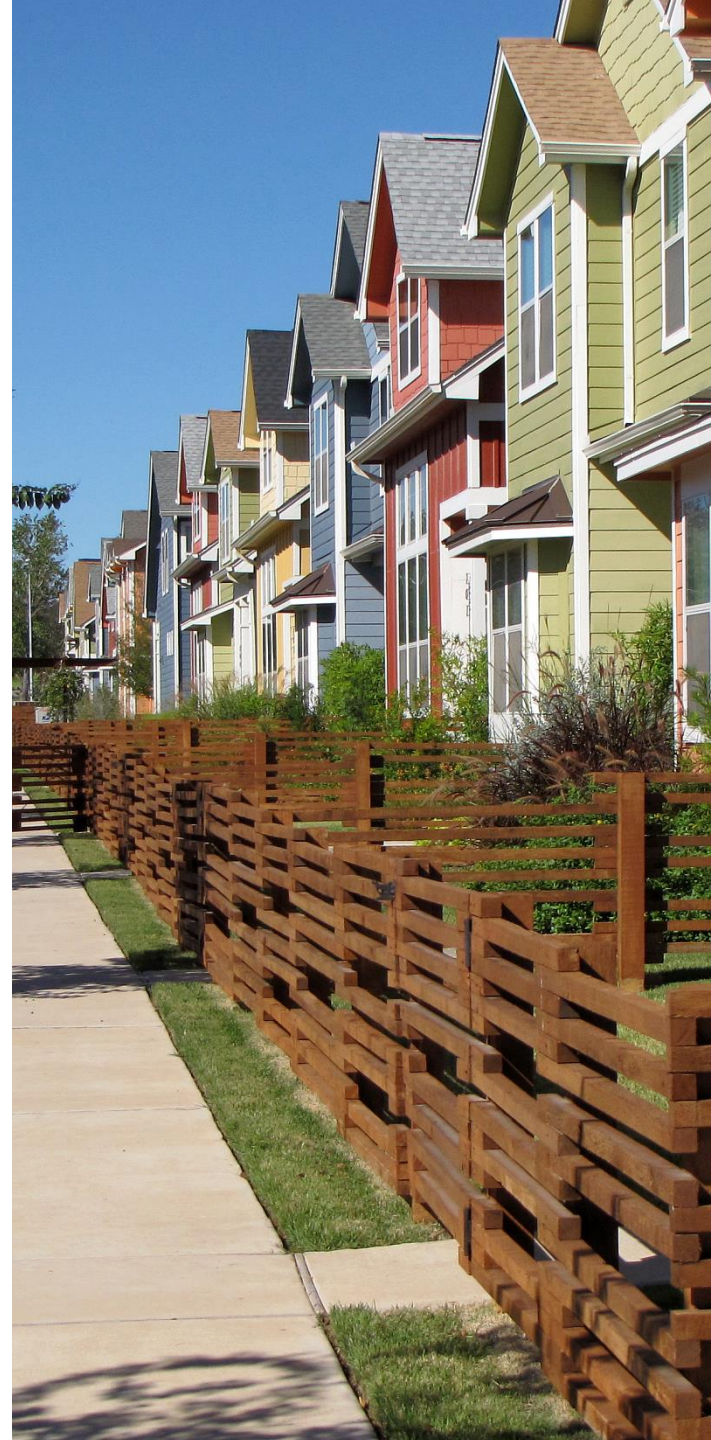
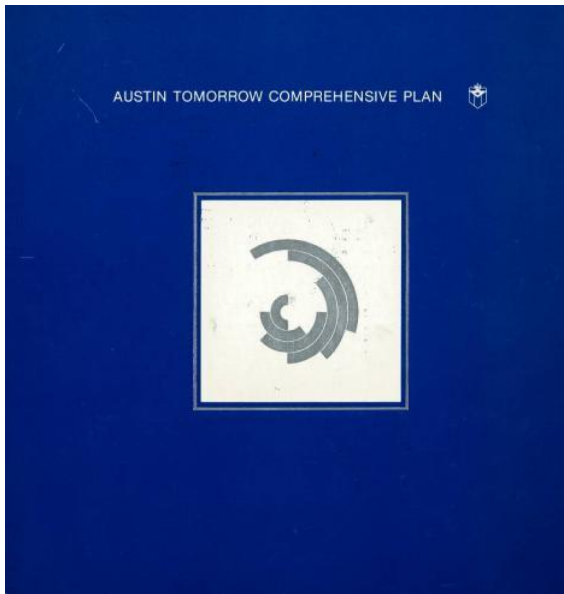


