### Options

<table>
<thead>
<tr>
<th>Options</th>
<th>Motion</th>
<th>Votes</th>
</tr>
</thead>
</table>
| A       | Adopt on all three readings the Dawson Future Land Use Map (FLUM) as recommended by the Planning Commission.  
SEE ATTACHED MAP A | 5 |
| B       | 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.  
SEE ATTACHED MAP B | 5 |
| C       | Adopt on all three readings the Dawson Future Land Map (FLUM) as recommended by the Dawson Neighborhood Planning 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.  
SEE ATTACHED MAP C | 5 |

### A

- This recommendation removes the land use designations for single-family properties along Olmorf 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.

### B

- Neighborhood Planning and Zoning staff supports this recommendation.
- The Dawson neighborhood Planning Team strongly supports this recommendation.

### C

- 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.
Plan Commission withdraw 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.
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This option is supported by the Dawson Neighborhood Planning Team.
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

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

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 it's 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 Rezonings 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).
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!)