

Small Area Plans: Framework, Implementation and Process

CodeNEXT Advisory Group

March 7, 2016

Matthew Lewis, Assistant Director



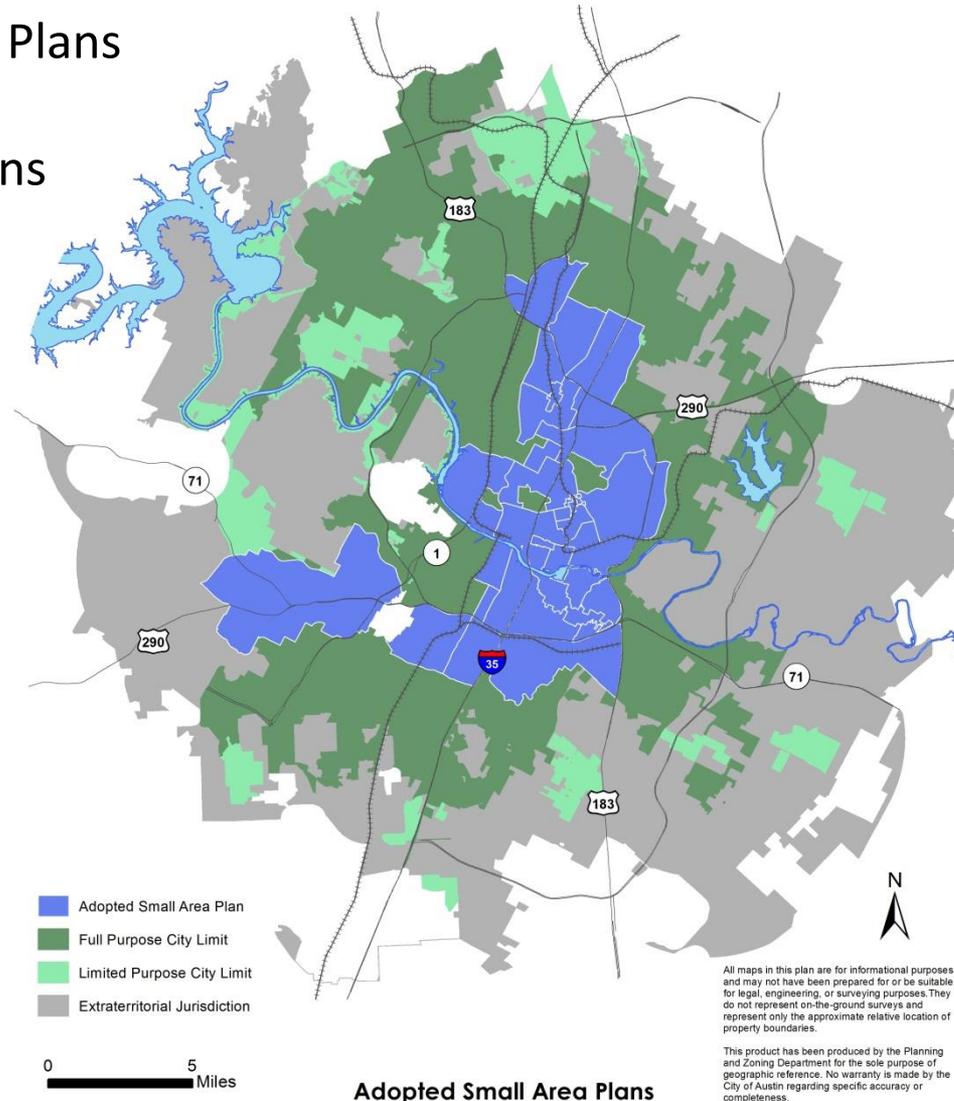
Main Takeaways

- **Understand the scope of small area plans**
- **Understand how plans, regulations, and capital investments work together to help build community**
- **How small area plans will be considered as we develop and map the code**

