

CODENEXT

SHAPING THE AUSTIN WE IMAGINE

December 9, 2013

- What is CodeNEXT?
- Why Revise the Code?
- Emerging Priorities
- Understanding Community Character
- New Tools
- Steps in the Process



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What is CodeNEXT?

The 3-year project and process to update Austin's Land Development Code...

- To align how we build our city with the Imagine Austin vision of a better future for all Austinites.
- It's a community collaboration between Austin's residents, businesses and the City of Austin.



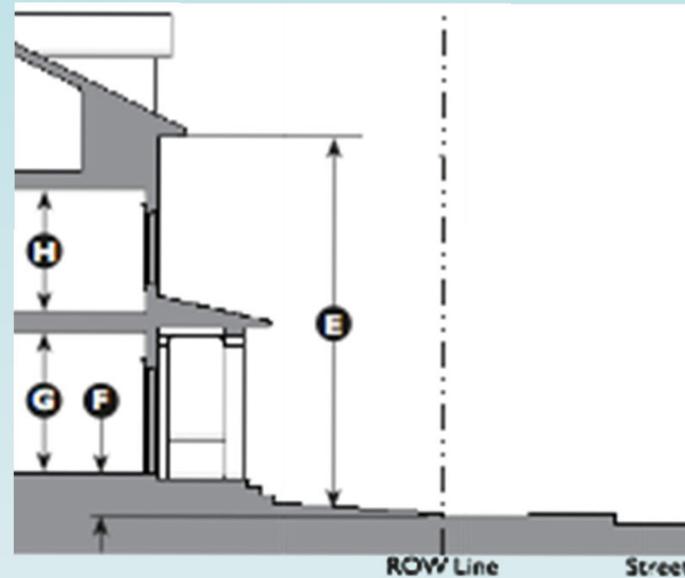
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What is the Land Development Code (LDC)?

Regulations for the use and development of land:

- WHAT can be built
- WHERE it can be built
- HOW MUCH can be built
- HOW it can be used
- WHEN it can be used



E. Building Form³

Height

Principal Building

Stories	4 Stories max.
To Eave/Parapet	40' max. E
Overall	52' max.

Outbuilding

To Eave/Parapet	2 Stories max.
Overall	18' max.
	28' max.



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Goals for a New Code

- Preserve and enhance the best qualities of our communities
- Be fair, predictable and easy to use
- Align with Imagine Austin's vision of a compact, connected and complete community



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Imagine Austin Comprehensive Plan



- Adopted community vision
- Guide for managing change
- Reference for decision making
- Direction for more detailed city plans, investments, initiatives



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Imagine Austin Comprehensive Plan Priority Programs

- Invest in a compact and connected Austin.
- Sustainably manage our water resources.
- Invest in workforce, education, entrepreneurs and local business.
- Protect green sensitive areas and bring nature into the city.
- Grow and invest in Austin's creative community.
- Develop and maintain household affordability
- Create a healthy Austin program.
- Revise development rules to promote compact & connected city.



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Why Revise the Code?

The last comprehensive revision was 30 years ago in 1984, same year as the first Macintosh.

