

Discussion name: CRACKING THE CODE: Top issue with Land Development Code						
Discussion close date: 2014-06-30						
What challenges are most important to explore further?						
Answer						
	User ID	Agrees	Replies	Time Posted	Postal Code	Neighborhood
The impediments built into our existing code to restrict home owners from building auxiliary units need to be removed. Home owners would benefit from clear and simple regulations. Home owners would have options for off setting the costs of home ownership. Home owners would be. a powerful new addition to sensitive appropriate development in our neighborhoods.	Larry Sunderland	0	0	2014-05-10 11:25:51 UTC	78758	
There are so many things that need to be streamlined in order to make development easier and housing more affordable here in Austin! Todd Blenden, PE, RPLS. 1) Get rid of the 4 foot maximum cut or fill grading restrictions. 2) Get rid of the watershed nazi restrictions and the desired and watershed protection development zones. Let the good citizens of Oakhill use more than 20% of their property... 3) Realizing that Austin is in south Texas which is an arid place, and get rid of the requirement for expensive swimming pool sized stormwater filtration concrete ponds required for the western half of Austin. They are very expensive and drive up the costs of development. 4) Combine all of the various criteria code manuals into a single "unified development code" book like most other cities. 5) Make sure that the development code in Austin is not the most comprehensive code (aka complicated) in the United States of America. 6) Get rid of the maximum slope development restrictions to open up the hill country to development. That is why man invented retaining walls... 7) Get rid of the flood plain buffer zone requirements that harbor snakes and provide fuel for out of control fires like the one in Oakhill a few years ago. 8) Encourage the use of concrete channels. They last forever when built correctly with upstream and downstream toe-downs and reduce flooding by conveying stormwater efficiently. 9) Do away with all of the impervious cover restrictions that vary from area to area in Austin. 10) Get rid of all the development corridor zones and any specialized development requirements that cannon evenly be applied across Austin. They will only make the development code thicker and thicker as each new one is added. 11) Allow people to pay a fees to raise funds for public works to improve stormwater crossings in stead of building detention ponds. 12) Get rid of the Q1 and Q2 tables and all of the development zones. Allow uniform percentages of development impervious cover allowed for residential, commercial, etc. across the city of Austin in all watersheds.	Todd Blenden	0	0	2014-05-14 20:56:57 UTC		
Austin - a tech center - can organize the old LDC as part of CodeNext changes. Make it clear what we have. Use technology. There is an app developed for that! Then it will be clear what needs to change! In Central Austin after the big May rain 2014 the storm sewer overflowed into our neighbors house just downhill from impervious cover variances. Another friend's landscape is washed away at every big rain from her new uphill neighbor's yard and pool. Organize the code first- use technology .	Megan Meisenbach	0	0	2014-05-29 23:35:30 UTC		
Ideally code will play a part in reducing cost of living in central austin by getting out of the way of density. More living units built in an area (more supply) is one way to drive down costs. I don't understand the Floor to Area ratio limit in downtown Austin. Shouldn't it be inverted so that there are fees to pay for going below 12:1? The current FAR limits just drive up cost to build dense. That cost gets passed on to home buyers and renters.	Tim Sweeney	0	0	2014-06-13 20:49:42 UTC		