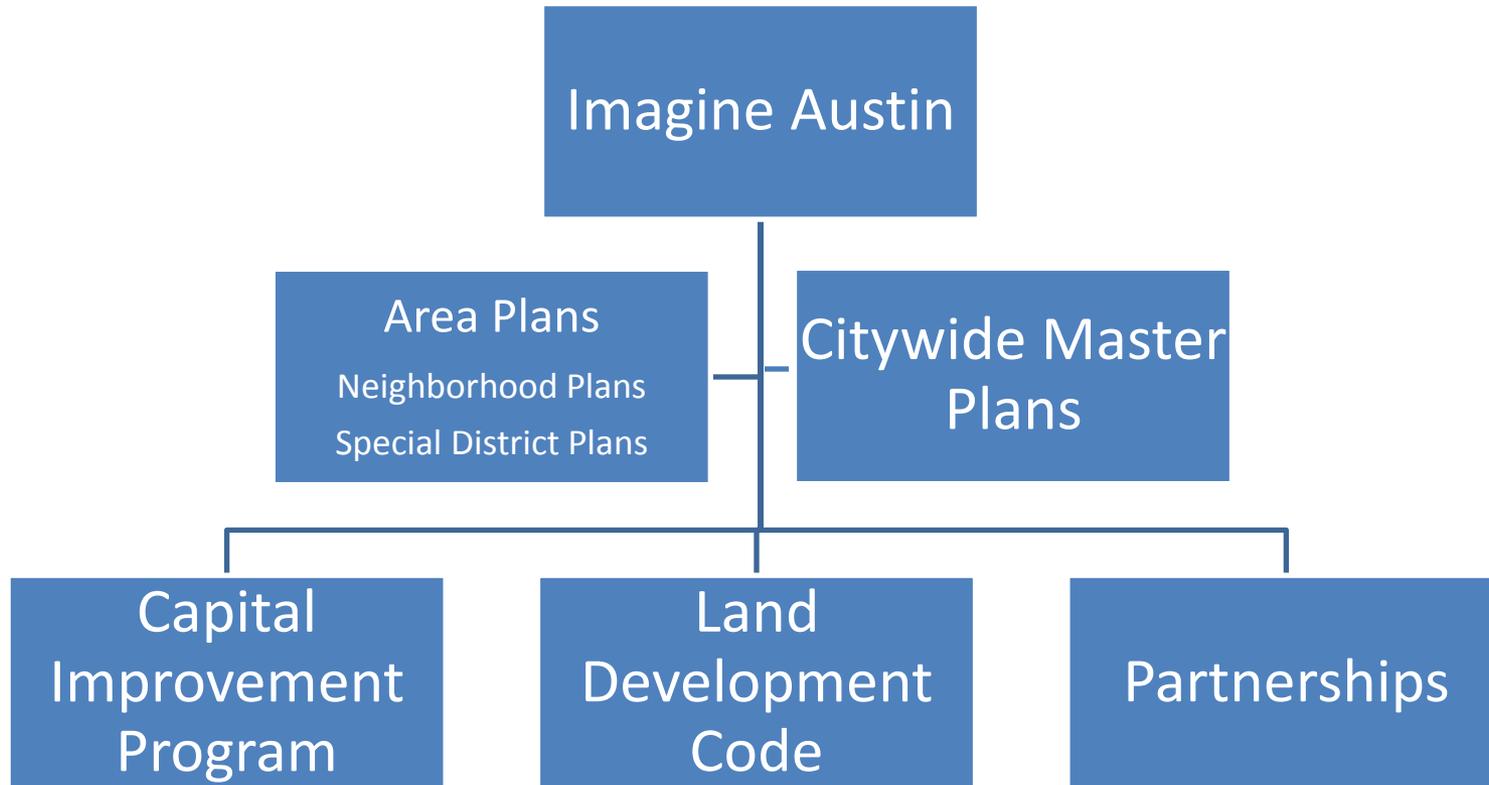


Small Area Plans Cover a Portion of Austin

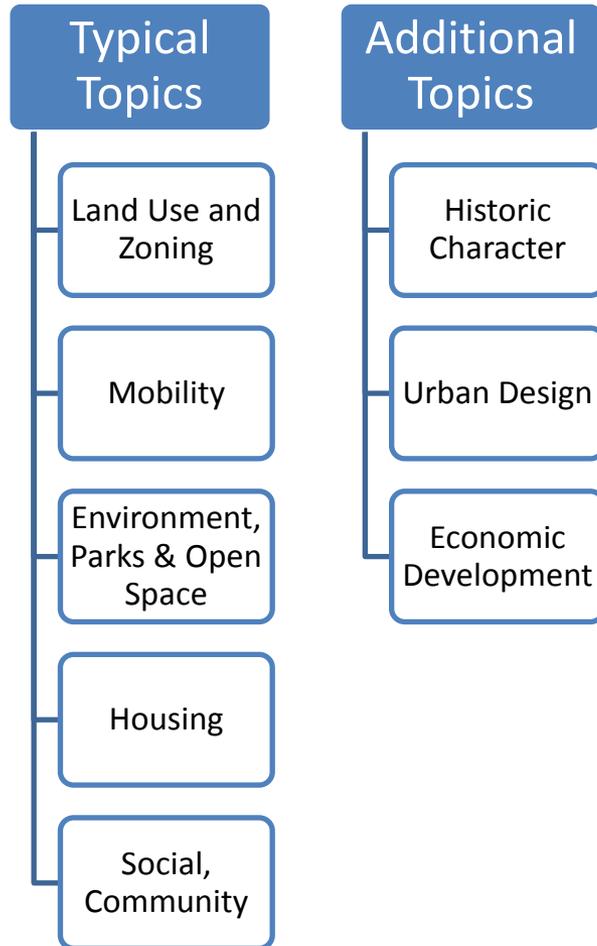
- 30 Neighborhood Plans
- 7 Special Area Plans