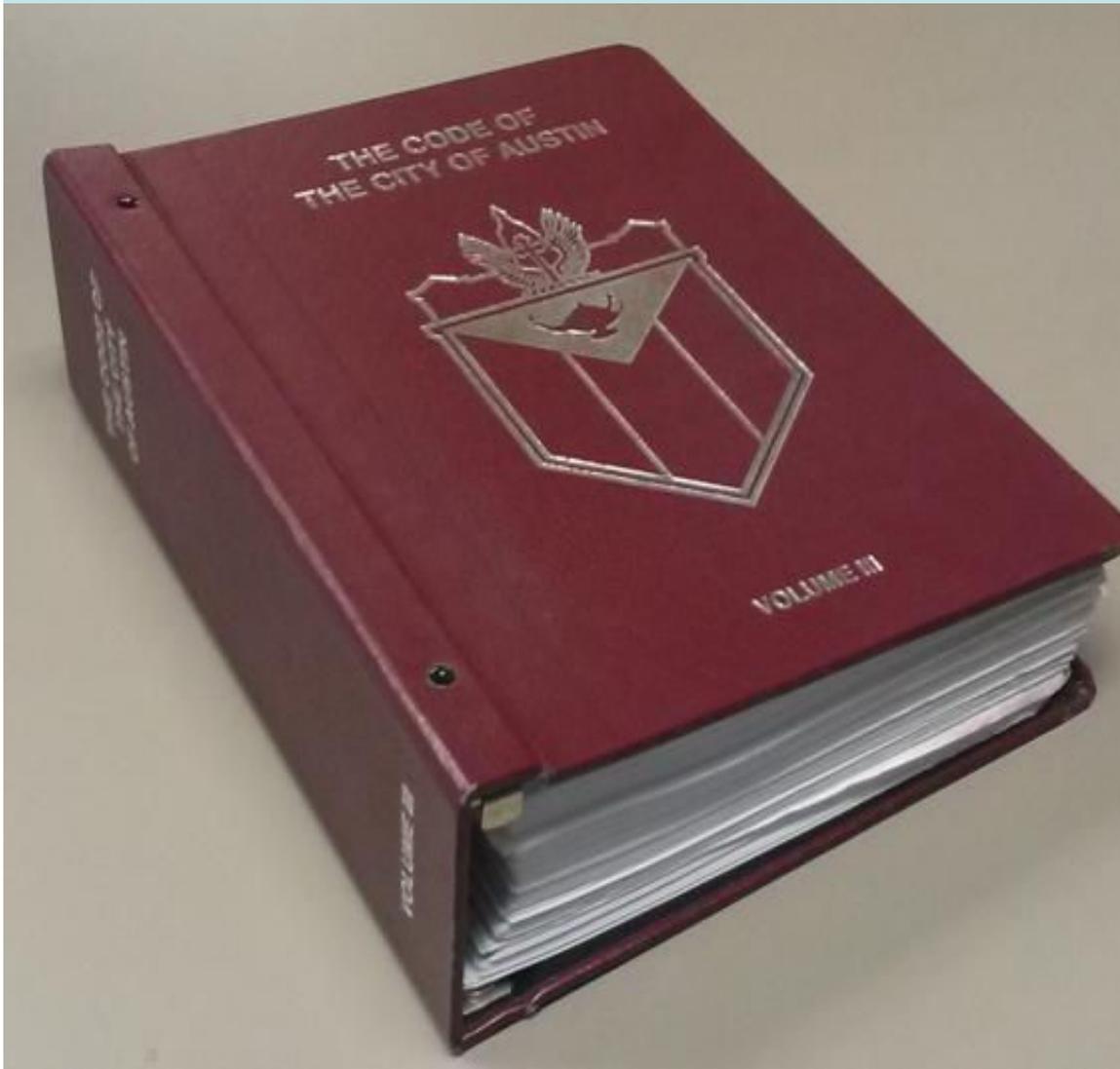


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Why Revise the Code?

The Code has been amended hundreds of times over the years.



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Why Revise the Code?

It's too complicated for businesses, residents and City staff to use -
wasting time and money.

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)																																								
P = Permitted Use C = Conditional Use Permit -- = Not Permitted																																								
COMMERCIAL USES continued	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P		
Kennels	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	P	1	C	2	-	3	4	
Laundry Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	P	P	P	-	-	-	P	1	-	2	-	3	4
Liquor Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	C	C	1	-	2	-	3	4
Marina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4	
Medical Offices -- exceeding 5000 sq. ft. gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	C	P	C	P	P	-	P	P	P	P	P	P	1	-	2	-	3	4	
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	C	P	P	-	P	P	P	P	P	P	1	-	2	-	3	4	
Monument Retail Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	1	-	-	-	3	4	
Off-Site Accessory Parking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	C	C	C	-	P	P	P	P	P	P	1	-	2	-	3	4	
Outdoor Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	-	C	C	C	C	C	C	1	-	2	-	3	4		
Outdoor Sports and Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	C	P	P	-	P	P	P	P	P	1	-	2	-	3	4		
Pawn Shop Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	P	P	-	-	-	1	-	2	-	3	4		
Personal Improvement Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	11	P	C	P	P	-	P	P	P	-	P	P	1	-	2	-	3	4		
Personal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	C	P	P	-	P	P	P	P	P	1	-	2	-	3	4		
Pet Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	P	-	P	P	P	-	-	-	1	-	2	-	3	4		
Plant Nursery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	
Printing and Publishing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	P	P	P	P	P	1	-	2	-	3	4		
Professional Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	C	P	P	-	P	P	P	P	P	1	-	2	-	3	4		
Recreational Equipment Maint. & Stor.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4	
Recreational Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4	
Research Assembly Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4	
Research Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	P	-	P	P	P	P	P	1	-	-	-	3	4		
Research Testing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4	
Research Warehousing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	3	4		
Restaurant (General)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	11	P	C	P	P	-	P	P	P	P	P	1	-	2	-	3	4		
Restaurant (Limited)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	P	-	P	P	P	P	1	-	2	-	3	4		
Scrap and Salvage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	1	-	-	-	3	4
Service Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	C	C	-	P	P	P	P	P	1	-	2	-	3	4		



