



M E M O R A N D U M

To: Mayor and City Council

From: Gregory L. Guernsey, AICP, Director
Planning and Zoning Department

Date: September 30, 2015

Subject: Neighborhood Plan Contact Teams

At its October 1 meeting, the Austin City Council will be considering a resolution directing the City Manager to initiate amendments to the Land Development Code that would add oversight and compliance requirements for Neighborhood Plan Contact Teams. This resolution has been introduced by Council Member Renteria. On September 21, Planning and Zoning Department (PAZ) Assistant Director Matthew Lewis made a brief presentation to the Planning and Neighborhoods Committee related to the resolution.

Attached you will find the presentation that was made by PAZ Assistant Director Matthew Lewis, as well as several additional related background documents addressing Neighborhood Plan Contact Team history, that may be of interest as you discuss the proposed resolution at the meeting on October 1.

Attachments:

1. September 21 Planning and Zoning Department Presentation on Neighborhood Plan Contact Teams
2. Map of neighborhood planning areas
3. List of existing Neighborhood Plan Contact Teams
4. Results of survey of Neighborhood Plan Contact Teams. An e-mail was sent out to Contact Team members in December 2014 inviting individuals to respond to seven open ended questions prior to a Neighborhood Plan Contact Team training with PAZ Assistant Director Matthew Lewis. 52 individuals from approximately 20 (out of 31) Neighborhood Plan Contact Teams provided responses.
5. Chapter 25-1, Article 16 of the City Code. This section of code contains the current requirements for Neighborhood Plan Contact Teams.

(Attachments, cont.)

6. Historical Ordinances and Resolutions

- Resolution 970521-18. This resolution initiated the Pilot Neighborhood Planning Process in 1997.
- Ordinance 030320-23, 030605-53. These ordinances established neighborhood plan amendment process and role of Contact Teams in 2003.
- Ordinance 20080306-073. This ordinance amended the Land Development Code in 2008 to create Article 16, which regulates neighborhood plan amendments and Neighborhood Plan Contact Teams.
- Ordinance 20091217-053. This ordinance amended Article 16 in 2009 to modify requirements for Contact Teams.

cc: Marc Ott, City Manager
Sue Edwards, Assistant City Manager
Matt Lewis, PAZ Assistant Director
George Zapalac, PAZ Division Manager
Neighborhood Plan Contact Teams

Neighborhood Plan Contact Teams



September 21, 2015

Planning and Zoning Department
(PAZ)

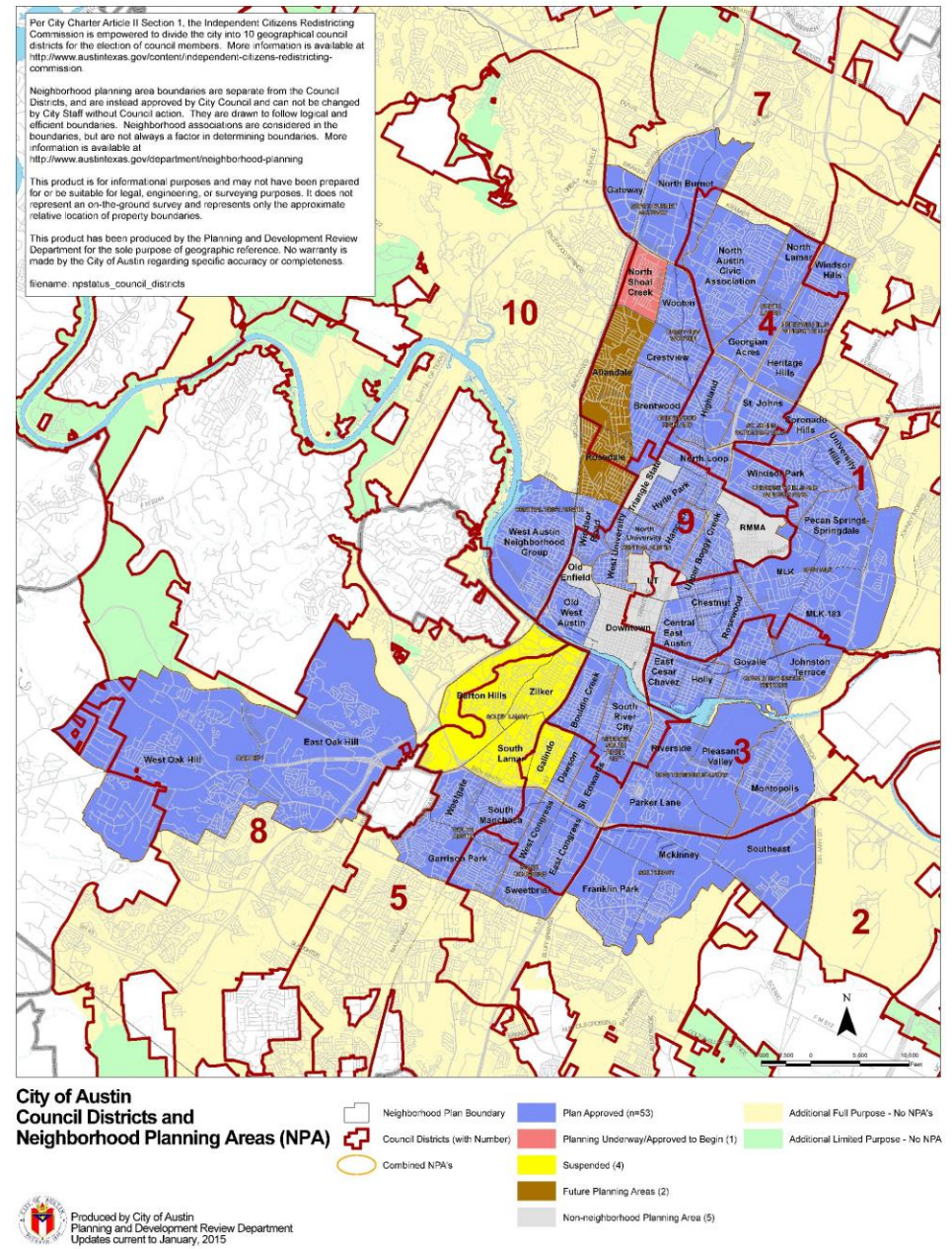
History of Contact Teams



- **1997:** Neighborhood Planning Program begins, contact teams emerge from neighborhood planning teams
- **2002:** Shift to “combined” neighborhood plans
- **2003:** Amendment process and role of contact teams established by ordinance
- **2008:** Amendment process and role of contact teams refined and codified
- **2009:** Contact team provisions modified (Director initiates Contact Teams)
- **2009-Present:** Staff worked with planning areas with adopted plans to form Contact Teams, develop by-laws, establish membership
- **2012:** Imagine Austin adopted

Existing Contact Teams

- 31 contact teams
- Contact Teams forming for South Austin
- 2 additional plans do not have a contact team
- Contact teams cover <50% of the City's population
- Boundaries overlap with Neighborhood Associations and other organizations



Role of Contact Teams



- Provide input setting plan implementation priorities
- Initiate neighborhood plan amendments
- Make a recommendation to staff on amendments
- Allow out-of-cycle amendments
- Receive notice of:
 - the filing of neighborhood plan amendments
 - required community meetings on amendments
 - public hearings on amendments
- Prohibited from initiating zone changes
- Prohibited from charging dues



Contact Team Requirements



- Include representation from:
 - Property owners
 - Residential renters
 - Business owners
 - Neighborhood organization members who rent or own property within the Planning Area
- Submit a list of officers and members on an annual basis
- Submit bylaws and changes to bylaws
- Bylaws must be based on a standard template



