

CodeNEXT is BACK with a Vengeance

You are getting this flyer because you are in or next to the transition zoning on the back page.

It is coming after the single-family residential zoning you currently have.

It will nullify your undefended single-family deed restrictions so you cannot retain current housing uses.

It will allow 90' tall buildings along Burnet Road if they incorporate the City's definition of affordability.

It will place multi-unit housing next door to your lot up to 60' ht, 10 units, and 6 people per unit.

It will increase the rise of property taxes as investors raise prices competing to buy housing.

Defending deed restrictions counteracts new highest and best use that sets property taxes.

Disturbing facts:

In 2017 38% of Dwellings in the 78757 Zip Code were purchased by investors

City wide in 2018 25% of new dwelling units were purchased by investors

AISD predicts student enrollment to drop by 10,000 students by 2030

Of 6500 apartments surveyed by AISD, three along Burnet Road, only 45 students lived in them

This CodeNEXT will eliminate all single-family residential zoning

NOAA issued Atlas 14 to better predict rainfall amounts in storm events

Austin will see an increase of 3 additional inches per event

The Shoal Creek watershed can fill Lady Bird Lake with a 3" inch rain across it

Roughly 45 homes have been added to the 100-year flood plain by Atlas 14 in Allandale alone

CodeNEXT increases impervious cover by right and by waiver

In-lieu-of fees for variances will increase so money can be spent elsewhere

Parking requirements will be lowered as units per lot are raised

More cars parked on street

More difficulty getting emergency vehicles up and down the streets

Planning Commission voted Oct 17 for 60' height on transition zones deeper into neighborhoods

City admits that the density of CodeNEXT provides only 14% of affordable housing-Aus Chronicle

Please Attend this critical meeting:

CodeNEXT Town Hall

CM Leslie Pool

Lamar Jr High

Thursday Oct 24

6:00 to 8:00 PM

The new zoning types for Allandale on back side

R2A All of Allandale not listed below. 2 ADUs, duplex, senior retirement housing, short term rental, bed and breakfast (CUP), adult care to 21 (CUP), childcare to 25 (CUP), indoor recreation > 5000 sf (CUP), church, private schools (CUP), Meeting facility (CUP), PARKING on site- ADU-0, house-1, INCENTIVE-see attached photo-allows 2 ADUs. Lot Size Min-2,500sf, width 25', HEIGHT-35' max, BUILDING Setback Frt-25', Side-5', Rear 10', IMPERVIOUS COVER 45% to 50% max.

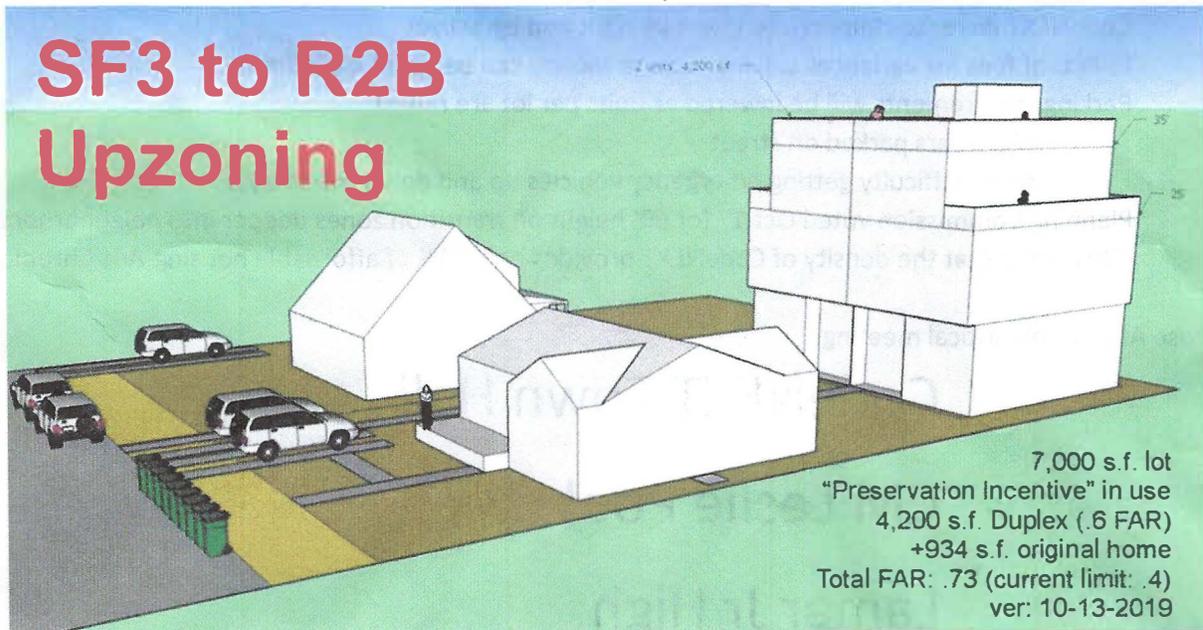
R2B-trans 4-7 lots in from corridor. ADU-2 units, duplex, senior housing, short term rental, bed and breakfast (CUP), adult care to 21 (CUP), childcare to 25 (CUP), indoor recreation > 5000 sf (CUP), church, private schools (CUP), Meeting facility (CUP). PARKING on site- ADU-0, house-1, INCENTIVE-see attached photo-allows 2 ADUs. Lot Size Min-2,500sf, width 25', HEIGHT-35' max, BUILDING Setback Frt-15', Side-5', Rear 5'. IMPERVIOUS COVER 45% to 50% max.

R4-trans 2-3 lots in from corridor. ADU-2 units. Bed and breakfast, cottage court, multi-units, Group Residential, all short-term rentals, adult care to 21 (CUP), childcare to 25 (CUP), indoor recreation < 5000 sf (MUP), Outdoor Formal (MUP), church, private schools (CUP), Meeting facility (CUP). PARKING-On site parking is limited and overflow will end up in the street. Maximum Units per Lot-Up to 8 with up 6 residents per unit. Lot size Min-1,800 sq. ft, HEIGHT -35' Max, BUILDING Setback-Frt-15', Side-5', Rear-5'. IMPERVIOUS COVER 45% to 50% max.

RM-1-trans Both sides of Daugherty past Addison, east side Montview, 7 lots in from 45th, All uses above. Max units-10, 6 residents per unit. Min lt-5,000 sq ft. Ht 40'. Max Impervious cover=60%

MUP-Minor Use Permit-Director CUP-Conditional use Permit-Director

The below schematic shows one front house and two ADUs sharing a single wall on one lot



R2A zoning can have this design if it is an 8,550 sq. ft lot that is 5' wider and 15' longer or a minimum of 50' wide by 171' deep. The front house must be older than 30 years for R2A and R2B.

Sources:

<https://austin.maps.arcgis.com/apps/Compare/index.html?appid=32713bd8d31f4f858b5247e47d917c5b>

<http://www.austintexas.gov/department/land-development-code-drafts>

Signed: Allan McMurtry and Kata Carbone Past Two-Term Presidents ANA