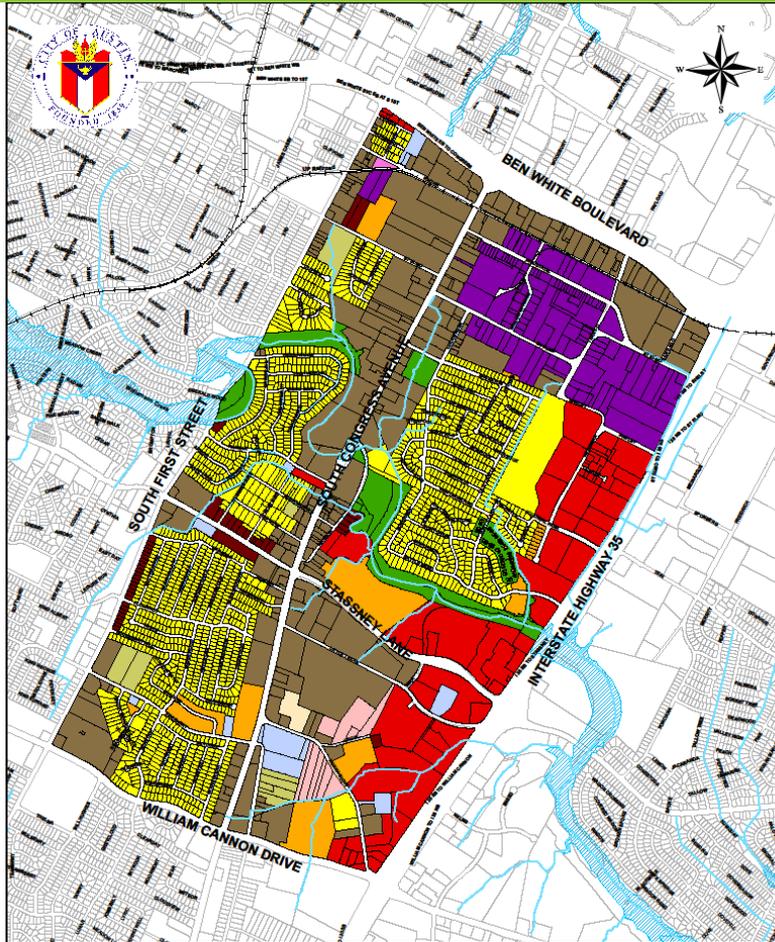
Small Area Plans Further Define Imagine Austin



Small Area Plans Cover More Than Land Use



Small Area Plans Guide Land Use Decisions



South Congress Combined Neighborhood Planning Area: Future Land Use Map

Produced by the City of Austin
 Neighborhood Planning and Zoning Department
 Adopted August 18, 2005
 Updated September 2, 2010

This map has been produced by the City of Austin Planning & Development Review Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Legend

- | | |
|------------------------------|-------------------------|
| Single-Family | Mixed Use |
| Higher-Density Single-Family | Office |
| Mobile Homes | Mixed Use/Office |
| Mixed Residential | Industry |
| Multifamily | Civic |
| Commercial | Recreation & Open Space |
| | 100-year flood |
| | Creeks |

2,000 1,000 0 2,000 Feet



Plans are Implemented through Zoning

“NP” Zoning Ordinance:

ORDINANCE NO. 20050818-2004

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 772.82 ACRES OF LAND GENERALLY KNOWN AS THE EAST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 36 TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 36 tracts of land within the property described in Zoning Case No. C14-05-0107, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 772.82 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit “A” incorporated into this ordinance (the “Property”),

generally known as the East Congress neighborhood plan combining district, locally known as the area bounded by Stassney Lane on the south, IH-35 on the east, Ben White Boulevard on the north, and South Congress Avenue on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

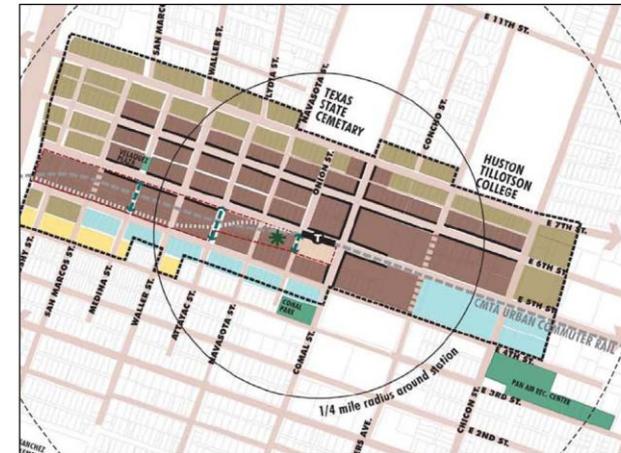
Except as provided in this ordinance, the existing zoning districts on the property shall remain in effect.

PART 2. The base zoning districts for the 36 residence (RR) district, single family residence (SFR) district, single family residence (I-SF-3) district, family residence (SF) density (MF-2) district, multifamily residence medium density (MD) district, multifamily residence medium density conditional overlay (MD-CO) district, neighborhood office (NO) district, limited office (LO) district, community commercial-conditions (GR) district, community commercial-conditions overlay (GR-CO) district, warehouse limited office conditional overlay (WLO-CO) district, commercial services (CS) district, and commercial-liquor sales conditional overlay (CLS-CO) district, and limited industrial (LI) district, and limited industrial (LI) district, and limited industrial (LI) district.