Additional Background



- Number of contact teams is increasing
- No contact teams for master plans, corridor plans, etc
- “Zucker Report” Recommended reducing number/increasing geographic size of Contact Teams
- No clear standards for how bylaws should address items included in the template
- No clear enforcement mechanisms for compliance with:
 - Land Development Code
 - Contact Team Bylaws

Concerns with Existing Structure



- Transparency
- Decision-making and representation process
- Participation too low
- Teams aren't diverse enough
- Overlap or conflict with Neighborhood Associations
- Teams don't represent the full geography of the City
- Approach not based on peer cities best practices



Questions

Matthew Lewis, Assistant Director, Planning and Zoning Department

George Zapalac, Division Manager, Neighborhood Involvement and Implementation Division

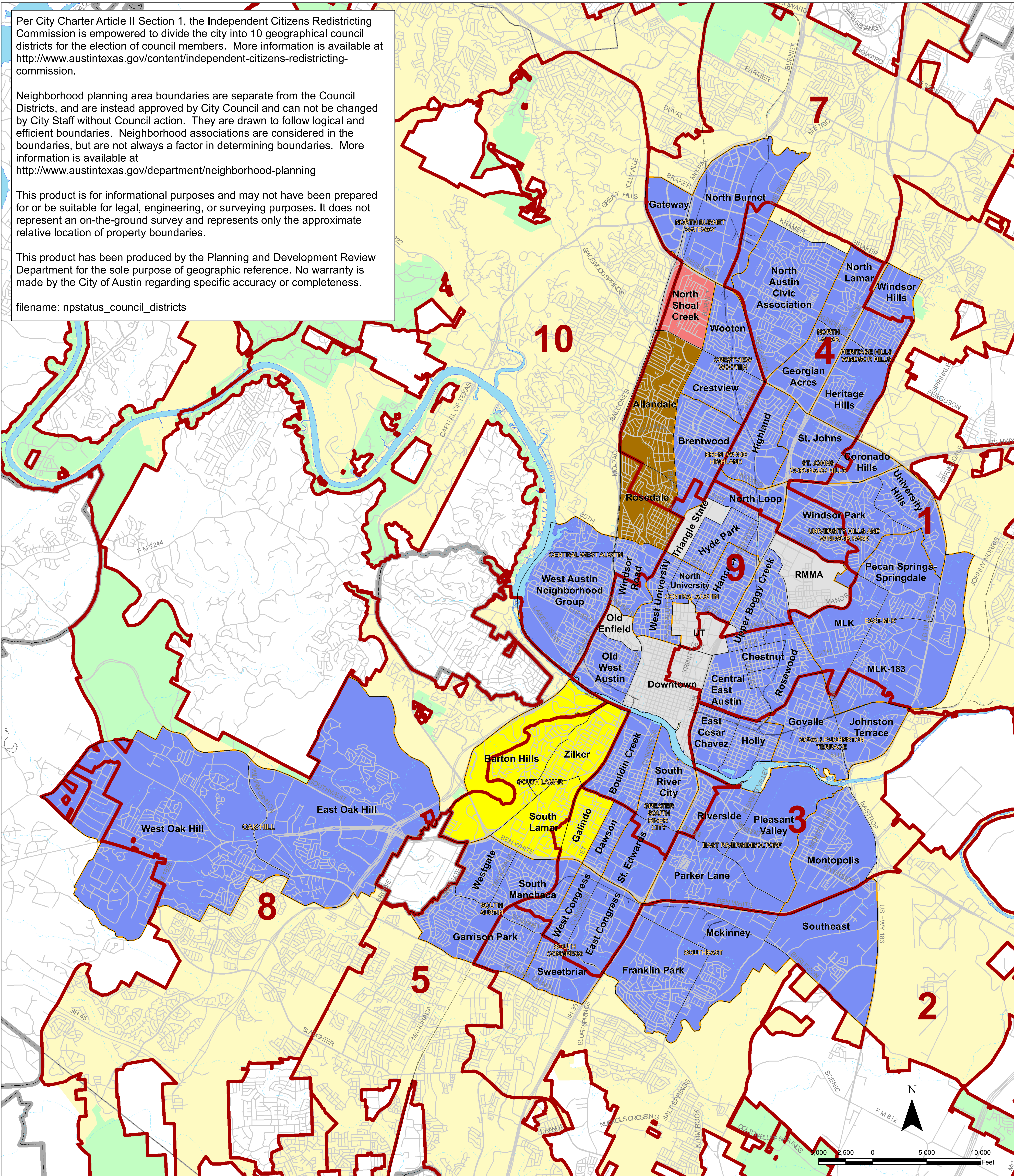
Per City Charter Article II Section 1, the Independent Citizens Redistricting Commission is empowered to divide the city into 10 geographical council districts for the election of council members. More information is available at <http://www.austintexas.gov/content/independent-citizens-redistricting-commission>.

Neighborhood planning area boundaries are separate from the Council Districts, and are instead approved by City Council and can not be changed by City Staff without Council action. They are drawn to follow logical and efficient boundaries. Neighborhood associations are considered in the boundaries, but are not always a factor in determining boundaries. More information is available at <http://www.austintexas.gov/department/neighborhood-planning>

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

filename: npstatus_council_districts



City of Austin Council Districts and Neighborhood Planning Areas (NPA)

- Neighborhood Plan Boundary
- Council Districts (with Number)
- Combined NPA's
- Plan Approved (n=53)
- Planning Underway/Approved to Begin (1)
- Suspended (4)
- Future Planning Areas (2)
- Non-neighborhood Planning Area (5)
- Additional Full Purpose - No NPA's
- Additional Limited Purpose - No NPA



Produced by City of Austin
Planning and Development Review Department
Updates current to January, 2015

List of Neighborhood Plan Contact Teams as of September 2015

Contact Teams for Stand Alone Plans:

- Bouldin Creek Neighborhood Plan Contact Team
- Central East Austin Neighborhood Plan Contact Team (OCEAN)
- Chestnut Neighborhood Plan Contact Team
- Dawson Neighborhood Plan Contact Team
- East Cesar Chavez Neighborhood Plan Contact Team
- Hyde Park Neighborhood Plan Contact Team
- Montopolis Neighborhood Plan Contact Team
- North Austin Civic Association Neighborhood Plan Contact Team (NACA)
- North Loop Neighborhood Plan Contact Team
- Old West Austin Neighborhood Plan Contact Team
- Rosewood Neighborhood Plan Contact Team
- Upper Boggy Creek Neighborhood Plan Contact Team

Contact Teams for Combined Plans:

- Central Austin Combined Neighborhood Plan Contact Team
- Central West Austin Combined Neighborhood Plan Contact Team
- East MLK Combined Neighborhood Plan Contact Team
- East Riverside-Oltorf Combined Neighborhood Plan Contact Team
- Govalle-Johnston Terrace Combined Neighborhood Plan Contact Team
- Greater South River City Combined Neighborhood Plan Contact Team
- Heritage Hills-Winsor Hills Combined Neighborhood Plan Contact Team
- North Lamar Combined Neighborhood Plan Contact Team
- Oak Hill Combined Neighborhood Plan Contact Team
- South Congress Combined Neighborhood Plan Contact Team
- Southeast Combined Neighborhood Plan Contact Team

Contact Teams for Single Planning Areas within Combined Plans:

- Brentwood Neighborhood Plan Contact Team (Brentwood-Highland Combined Plan)
- Coronado Hills Neighborhood Plan Contact Team (St. John-Coronado Hills Combined Plan)
- Crestview Neighborhood Plan Contact Team (Crestview-Wooten Combined Plan)
- Highland Neighborhood Plan Contact Team (Bentwood-Highland Combined Plan)
- St. John Neighborhood Plan Contact Team (St. John-Coronado Hills Combined Plan)
- University Hills Neighborhood Plan Contact Team (University Hills-Windsor Park Combined Plan)
- Windsor Park Neighborhood Plan Contact Team (University Hills-Windsor Park Combined Plan)
- Wooten Neighborhood Plan Contact Team (Crestview-Wooten Combined Plan)

Neighborhood Plan Contact Teams

Q1 What is the one favorite thing that happened out of your neighborhood plan since it's adoption?