Neighborhood Planning in Austin

Land Development Code Advisory Group
November 7, 2016

Mark Walters
City of Austin
Planning and Zoning Department



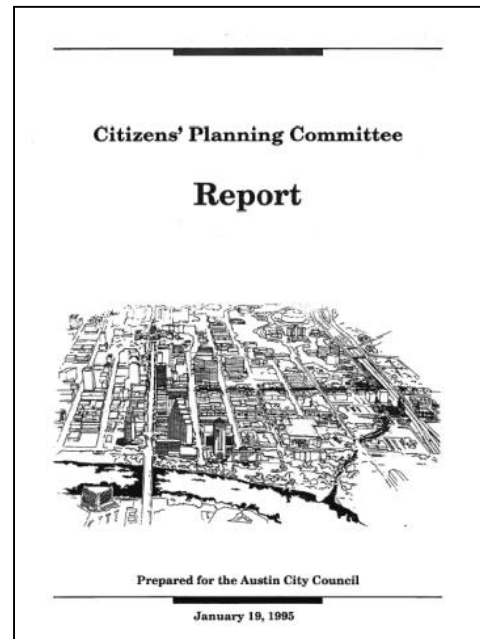


1979

AUSTIN

Plan

Late 1980s

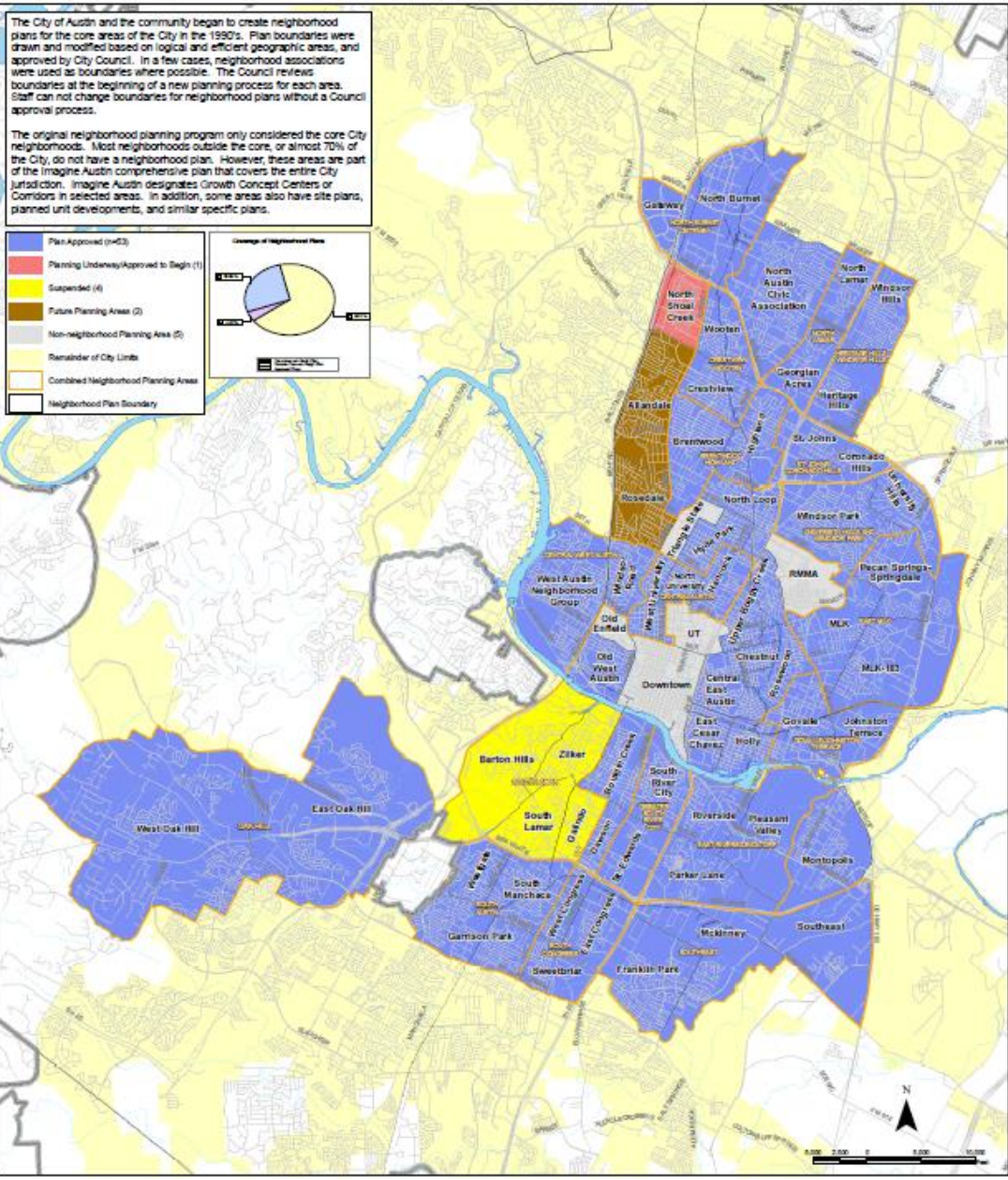


1995

Beginnings of Neighborhood Planning

The City of Austin and the community began to create neighborhood plans for the core areas of the City in the 1990's. Plan boundaries were drawn and modified based on logical and efficient geographic areas, and approved by City Council. In a few cases, neighborhood associations were used as boundaries where possible. The Council reviews boundaries at the beginning of a new planning process for each area. Staff can not change boundaries for neighborhood plans without a Council approval process.

The original neighborhood planning program only considered the core City neighborhoods. Most neighborhoods outside the core, or almost 70% of the City, do not have a neighborhood plan. However, these areas are part of the Imagine Austin comprehensive plan that covers the entire City jurisdiction. Imagine Austin designates Growth Concept Centers or Corridors in selected areas. In addition, some areas also have site plans, planned unit developments, and similar specific plans.



- Urban watershed boundaries
- Existing neighborhood association boundaries