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Why Revise the Code?

The Code and other regulations – as well as the development review process itself - are not clear and predictable.

These include rules about:

- Zoning
- Subdivisions
- Site Plans
- Drainage
- Transportation
- Environment
- Buildings
- Signs . . . and more!



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Why Revise the Code?

The current Code tends to treat all places alike – rather than responding to the unique character of different places.

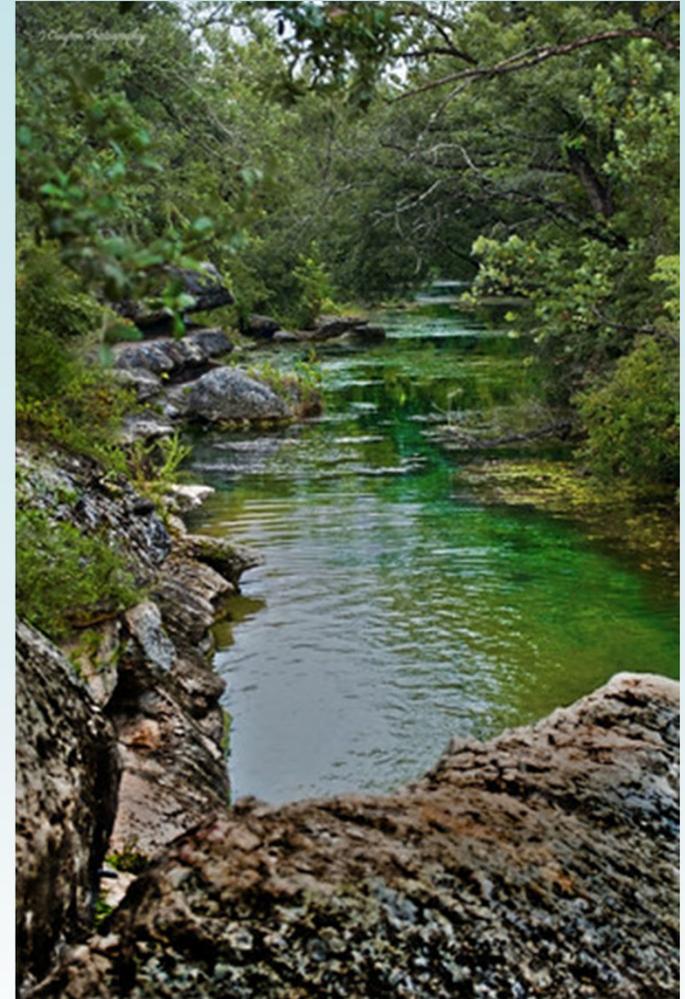


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Emerging CodeNEXT Priorities: What We're Hearing...

- Maintain and create neighborhoods and places we love.
- Encourage greater choice and affordability in housing.
- Protect our precious natural resources.
- Provide clarity and predictability to help businesses thrive.
- Make sure we can get around - walking, biking, and public transportation must become real options.

