



# North Shoal Creek

## Neighborhood Plan

Case #: NP-2016-0031

City Council Public Hearing

City of Austin Planning and Zoning Department

August 9, 2018



# Presentation Outline

- Plan Overview
- Process
- Plan Structure
- Community Character
  - Future Land Use Map
- Complete Communities Elements
- Recommendation



# North Shoal Creek Plan Overview

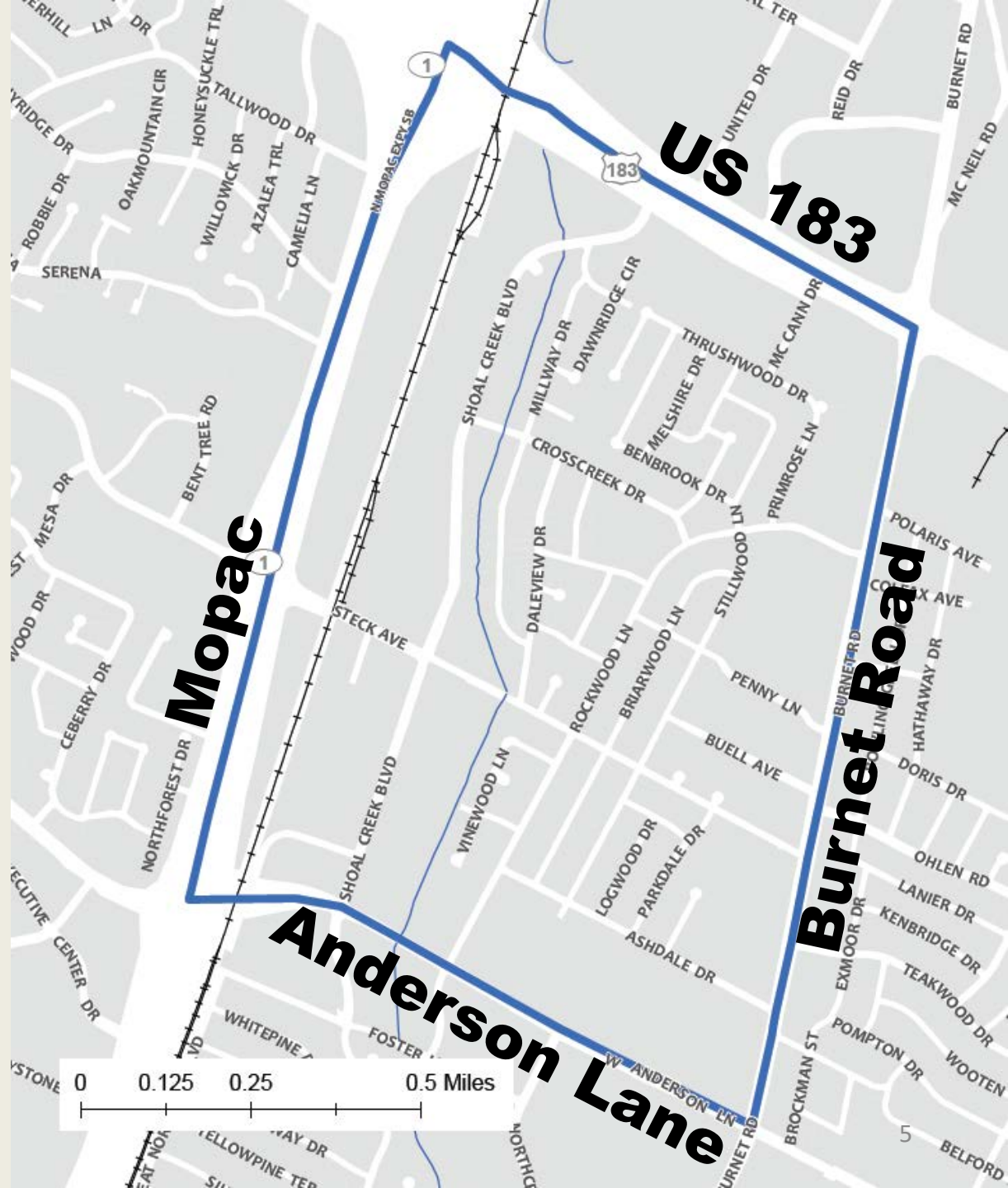
- Wide stakeholder outreach
- Preserving what's important and accommodating growth
- Identifies and prioritizes projects to foster a more Complete Community

# North Shoal Creek Plan Overview

- Aspirational & Policy-Focused: no rezonings
- Aligns with adopted policies
- Small Area Planning Joint Committee and Planning Commission recommendation for approval