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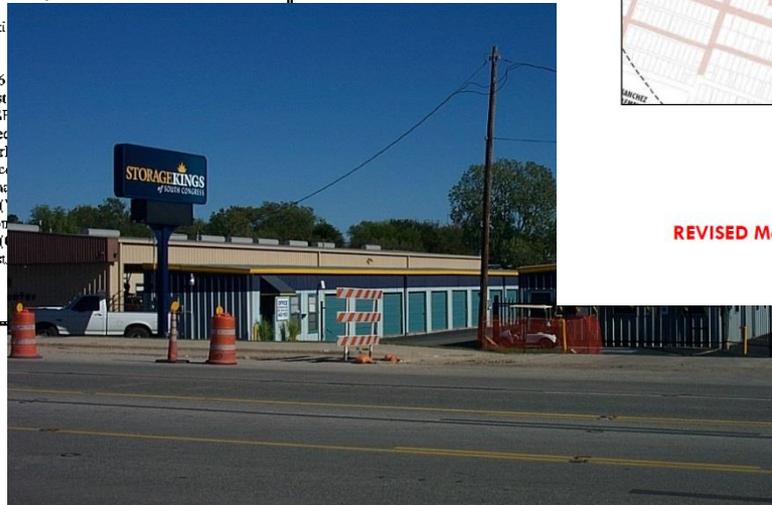
Regulating Plan:

REGULATING PLAN for the Plaza Saltillo TOD Station Area Plan (SAP)



Adopted: December 11, 2008
Effective: March 1, 2009

REVISED May 25, 2013 via Ordinance NO 20130425-106

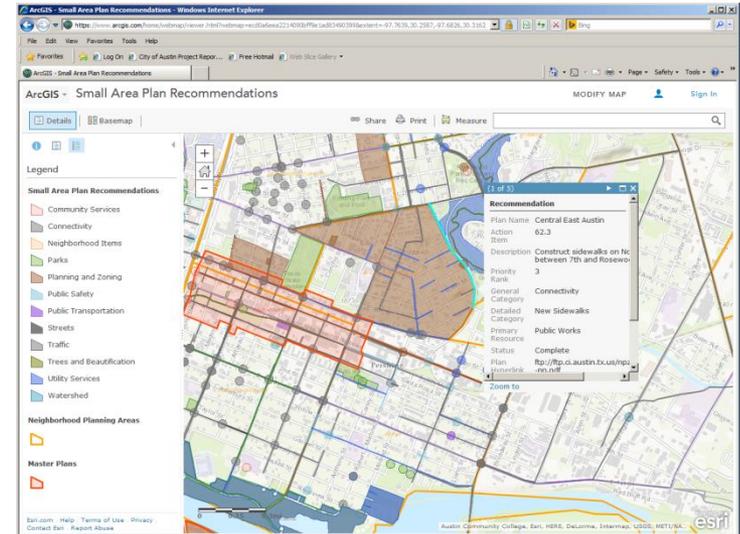
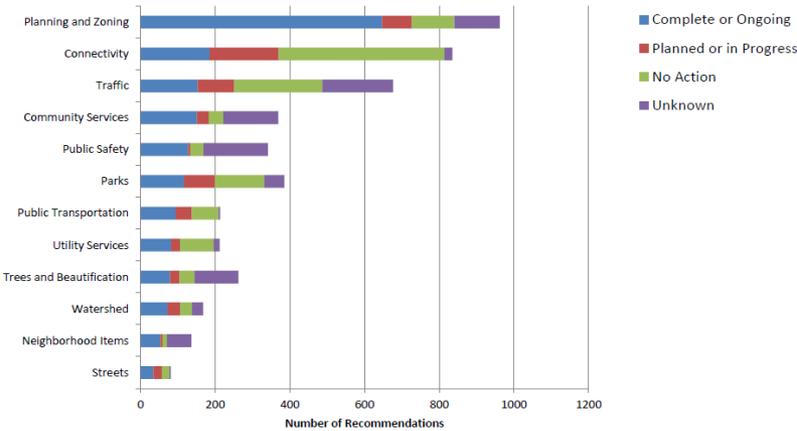


Plans are Implemented through CIP and Other Activities



PAZ Implementation Team Monitors Implementation

Status of Small Area Plan Recommendations by Type (as of December 2014)