- Logical boundaries— RR Tracks, lakes, creeks, freeways, major roadways, etc.
- Council input

Creating the Neighborhood Planning Area Map

- Planning processes initiated through City Council resolutions
- Adopted by ordinance as elements of the comprehensive plan
- Area-wide zoning case with plan adoption (not currently a practice)
- Formalized annual amendment process:
 - February—West of IH-35
 - June—East of IH-35
 - Contact may initiate at any time



Austin's Neighborhood Plans



- A guide for land use and zoning decisions
- Quality-of-life tool
 - Informs City of Austin capital investments and other City departmental planning efforts
 - Creates a to-do list for the community



Austin's Neighborhood Plans

CHESTNUT NEIGHBORHOOD PLAN

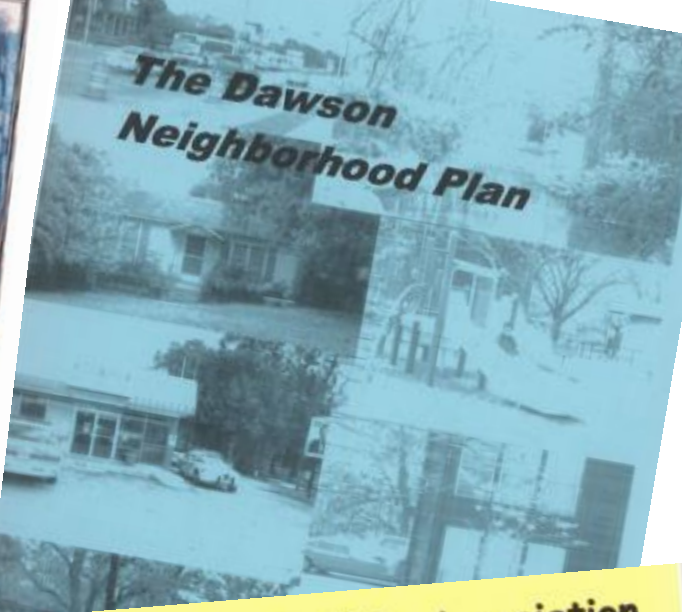
A COMMUNITY OF CARING & SHARING



**The East César Chávez
Neighborhood Plan**



**The Dawson
Neighborhood Plan**



**HYDE PARK
NEIGHBORHOOD
PLAN**

April 13,
2000



**Old West Austin
Neighborhood Plan**



Neighborhood Plan

Planning, Environment, City of Austin

**North Austin Civic Association
Neighborhood Plan**



1997-2000—Initial Pilot Program

- Began City-initiated planning process
- Area with concentrations of industrial uses in and near residential / East Austin Overlay



1999-2000—Addressing Social & Equity Issues

Neighborhood Plan Combining District—"NP"



