CNC's "Top 10" CodeNEXT Gross Overreaches by the Planning Commission

If you think CodeNEXT Draft 3 is wrong for Austin, you won't believe how Austin's Planning Commission wants to make it even worse. After the close of public hearings on Draft 3 of the proposed code, the chair of the Planning Commission (PC) started railroading a series of votes on about 950 proposals (many written by special interests), which would make the draft code even more extreme by promoting more neighborhood redevelopment, less compatibility, and less available parking. So, here's our list of top 10 gross overreaches by the Commission. We welcome nominations.

1. Designate over 100 streets and roads as "corridors", add commercial uses, and create so-called "transition zones" extending beyond the corridors to increase density. The PC envisions "transition zones" extending up to 5 blocks into residential neighborhoods.
2. Allow front yards to be completely paved by deleting front yard impervious cover regulations in residential zones.
3. Direct Staff to further reduce parking requirements to "as close to no parking requirements as possible," leaving it to neighborhoods to deal with new on-street parking through mechanisms like parking permits and parking meters.
4. Allow stand-alone parking garages in apartment zones adjacent to neighborhoods.

5. Undo compatibility standards that protect neighborhoods along *Imagine Austin* corridors by rezoning single-family uses so that compatibility is not required on at least 90% of the properties along these corridors.

6. Allow buildings up to 120 feet high (10-12 stories) on some corridors.
7. Guarantee to developers the right to build 90% of otherwise allowed impervious cover regardless of any other protections in the land development code.
8. Eliminate requirements of open space for projects less than 8 acres.
9. Undo occupancy limits for units built after a date in 2014, bringing back demolitions for new stealth dorms.
10. Effectively amend *Imagine Austin* using CodeNEXT as a back door.

If you're curious about how your neighborhood is affected by the transition zone proposal, take a look here.