# North Shoal Creek Planning Area



# Neighborhood Planning Process

Initial  
Survey

Meeting #1 **Inventory of Area Concerns** October 2016

Meeting #2 **Mobility/Land use** November 2016

Visual  
Pref.  
Survey

Meeting #3 **Community Character** December 2016

Meeting #4 **Community Character 2** January 2017

Meeting #5 **Review Plan Elements** February 2017

Meeting #6 **Wrap-Up** April 2017

Final  
Survey

**Draft Plan Elements Review** May - October 2017

**Open House** December 2017

Bylaws Draft Team Formation

**Public Hearings began April 2018**

# Plan Structure

---

## Community Character

- Places: Visions & Policies
- Character Districts
- Future Land Use Map

## Complete Communities Goals, Policies, & Actions

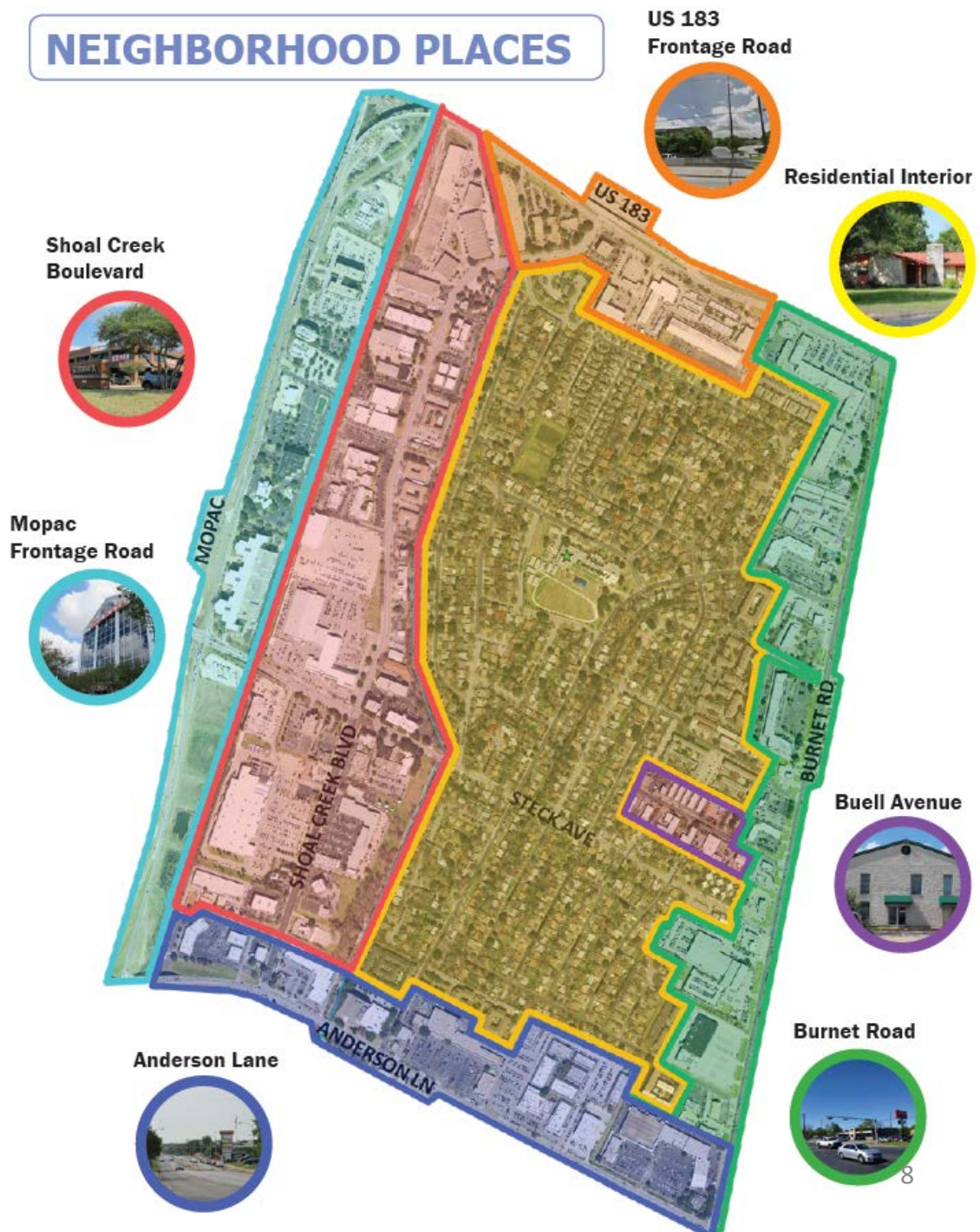
- Mobility & Connectivity
- Housing
- Environment
- Quality of Life





