

MOTION SHEET**Agenda Item 96****Dawson Neighborhood Plan Future Land Use Map (FLUM) Adoption**

Options	Motion	Votes
A	<p>Adopt on all three readings the Dawson Future Land Use Map (FLUM) as recommended by the Planning Commission.</p> <p>SEE ATTACHED MAP A</p> <ul style="list-style-type: none">● This recommendation removes the land use designations for single-family properties along Oltorf Street and it removes the land use designation for commercial and single-family properties along Ben White Boulevard.● The PC Instructed staff to conduct a public hearing to re-determine future land use designations for the corridors listed above.● The Dawson Neighborhood Planning Team does not support this recommendation.	5
B	<p>Adopt on all three readings the Dawson Future Land Use Map (FLUM) as recommended by the Dawson Neighborhood Planning Team and Neighborhood Planning and Zoning Staff.</p> <p>SEE ATTACHED MAP B</p> <ul style="list-style-type: none">● Neighborhood Planning and Zoning staff supports this recommendation.● The Dawson neighborhood Planning Team strongly supports this recommendation.	5
C	<p>Adopt on all three readings the Dawson Future Land Map (FLUM) as recommended by the Dawson Neighborhood Planing Team with the exception of allowing the MIXED-USE land use designation in the area bounded by Ben White Blvd., Reyna St., Krebs St., and South Congress Ave.</p> <p>SEE ATTACHED MAP C</p> <ul style="list-style-type: none">● Representative of property owner in this part of the planning area is recommending that a MIXED-USE land use designation be applied to the area within the red line.● Neighborhood Planning staff is not opposed to a MIXED-USE land use designation for that part of the FLUM.● The Dawson Neighborhood Team does not support this recommendation.	5

Dawson Future Land
Use Map: DRAFT

MAP "A"

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- 100 Single-family
- 111 Higher-Density Single Family
- 113 Mobile Homes
- 130 Mixed Residential
- 200 Multi-family
- 300 Commercial
- 330 Mixed Use
- 335 High Density Mixed Use
- 350 Warehouse/Limited Office
- 400 Office
- 430 Mixed Use/Office
- 490 Major Planned Development
- 500 Industry
- 550 Major Impact Facility
- 600 Civic
- 700 Open Space
- 750 Environmental Conservation
- 800 Transportation
- 870 Utilities



Undetermined

Planning Commission withdrew these tracts and instructed NPZD staff to hold a public meeting to reexamine the land use recommendations for the selected areas.

**A comprehensive plan shall not
constitute zoning regulations or
establish zoning boundaries.**



**Dawson Future Land
Use Map: DRAFT**

MAP "B"

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100	Single-family
111	Higher-Density Single Family
113	Mobile Homes
130	Mixed Residential
200	Multi-family
300	Commercial
330	Mixed Use
335	High Density Mixed Use
350	Warehouse/Limited Office
400	Office
430	Mixed Use/Office
490	Major Planned Development
500	Industry
560	Major Impact Facility
600	Civic
700	Open Space
750	Environmental Conservation
800	Transportation
870	Utilities

**This option is supported by
the Dawson Neighborhood
Planning Team.**

***A comprehensive plan shall not
constitute zoning regulations or
establish zoning boundaries.***



**Dawson Future Land
Use Map: DRAFT
MAP "C"**

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- | | |
|-----|------------------------------|
| 100 | Single-family |
| 111 | Higher-Density Single Family |
| 113 | Mobile Homes |
| 130 | Mixed Residential |
| 200 | Multi-family |
| 300 | Commercial |
| 330 | Mixed Use |
| 335 | High Density Mixed Use |
| 350 | Warehouse/Limited Office |
| 400 | Office |
| 430 | Mixed Use/Office |
| 490 | Major Planned Development |
| 500 | Industry |
| 550 | Major Impact Facility |
| 600 | Civic |
| 700 | Open Space |
| 750 | Environmental Conservation |
| 800 | Transportation |
| 870 | Utilities |

Representative of property owner
in this part of the planning area is
recommending that a MIXED-USE
land use designation be applied to
the area within the red line.

***A comprehensive plan shall not
constitute zoning regulations or
establish zoning boundaries.***



Neighborhood Plan Combining District Adoption Dates and FLUM Dates

Name of Plan Area	Date Council Adopted Neighborhood PCD	FLUM Date of Record
Old West Austin Neighborhood Plan	06/29/2000	No FLUM
Chestnut Neighborhood Plan	12/07/2000	No FLUM
East Cesar Chavez Neighborhood Plan	12/14/2000	No FLUM
North Austin Civic Association NP	05/24/2001	04/--/2003
Montopolis Neighborhood Plan	09/23/2001	05/05/2005
Dawson Neighborhood Plan	12/06/2001	No FLUM
Central East Austin Neighborhood Plan	12/13/2001	* <u>11/06/2001</u>
Holly Neighborhood Plan	12/13/2001	09/08/2003
Rosewood Neighborhood Plan	01/10/2002	* <u>11/28/2001</u>
Southeast Combined Neighborhood Plan	02/10/2002	10/31/2002
Hyde Park Conservation Combining Area	01/31/2002	No Date on Map
North Loop Neighborhood Plan	05/23/2002	09/02/2004
Bouldin Neighborhood Plan	05/23/2002	03/--/2002
Upper Boggy Creek Neighborhood Plan	08/01/2002	No Date on Map
East MLK Combined Planning Area	11/07/2002	No Date on Map
Govalle/Johnson Terrace Neighborhood Plan	03/27/2003	05/07/2003
Crestview/Wooten Combined NP Area	04/01/2004	04/01/2004
Brentwood/Highland Combined NP Area	05/13/2004	05/23/2004
Central Austin Combined NP Area	08/26/2004	07/29/2005
Greater South River City Combined NP	09/29/2005	No Date on Map

What is a FLUM? The City's Glossary defines a Future Land Use Map as follows: *"The graphical representation of recommendations for future growth patterns in an area. It depicts where different types of development should occur (e.g. parks, schools, houses, offices) by color."* This definition does not suggest the importance with which the FLUM has recently been imbued. A Future Land Use Map is also not required by ordinance as part of any process of which this citizen is aware.

Please note that the first four neighborhood plans to be completed do not have Future Land Use Maps (FLUMs). That is because the maps associated with the Neighborhood Plans at that time were not designated as such. Note also that there are two FLUM dates (*underlined above) that are prior to the date of the adoption of the Dawson Neighborhood Plan Combining District. Why was the Dawson map never presented as a FLUM if it was known to be an important element in the process at the time? Indeed, there is no indication on the COA Neighborhood Planning website indicating when the Future Land Use Map was introduced as a component of the neighborhood planning process or emphasizing its importance. We were notified in 2005 that we could not amend the neighborhood plan until we had a FLUM.

Cynthia Medlin
Chair of the Dawson Neighborhood Plan Team

A Brief History of the Dawson Neighborhood Planning Process

June 1997

The Dawson Neighborhood Association naively applies to be included in a pilot of Neighborhood Planning process thinking it sounds like a good idea to have input into redevelopment and planning for the future.

August 21, 1997

Dawson Neighborhood selected by the Austin City Council for Neighborhood Planning pilot program.

August 27, 1998

Dawson Neighborhood Plan is adopted by Council as an amendment to the COA Comprehensive Plan (map included).

June 1999

Professional Planning Award presented to the Dawson Neighborhood Association for the Dawson Neighborhood Plan.

April 2000

City Council approved the Infill and Redevelopment Amendments to allow Small Lot Amnesty, Corner Stores, Secondary Apartments, Urban Home Lots and Cottage Lots in Neighborhood Plan areas.

June 16, 2000

Last known draft date for the Dawson NP Design Guidelines developed (never officially finalized or adopted that we can determine).

April 20, 2001

After many meetings the proposed Dawson rezoning information & maps are mailed to property owners by the City of Austin seeking comment (included a very detailed map).

October 26 and November 26, 2001

Dawson Neighborhood Plan Rezoning Mediation Sessions conducted due to concerted petition effort to defeat infill options in the Dawson Neighborhood Plan Area as proposed by the Neighborhood Planning Team.

December 6, 2001

Dawson Neighborhood Plan Combining District and associated rezonings passed and approved after protracted and contentious hearings and major compromises by members of the City Council (3 maps provided to Council).

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June 5, 2003

Neighborhood Plan Amendment Process passed by City Council many of the elements of which were based on the very contentious experience of the Dawson Neighborhood Plan.

December 8, 2003

Dawson Neighborhood Plan Team adopts Bylaws required by COA in order to be able to amend the Dawson Neighborhood Plan under the new ordinance the DNPT helped to craft and supported.

April 2005

Dawson Neighborhood Plan Team informed they could not use the amendment process to address rezoning issues because we did not have a Future Land Use Map (FLUM).

August 8, 2005

Dawson Neighborhood Plan Team voted to inform the COA the map used to represent the DNP should be the map developed for the Council rezonings of December 2001. A letter was drafted and sent to Mark Walters of NPZD. October 10, 2005 the DNPT voted to support the map developed by NPZD and available at the meeting as the FLUM.

February 2006

Neighborhood Planning and Zoning Dept. allowed Dawson Neighborhood Plan Area to use the amendment process regarding 515 Post Rd due to very specific language in the original plan (hence the amendment to the plan present with the FLUM).

March 7, 2006

Mark Walters of NPZD presented the draft Dawson FLUM which reflected the rezonings of the Council on 12/06/01 and the compromises reached by the DNPT and the petitioners.

June 13, 2006

Dawson Neighborhood Plan Area Future Land Use Map, based on the Council rezonings of December 6, 2001, rejected on a vote of 6 to 1 by the COA Planning Commission. Planning Commission directed NPZD staff to meet the DNPT and other stakeholders & revise the FLUM to incorporate Mixed Use Commercial along the Oltorf and Ben White corridors.

JUNE 22, 2006

The Dawson Neighborhood Plan Team officers present their case to the City Council. Will the Dawson Neighborhood Plan ever be implemented as promised to the DNPT in 1997 ? (Yes, it really has been 9 years!)