- SMART Growth Initiative
- Variety of infill development options
- Site-specific and area or subdistrict applicability
- Allowed for base district zoning changes
- Options varied in their success



2001—Creating Smart Growth Tools



- Single area plans took 10 to 22 months
- Maximize limited resources
- 16 planning process covered 34 planning areas (2001-2012)
- Combined plans still took about the same time—if not a little longer, due to complexity of rezonings



2001-2012—Combining Planning Areas

University Neighborhood Overlay (UNO)

- \$1B in private sector investment
- Affordable housing requirements
- Design requirements “baked” into the zoning and rules
- Urban Streetscapes
- Reduced automobile usage



2004—Addressing Student Housing



- Promotes a compact and connected city
- Accommodate new development along corridors and in centers
- Create complete communities
- Household affordability
- Provides policy framework for future small area plans

2009-2012—*Imagine Austin*

- Longer, fewer meetings
- Used *Imagine Austin* as an organizing framework
- Reconsider how we talk about future land use
 - ✳ Land use planning focused on creating places and complete communities
- Coordinated with CodeNEXT

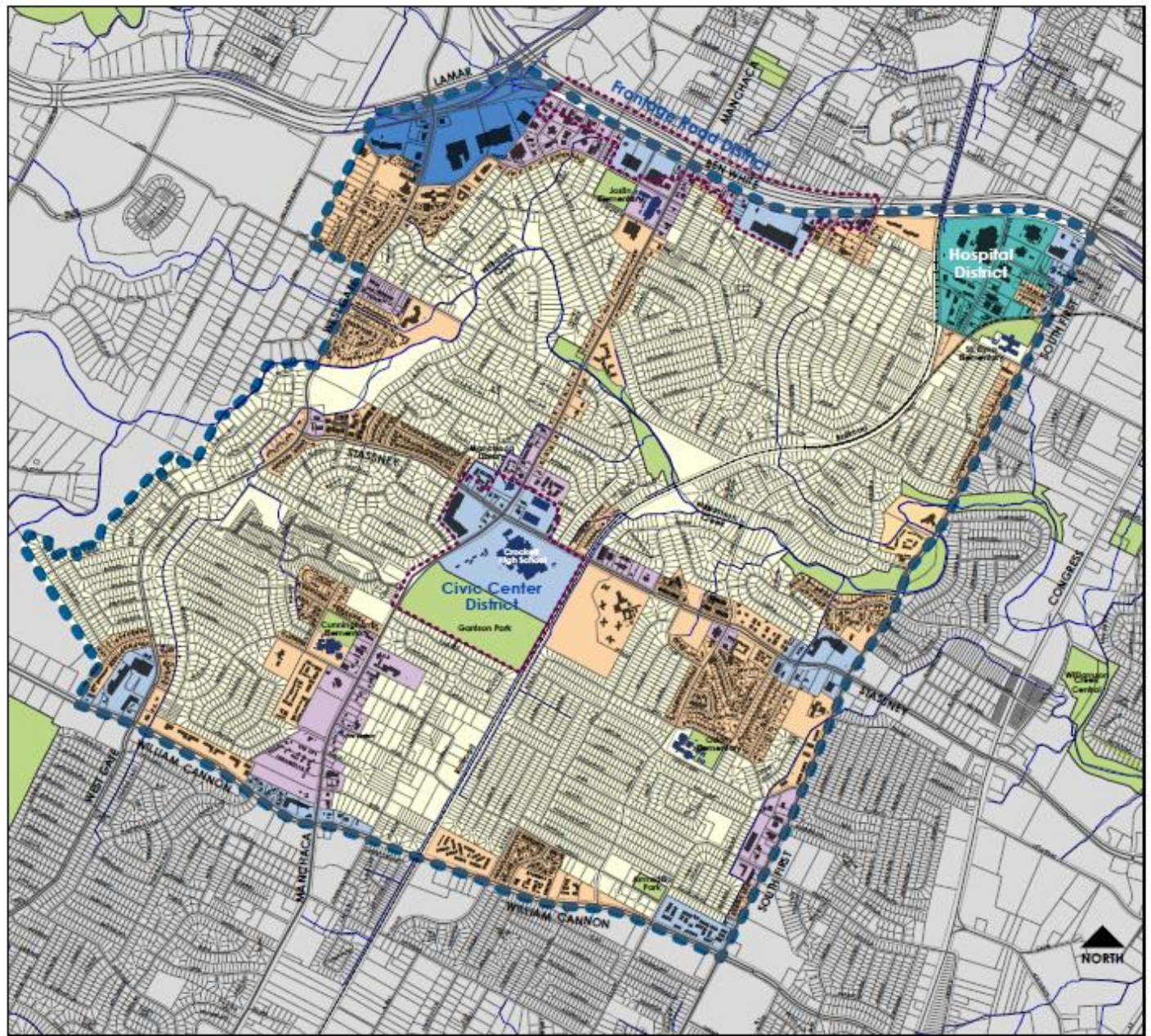


DRAFT Character Districts

(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

The product of the information-based processes and may not have been prepared by or for the public. It is not intended to be used for legal, engineering, or construction purposes. It does not represent an official government action or approval. It is not intended to be used for legal, engineering, or construction purposes.

Character Districts as FLUM

- Implement *Imagine Austin*
- Focus limited planning resources to achieve strategic goals
- Promote equity — All areas of Austin and ETJ are considered
- Create a data-informed approach
- Two-phase selection process

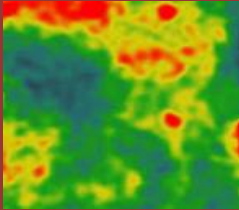
Selecting Future Planning Areas

Phase One – Identify general areas for planning consideration

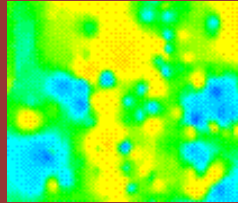
- Choose map layers as heat map inputs
- Create a heat map
- Identify general areas for more intensive analysis
- Establish approximate, “blobular” planning area boundaries