# Defining Community Character and the “Places” in the planning area.

## NEIGHBORHOOD PLACES





# Future Land Use Map (FLUM)

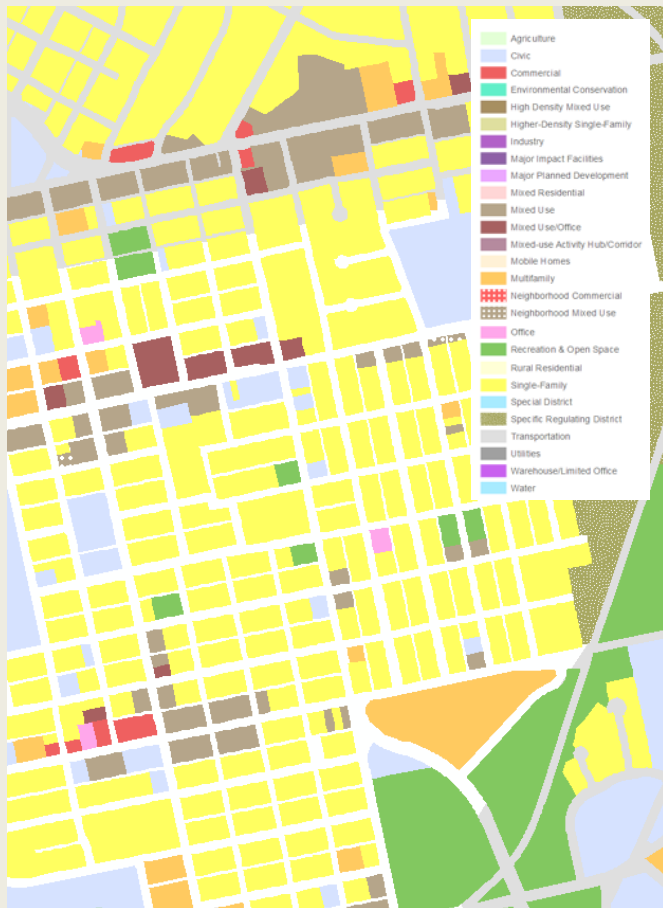
---

- A map that guides land use decisions in the planning area
- Assigns character districts to each parcel
- Character districts correspond to multiple zoning districts and describe built character
- Rezoning that don't conform to FLUM require extra level of approval

