

CodeNEXT Resolution

Editor's Note: HPNA members will have the opportunity to discuss, amend, and vote on the following resolution at the June meeting.

Whereas, while the Hyde Park Neighborhood Association (HPNA) recognizes that the current Austin land development code is significantly flawed and in need of reorganization and therefore supports efforts on the part of the city of Austin to carry out that project, and

Whereas, the joint HPNA-Hyde Park Contact Team CodeNEXT Committee has reviewed the proposed new Austin land development code, CodeNEXT, and its mapping of zoning categories to the City of Austin and found it to be significantly flawed in the following ways:

- It significantly rolls back or eliminates a number of protections, many of them hard won by the citizens of Austin, including, but not limited to, the following:
 - Occupancy limits
 - Parking requirements
 - Compatibility standards
 - McMansion standards
 - ADU restrictions
 - Neighborhood Plan overlays
 - Restrictions for the usage of property

Resulting in the possibility of Austin residents having to confront significant reductions in the quality of their lives in the homes they have purchased or rented;

- It fails to incorporate the body of recommendations from the Flood Mitigation Task Force, while advocating for increased impervious cover, resulting in increased potential for flooding;
- It arbitrarily zones Austin neighborhoods without allowing and enabling the residents of those neighborhoods to participate in the zoning process to ensure that zoning matches the neighborhood plans or existing zoning for those neighborhoods;
- It zones significant parts of the Central Austin area for greater density, which threatens the character of Central Austin, in violation of both the advocacy of Imagine Austin for preservation of neighborhood character and the avowed purpose of many neighborhood plans;
- It fails to provide protections against gentrification;
- It reduces transparency by shifting into administrative hands decision making that had previously required public input or input from the boards and commissions; and

Whereas, the Hyde Park Neighborhood Association has significant questions about its Neighborhood Conservation Combining Districts, carefully crafted to maintain neighborhood character, with regard to how those NCCDs will coexist with CodeNEXT; and

Whereas, the timeline for the examination, modification, and adoption of CodeNEXT is unreasonably rapid and the tool for response is inappropriate, because a citizen's objection to a significant change in procedure, zoning, or restrictions after being told that most neighborhoods would not experience any

change under CodeNEXT, should not require the creation of a full white paper;

Therefore, be it resolved, the Hyde Park Neighborhood Association requests the following remedies from the City of Austin with regard to CodeNEXT:

- The inclusion of all the protections currently enjoyed by Austin residents;
- Respect for the neighborhood planning process and all existing neighborhood plans;
- The restoration of public and board or commission input into development decisions and removal of unilateral administrative authority;
- The application to each geographical area of zoning that corresponds to existing zoning for that area or differs from existing zoning only in accord with the neighborhood plan for that area;
- The inclusion of all Flood Mitigation Task Force recommendations;
- The inclusion of protections against gentrification;
- The creation of NCCD-specific transects to translate the existing NCCDs into the language and structure of CodeNEXT;
- The retention of the NCCD tool for additional neighborhoods that want to make use of it for their protection and preservation; and
- Changes in the adoption process for CodeNEXT, including a realistic timeline and an easier, more direct method for citizen input and open public discussion.