



Resolution in Opposition to City Council Concerning Proposed Chapter 25 Amendments Authorizing Accessory Dwelling Units in Single Family Neighborhoods Prior to a Comprehensive Code Revision

WHEREAS, the City’s CodeNext process will culminate in a new Land Development Code (Code) designed to implement the comprehensive plan and align the Code’s land use standards and regulations with the goals of Imagine Austin; and

WHEREAS, Imagine Austin provides that revisions to the land development code “must recognize, respect, and reflect [the] carefully crafted compromises, balances, and the assumptions upon which the existing neighborhood and area plans were based and depend;” and

WHEREAS, the City Council has urged the public to participate in the CodeNext initiative and citizens have been assured that CodeNext was the relevant process through which Code revisions implementing Imagine Austin would be considered in a comprehensive, systematic and coordinated way, and among the issues to be evaluated as part of the CodeNext process are the issues covered by the Council’s proposal; and

WHEREAS, the City hired consultants at considerable taxpayer expense to advise and direct the CodeNext effort and the City’s consultants recently issued a report that criticized the history of ad hoc City Council amendments to the Code which make the Code difficult to understand and administer; and

WHEREAS, in spite of the findings of the consultant’s report, the proposed Council resolution would rush forward more ad hoc code amendments; and

WHEREAS, the proposed Council resolution attempts to preempt or predetermine the CodeNext outcome by revising the Code before the conclusion of the CodeNext code revision and implementation process; and

WHEREAS, the proposed resolution would, by design, lead to an increase in the density and on-street parking in single family neighborhoods without

consideration of neighborhood plans or the “carefully crafted compromises, balances, and the assumptions upon which neighborhood plans are based and depend” in contravention of the express provisions of Imagine Austin; and

WHEREAS, the content of new land development code provisions related to accessory dwelling units should to be considered as part of the comprehensive land development code revisions and not as an isolated amendment; and

WHEREAS, revising base districts now, ahead of the comprehensive revisions, will further complicate the existing Code and create difficult and unnecessary enforcement, entitlement and grandfathering issues; and

WHEREAS, the proposed Council resolution disrespects the community’s good faith participation in City processes and undermines the legitimacy and relevancy of the CodeNext initiative and the comprehensive plan by circumventing CodeNext and violating the directives of Imagine Austin;
NOW, THEREFORE,

BE IT RESOLVED THAT the Austin Neighborhoods Council Executive Committee requests that the City Council withdraw the proposed Council resolution amending Land Development Code Chapter 25 to authorize accessory dwelling units prior to and separate from the CodeNext comprehensive code revision.

Presented to the ANC Executive Committee 6/11/14

Voted upon 6/11/14

Sponsor: Joyce Basciano, ANC VP1, VP1@ancweb.org