

LEGAL UPDATES

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Services

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Deadline Looms for Comments on CodeNEXT Draft Text

Wednesday, June 7, is the deadline for commenting on the first draft of the text for CodeNEXT, the City of Austin's \$6 million, multiyear effort to rewrite the Land Development Code. The deadline for commenting on the first draft of the zoning map is July 7, 2017. The comments are to be incorporated into the draft code text that will go to the Austin Planning Commission and to the Zoning and Platting Commission.

There will be additional opportunities to comment before the final draft code text and map go to the Austin City Council.

In addition, the Council is discussing the possibility of adding a third draft code iteration before a final, fourth iteration would go to the Council for its consideration. We will alert you if the Council decides to do so.

Anticipated Release of Key Sections

The CodeNEXT team has yet to release key draft code sections, including the Affordable Housing Incentive Program, Signage and Functional Green sections.

The Affordable Housing Incentive Program section has a new expected release date of June 16. The section currently includes placeholders for subsections on the calculation of density bonuses, additional development incentives and alternatives to on-site production of density bonus units.

The current draft code indicates that Functional Green rules would require a site to provide an amount of ecosystem function equivalent to 20 percent pervious cover through selection from a weighted menu of landscape options. The requirements would apply to any development with impervious cover exceeding 80 percent.

Important Links

Zoning Comparison and Zoning Map Comment Tool

Complete Draft Code Text

Draft Code Text with Fields for Online Comments

High-Resolution Zoning Map

Draft Transect Zoning Framework

Tracking Matrix Proposed Changes

Upcoming CodeNEXT Events

June 7: Special Called Meeting of Austin City Council

1 p.m.

Austin City Hall

June 7: CodeTALK: Permitting & Process

6 - 8 p.m.

Austin City Hall

Panelists include Nikelle Meade with Husch Blackwell, as well as Dwayne Shappa, Carol Torgrimson and Melissa Whaley-Hawthorne.

June 10: Mapping Meeting

10 a.m. - noon

Eastside Memorial High School

June 14: CodeTALK: Comparing Existing and Proposed Zoning Designations

Details and panelists TBA

Contact Us

For more information about how CodeNEXT might affect your Austin real estate investments, contact Micah J. King or another member of Husch Blackwell's Land Use and Real Estate, Development & Construction teams in our Austin office.