# Character-Based FLUM

- Focus on the characteristics of a place rather than use

Land use based



Character based



# FLUM Districts

Open Space and Parks

Residential Core

Neighborhood Transition

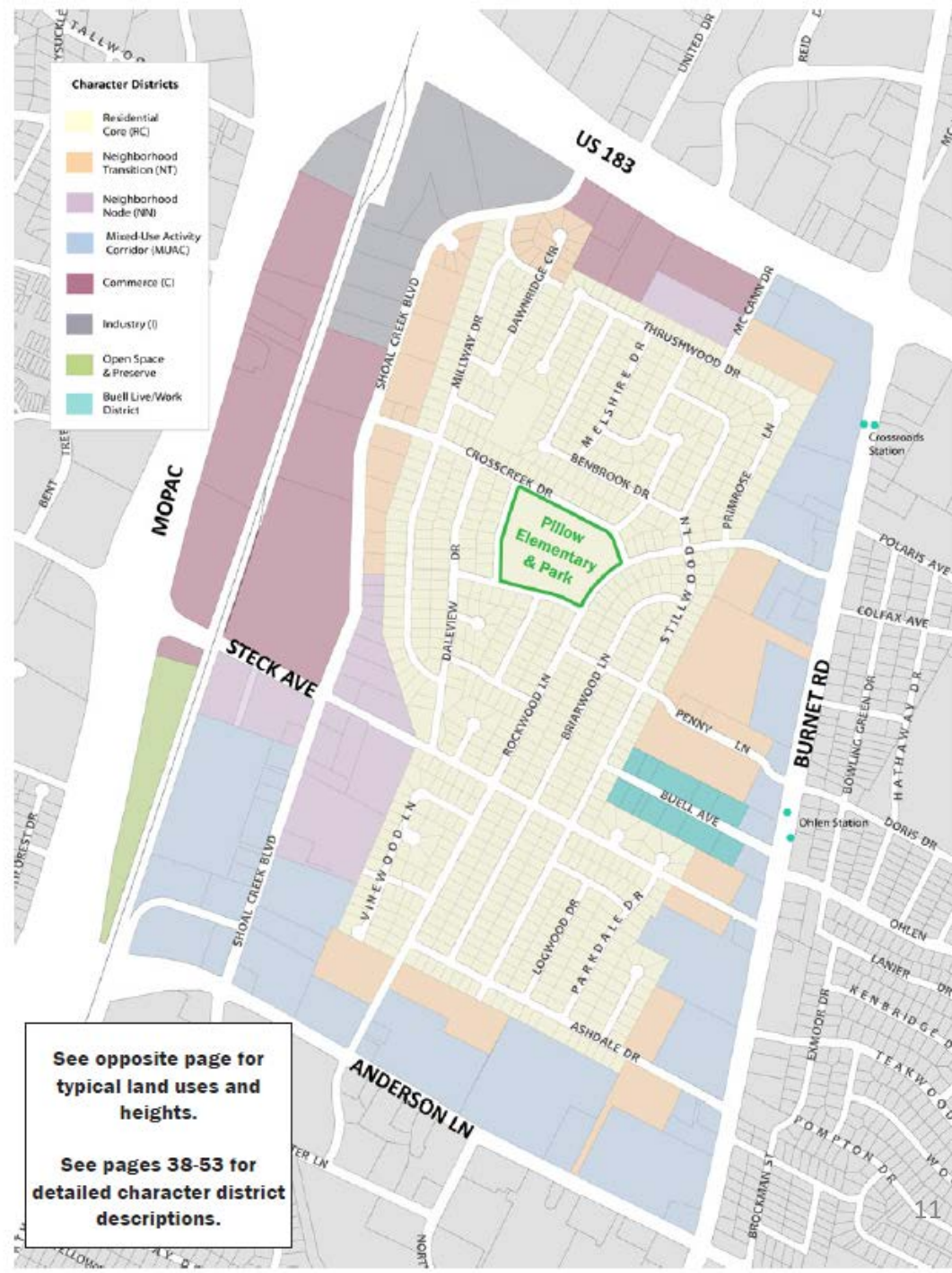
Neighborhood Node

Mixed Use Activity Corridor

Buell Ave. Special District

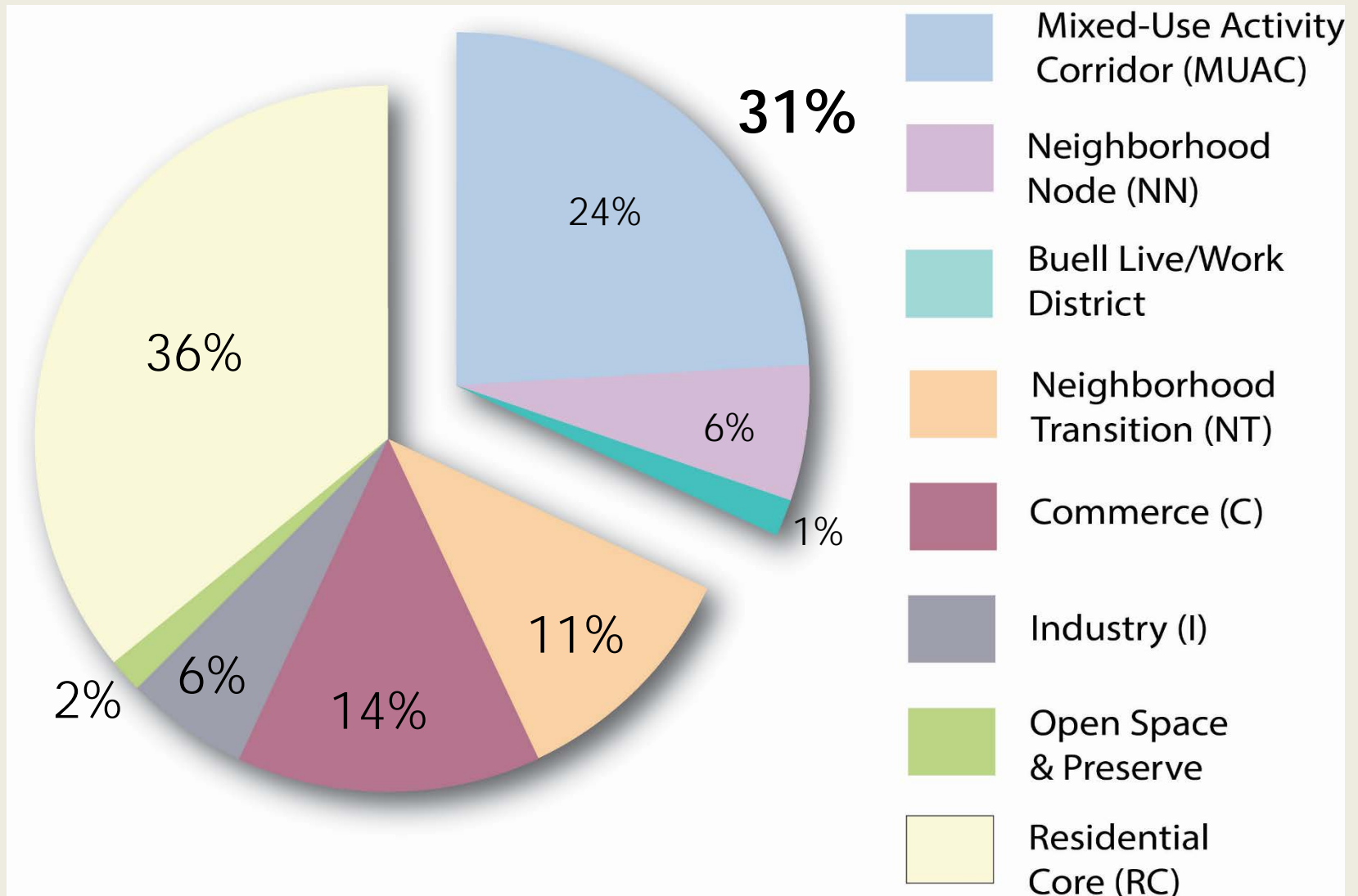
Commerce

Industry





# Added Mixed-Use Districts

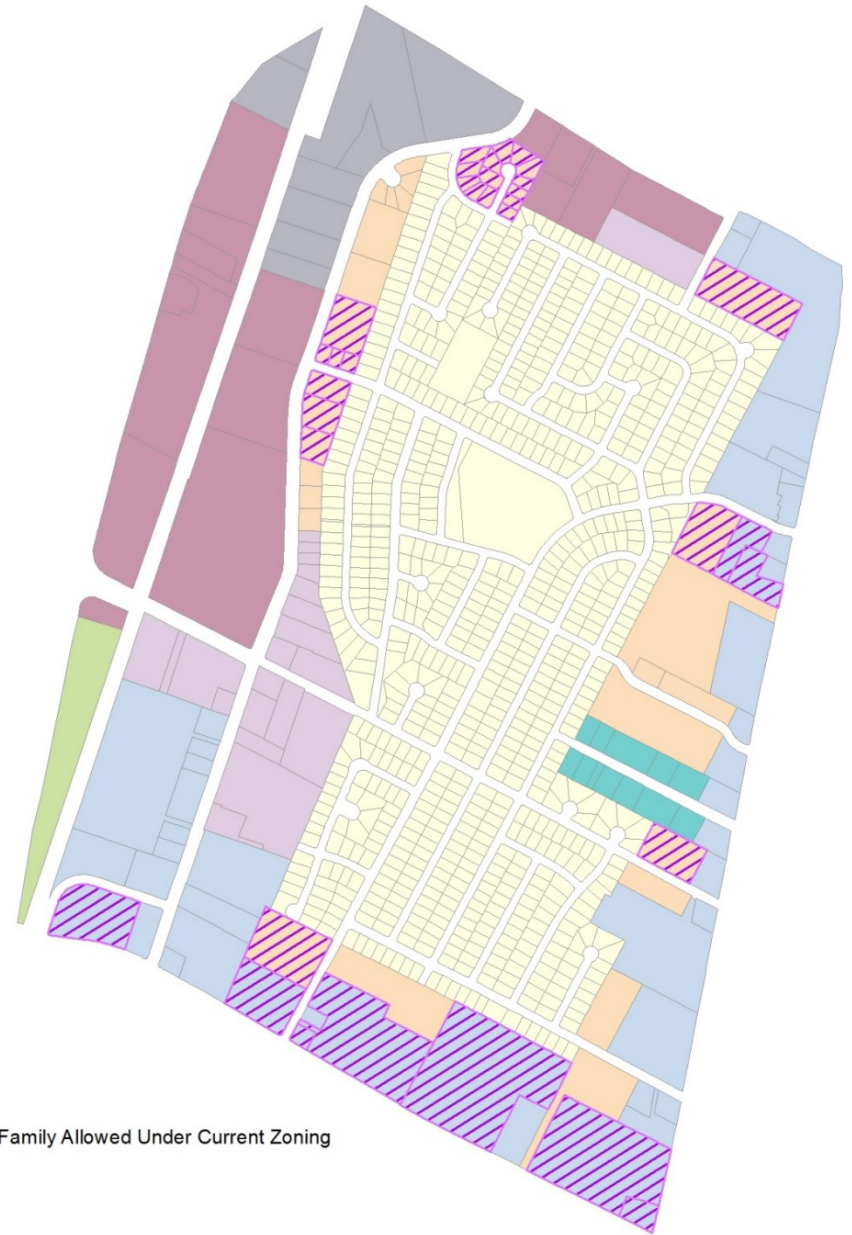