Bouldin Creek Neighborhood Plan Implementation Tracking Chart 12/29/2014

Action Item/ Rec #	Plan page #	Action Item/ Recommendation	Priority Ranking and Fiscal Year	Status	Staff Comments	Contact Team Comments	Primary Resource	Secondary Resource
NOT COMPLETE								
Capital Improvement Project								
31	24	Develop the West Bouldin Creek Greenbelt and Hike and Bike trail. Coordinate with Austin Metro Trails, City of Austin PARD, and planners for the Town Lake Cultural Center. Tie the West Bouldin Creek Greenbelt into the Town Lake Hike and Bike Trail.	# 1, FY 2015-16	Underway	12/2014 (PARD): Negotiations with a property owner for improvements to the S. 6th St. trailhead continue. 1/2014 (PARD): Prior comment still applicable. 9/2011 (PARD): PARD will continue to collaborate and support the development of the West Bouldin Creek Greenbelt. Improvements are currently being planned for trailhead at 6th street. Field surveying recently completed. Connectivity improvements at Post Oak and other general trail improvements are also being considered. 2/2011 (PARD): This will be included in the PARD Plan. This project is not currently funded for the full scope of the project. 2/26/2010 (PARD): PARD has identified the acquisition and trail development in the Parks & Recreation Long Range Plan. The most expensive part of the trail will be upgrading the bridge at Barton Springs Road to connect to Butler Park. Estimated design and construction cost is about \$1.5 million for the trail. 5/2009 (PARD): PARD has just completed a new trailhead and trail in the Greenbelt. Investigating addition of 2 bridges in same area. Octor to Town Lake connection is a deal of PARD, it is not immediately feasible because of private property owners and an obstructed tunnel.	