Answered: 54 Skipped: 4

#	Responses	Date
1	It helps put the brakes on over development.	12/17/2014 11:01 PM
2	Neighbors coming together to discuss land use issues and being able to compromise	12/17/2014 10:07 PM
3	nothing	12/17/2014 8:29 PM
4	Being able to have a group that cares about the neighborhood and make it the best we can	12/17/2014 1:53 PM
5	Usage change for 1007 & 1011 Montopolis from "civic use" to "mixed use".	12/17/2014 1:32 PM
6	Nothing. I was against the building of the St. Elmo Lofts.	12/17/2014 12:57 PM
7	0	12/17/2014 9:46 AM
8	Proving City NP Staff and PARD wrong regarding the Country Club Creek Trail. (Neither NP Staff nor PARD supported the creation of the Country Club Creek Trail and recommended that the residents not pursue its creation.	12/17/2014 9:43 AM
9	Trails in the West Bouldin Greenbelt	12/17/2014 9:11 AM
10	More urban-type development, such as the mixed-use sites.	12/17/2014 8:29 AM
11	The relationships w neighbors who shared in the process and continued to work together for several years before moving away	12/16/2014 11:46 PM
12	So many things. It has been a long time.	12/16/2014 9:40 PM
13	More sidewalks	12/16/2014 7:19 PM
14	Nothing	12/16/2014 6:57 PM
15	Sense of security	12/16/2014 6:08 PM
16	We got a community center.	12/16/2014 5:50 PM
17	I don't know that anything has actually happened our of our neighborhood plan since its adoption.	12/16/2014 5:48 PM
18	The sidewalk along Shady/Jain Lane from the school to Bolm Road.	12/16/2014 5:38 PM
19	Its adoption. (No apostrophe.) Otherwise, the plan has been disregarded and amended without consulting/deferring to the contact team, which in our area is very responsive to the stakeholders most directly impacted by a land use issue. Are we supposed to make up something politically palatable that is our favorite thing like a sidewalk at long last completed or a pocket park vested of a splash pad to replace a swimming pool?	12/16/2014 5:36 PM
20	Sidewalks -- need more!	12/16/2014 5:29 PM
21	Nothing. It was an unpleasant experience. Staff pushed their agenda. And we have gotten nothing out of it while staff figures out ways to undermine the NPs	12/16/2014 5:22 PM
22	Use of the Blackland S.M.A.R.T. Housing clause as a basis for negotiating with developers for affordable housing.	12/16/2014 5:08 PM
23	There is a free of reference for decisions	12/16/2014 4:59 PM
24	Our Hike and Bike Trails group has gotten some support from the City for the design of one of the trails, the YBC Urban Trail.	12/16/2014 4:58 PM
25	I've given up on citizen input -- it is a farce. The COA will follow a plan, until it decides that some aspect or particular item doesn't suit the city. City staff is rude, unprofessional, poorly educated / poorly informed, and occasionally deceitful.	12/16/2014 4:54 PM
26	YMCA	12/16/2014 4:49 PM
27	The fact we were able to bring community happiness and political balance by listening to both side when reviewing and have an input in changes that might have negative or positive impact in our neighborhood is been the most interesting part and helping with decision making process.	12/16/2014 2:53 PM

Neighborhood Plan Contact Teams

28	Our neighborhood association holds an annual potluck that's always fun and a great chance to catch up.	12/16/2014 2:08 PM
29	It's given us somewhat of a structure to point to when developments are proposed	12/16/2014 11:31 AM
30	We would like to speak about the worse thing that happened because that is much more important and critical to us that it never happens again. The combined team didn't represent our neighborhood East Congress because they live in West Congress which doesn't have a neighborhood association. They have different priorities and want property taxes to increase so that they can sell while we have our forever homes and have lived in them for decades. They don't approach the neighbors and don't include business owners or renters. They were not following basic procedures and had a secretary that had moved out of the area months ago but was still serving as an officer of the contact team. The City said they don't enforce the rules, that neighbors do but team wouldn't address my concerns until the City contacted them. The contact team voted to send a support letter to change our neighborhood plan and displace the industrial area, by narrow margin 7-6. They sent a representative to speak to the Planning Commission and Council about the letter. The contact team issued the support letter with conditions but didn't bother to have a Private Restriction Covenant so conditions don't exist. Then PC and council approved the change to Imagine Austin and the neighborhood plan even though City staff and us were against it. What good is it to have combined neighborhood contact teams if they don't represent the neighborhoods? What good is it to have the Imagine Austin Comprehensive plan and approved neighborhood plans if the PC and Council can change them even with City staff against the change?	12/16/2014 11:12 AM
31	A statement of things that neighbors agreed to and is a baseline for the future.	12/15/2014 9:58 PM
32	Nothing has happened--we are still waiting on the sidewalks we were promised by [REDACTED] as part of our participation.	12/15/2014 2:22 PM
33	I don't think it was part of the plan, however we participated in the Austin Community Trees program this year.	12/14/2014 3:10 PM
34	Camden at Lamar	12/12/2014 10:21 PM
35	Fortunately, in this 'hood we had a very savvy person who organized and kept a few of us in the Dawson area on task till "we did it!". Dawson was the first plan to be OK'd by Council. Most of the original group is still active, and slowly we add new "investors" in the work of DNA.	12/12/2014 6:12 PM
36	the flourishing of urban farms in our area	12/12/2014 1:53 PM
37	Not much, maybe the Todd Ln. expansion.	12/12/2014 1:33 PM
38	Maintaining open spaces.	12/12/2014 10:47 AM
39	Less speculative requests for re-zoning and land use changes.	12/12/2014 10:22 AM
40	Power to influence and inform RE: development of our planning area	12/12/2014 8:40 AM
41	The fact that the divides of Manor Road and Airport Blvd., were bridged. Five neighborhoods learned to work together and create a neighborhood plan that was inclusive yet respected the uniqueness of individual neighborhoods.	12/12/2014 7:52 AM
42	Limited transit and title loan development in tod.	12/12/2014 7:43 AM
43	Sidewalks on Pleasant Valley Road	12/11/2014 10:01 PM
44	I am proud to say that many great things have been accomplished in our plan since we discovered we had a SE neighborhood plan in 2010. I particularly am proud that we were successful to expand our boundary beyond William Cannon to include ALL residents that live in 78744 zip code. Inclusion of the entire zip code was critical because residents felt divided in a sense that they felt their needs and concerns were not respected or considered. The work that needs to be done now is to engage all the zip code area that had been excluded to be included or added in some form their needs too.	12/11/2014 8:13 PM
45	Bartholomew Pool renovation; sidewalk completion from 51st Street to Broadmoor with creek enhancement	12/11/2014 7:46 PM
46	To see the number of goals that have already been accomplished.	12/11/2014 6:27 PM
47	Building the Country Club Creek Trail	12/11/2014 5:34 PM
48	preservation of historic buildings	12/11/2014 4:56 PM
49	Bond \$ for a too tiny expansion of the Dove Springs Rec. Center.	12/11/2014 4:41 PM
50	Ability for the neighborhood plan to be a living document.	12/11/2014 4:37 PM
51	what plan?	12/11/2014 4:35 PM
52	I can't say I know of everything adopted from the plan but I would say the Dove Springs Recreation Center is a result of the plan and is very important to the community.	12/11/2014 4:34 PM
53	Test	12/11/2014 4:25 PM

Neighborhood Plan Contact Teams

54	1	12/11/2014 4:01 PM
----	---	--------------------

Neighborhood Plan Contact Teams

Q2 What's your most innovative idea for public outreach/engagement?