GIS Model

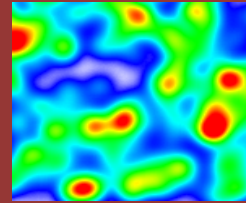
Date Set #1



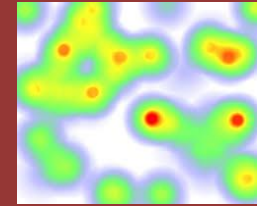
Data Set #2



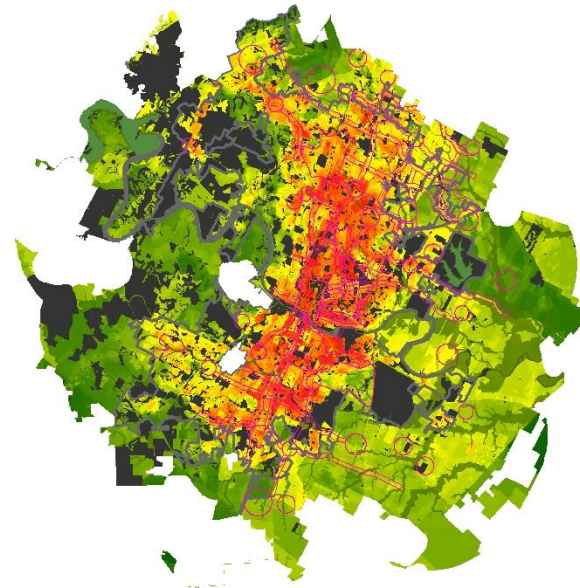
Data Set #3



Data Set #4

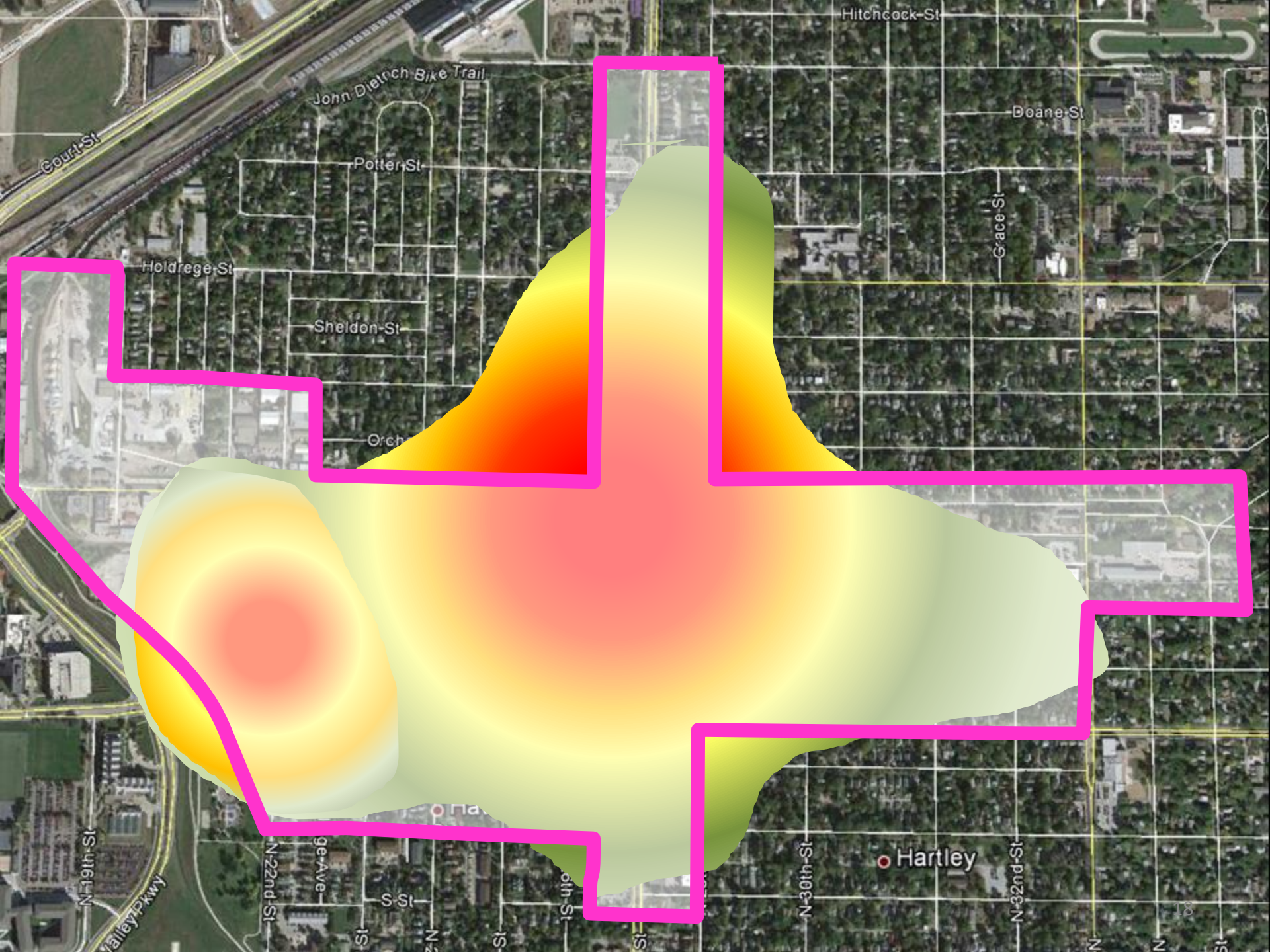


Four-hour process time



Phase Two — Location-specific analysis and refining boundaries

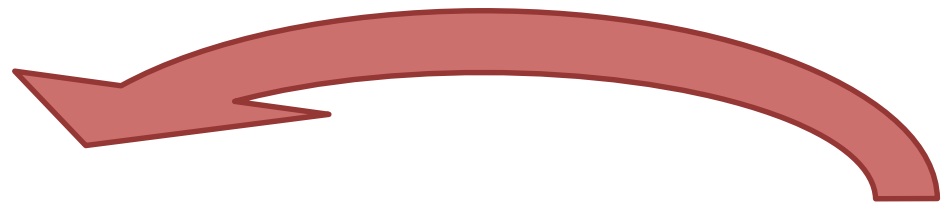
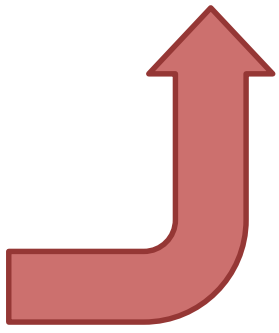
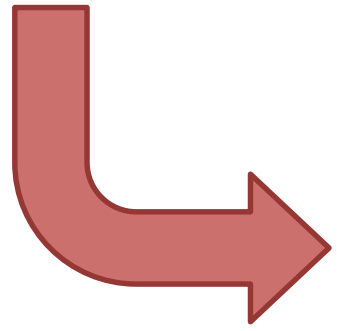
- Define planning area boundaries
- Selection matrix
- Develop recommendation to establish 2-3 year work program
- City Council
- Begin work program



Phase One
Heat Map/General
area selection

- Council Selection
- 2-3 Year Work Plan

Phase Two
Refining
boundaries/Matrix



Establishing a Work Plan