# Increasing Housing Opportunity

Areas where current zoning allows Multi-Family

## Legend

 Multi-Family Allowed Under Current Zoning

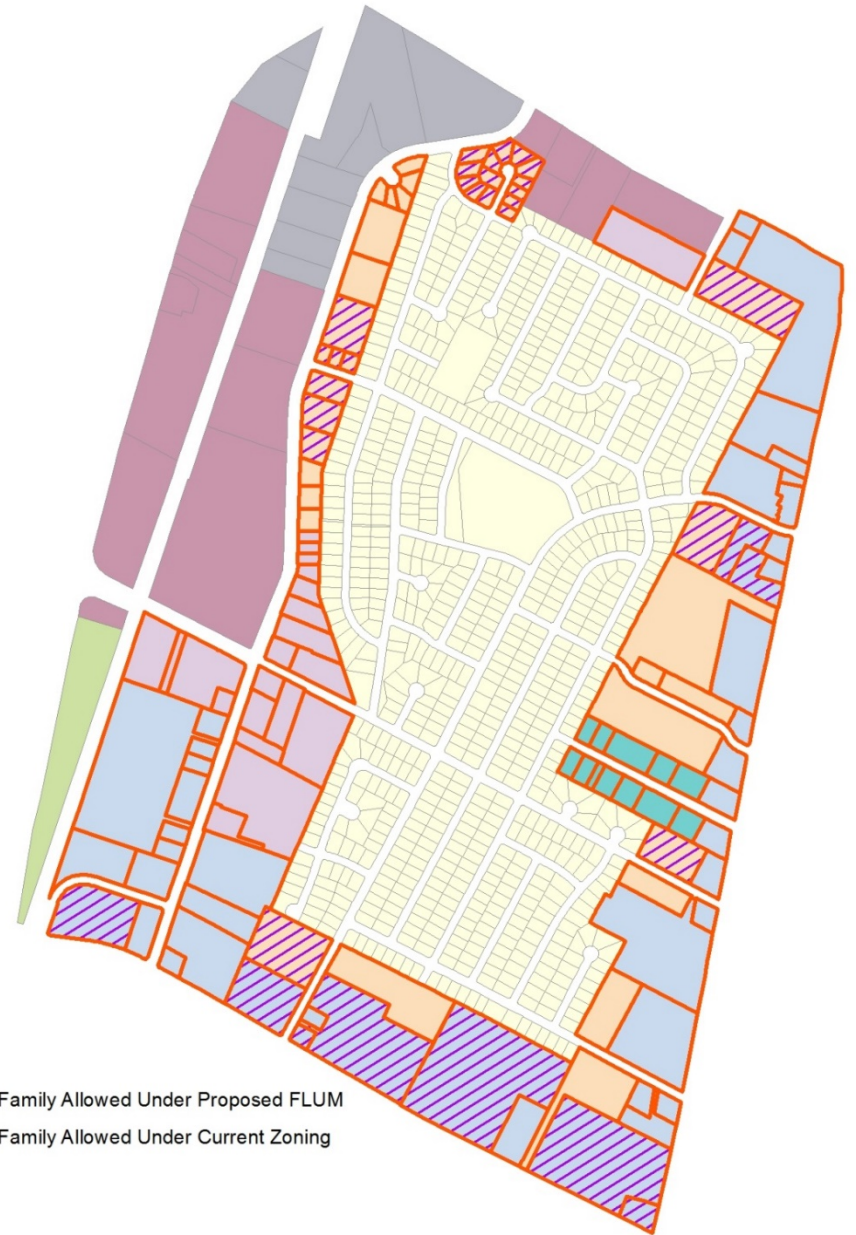


