

ORDINANCE NO.

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW
COMPREHENSIVE PLAN BY ADOPTING THE DOWNTOWN AUSTIN 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 Downtown Austin Plan (the “Plan”) project consultants and City of Austin Planning and Development Review and Economic Growth and Redevelopment Services Office staff have met with neighborhood stakeholders, property owners, business owners, developers, state agency staff, University of Texas staff, Travis County staff, and staff from other City departments since January of 2007 to develop the Plan. Public involvement was achieved through stakeholder interviews and meetings, seven town hall meetings held beginning in January 2008 and including a public meeting held on December 8, 2010 to present the draft Plan concepts, answer questions, and receive comments on the Plan.
- (D) The Downtown Austin Plan provides a vision for the area and recommends action by the City and other stakeholders to improve downtown Austin. The Plan has action-oriented recommendations on the following plan elements:
- a. Historic Preservation
 - b. Activities and Uses
 - c. Density and Design
 - d. The Public Realm
 - e. Transportation and Parking
 - f. Utilities and Infrastructure; and
 - g. Leadership and Implementation
- (E) The elements of the Downtown Austin Plan that are directly related to the Waller Creek District are subject to the Memorandum of Understanding

(MOU) between the City of Austin and the Waller Creek Conservancy. The MOU was adopted by City Council on April 28, 2011 (Resolution No. 20110428-013), and amended by the City Council on May 26, 2011.”

- (F) The Downtown Austin Plan goals are further described throughout the Plan.
- (G) On April 26, 2011, the Planning Commission held a public hearing on the Downtown Austin Plan, endorsed the Plan with modifications as recommended by staff, and recommended that City Council adopt the Plan.
- (H) The Downtown Austin Plan is appropriate for adoption as an amendment to the Austin Tomorrow Comprehensive Plan. The Plan furthers the City Council’s goal of achieving appropriate, compatible development within the area. The Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

PART 2. ADOPTION AND DIRECTION.

- (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add the Downtown Austin Plan, including the staff-recommended amendments, as Section 5-31 of the Comprehensive Plan. The Downtown Austin Plan is set forth in Exhibit A to this ordinance, which is incorporated as part of this ordinance.
- (B) The City Manager is directed to process the amendments to City Code recommended in the Plan, including but not limited to:
 - a. Regulating Plan that implements Downtown-specific development standards;
 - b. Creation of new zoning districts;
 - c. Downtown Density Bonus Program; and
 - d. Downtown-specific compatibility framework.
- (C) Council initiates and directs the City Manager to process the rezonings of properties recommended in the Plan.
- (D) The City Manager shall include implementation projects identified in the Downtown Austin Plan as part of the City's comprehensive capital project needs assessment and prioritization and shall identify possible funding strategies for these elements of the Plan.
- (E) The City Manager shall develop a detailed plan, identifying the necessary steps and recommending a schedule, for creating a Central City Economic

1 Development Corporation and shall present this plan to City Council for
2 consideration and possible action.

3 (F) The specific provisions of the Downtown Austin Plan shall take precedence
4 over any conflicting general provisions in the Austin Tomorrow
5 Comprehensive Plan.

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7 **PART 3. EFFECTIVE DATE.**

8 This ordinance takes effect on _____, 2011.

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11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2011 § _____
16 Lee Leffingwell
17 Mayor

18
19
20 **APPROVED:** _____ **ATTEST:** _____
21 Karen Kennard Shirley A. Gentry
22 City Attorney City Clerk