Answered: 52 Skipped: 6

#	Responses	Date
1	Put signs out in front of properties that are being zoned or going through planning process so everyone knows and has the opportunity to weigh in.	12/17/2014 11:01 PM
2	Using social media such as NextDoor.	12/17/2014 10:07 PM
3	I have no innovative ideas for public outreach and engagement.	12/17/2014 8:29 PM
4	In our case, it could start with any outreach at all, followed by a meeting environment free of hostility and verbal attack.	12/17/2014 5:57 PM
5	Researching online and printing out items of concern to pass along to my neighbors who have limited or no internet access.	12/17/2014 1:32 PM
6	Make sure all the state holders (HOA, Neighborhood Associations are aware of development planned	12/17/2014 12:57 PM
7	Being notified of a meeting	12/17/2014 9:46 AM
8	You tell me how to get renters involved in NPA-wide planning when they have no long-term investment in that NPA. That's what needs to be done in a planning area that is overwhelmingly populated by renters. It would have helped if apartment owners had allowed the Corridor Working Group members to go door to door hanging flyers about the Corridor Open Houses and other meetings rather than requiring that posters/flyers be left with the apt. managers.	12/17/2014 9:43 AM
9	Knock on your neighbors door.	12/17/2014 9:36 AM
10	Block Party	12/17/2014 9:24 AM
11	-----	12/17/2014 9:11 AM
12	It's not innovative, but any outreach must be accompanied by a functional, updated website.	12/17/2014 8:29 AM
13	Monthly morning coffee and post work pint meet ups, where those attending set agenda, questions are answered honestly, w data where needed and follow up is assured w/in an agreed time, and action as well.	12/16/2014 11:46 PM
14	NA	12/16/2014 7:19 PM
15	Wouldn't make any difference with the Montopolis Neighborhood Planning Contact team keeping any one who opposes them chased out or notifying the City whaere they stand before even voting.	12/16/2014 6:57 PM
16	Park beautification and improvement	12/16/2014 6:08 PM
17	Not necessarily innovative, but direct door to door contact is the most effective.	12/16/2014 5:50 PM
18	Signage/stickers indicating "NA-Approved" local businesses and services. As in "This business is proudly supported by Kealing Neighborhood Association and its residents> To find out more, visit " This encourages NA awareness, promotes small business, and forms connections between residents and entrepreneurs.	12/16/2014 5:48 PM
19	An event in the Govalle park that allows for play and interaction.	12/16/2014 5:38 PM
20	The City of Austin staff who conduct the engagement ask the public to consider how the land development issue at hand in Neighborhood X should be implemented in staff's neighborhood(s). Like Hunger Games but more compelling.	12/16/2014 5:36 PM
21	Mr. Lewis should hold a joint meeting IN EACH NEIGHBORHOOD inviting contact teams, neighborhood associations, and HOAs (where they exist).	12/16/2014 5:29 PM
22	The City worked hard at public outreach - no suggestions	12/16/2014 5:22 PM
23	Blackland S.M.A.R.T. Housing clause as a basis for negotiating with developers for affordable housing.	12/16/2014 5:08 PM
24	email list, would like to have contact team info on city web site, also would like to have link on zoning/ FLUM requests	12/16/2014 4:59 PM
25	People become engaged when they are angry, not when they are happy. So, you need to find a way to get them fired up so they will participate.	12/16/2014 4:58 PM
26	I'm not interested in innovation at the expense of common sense, dignity, respect and tradition.	12/16/2014 4:54 PM

Neighborhood Plan Contact Teams

27	Started Austin City Council District 4 group to build communication between all neighborhoods in District 4. www.austindistrict4.org .	12/16/2014 4:49 PM
28	Notifying public in writing and asking them to get involved in their community and holding public hearings at a time and location that is convenient for them.	12/16/2014 2:53 PM
29	Talking to parents at the local elementary school and inviting them to join the neighborhood listserve and attend neighborhood association meetings.	12/16/2014 2:08 PM
30	Unfortunately controversy has been the best tool. It brings out a lot of folk who don't have any real knowledge about zoning, planning, etc which means the same core group has to act as educators time and again. Over time we gain one or two knowledgeable participants.	12/16/2014 11:31 AM
31	It's important that public outreach, engagement includes most everyone. How? Letters and flyers get thrown away. Have a raffle for those who respond by finding the secret word in the text. Or knock on doors and talk to people. A lot of this occurs because people don't believe that their involvement matters, that the city will do whatever they want to do anyway. Gain the public's trust.	12/16/2014 11:12 AM
32	Forget the idea that social media/the "Interweb" is the way to engage people. Too many people refer to our neighborhood as "the 'hood" when the operative word in neighborhood is "neighbor". Outreach must be face to face in small groups.	12/15/2014 2:22 PM
33	Pot Luck Picnic	12/14/2014 3:10 PM
34	I am not sure how innovative the intent was, but our creek clean-ups have ultimately involved all age groups, the APD on occasion, other environmental groups, school-aged kids, others.	12/12/2014 6:12 PM
35	transforming the abandoned church on Govalle into a community center with cafe, cooking school, community gardens, classrooms -- this would be an ideal hub for us to gather and share -- something we currently don't have.	12/12/2014 1:53 PM
36	Regular SECT meetings, where food and childcare were provided.	12/12/2014 1:33 PM
37	?? Don't know cause it seems to be a secret process.	12/12/2014 10:47 AM
38	Blog added to our historical quarterly neighborhood newsletter	12/12/2014 10:22 AM
39	Set up digital kiosks at bus stations, parks and key points in community to disseminate information to the local populous.	12/12/2014 8:40 AM
40	The messaging and the vehicle for reaching into the community is solely dependent of the culture of the people you are trying to reach. For my community KAZI radio is a great resource, community papers in the language of the folks, congregations (timing is an issue there), fliers in places where people congregate.	12/12/2014 7:52 AM
41	Presentations at neighborhood associations	12/12/2014 7:43 AM
42	Yahoo group	12/11/2014 10:01 PM
43	When there is a need to engage our communities, it is very important for city staff to include the neighborhood leaders of the contact teams so that the community can have some ownership and staff will have build a relationship with that leadership to be the voice, eyes and ears for city staff. This is a true partnership because residents are the experts when it comes to talk about their neighborhood needs. There have been many meetings when city staff held a community meeting without residents as part of that planning and residents felt it was a waste of their time. I know city staff are experts in many areas but when planning a community event/meeting, the residents are the experts in their turf.	12/11/2014 8:13 PM
44	The Mueller town hall meetings have been very inspiring, well-attended, and generated great public participation	12/11/2014 7:46 PM
45	I really like the sapling day's and other tree giveaways put on by Tree Folks. Events that inspire direct results.	12/11/2014 6:27 PM
46	A lot of residents will not attend meetings, so the best way to get representative decisions is through on-line surveys.	12/11/2014 5:34 PM
47	Getting people's input where they already are, such as a store or festival or other community event.	12/11/2014 4:56 PM
48	Use every media means possible. Welcome all groups and people. Link with GAVA (Go Austin! Vamos Austin!) funded by the Michael & Susan Dell Foundation to link initiatives, find new members and leaders.	12/11/2014 4:41 PM
49	Our neighborhood relies on the tried and true - newsletter, flyers, listserve, e-mail. We also have a blog, website, yahoo group, facebook, but notice the methods first listed achieve better results.	12/11/2014 4:37 PM
50	Facebook or google group. Don't rebuild a technology that already exists, encourage adoption to existing tools	12/11/2014 4:35 PM
51	That is a million dollar question! Public engagement is so challenging. The one thing that was most effective in engaging our community was when we (SE Austin) were left out of the Imagine Austin Vision. We eventually were able to get a few thing for SE Austin but not enough.	12/11/2014 4:34 PM

Neighborhood Plan Contact Teams

52	1	12/11/2014 4:01 PM
----	---	--------------------

Neighborhood Plan Contact Teams

Q3 What is one of your favorite places in Austin to visit and why?

Answered: 52 Skipped: 6

#	Responses	Date
1	Zilker when it is not being abused as a venue.	12/17/2014 11:01 PM
2	The Boardwalk - functional as used for going downtown. Beautiful views, wildlife, people watching, water.	12/17/2014 10:07 PM
3	Town Lake, now LBL, has always felt like the heart of the city to me, and still looks and feels much like it did when I 1st visited it in the 90s.	12/17/2014 5:57 PM
4	Auditorium shores. It is a place for all of austin to gather. Picnic, walk, run, ride, and exercise your dog, even off leash.	12/17/2014 1:53 PM
5	Riding bicycles through the Colorado River Metropolitan Park and along the new boardwalk on LBJ Lake.	12/17/2014 1:32 PM
6	How is this relevant to Contact Team?	12/17/2014 12:57 PM
7	Nature trail in Montopolis	12/17/2014 9:46 AM
8	Bullock Museum. Excellent exhibits.	12/17/2014 9:43 AM
9	Lady Bird Lake Walking Trail - love the open space next to the water	12/17/2014 9:24 AM
10	West Bouldin Greenbelt --	12/17/2014 9:11 AM
11	Walking the UT campus. So much to do in a small area.	12/17/2014 8:29 AM
12	Mueller Lake-short drive/ possible walk from Ridgetopnhood. Good for community events as well as solo activities.	12/16/2014 11:46 PM
13	Walnut creek park	12/16/2014 9:40 PM
14	Lady Bird Johnson Wild Flower Center because they promote planting native plants and it's a beautiful place.	12/16/2014 7:19 PM
15	Any functioning neighborhood besides Montopolis. Probably Andron Mill area	12/16/2014 6:57 PM
16	Town Lake. I love the natural setting and chance to exercise with like-minded people.	12/16/2014 6:08 PM
17	Bob Bullock History Museum because I love Texas history.	12/16/2014 5:50 PM
18	Govalle Park - the trees are beautiful, it is vibrant, there is always a lot of activity.	12/16/2014 5:38 PM
19	The CoA Development Review Query Page.	12/16/2014 5:36 PM
20	Mayfield Park -- water lilies, peacocks and many heritage trees	12/16/2014 5:29 PM
21	Are you going to use my favorite place to show why form based code is the right answer - when its not?	12/16/2014 5:22 PM
22	Blackland Neighborhood. It's still diverse and peaceful.	12/16/2014 5:08 PM
23	sitting on lawn of Long Center and watching the lake and the city	12/16/2014 4:59 PM
24	Walking on the Town Lake Hike and Bike Trail - because its downtown and has not been taken over by all of the stupid high rise condos.	12/16/2014 4:58 PM
25	My home; it is comfortable and removed from traffic.	12/16/2014 4:54 PM
26	ACL Live: best music sound system. Restaurants in North Austin: Guadalajara and TC Noodle House. Great food.	12/16/2014 4:49 PM
27	Lady Bird Lake Trails is my favorite place in Austin. It shows as city we care about open green spaces. Also shows Austin is jewel of Texas with its hills and rivers.	12/16/2014 2:53 PM
28	I like walking the residential streets of the city, with stops at South Congress, the park on Durwood and the paths along the creeks.	12/16/2014 2:08 PM
29	Mueller ponds because they are so new that they haven't been overrun yet. Unfortunately, not near all the commercial development has taken place there (right next to best one) and they are already talking parking meters, residential only parking, etc. Some of the planning has been very bad such as putting the parking for the children development center behind the building and locating the building directly across from the pond and its parking. This has caused a lot of unnecessary congestion, most of which could have been avoided if the development planning was done on site instead of in front of a piece of paper. I fear for what is left to be developed.	12/16/2014 11:31 AM

Neighborhood Plan Contact Teams

30	my neighborhood is my favorite place, provided that I can continue to afford living in my home. Tree preservation is important.	12/16/2014 11:12 AM
31	The Zilker botanical garden and the Japanese garden within it.	12/15/2014 9:58 PM
32	Blunn Creek Preserve is wild like this area was when I was a kid and it hasn't been "urban designed". IT is quiet, except in the winter when the leaves fall and we pretend the roar from IH35 is really the ocean. It is beautiful and green and full of real wildlife.	12/15/2014 2:22 PM
33	Blanton Museum	12/14/2014 3:10 PM
34	Deep eddy. Still feels like original Austin. Open to all. Not expensive. Cold water unique to the features of the aquifer.	12/12/2014 10:21 PM
35	Lady Bird Johnson Wildflower Center. One of my primary interests and activities as a citizen of Austin is the environment--water, air, birds ,wildlife--in an urban setting	12/12/2014 6:12 PM
36	the east side in general because of the robust creativity that infuses just about everything	12/12/2014 1:53 PM
37	Museums, because they offer a great learning experience to my children.	12/12/2014 1:33 PM
38	State Capital -- it's gorgeous and historic - and impressive.	12/12/2014 10:47 AM
39	Brentwood Arroyo Trail; the trees planted by our neighborhood ~22 years ago are maturing and have become a huge asset to our neighborhood	12/12/2014 10:22 AM
40	Barton Springs: peace and purity Whole Foods: abundance and stimulation Golf Courses: peace and fresh air	12/12/2014 8:40 AM
41	Joe's Bakery on East 7th Street. It is family owned, feels like home, warm and smells good. The food is great.	12/12/2014 7:52 AM
42	Lady bird lake. Exercise and beauty combines.	12/12/2014 7:43 AM
43	Boggy Creek greenbelt as it's so peaceful and natural	12/11/2014 10:01 PM
44	Dougherty Arts Center because it is a vital contributor to community creativity	12/11/2014 7:46 PM
45	Laguna Gloria and Mayfield Park. It has art, nature and relative seclusion and tranquility. This plus the history so it is rewarding in many ways.	12/11/2014 6:27 PM
46	Roy and Ann Butler Trail, because it connects to so many beautiful places.	12/11/2014 5:34 PM
47	Laguna Gloria - nature and art	12/11/2014 4:56 PM
48	Barton Springs Pool. Beautiful, relaxing way to exercise, while communing with nature.	12/11/2014 4:41 PM
49	Mueller has several destinations - we fish at the "lakes," use the playground, use the pool, go to the farmers market, and many other events there. Another favorite is Elizabeth ney museum/shipe pool and park. We don't have a real park - only Bruning Green - in our planning area.	12/11/2014 4:37 PM
50	Barton Creek Greenbelt. Sitting in the rapids, sipping my favorite drink.	12/11/2014 4:35 PM
51	Riding the train in Zilker Park and visiting Mayfield Park because of the great memories I have taking my children there when they were young.	12/11/2014 4:34 PM
52	1	12/11/2014 4:01 PM

Neighborhood Plan Contact Teams

Q4 What is your adopted neighborhood plan?

Answered: 53 Skipped: 5

#	Responses	Date
1	Oak Hill	12/17/2014 11:01 PM
2	Oak Hill Combined NP	12/17/2014 10:07 PM
3	Bouldin Creek	12/17/2014 8:29 PM
4	North Lamar Georgian Acres Combined Neighborhood Plan	12/17/2014 5:57 PM
5	I have NO idea since it was never shared with me or ANY of my neighbors!	12/17/2014 1:32 PM
6	Montopolis area East Riverside	12/17/2014 9:46 AM
7	E. Riverside/Oltorf Combined Neighborhood Plan	12/17/2014 9:43 AM
8	East Riverside Oltorf Combined District.	12/17/2014 9:36 AM
9	Bouldin Creek -- adopted in 2002	12/17/2014 9:11 AM
10	Highland-Brentwood	12/17/2014 8:29 AM
11	North Loop plan - which was inAppropriately named as it does not reflect the two Nhoods involved - Ridgetop and Northfield,	12/16/2014 11:46 PM
12	NACA	12/16/2014 9:40 PM
13	I'm new this year.	12/16/2014 7:19 PM
14	The Montopolis Neighborhood Plan	12/16/2014 6:57 PM
15	I don't understand what this is asking.	12/16/2014 6:08 PM
16	North Austin Civic Association	12/16/2014 5:50 PM
17	??	12/16/2014 5:48 PM
18	Govalle/Johnston Terrace	12/16/2014 5:38 PM
19	You tell us? A formality?	12/16/2014 5:36 PM
20	Chestnut	12/16/2014 5:29 PM
21	Garbage - it should have been neighborhood driven - not staff driven	12/16/2014 5:22 PM
22	Uppser Boggy Creek.	12/16/2014 5:08 PM
23	Oak Hill	12/16/2014 4:59 PM
24	Oak Hill	12/16/2014 4:58 PM
25	North Austin Civic Association	12/16/2014 4:49 PM
26	Central West Austin Neighborhood Plan. I believe most of the neighborhood plans have many layers of codes, zoning, etc. etc. making them very hard for public to understand. I have been involved in the process of getting Central West Austin Neighborhood Plan adoption.	12/16/2014 2:53 PM
27	In summary: keep dense housing, commercial development on the edges of the neighborhood where possible; more sidewalks, and FIX THE STREETS.	12/16/2014 2:08 PM
28	Hyde Park, one of the first and one that has no FLUM which has resulted in city staff ignoring proposals that would in effect change the plan and which need early contact team input. There position is no FLUM, no need (or responsibility) to bother the neighborhood with this.	12/16/2014 11:31 AM
29	South Congress Combined neighborhood plan	12/16/2014 11:12 AM
30	Dawson	12/15/2014 9:58 PM
31	St. Edwards Neighborhood plan (part of GSRCC)	12/15/2014 2:22 PM

Neighborhood Plan Contact Teams

32	North Austin Civic Association (north central Austin)	12/14/2014 3:10 PM
33	Brentwood/highland	12/12/2014 10:21 PM
34	Dawson	12/12/2014 6:12 PM
35	2003 govalle-johnston terrace	12/12/2014 1:53 PM
36	South East.	12/12/2014 1:33 PM
37	Govalle - Johnson Terrace	12/12/2014 10:47 AM
38	Brentwood	12/12/2014 10:22 AM
39	East MLK Combined NP	12/12/2014 8:40 AM
40	Upper Boggy Creek	12/12/2014 7:52 AM
41	Brentwood/highland np	12/12/2014 7:43 AM
42	Rosewood	12/11/2014 10:01 PM
43	Our Southeast Neighborhood Plan was adopted in 2002. It was not until 2010 that I, [REDACTED] learned through attending another neighborhood meeting where their plan was being discussed. Since we discovered it, we have made huge progress on some of the major areas in our plan.	12/11/2014 8:13 PM
44	Windsor Park	12/11/2014 7:46 PM
45	Upper Boggy Creek	12/11/2014 6:27 PM
46	East Riverside/Oltorf Combined	12/11/2014 5:34 PM
47	Hyde Park	12/11/2014 4:56 PM
48	Southeast Combined Neighborhood Plan, adopted 2002 and not implemented in any way until 2012 when the current Southeast Contact Team became active.	12/11/2014 4:41 PM
49	North Loop Planning Area (includes Northfield Neighborhood Association (NA) and Ridgetop NA)	12/11/2014 4:37 PM
50	what plan?	12/11/2014 4:35 PM
51	Southeast Combined	12/11/2014 4:34 PM
52	Super Duper Test Plan	12/11/2014 4:25 PM
53	1	12/11/2014 4:01 PM

Neighborhood Plan Contact Teams

Q5 What works and what doesn't work with the current Contact Team structure?

Answered: 56 Skipped: 2

#	Responses	Date
1	Does not work: staff ignores Contact Team input and we have to spend inordinate amounts of time dogging development projects as they go through the process to have our voice heard.	12/17/2014 11:01 PM
2	It is important to have a diverse group of people on the Team to ensure all viewpoints are heard. It is difficult getting enough people to serve on the team. It can be difficult to get the word out and to get people to come out to the meetings. there can also be problems when a few people come to dominate the Team.	12/17/2014 10:07 PM
3	It seems the city just uses the contact team structure to rubber stamp what the city wants to do.	12/17/2014 8:29 PM
4	It seems it is possible for a small self elected group to steer the direction of a neighborhood, with little outreach to neighbors whom would like to be involved otherwise but are just not clued in to the group itself or its function.	12/17/2014 5:57 PM
5	Need more help figuring out the city structure and dealing with it	12/17/2014 1:53 PM
6	The city keeps insisting on forwarding information to [REDACTED] even though she continues to exclude lots of Montopolis homeowners and residents and is NOT the representative that the neighborhood chose.	12/17/2014 1:32 PM
7	Individuals who seek to want to be employed or contract with City of Austin gravitate toward membership as Contact Team members.	12/17/2014 12:57 PM
8	0	12/17/2014 9:46 AM
9	No problem with structure.	12/17/2014 9:43 AM
10	No transparency, no outreach to renters or businesses, contact team bylaws are ignored, low attendance of members at meetings, no oversight, by city, no minutes available to peruse, no way to find out who is on the team, no notice of elections. Need I go on? I am a new member of the contact team and I still cannot find out who all the members are. The city created this entity and then ignores its own guidelines.	12/17/2014 9:36 AM
11	The current team doesn't have the time to coordinate to insure input from everyone and their views are different from those on the east side of S. Congress	12/17/2014 9:24 AM
12	Annual meeting in Jan/Feb works as does regular communication with the local neighborhood association which has an active zoning committee on which a couple of Contact team members sit. Not work - few attend the Annual meeting	12/17/2014 9:11 AM
13	Honestly, very little has come forward in the 1+ year since I've joined.	12/17/2014 8:29 AM
14	It lacks context for the current residents, 12 years out from adoption date 2002, who likely did not participate in the Plan, and may know nothing of its current meaningful applicability,	12/16/2014 11:46 PM
15	It works. It is volunteer which limits its functionality.	12/16/2014 9:40 PM
16	I'm new on the team this year.	12/16/2014 7:19 PM
17	Nothing works with our current team. It's ran like a dictator ship. 14 year old kids are brought in from the rec center floor and told how to vote. If [REDACTED] thinks you'll oppose her she won't notify you of meetings.	12/16/2014 6:57 PM
18	We have low participation but strong leadership.	12/16/2014 6:08 PM
19	We have dedicated volunteers on the Team, but we don't have a common knowledge of how our Plan action items are reasonable in light of the operation of the City departments.	12/16/2014 5:50 PM
20	I am active in my NA and yet I have no idea what the Contact Team is in the context of neighborhood planning, etc.	12/16/2014 5:48 PM
21	The NPCT is exclusionary and does not allow for new neighbors to participate. The structure is not functioning.	12/16/2014 5:38 PM
22	Contact teams work; the City largely ignores their input. You say that your passion is implementing community vision through coding. How about you be sure that the vision that you are coding is that of the people who are most directly impacted by your work? Staff indifference to the actual preferences of the community is a commonly cited obstacle to Contact Team effectiveness. Contact teams would also benefit from a legal requirement to ensure a board structure that mandates an accountable representative for every block/neighborhood/other geographic unit of a planning area that is equitable/practical.	12/16/2014 5:36 PM

*CONTACT TEAM CHAIR

Neighborhood Plan Contact Teams

23	Our team works well, but we need to involve more neighborhood residents. We also need to figure out a way to involve developers who don't live in our neighborhood but have a profound influence on it.	12/16/2014 5:29 PM
24	The City	12/16/2014 5:22 PM
25	Top down structure that demoted neighborhood planning teams to "contact teams."	12/16/2014 5:08 PM
26	people have strong opinions a volunteer group without a budget is in a difficult position to advertise meetings and solicit public input works - listen to neighbors	12/16/2014 4:59 PM
27	The meetings are very sporadic and they are narrowly focused. It would be good if the NPCT meetings had an informative aspect to them that could actually train the residents as to the pros and cons of various decisions. It seems there is usually an undercurrent of trade offs or back door dealings that are not apparent to the "non developer" NPCT member.	12/16/2014 4:58 PM
28	Works: not much Doesn't work: any validity that would come from TRUE City of Austin adherence and respect.	12/16/2014 4:54 PM
29	We wrote inadequate Bylaws (using a template that I believe was provided by the city) and elected a dictator, who makes up his own rules, as Contact Team Chairperson. This has caused much chaos, dysfunction, and wasted time for the Contact Team.	12/16/2014 3:57 PM
30	I think the structure works good. Team members put lots of time and effort in making it work for best interest of neighborhood. I like to see people who are more visionary and forward thinking added to the team.	12/16/2014 2:53 PM
31	We have wonderful volunteers but need to reach out to a more diverse group for their input. The bylaws need to be more specific in places.	12/16/2014 2:08 PM
32	Hyde Park Contact Team area is basically a one to one relationship with the Hyde Park Neighborhood which has caused a lot of controversy due to the difficulty in keeping boundaries between the two entities in mind when making decisions. Issues that might seem good to the general population but which do not make good planning sense longterm have caused rifts in the participants. The result has been installation of a very inadequate leadership that does not know how to control meetings much less how to interact with city boards and commissions regarding decisions made. Again this is mostly due to inadequate knowledge of planning on the part of participants who show up for only one meeting, vote on what looks good to them at the moment and leave.	12/16/2014 11:31 AM
33	DOESN'T WORK: Combined team does not represent us. They don't follow their own bylaws. They don't include business owners or renters. They don't reach out to people, and provide short meeting notice, and schedule meetings when people can't attend. Meeting agenda is not sent ahead of time. Meetings are run in a biased and disorderly manner. It's not a friendly medium. Yahoo group communication is not well ran, many people don't receive the emails. Interaction with developer for zoning change was weak. They let developer run the show, those meetings were very biased, never reviewed the approved neighborhood plan, interrupted when people with opposite points of view talked, preferred the developer, didn't listen to neighbors, didn't reach out to business owners even though this zoning change affected them. WHAT WORKS: nothing .	12/16/2014 11:12 AM
34	The neighborhood association and the planning team have the same boundary. so two separate groups can be confusing to contactees. Our planning team is open to many people who can vote on issues. The city requirements for planning contact team and board members seem to be set up to make decisions for the neighborhood as a whole.	12/15/2014 9:58 PM
35	Too much dependence on interaction with staff that determine agenda, etc. Meets only in reaction to developers challenging the design we spent years contributing to...	12/15/2014 2:22 PM
36	I personally need better contacts, emails and phone numbers for a few of the City Departments	12/14/2014 3:10 PM
37	Works. Neighbors meeting physically or electronically to address real neighborhood planning issues. Team stays focused on pros/cons of. Proposed development w/o being emotional.	12/12/2014 10:21 PM
38	For example, Imagine Austin--does that vision/policy/etc. affect my neighborhood? It surely does. I mind hearing "Developers, go to it!" in the media, and I have not a clue what that entails till I see outlandishly huge dwellings being scrunched onto a property that held a 900 sq. ft. home previous to demolition.	12/12/2014 6:12 PM
39	unadvertised meetings, no invitation to participate, no voting rights, no transparency, no transmission of information to the neighborhood at large, decisions being made without even knowing the existence of the issues	12/12/2014 1:53 PM
40	The election process being shady and manipulated by a certain group. The constant change of by-laws and the collaboration with groups from the interfaith community that basically run the group and use our meetings as part of their events.	12/12/2014 1:33 PM
41	It has been hijacked by one or two individuals who have prevented anyone that doesn't agree with them from participating. Created bylaws in direct conflict with city bylaws. Does hold regular meetings. Doesn't publish meeting notices. Holds meetings at a developer/lobbyist office. Not an ADA building. All of this has gone on for years yet the planning department has chosen to ignore. Etc etc etc.	12/12/2014 10:47 AM

Neighborhood Plan Contact Teams

42	Structure is very good and team membership has been consistent for many years. We might meet more often to incorporate strategies for goals more proactively	12/12/2014 10:22 AM
43	Not enough community participation. Need more outreach ability.	12/12/2014 8:40 AM
44	Don't know.	12/12/2014 7:52 AM
45	It works fine. Limited number has never been reached (16). Educated members. Must attend three meetings to be voting member. Meeting when requested otherwise once a year.	12/12/2014 7:43 AM
46	Requirement to hold two meetings to approve a change. Members won't come to a regular meeting when they know they will just have to go to a City called meeting.	12/11/2014 10:01 PM
47	For Southeast/Dove Springs community contact team structure, what works is having access to our contact team liaison at the city, Margaret Valenti, to help us explain to residents the structure so it does not become a clickish group, but rather a diverse group of residents and business owners that have their business in our neighborhood as partners creating a vision for our community together. What does not work is when a provider in our community but DOES NOT live in the community or have their office in our community come and try to ambush our meetings with their agenda.. To be clear on who can be a member of the contact team and if a business owner or non-profit, they should be housed in our community to have a say at our meetings.	12/11/2014 8:13 PM
48	It works	12/11/2014 7:46 PM
49	The role of the neighborhood planning teams has been undermined. To wit the change in name to contact team. This will change with the new 10-1 City Council, hopefully for the better.	12/11/2014 6:27 PM
50	What works: Small neighborhoods in EROC communicate and coordinate with each other. What doesn't work: most residents are not involved.	12/11/2014 5:34 PM
51	the neighborhood association is concerned with a lot of the same issues, so there is a lot of overlap. People think the contact team is a committee of the neighborhood association.	12/11/2014 4:56 PM
52	78744 is a rapidly expanding population area. The current CT guidelines don't permit involving and representing new areas. We worked around that with our bylaws. Since there is no effective neighborhood association in 78744, the CT also serves that purpose.	12/11/2014 4:41 PM
53	Would like to know if there is any milestones or intended updates to the adopted plan. I do get e-mails from the contact team, but then need to distribute to my neighborhood/planning team.	12/11/2014 4:37 PM
54	what contact team structure?	12/11/2014 4:35 PM
55	Making changes to the plans are all but impossible and they very much need a comprehensive update.	12/11/2014 4:34 PM
56	1	12/11/2014 4:01 PM

Neighborhood Plan Contact Teams

Q6 What is your ideal Contact Team structure?