# Increasing Housing Opportunity

Areas where FLUM could allow rezoning to Multi-Family districts

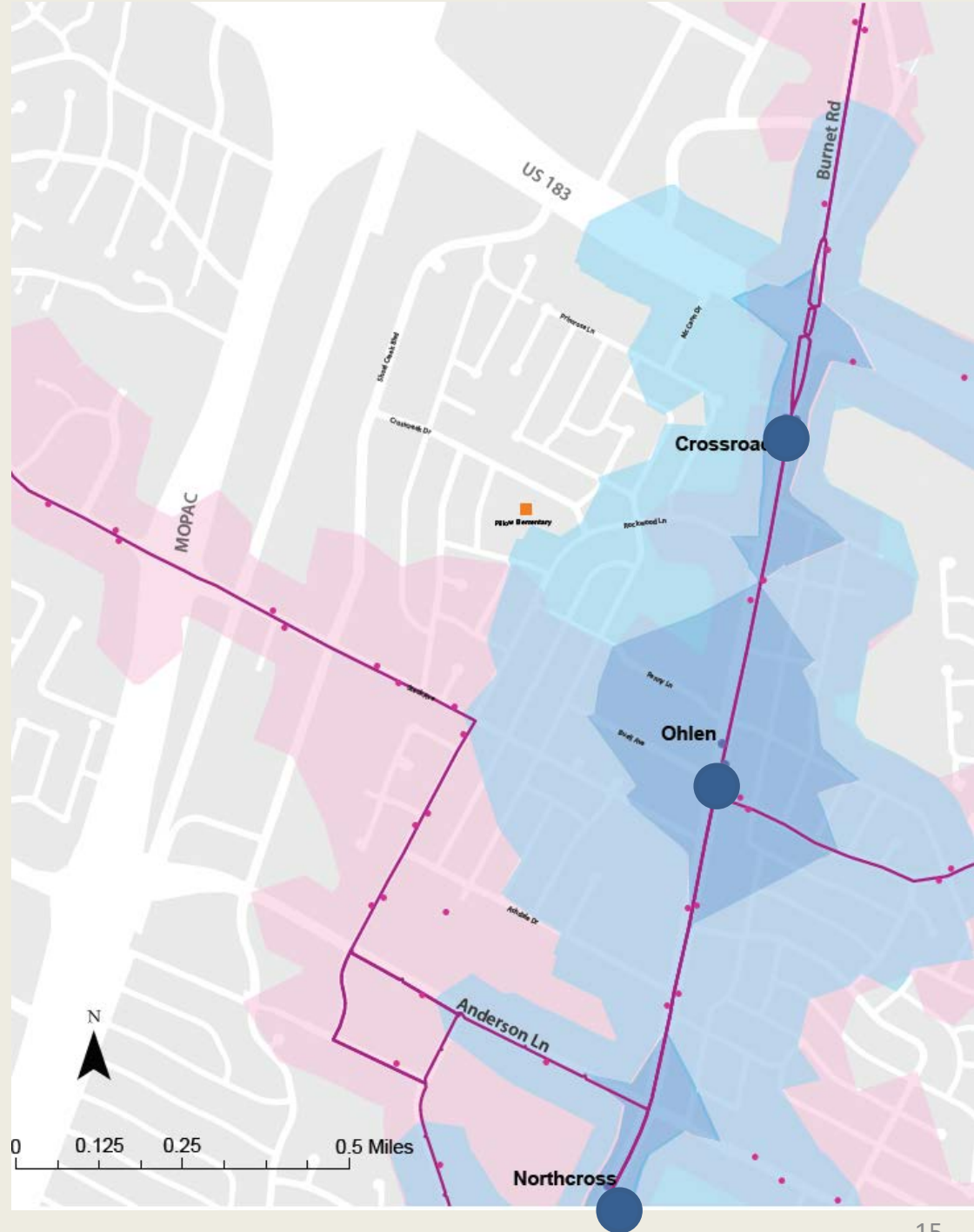
## Legend

- Multi-Family Allowed Under Proposed FLUM
- Multi-Family Allowed Under Current Zoning

