

ORDINANCE NO.

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW
COMPREHENSIVE PLAN BY ADOPTING THE WALLER CREEK DISTRICT
MASTER PLAN.**

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

PART 1. FINDINGS.

- (A) In 1979, the City Council adopted the “Austin Tomorrow Comprehensive Plan.”
- (B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.
- (C) The Waller Creek District Master Plan (the “Plan”) project consultants and City of Austin Planning and Development Review staff have met with neighborhood stakeholders, property owners, business owners, developers, State agency staff, University of Texas, and City staff since February of 2009 to develop the Plan. Public involvement was achieved through stakeholder interviews and meetings, a Community Visioning Town Hall meeting held May 13, 2009, a public meeting on the early concepts held October 24, 2010, and a public meeting held April 7, 2010, to present the draft Plan concepts, answer questions, and receive comments on the Plan.
- (D) The Waller Creek District Master Plan provides a vision for the area and recommends action by the City and other stakeholders to improve the Waller Creek District (the “District”). The Waller Creek District Master Plan has three key principles:
 - 1. Enhance the ecological, hydrological, and open space value of the creek corridor.
 - 2. Create an interwoven web of appropriately scaled pedestrian and bicycle linkages to, across and along the creek corridor that connect Lady Bird Lake with the University of Texas, and East Austin and Rainey Street with the Downtown area.
 - 3. Promote development activity and investment along the creek and throughout the District.

- 1 (E) The Waller Creek District Master Plan goals are further described
2 throughout the Plan.
- 3 (F) On May 11, 2010, the Planning Commission held a public hearing on the
4 Waller Creek District Master Plan, and recommended adoption of the Plan
5 by the City Council.
- 6 (G) On May 20, 2010, the Waller Creek Citizens Advisory Committee
7 recommended adoption of the Waller Creek District Master Plan by the City
8 Council.
- 9 (H) The Waller Creek District Master Plan is appropriate for adoption as an
10 amendment to the Austin Tomorrow Comprehensive Plan. The Plan furthers
11 the City Council's goal of achieving appropriate, compatible development
12 within the area. The Plan is necessary and desirable to establish and
13 implement policies for growth, development, and beautification in the area.

14 **PART 2. ADOPTION AND DIRECTION.**

- 15 (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add
16 the Waller Creek District Master Plan as set forth in the attached Exhibit A
17 and hereby incorporated as part of this ordinance. The Waller Creek District
18 Master Plan is added as Section 5-28 of the Comprehensive Plan.
- 19 (B) The City Manager shall prepare zoning cases consistent with the land use
20 and urban design recommendations in the Waller Creek District Master Plan.
- 21 (C) The City Manager shall prepare code amendments to implement
22 Development Standards recommended in the Waller Creek District Master
23 Plan.
- 24 (D) The City Manager shall provide periodic updates to the City Council on the
25 status of the implementation of the Waller Creek District Master Plan.
- 26 (E) The specific provisions of the Waller Creek District Master Plan shall take
27 precedence over any conflicting general provisions in the Austin Tomorrow
28 Comprehensive Plan.

1
2 **PART 3. EFFECTIVE DATE.**

3 This ordinance takes effect on _____, 2010.
4

5
6 **PASSED AND APPROVED**
7

8 §
9 §
10 _____, 2010 § _____
11 Lee Leffingwell
12 Mayor
13
14

15 **APPROVED:** _____
16 Karen M. Kennard
17 Acting City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk