



Z-2

**Neighborhood Plan - Conduct and Consider
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: Z-2
AGENDA DATE: Thu 04/01/2004
PAGE: 1 of 2

SUBJECT: Approve an ordinance for second and third amending the Austin Tomorrow Comprehensive Plan by adopting the Crestview/Wooten Combined Neighborhood Plan for the area bounded by Burnet Road to the west, US 183 to the north, US 183 and Lamar to the east, and Justin Lane to the south.

AMOUNT & SOURCE OF FUNDING: There is no fiscal impact associated with adopting the Crestview/Wooten Combined Neighborhood Plan. An estimate of the fiscal impact to implement all of the recommendations in the plan is \$1,850,625. This plan is advisory and does not legally obligate the Council to implement any particular recommendation.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** Alice Glasco

FOR MORE INFORMATION CONTACT: Scott Whiteman, 974-2865; Kathleen Welder, 974-2856

PRIOR COUNCIL ACTION: Approved the Crestview/Wooten Combined Neighborhood Plan on first reading, March 4, 2004 (6-0-1, Councilmember McCracken off the dias)

Directed the Planning Commission to consider neighborhood plans for the Crestview and Wooten Neighborhoods in a resolution effective October 24, 2002

BOARD AND COMMISSION ACTION: Recommended by the Planning Commission.

BACKGROUND: The Crestview/Wooten Combined Neighborhood Plan includes the Crestview and Wooten Neighborhood Planning Arcas. Neighborhood stakeholders—including homeowners, renters, business owners, non-profit organizations, and non-resident property owners worked with City Neighborhood Planning staff to prepare the plan. Planning staff began meeting with the Crestview/Wooten community in January 2003. Initial meetings were devoted to educating community leaders and organizational representatives about the purpose and scope of neighborhood planning. A neighborhood-wide survey was mailed to every resident, business and property owner in the community in December 2002 (approximately 6,000 surveys were sent). The survey contained questions about neighborhood character, land use and zoning, transportation, and City service issues. The responses were used as preliminary information to present at Workshop I, held on Saturday, January 25, 2003. After the first workshop, NPZD Planning staff conducted 9 task group meetings focusing on developing specific elements of the plan: Vision and Goals, City Services, Land Use, Zoning, Transportation, and Urban Design. Included were meetings devoted to property owners who would be affected by the proposed rezonings.

In August 2003, a second survey with a comment form was sent to the entire community to get feedback on the draft plan. Workshop II was held on Saturday September 20, 2003 to present the draft plan that had been developed with the information gathered from residents via surveys and meetings. Meetings held after Workshop II were devoted to refining the plan and addressing any unresolved issues.



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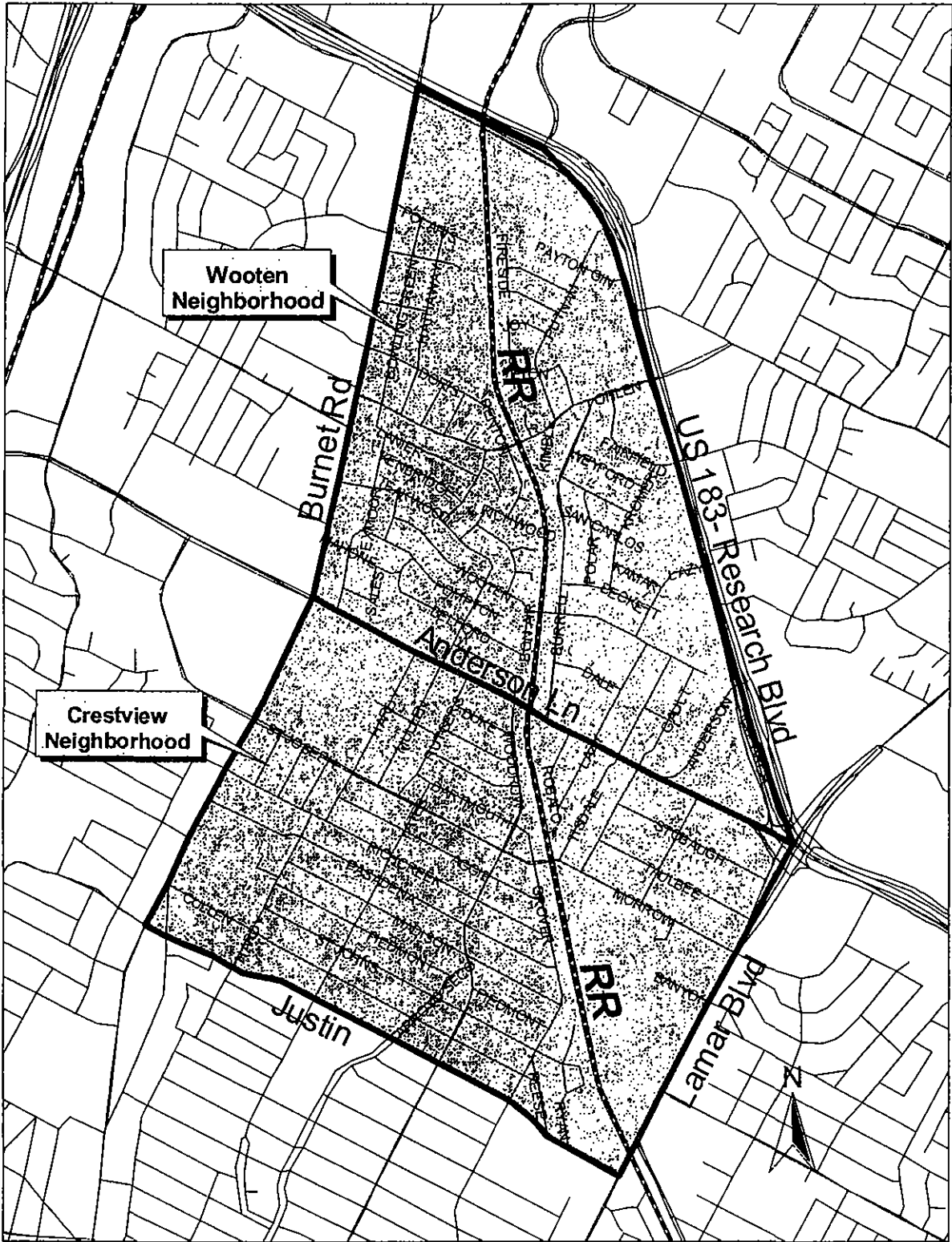
The Crestview/Wooten Combined Plan recommends actions to be taken by the Neighborhood Plan Contact Team, neighborhood stakeholders, the City, and other agencies to preserve and improve the neighborhoods within the Crestview and Wooten Planning Areas. City departments have reviewed the plan, provided comments, and provided cost estimates for implementation of the plan.

The Plan estimates that it would cost the City \$2,795,000 to implement the 93 items in the Crestview/Wooten Combined Neighborhood Plan:

Tracking Chart RCA Reference #	IMPLEMENTATION STRATEGY	# OF ITEMS	ESTIMATED CITY COSTS
1	Items to be implemented by the neighborhood at no cost to the City.	5	\$0
2	Items to be implemented by the City with existing department resources, i.e. <i>existing staff resources and/or programs</i> .	43	\$0
3	Items to be implemented by the City with operating or budget funds that are available now or will be available in the future.	4	\$124,575
4	Items to be implemented by the City that require allocation of additional funds by City Council	5	\$27,500
5	Items to be implemented by the City that requires funding through a Capital Improvement Project Bond	24	\$1,698,550
6	Items to be implemented by the City that requires a change in current City policy.	1	\$0
7	Items to be implemented by the City with no cost information available.	11	unknown
8	Items to be implemented by other agencies (<i>Capital Metro</i>)	4	\$0
	TOTAL ITEMS	93	\$1,850,625

First-year implementation costs and/or future costs associated with implementation of the Crestview/Wooten Combined Plan are **dependent upon funding availability**. This does not include funding for existing City department staff who undertake work on the Crestview/Wooten Combined Plan.

Crestview-Wooten Combined Neighborhood Planning Area



Crestview/Wooten Combined Neighborhood Plan

RTP Goal: Coordinate the Rapid Transit Project's Light Rail Transit Station Planning effort with the Neighborhood's vision for the future.

Transportation Planning Background

The Capital Area Metropolitan Planning Organization (CAMPO) develops and updates our region's long-range, transportation plan. (See www.campotexas.org) The five major elements of the CAMPO Plan are:

1. Major New or Improved Roadways
2. High Occupancy Vehicle (HOV) Lanes and Toll Roads
3. Express Bus System with Park & Ride Facilities
4. Intercity Passenger Rail System (90-mile, Austin -- San Antonio Regional Rail)
5. Intracity Passenger Rail System (52-mile, Austin area system)

The 52-mile passenger rail network shown has been included in the CAMPO Plan since the 1990s and is adopted by the City of Austin in the form of the Austin Metropolitan Area Transportation Plan (AMATP) each time the CAMPO Plan is updated. (See http://www.ci.austin.tx.us/transplan/amatp_summary.htm)

The Crestview/Wooten Combined Neighborhood Plan



**An Amendment to the
City of Austin's Comprehensive Plan**

**The Austin Tomorrow Comprehensive Plan:
Chapter 5
Section 17
Exhibit A**

April 1, 2004

ORDINANCE NO.

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW
COMPREHENSIVE PLAN BY ADOPTING THE CRESTVIEW/WOOTEN
COMBINED NEIGHBORHOOD 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) In Winter of 2002, the Crestview/Wooten neighborhood was selected to work with the City to complete a neighborhood plan. The Crestview/Wooten Combined Neighborhood Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. City Council endorsed this approach for the neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. City Council directed the Planning Commission to consider the plan in a 2002 resolution. During the planning process, the Crestview/Wooten Neighborhood Planning Team gathered information and solicited public input through the following means:
- (1) neighborhood planning team meetings;
 - (2) collection of existing data;
 - (3) neighborhood inventory;
 - (4) neighborhood survey;
 - (5) neighborhood workshops;
 - (6) community-wide meetings; and
 - (7) neighborhood final survey.

1 (D) The Crestview/Wooten Combined Neighborhood Plan recommends action
2 by the neighborhood planning team, the City, and by other agencies to
3 preserve and improve the neighborhood. The Crestview/Wooten Combined
4 Neighborhood Plan has eighteen major goals:

- 5 (1) Preserve single-family character of the neighborhood during new
6 development or redevelopment;
- 7 (2) Preserve and enhance existing neighborhood friendly businesses and
8 encourage new neighborhood friendly businesses in appropriate
9 locations;
- 10 (3) Enhance the safety and attractiveness of the neighborhoods;
- 11 (4) Maintain and enhance the single-family residential areas as well as
12 existing community facilities and institutions in the Crestview and
13 Wooten neighborhoods;
- 14 (5) Promote enhancement of major corridors by encouraging high quality
15 development and redevelopment and discouraging strip development;
- 16 (6) Promote enhancement of major corridors by encouraging high quality
17 and a mix of neighborhood serving development and redevelopment;
- 18 (7) Target and encourage redevelopment of dilapidated or vacant
19 multifamily structures into high-quality multifamily structures;
- 20 (8) Increase alternatives to driving by improving routes, facilities, and
21 access for pedestrians, bicycles and public transportation;
- 22 (9) Improve routes for pedestrians, bicycles, and public transportation
23 including preservation of existing bus routes;
- 24 (10) Maintain a transportation network that allows all residents to travel
25 safely throughout the neighborhood by improving safety on major
26 corridors and preserving and enhancing neighborhood friendly streets;
- 27 (11) Provide safe accessible routes for residents of all mobility levels;
- 28 (12) Encourage the use of major corridors by all traffic from outside the
29 neighborhood and discourage this traffic from using interior streets;
- 30

- 1 (13) Plan for the possibility of rapid transit while preserving the freedom
2 of neighborhoods and individuals to choose or oppose rapid transit;
- 3 (14) Provide better connection between corridors to reduce neighborhood
4 cut-through traffic;
- 5 (15) Enhance the safety and attractiveness of the neighborhood;
- 6 (16) Enhance and add landscaping, green spaces, and recreational
7 opportunities throughout the neighborhood;
- 8 (17) Promote good stewardship of the environment and reduce existing
9 sources of pollution; and
- 10 (18) Minimize noise and light pollution from parks into residential areas.

11 (E) On February 10, 2004, the Planning Commission held a public hearing on
12 the Crestview/Wooten Combined Neighborhood Plan and recommended
13 adoption of the Plan.

14 (F) The Crestview/Wooten Combined Neighborhood Plan is appropriate for
15 adoption as an element of the Austin Tomorrow Comprehensive Plan. The
16 Crestview/Wooten Combined Neighborhood Plan furthers the City
17 Council's goal of achieving appropriate, compatible development within the
18 area. The Crestview/Wooten Combined Neighborhood Plan is necessary
19 and desirable to establish and implement policies for growth, development,
20 and beautification in the area.

21 **PART 2. Adoption and Direction.**

- 22 (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add
23 the Crestview/Wooten Combined Neighborhood Plan as Section 17 of the
24 Plan, as set forth in Exhibit A to this ordinance, which is incorporated as part
25 of this ordinance.
- 26 (B) The City Manager shall prepare zoning cases consistent with the land use
27 recommendations in the Plan.
- 28 (C) The City Manager shall provide periodic updates to the City Council on the
29 status of the implementation of the Crestview/Wooten Combined
30 Neighborhood Plan.
- 31 (D) The specific provisions of the Crestview/Wooten Combined Neighborhood
32 Plan take precedence over any conflicting general provision in the Austin
33 Tomorrow Comprehensive Plan.

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2 **PART 3.** This ordinance takes effect on _____, 2004.

3 **PASSED AND APPROVED**

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7 _____, 2004

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8 Will Wynn
9 Mayor

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11
12 **APPROVED:**

13 _____
14 David Allan Smith
15 City Attorney

16
17 **ATTEST:**

Shirley A. Brown
City Clerk