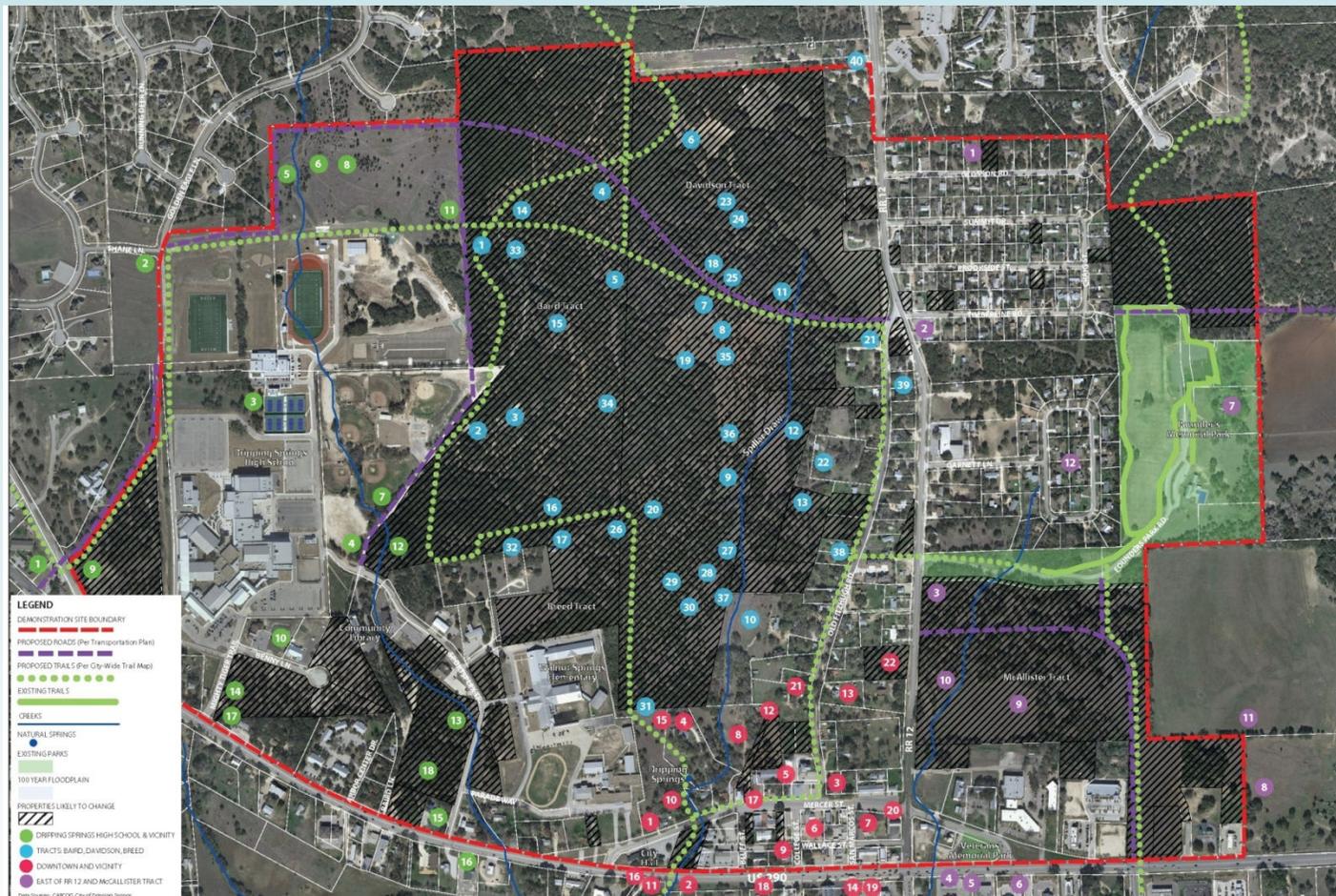


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Understanding Community Character

Different neighborhoods and districts have different existing conditions, with different challenges and opportunities that the Code should address.



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Understanding Community Character

The Code should respond to the “DNA” of an area: the streets, blocks, parks and open spaces, that make each place unique.



