



If You Think Your Home Is Safe From the Next CodeNEXT, You're Not Paying Attention



If it wasn't clear before last week's round of council meetings, it should be now: The City of Austin's [controversial rezoning plan](#) threatens all of the homes in our community, regardless of their location.

By Friday, Mayor Steve Adler and his allies had pushed the latest draft of the 1,382-page plan through City Hall after giving the public just six business days to review it. They ignored [strong objections](#) by Council Members Alison Alter, Ann Kitchen, Leslie Pool, and Kathie Tovo (all of whom voted against moving forward with the plan), along with thousands of unhappy emails and phone calls from residents like you.

"I'm sorry that you have a timetable where this has to be railroaded through. That is not what Austin is asking to do." —Austin City Council Member Alison Alter, speaking to Mayor Steve Adler

If the mayor rushed the process out of fear of a public backlash, he did so with good reason. Many of the amendments made to the plan since the beginning of the year target the interiors of our community's neighborhoods, where the bulk of Austinites live. Here are a handful of changes you need to be aware of:

Three Homes Per Lot on a Lot More Lots

Initially, the city's rezoning plan would have allowed land developers to add a pair of new dwelling units to any lot that is 5,000 square feet or larger and has a home 30 years or older on it. Last week, the plan's supporters lowered the age figure to 15 years—and under the new rule, all but *two walls* of those 15-year-old homes can be torn down and sent to the landfill. (Click [here](#) to see what could replace them.) We already knew that the next CodeNEXT would increase demolitions, raise property taxes, and worsen displacement throughout Austin's urban core. Now it looks like many newer, outer neighborhoods will be hit just as hard.

20,000 Square-Foot Grocery Stores Anywhere and Everywhere

If last week's changes to the plan are passed into law, then land developers who obtain a "conditional use permit" will be allowed to demolish any single-family home in Austin and replace it with a grocery store, delicatessen, or food-take-out operation up to 20,000 square feet in size. (When a conditional use permit is granted, area residents may appeal the decision to the city council, but they have no petition rights.) Store owners will not be required to provide parking spaces for either customers or staff.

The "10%" Loophole

The plan's supporters now plan to grant land developers the right to enlarge buildings by 10 percent if they are able to argue that a physical impediment or some other municipal regulation is significantly limiting the size of a development. If exploited widely, the new rule could result in a city full of new buildings that are 10 percent larger than current models predict. (If there's still any doubt about whose side the plan's supporters are on, they pushed for this change while refusing to support an amendment by Council Member Kitchen designed to protect and prioritize sidewalks.)

Less Density Along Corridors and More of It Inside Neighborhoods

Last week, the plan's supporters passed an amendment that will shrink the amount of housing available in new mixed-use developments inside the city's transition zones. Many land developers are sure to train their sights on neighborhood interiors instead, and replace existing homes with buildings like [these](#). Up to six unrelated adults will be allowed to live in each of those structures, with reduced or eliminated parking requirements.

Bars, Bars, and More Bars

The number of acres where the plan allows bars outside of downtown has gradually increased by a staggering 4,800 percent. Bottoms up!

Want to take action? Here's what we recommend:

- **Make Sure You've Filed an Official Rezoning Protest**

If you own property in Austin, go to [FileYourProtest.com](https://fileyourprotest.com) and file an official rezoning protest. The process is easy, safe, and takes just 30 seconds. Once you've filed a protest, our legal team believes the City of Austin will be unable to legally rezone your property without support from three-fourths of the city council (9 of 11 votes).

- **Consider Donating to Community Not Commodity**
Help us educate and activate Austinites from every corner of our community. [Make an online donation today!](#)
- **Contact Mayor Adler and Your City Council Member**
No truly democratic city government would give local residents just six business days to review and comment thousands of proposed zoning changes in a 1,382-page document. Call and email the mayor and council using the contact information displayed below, and tell them to hit the brakes on the rezoning train! [Check this map if you aren't sure which council member represents you.](#)

Together we can build an Austin for everyone!

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