

CANPAC

Central Austin Neighborhood Planning Advisory Committee

CANPAC Resolution on CodeNEXT and Neighborhood Plans

WHEREAS Neighborhood Planning provides an opportunity for citizens to take a proactive role in the planning process and decide how their neighborhoods will move into the future and Austin's Planning Department has been working with neighborhoods to develop neighborhood plans for over 20 years; and

WHEREAS 30 different plans have been approved by the City Council and more plans are being worked on; and

WHEREAS each neighborhood plan has a Future Land Use Map (FLUM) that provides broad direction as to the type and location of future development and within an area with a neighborhood plan, zoning changes that are not consistent with the FLUM require a neighborhood plan amendment; and

WHEREAS the Imagine Austin Comprehensive Plan specifies on page 207 that the Neighborhood Plans will be respected; and

Whereas the CodeNext draft text initially included and then deleted section 23-4D-7090 listing areas with approved neighborhood plans and included language saying "the permitted use restrictions, development standards, and other applicable standards or regulations governing development as provided within the Neighborhood Plan or accompanying ordinance shall apply"; and

Whereas in 2004 the Austin City Council approved a Neighborhood Plan for the Central Austin Combined Neighborhood planning area including both single family neighborhoods and the University Neighborhood Overlay (UNO) with its critical height map component; and

Whereas the neighborhood plan represented a careful compromise involving homeowners, renters, business owners, and students that established an overlay (UNO) for the West Campus area which allows dense multifamily development, mixed use developments along the corridors, and conditional overlays to protect the integrity, historic character, and safety of the single-family neighborhoods; and

Whereas in 2014 the City Council passed and in 2016 made permanent laws that reduced the allowed occupancy of unrelated adults for new construction with the express purpose of discouraging demolitions in CANPAC and other neighborhoods that had been affected by demolition for the purpose of constructing high occupancy houses; and

Whereas the proposed T4N and T3N zoning in the Heritage and Hancock neighborhoods will dramatically increase the allowed density in the middle of the neighborhoods and encourage demolition and redevelopment; and

CANPAC MEMBERS

Eastwoods Association, Hancock Neighborhood Association, Heritage Neighborhood Association, North University Neighborhood Association, Shoal Crest Neighborhood Association, Original West University Neighborhood Association, and University Area Partners

Whereas these T3N transect zones allow 3 units on 5,000 sq ft or an equivalent of 26 units per acre and T4N transect zones allow up to 5 units on 6,000 sq ft or an equivalent of 36 units per acre effectively changing single family to multifamily zoning and should require a neighborhood plan amendment; and

Whereas the proposed T4MS prohibits residential on the Guadalupe and Lamar activity corridors, which is exactly where the Neighborhood Plan prescribes additional residential density; and

Therefore,
be it resolved that the members of CANPAC respectfully request that the mapping be reviewed and revised to adhere specifically to Imagine Austin, Council approved Neighborhood Plans, and Future Land Use Maps, and the proposed zoning map for all of CANPAC retain the existing zoning, the UNO height districts map, and current occupancy limits on unrelated adults.

Be it further resolved that the members of CANPAC recommend that the CodeNext text continue to list the approved neighborhood plans and clearly articulate that these neighborhood plans continue to be part of the Imagine Austin Comprehensive Plan.

Approved Unanimously on May 31, 2017

Bart Whatley, co-chair
Adam Stephens, co-chair

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