Old West Austin



Northwest Hills

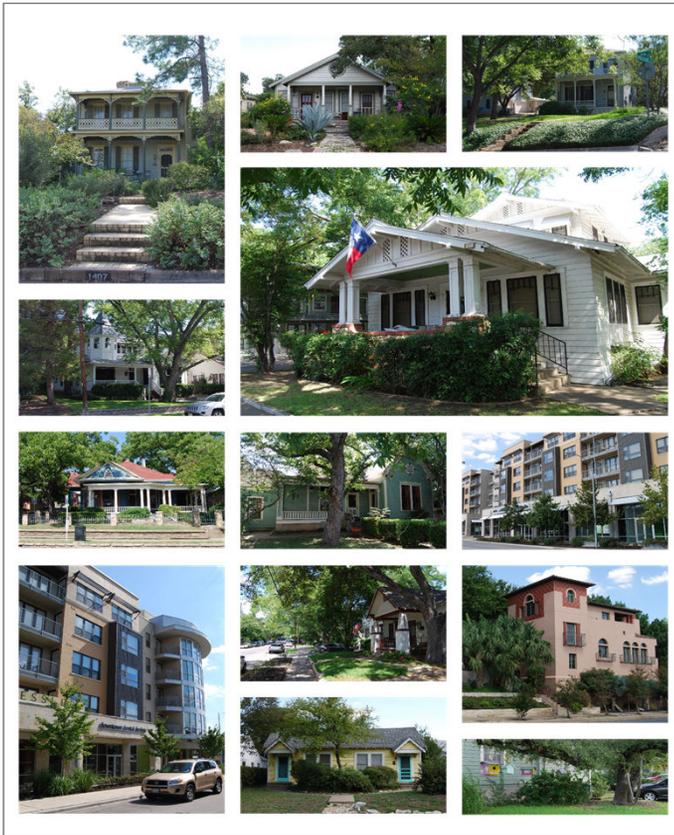


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Understanding Community Character

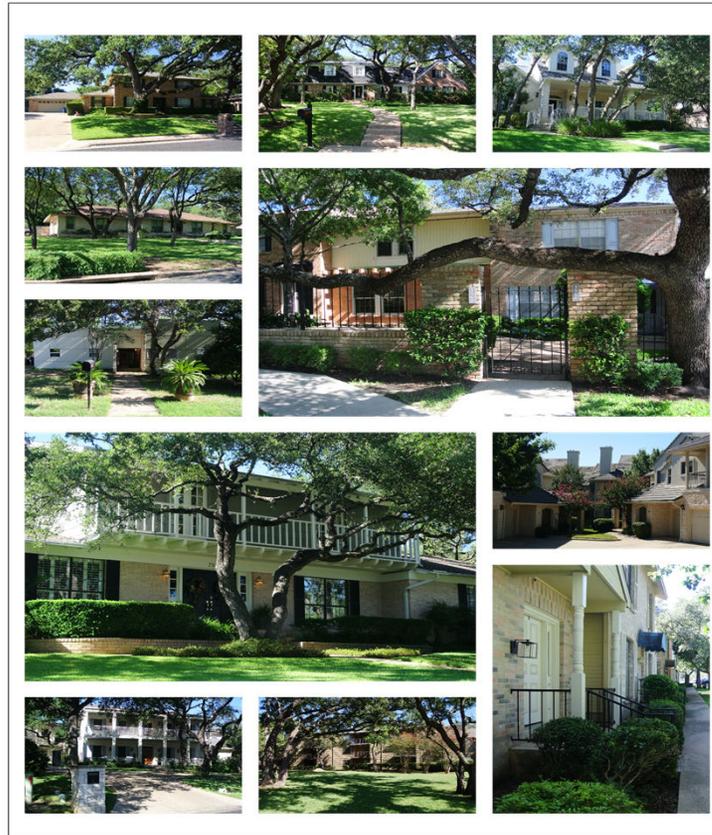
The Code should respond to the look and size of buildings as they relate to the street and to one another.



Old West Austin: Residential Character

Austin, Texas
October 2013

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Northwest Hills: Residential Character

Austin, Texas
October 2013

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Encouraging Missing Middle Housing: Key to Code Success



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Austin's Missing Middle



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Additional Housing Types



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New Tools

Envision Tomorrow can test different development scenarios and measure their effects and performance.



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New Tools

3D photo simulations can show how places can change over time in response to Code regulations – in this case, giving new life to existing developments.



New Tools

...new sidewalks and landscape and crosswalks...



New Tools

...new storefront and signage...



Using New Tools

...new landscaped sidewalk edge and
an outdoor eating terrace...



CodeNEXT is more than just creating a better Code...it's about creating better places.



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In Summary:

- It's time for a comprehensive review of Austin's land development regulations and process.
- Imagine Austin provides a clear, community-based vision.
- Step-by-step process with many opportunities for community feedback and review.
- Planning Commission recommendations and City Council approvals throughout process.



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Code Revision: Four-Step Process



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Tell Us What You Think!



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Ways You Can Participate:



Small-group meetings (like this one)



On the web: austintexas.gov/CodeNEXT



SpeakUpAustin! <http://speakupaustin.org>



@ImagineAustin. Use #CodeNEXT



facebook.com/ImagineAustin



By phone



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