8/2011 (NPCT): Green space is a priority in the Plan. While the WBOG development has had good cooperation from neighbors, the City, the Austin Parks Foundation, and American YouthWorks, we want the City's ongoing collaboration and support in fully restoring the Greenbelt. Priority #4, FY 2012-13. 10/2008: Bouldin Creek's #1 priority for FY 2009-10.	PARD	Public Works
32	25	As the City acquires additional flood-plain property along W. Bouldin Creek, continue the development of the West Bouldin Creek greenbelt to provide continuous access between Octorf Street and Barton Springs Road.	# 4, FY 2015-16	Not Yet Initiated	PARD shares this goal and continues to look for opportunities; however, continuous greenbelt access is very difficult due to private property owners. Connections may have to be with street ROW/sidewalks.		PARD	
33	25	Reserve city-owned lands along E. Bouldin Creek as a natural greenbelt preserve.	# 2, FY 2015-16	Ongoing	12/2014 (PARD): PARD is negotiating with property owners to obtain easements along the creek to connect Nicholas Dawson Park with a triangle of undeveloped parklands to the north. 6/2014 (PARD): Nicholas Dawson Park is located along East Bouldin Creek.		PARD	

P. Parks and Green Infrastructure

P.1. Georgian Acres Neighborhood Park

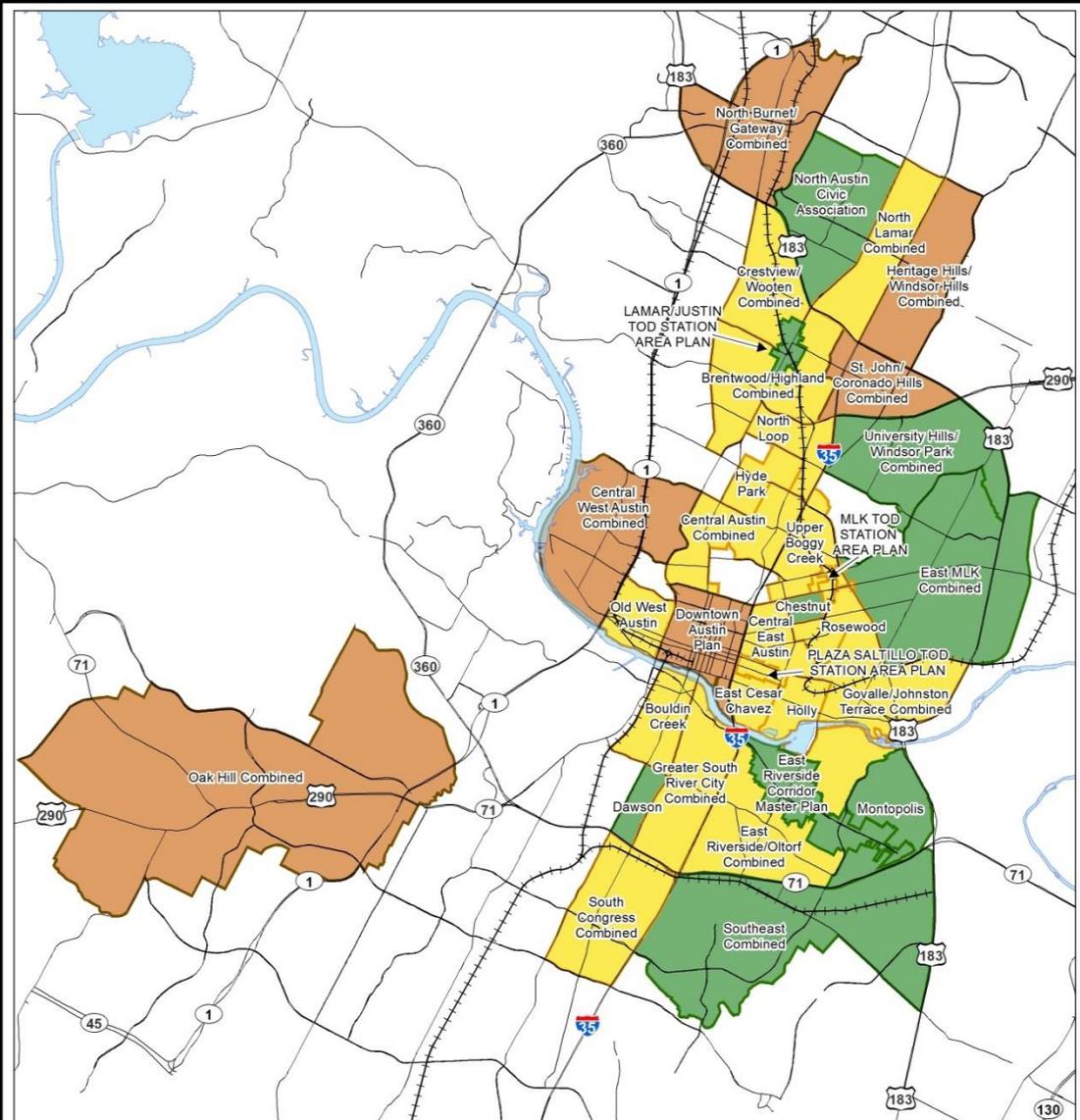
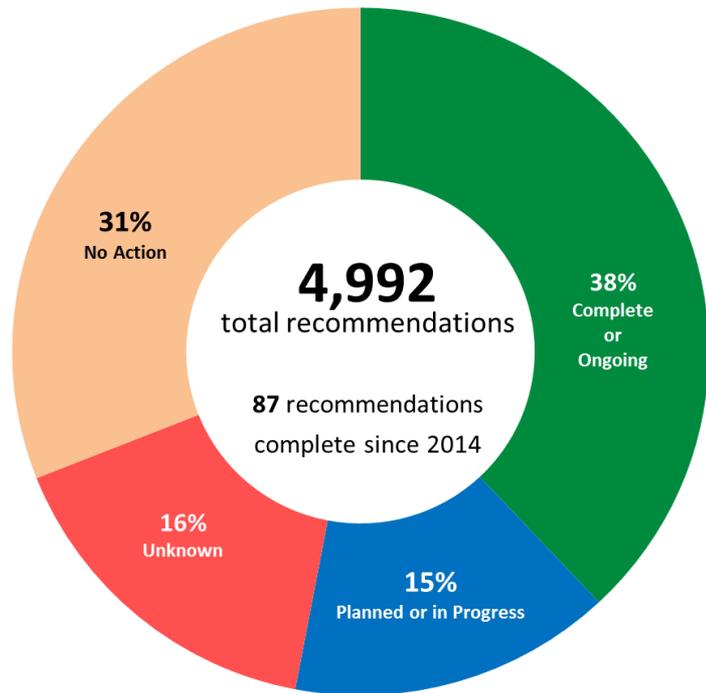
Description: The Parks and Recreation Department acquired five acres of land located at 500 E. Powell in the North Lamar Combined Planning Area for development of a new Neighborhood Park.

