manager who should not be saddled with implementing a flawed land development code in which he had no part in preparing and in which there is so much community opposition; and

Whereas previous CodeNext recommendations from the Zoning and Platting Commission (see attachment) along with the vast majority of the recommendations from the community were not implemented or even responded to; and

Whereas the cumulative effect of discarding so many community stakeholder agreements has undermined the public's confidence in CodeNext, the staff and consultants who have worked on the project, as well as Austin's land use commissions and City Council; and

Whereas further attempts to revise or amend CodeNext will only waste additional time and City resources and further degrade the public's trust; therefore

Be it resolved that the Zoning and Platting Commission respectfully declines to provide further recommendations on CodeNext and urges the City Council to

1. Immediately terminate the CodeNext project, and
2. Digitize the current Land Development Code so that restrictions and entitlements are clear on each parcel, and administration of the code is streamlined, and
3. Determine the top 10 problems with the current code and its administration, and
4. Based on the agreed to list of problems, direct the City Manager to make changes to the current as well as the way it is implemented and enforced, and
5. Immediately focus attention on ways to minimize displacement and provide affordable housing by implementing recommendations from the Mayor's Taskforce on Institutional Racism and the People's Plan, and
6. Preserve existing affordable housing by providing strong disincentives against the demolition of housing valued at \$300,000 or less per unit.