

JENNIFER VIRDEN
District 10 Candidate for
Austin City Council
POSITION: LAND DEVELOPMENT CODE

This very important issue of the Land Development Code (LDC), and my position on any rewrite of it compared with my opponents' positions, is one of the areas that most clearly differentiates me from the other District 10 candidates.

I hope it's well known by now that I am opposed to the LDC rewrite that was called CodeNEXT. To be clear, CodeNEXT lost in District Court and is now being appealed by the City, per City Council's approval, to the State Court of Appeals. It is my hope the City loses that appeal. Going forward, I have red lines when it comes to any potential future LDC rewrite:

1. I am opposed to increased density in District 10, other than considering allowing the addition of one accessory dwelling unit (ADU) per single family lot. The COA zoning of SF3 throughout most of D10 allows for an ADU, but in the majority of our D10 subdivisions, the deed restrictions (which supersede zoning) do not allow for ADU's. It is irresponsible for the City to propose new zoning that is contrary to existing deed restrictions, when it's the individual homeowners - and NOT the City - who are responsible for bearing the legal expense to enforce the deed restrictions (which are intended to maintain the unique character of each of our neighborhoods). The City and the Council should not be operating in that cavalier of a manner at our expense.
2. I am opposed to any decrease in the parking space minimum requirements. Presently in our area, the minimum number of parking spaces required on SF3 properties is two spaces, but CodeNEXT went so far in many cases to reduce that parking space minimum requirement to just one on-site. Anything that would exacerbate street parking or promote parking in yards is a non-starter for me.
3. I am opposed to comprehensive rezoning of the whole city all at once. Further, the City Council should absolutely never try to pass a comprehensive new LDC AND a new city-wide zoning map at the same time.
4. Rezoning cases need to continue to be considered on a case-by-case basis, and any LDC rewrite must not take away proper notice to surrounding owners or take away property owner's or nearby property owners' legal right to protest. We should always aspire to preserve the unique characteristics of each neighborhood and to preserve the charm of our city. I'm FOR maintaining our property values and property rights, and I'm for maintaining the precious green space that we have left "inside the loop."

Please learn more about me and my platform at www.JenniferForAustin.com. I would love to have your support!