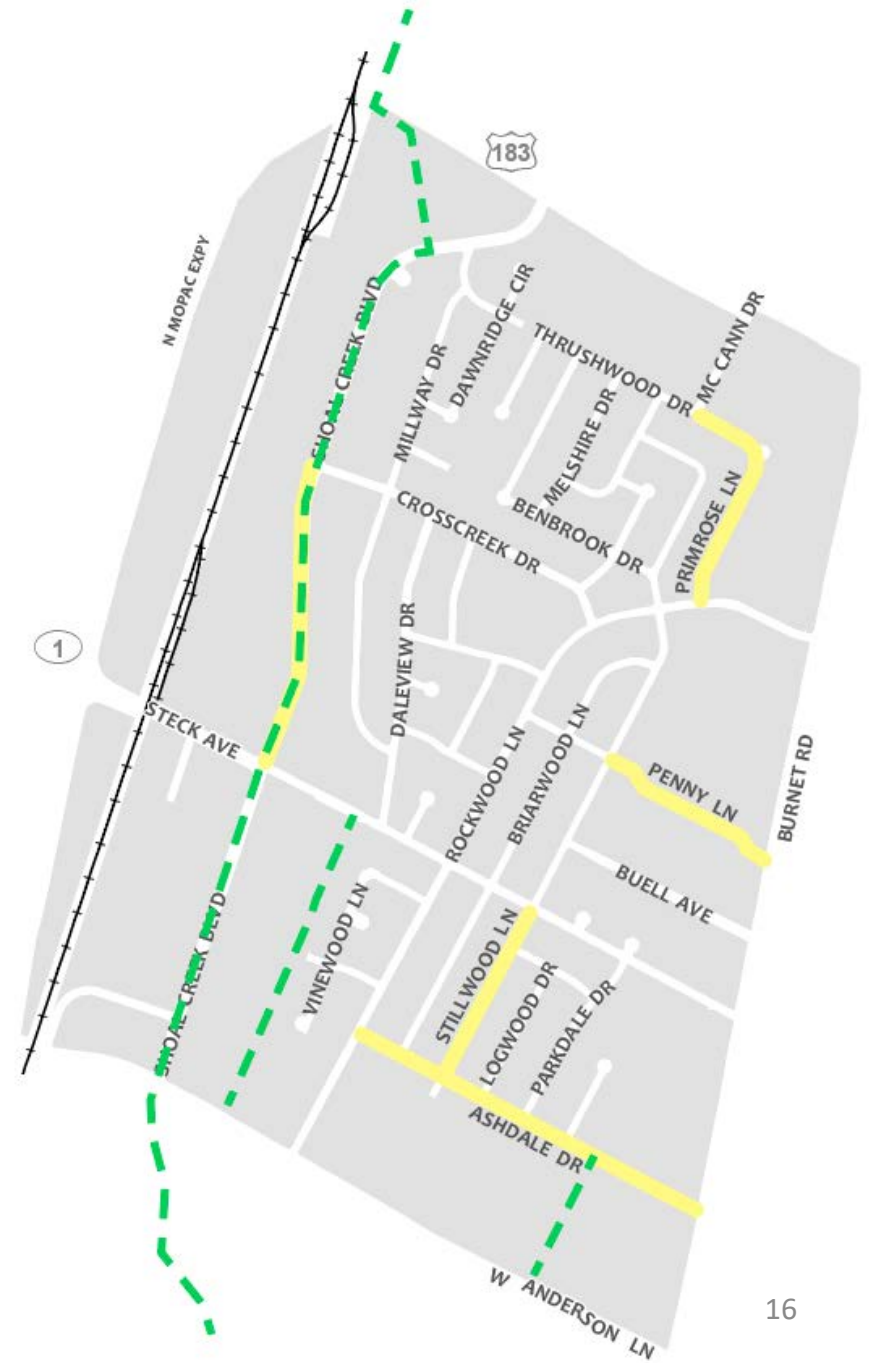




# Transit Access



# Connectivity & Mobility



# Trees & Open Space





# Implementation

---

- Future Land Use Map
- Neighborhood Plan Contact Team
- Capital Projects
- Outreach and Coordination
- Other Policy Decisions



# Planning Commission Recommendation

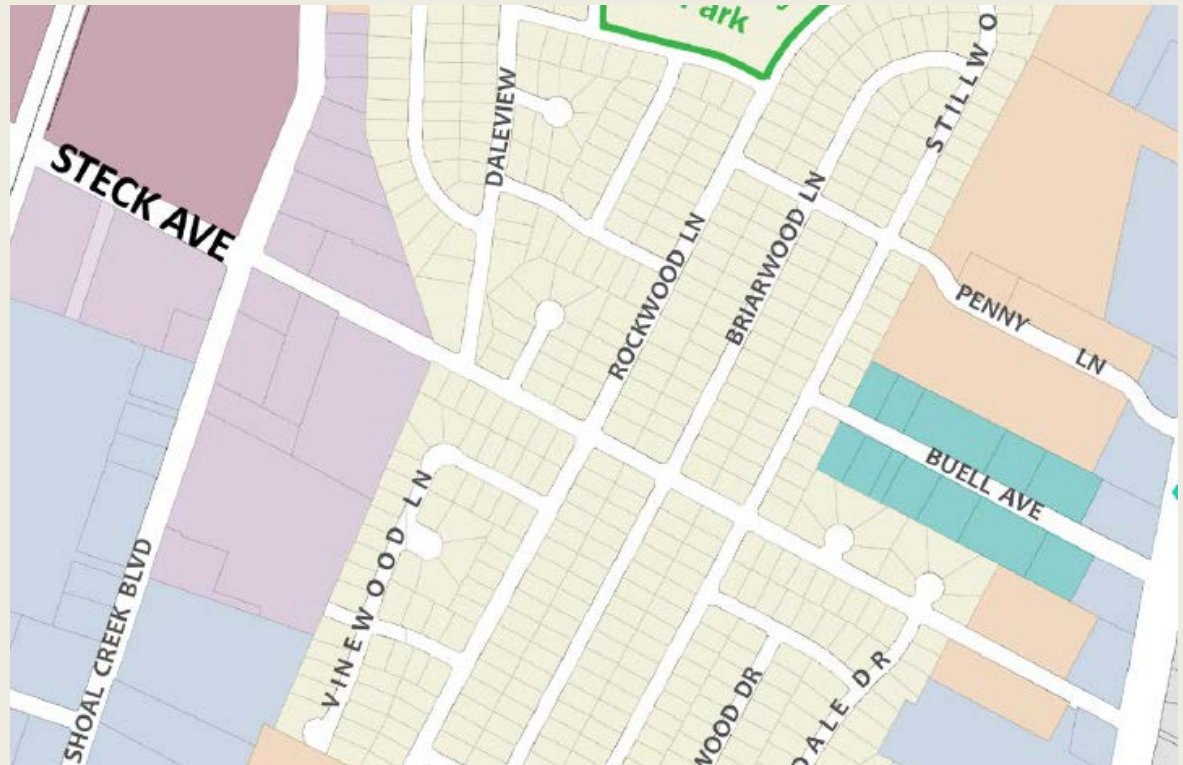
---

## Changes to the Draft Plan presented by staff:

- Emphasizes importance of connecting Residential Core to corridors when corridor parcels redevelop
- Calls for Accessory Dwelling Units throughout entire residential core, not just on SF-3 and corner lots.

# Planning Commission Recommendation

- Identifies Steck Avenue as appropriate for “missing middle” housing (but does not change FLUM to Neighborhood Transition)





# North Shoal Creek NA Recommendation

---

- The North Shoal Creek Neighborhood Association voted to endorsed the staff recommended draft plan as originally submitted to Planning Commission.



**Thank you to everyone  
who participated!**

**Questions?**