

Dawson Neighborhood Plan Future Land Use Map (FLUM) Adoption

Options	Motion	Votes
<p>A</p>	<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. 	<p>5</p>
<p>B</p>	<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. 	<p>5</p>
<p>C</p>	<p>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.</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. 	<p>5</p>

Dawson Future Land Use Map: DRAFT

MAP "A"

**Agenda
Item # 96**

- 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

 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"

**Agenda
Item # 96**

- | | |
|-----|------------------------------|
| 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"

**Agenda
Item # 96**

- | | |
|-----|------------------------------|
| 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 |

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.***



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).

Agenda Item #96

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!)