

A U S T I N C I T Y C O U N C I L

AGENDA**Thursday, June 22, 2006**

#96PH

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**Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL ACTION**

Subject: NPA-06-0006.02 - Conduct a public hearing and approve an ordinance amending Ordinance No. 980827-B, the Dawson Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, by adopting the future land use map (FLUM) for the area bounded by Oltorf Street, South Congress Avenue, Ben White Boulevard, and South First Street. (To be reviewed by Planning Commission on June 13, 2006.)

Additional Backup Material

(click to open)

Staff Report

**For More Information: Mark Walters, 974-7695; Sylvia
Arzola, 974-6448**

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Dawson Neighborhood Plan

CASE#: NPA-06-0006-02

PC PUBLIC HEARING DATE: Tuesday, June 13, 2006

ADDRESS: Dawson Neighborhood Planning Area

AREA: N/A

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department

OWNER: City of Austin, Neighborhood Planning and Zoning Department

AGENT: City of Austin, Neighborhood Planning and Zoning Department

TYPE OF AMENDMENT: Future Land Use Map Amendment

Adopt a future land use map (FLUM) for the Dawson Neighborhood Planning Area (see map on page 3)

PLAN ADOPTION DATE: August 27, 1998

NPCD ADOPTION DATE: December 6, 2001

STAFF RECOMMENDATION: The staff recommendation is to **RECOMMEND** the adoption of the Dawson Future Land Use Map.

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the adopted Dawson Neighborhood Plan Combining District (NPCD) adopted by the City Council on December 6, 2001.

PLANNING COMMISSION RECOMMENDATION: Pending

BACKGROUND: The Dawson Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 27, 1998. The boundaries of the planning area are: Oltorf Street, South Congress Boulevard, and South 1st Street.

The Dawson Neighborhood Plan was the first neighborhood plan completed under the Neighborhood Planning program. At the time of the plan's adoption, a future land use map was not included in the plan. It was not anticipated that the FLUM would become such a fundamental component of the neighborhood plan as is the case with the plans adopted since Dawson. A recent zoning case has demonstrated that adoption of the FLUM. The map

would provide clear direction as to future land use decisions and avoid future disagreements arising from differing interpretations of the plan's text.

A meeting was held on March 7, 2006 to discuss the adoption of the Dawson FLUM. There was overwhelming support from the 25 people in attendance (many of whom worked on the original plan) to adopt a FLUM that reflected the Dawson NPCD zoning case.

The draft FLUM presented to the Planning Commission at their June 13, 2006 meeting reflected the zoning case in December 2001 to implement the land use principles and land use recommendations spelled out in the Dawson Neighborhood Plan. The Commission voted to recommend the draft Dawson Neighborhood Planning Area FLUM to the City Council for their consideration. After a brief discussion the Commission decided to withdraw two sections of the Dawson Neighborhood Planning Area—along Ben White Boulevard and Oltorf Street—for further consideration by nearby property owners and other neighborhood stakeholders (see the draft FLUM on page 3 of this report). The Commission instructed staff to hold a public meeting at which the areas in question would be discussed. The results of this meeting—land use and possibly zoning recommendations—would be presented to the Planning Commission at a public hearing and the Commission's recommendations would be then presented to the City Council. Staff expects to return to the Planning Commission with the results of the public meeting in late summer of 2006.

CITY COUNCIL DATE: June 22, 2006 **ACTION:**

CASE MANAGERS: Mark Walters (Plan Amendment) **PHONE:** 974-7695

EMAIL: mark.walters@ci.austin.tx.us

Map:

Dawson Neighborhood Planning Area Future Land Use Map



City of Austin
Neighborhood Planning & Zoning Department

500 0 500 1000 Feet

Map created June 14, 2008



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

FUTURE LAND USE LEGEND

	Single-Family Residential
	High-Density Single-Family
	Multi-Family Residential
	Commercial
	Mixed Use
	Warehouse/Limited Office
	Office
	Office Mixed-Use
	Industry
	Civic
	Open Space
	Utilities

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

DRAFT