Year Complete: 2014

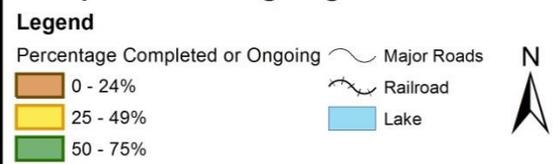
Implements: North Lamar Combined Neighborhood Plan, Recommendation 45: "Find and allocate land for a new park within the North Lamar Combined Neighborhood Planning Area."

Almost 40% Complete or Ongoing

Status of Small Area Plan Recommendations as of December 2015



Adopted Small Area Plans: Percentage of Completed or Ongoing Recommendations by Plan Area



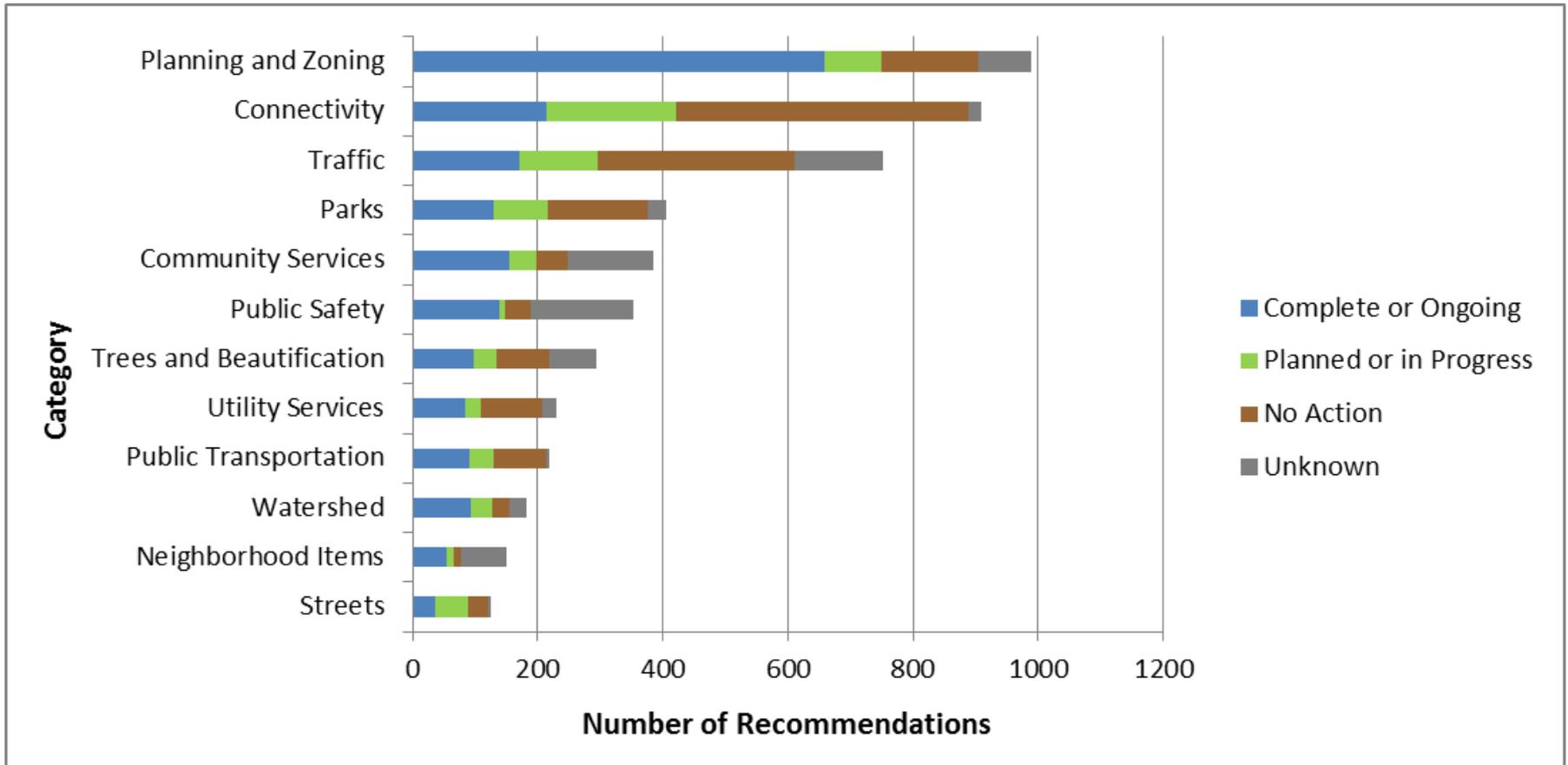
0 0.5 1 2 3 Miles

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Implementation Rate Varies by Recommendation Type

Status of Small Area Plan Recommendations by Type (as of December 2015)



Many CIP recommendations are funded to start in the next few years

- North Lamar/Burnet Road
- Riverside Drive
- Waller Creek District
- Seaholm
- Great Streets
 - 3rd Street
 - Colorado
 - Cesar Chavez
- Urban Trails
 - Country Club Creek
 - YBC Trail
 - Violet Crown Trail
- Parks
 - Oak Hill acquisition
 - Dove Springs Rec Center
 - Montopolis Rec Center
 - Set Aside for “Neighborhood Plan Parks”
- Citywide Funding Programs
 - Bike Lane and Cycle Tracks
 - Sidewalk Program
 - Neighborhood Partnering Program

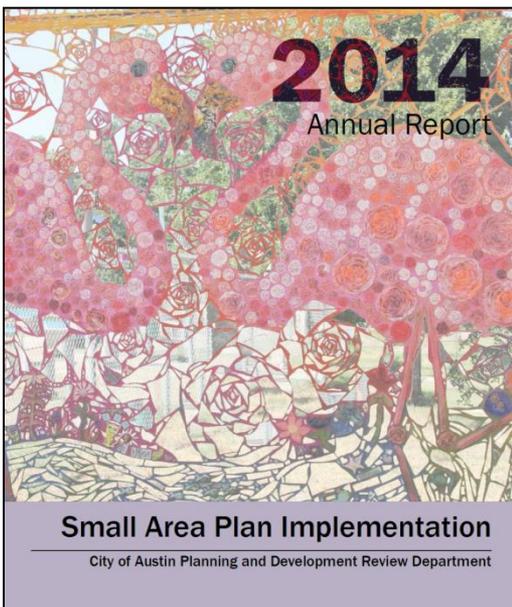


For More Information

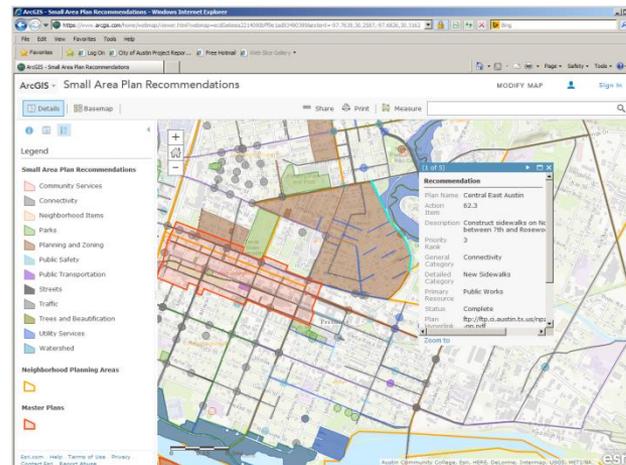
Implementation Program Webpage:

<http://www.austintexas.gov/department/implementation-program>

Annual Report:



Web Viewer:



Guidebook:



Planit Austin

First Phase— Identify general areas for consideration

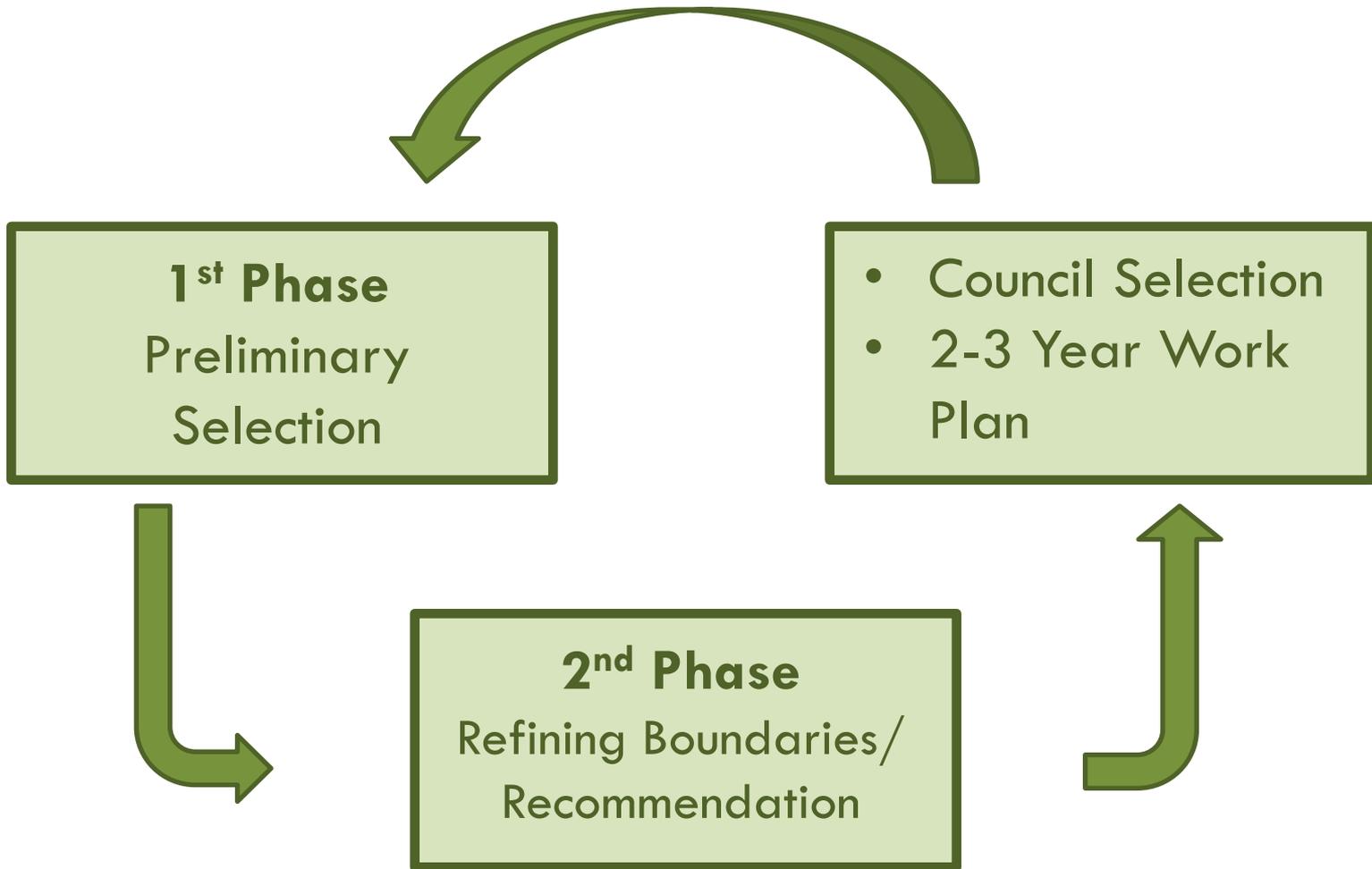
- Run mapping analysis to identify “hot spots” (heat map)
- Identify areas for more in-depth analysis
- Establish preliminary planning area boundaries for selected “hot spots”

Planit Austin

Second Phase— Refining boundaries and more in-depth analysis

- Refine planning area boundaries
- Score each planning area through a matrix
- Develop recommendation to Council
- City Council resolution/establish 2-3 year work program based on resources and staffing

Review of Selection Framework



A Place-Based Future Land Use Map

- Reduce number of FLUM categories to make them more aspirational
- Create a FLUM paradigm more in alignment with *Imagine Austin* and compatible with CodeNEXT
- A district/area approach to establish a a three-dimensional community vision and reflects how people actually experience the built environment
- Map, images, graphics, and plan text work together

South Austin FLUM

Character Districts

(Rev. 12-03-2013)

- Activity Center
- Mixed-Use Activity Hub/
Corridor
- Neighborhood Node
- Neighborhood Transition
- Residential Core
- Special District
- District with Illustrative Vision
(Character Districts applied to fit community vision)

- City of Austin Parks
- Building Footprints
(excluding Residential Core)
- Civic Buildings
- Parcels
- Planning Area Boundary
- Streets
- Railroad
- Creeks



South Austin Combined NEIGHBORHOOD PLAN

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A Place-Based Future Land Use Map

Building on South Austin's FLUM

- Natural
- Rural
- **Residential Core**
- Urban
- Neighborhood
- **Neighborhood Transition**
- **Neighborhood Node**
- **Main Street/Mixed Use Corridor**
- Activity Center
- Commerce
- Job Center
- **Special District**

Small Area Plans and CodeNEXT

The text and map will be considered in the development of code and mapping along with:

- Imagine Austin Growth Concept Map
- Community Character Manual
- Current conditions (e.g. environmental)
- Existing zoning

Thank You!

Questions?