Answered: 49 Skipped: 9

#	Responses	Date
1	Defined percentage of participation by non resident property owners and non resident business owners. Our contact team is heavy on this category.	12/17/2014 11:01 PM
2	A balance between homeowners, business owners/developers, and renters/other. Geographic diversity within the planning area.	12/17/2014 10:07 PM
3	I have no ideal structure in mind	12/17/2014 8:29 PM
4	A democratic structure with input allowed by ALL neighbors and not just "chosen" residents that would not challenge a self-appointed "president"!	12/17/2014 1:32 PM
5	We are working on forming East Austin Contact Team to represent our neighborhood as South Austin Combined Contact Team had their own agenda.	12/17/2014 12:57 PM
6	True neighborhood involvement	12/17/2014 9:46 AM
7	No problem with structure.	12/17/2014 9:43 AM
8	There are about 5 passionate members of the team that do all the work the rest just wait until those folks tell them how to vote. We need to be recruiting members other than those that agree with us. We need to include businesses, property owners, renters, and other entities in our neighborhood. We need a portal to provide info to our neighborhood and alert folks to things going on in our neighborhood. We do not need to vote except to elect officials. We need everyone to share their thoughts and then provide that to the city boards, commissions, and council. Any action by the contact team that presents an united front is suspect. We are a neighborhood and since when do all neighbors agree on anything?	12/17/2014 9:36 AM
9	3-4 dedicated people	12/17/2014 9:24 AM
10	Equal representation of property owners, businesses owners, and residents, including renters	12/17/2014 9:11 AM
11	Less structure is better, as it is more appealing to get people involved.	12/17/2014 8:29 AM
12	One representative for every 200 persons w/in each of the constituent Nhoods, w an annual orientation for the member Nhoods at large, some sort of best practices promoted outcomes actively shared across Contact Teams, use of UT interns, and St Eds, Concordia, ACC, and corporate community engagement city wide- "doing up Austin proud"	12/16/2014 11:46 PM
13	Mix of background and discipline but at least one person with deep history of neighborhood	12/16/2014 9:40 PM
14	One in which racism wasn't a factor. A team that was inclusive and united instead of divided the community.	12/16/2014 6:57 PM
15	Greater participation from the neighborhood	12/16/2014 6:08 PM
16	Our structure is adequate.	12/16/2014 5:50 PM
17	Depends on what the goals of the Contact Team structure is.	12/16/2014 5:48 PM
18	A board that invites neighbors to attend meetings. Elections happen annually to elect board members. Any member of the neighborhood can vote on board members.	12/16/2014 5:38 PM
19	One that is some kind of match for PDR staff and their whims.	12/16/2014 5:36 PM
20	I would like to have sub-neighborhood reps. As it is, one sub-neighborhood could dominate the team, leading to an imbalance in goals and expenditures.	12/16/2014 5:29 PM
21	We have neighborhood associations. they should be vested with additional powers.	12/16/2014 5:22 PM
22	Active neighborhood planning teams with city in support role.	12/16/2014 5:08 PM
23	large enough for diversity, small enough for discussion, need organized secretary and leader	12/16/2014 4:59 PM
24	One representative from every neighborhood that actually attends the meetings.	12/16/2014 4:58 PM
25	We have now a sub-committee working to revise the Bylaws, but I fear the the now dysfunctional Contact Team will not be able to pass them.	12/16/2014 3:57 PM

Neighborhood Plan Contact Teams

26	I like to see people who are more visionary and forward thinking added to the team. It is good idea to have team members who understand over all growth vision for Austin not just their street or neighborhood.	12/16/2014 2:53 PM
27	Contact Teams need flexibility to deal with issues with the city, especially with some specific provisions allowing team leaders to act quickly when the city is asking for a rapid response.	12/16/2014 2:08 PM
28	A core group of participants (anyone can join this group but must be willing to actually acquire knowledge that differentiates between voting for a person vs voting on land issues) who will attend meetings and do the necessary footwork between meetings to protect the best of what is on the land now while being open to change. This has been very hard in our current structure when any person can join and has a vote regardless of their level of knowledge about the issues.	12/16/2014 11:31 AM
29	City needs to intervene to resolve differences and audit teams every so often to make sure bylaws and City procedures are being followed. Team: clear bylaws, smaller contact team specific to the neighborhood, follow city procedures.	12/16/2014 11:12 AM
30	Small groups representing small areas of less than 200 homes.	12/15/2014 2:22 PM
31	Same with quarterly or semiannual meetings.	12/12/2014 10:21 PM
32	It isn't so much the structure of the Team as the communication with the city, especially having to do with planning. The neighborhoods have no periodic or regular communication with the city planning department; yet , my understanding is that the planning dept. does effect the administrative decisions, for example.	12/12/2014 6:12 PM
33	inclusive, inviting, open, transparent with elected officials serving 4 year terms, a president elected at large	12/12/2014 1:53 PM
34	A board run by simple community members, not special interest groups. Question: Someone with a special interest group that works and gets paid by the Appraisal District, can serve on the board? Is in that considered as a conflict of interest?	12/12/2014 1:33 PM
35	Open transparent communication. Everyone in the neighborhood is encouraged to participate. Regular scheduled meetings in a neutral ADA building.	12/12/2014 10:47 AM
36	Mix of homeowners (both owner-occupied and absentee), business owners, residents (renters) -- weighted towards homeowner (owner-occupied) and resident renters (as we have the most at stake).	12/12/2014 10:22 AM
37	Current setup of EMLK CT but with a permanent meeting House at Springdale Park so that the community has a place to meet and engage in activities, kids can play, parents can watch their kids with Digital Community Kiosk for local history, events and updates.	12/12/2014 8:40 AM
38	There were co-chairs who were from different neighborhoods, different histories, different experiences. It would have been helpful to have some facilitation about how to listen to 'the other', but we worked that out in time.	12/12/2014 7:52 AM
39	We have it.	12/12/2014 7:43 AM
40	Members from member neighborhood associations	12/11/2014 10:01 PM
41	To have a strong diverse representation of officers and membership which would include a representative/Principal and parent from each schools, Pastors, businesses both local and corporate, to be part of the contact team structure.	12/11/2014 8:13 PM
42	I'm fine with it	12/11/2014 7:46 PM
43	To have a more direct voice in shaping the growth and development in our neighborhoods.	12/11/2014 6:27 PM
44	One representative from each neighborhood on the Contact Team.	12/11/2014 5:34 PM
45	I think we pretty well have that now, given the current bylaws. Outreach for new members and positive leadership is always challenging.	12/11/2014 4:41 PM
46	Would be nice if Contact team would join the neighborhood e-mail/listserve/yahoo group and made announcements there.	12/11/2014 4:37 PM
47	what's the purpose of a contact team? Flood, Amber, Silver, Severe weather alerts?	12/11/2014 4:35 PM
48	I think it builds a stronger community when there is a system in place to have changes in leadership. Finding leaders is another conversation.	12/11/2014 4:34 PM
49	1	12/11/2014 4:01 PM

Neighborhood Plan Contact Teams

Q7 Is there any thing else you would like to share about yourself or Austin?

Answered: 41 Skipped: 17

#	Responses	Date
1	Austin is like a fat man who continues to eat fast food.	12/17/2014 11:01 PM
2	Austinites generally like to have a voice in what is going on. Problems have occurred when staff bypasses the public or does things behind closed doors without going to the neighborhood first.	12/17/2014 10:07 PM
3	Austin has very complex and difficult development code that allows stupid things to be built.	12/17/2014 8:29 PM
4	8 year resident of Georgina Acres in district 4, NLCT. I love Austin and feel extremely fortunate to have a small corner of it.	12/17/2014 5:57 PM
5	Keep property taxes under control or I will be forced to sell my house in the next 5 years!! Allow ADUs or tiny houses to be built and OCCUPIED full time on current single-family homes and empty lots.	12/17/2014 1:32 PM
6	I'm for reasonable development but it appears that the impact of traffic associated with the new developments is not really taken into consideration as it relates to the existing neighborhood.	12/17/2014 12:57 PM
7	Changes in 10-1	12/17/2014 9:46 AM
8	EROC is very different from most Austin neighborhoods in that we do not have a "missing middle" or a "lack of rental apartments." In all 3 NPAs, duplex, tri- & four-plexes outnumber single-family structures, and rental apartments outnumber by the thousands, the combined totals of single-family and duplex, tri- & four-plexes. Most of our density is in the interior, yet City officials continue to remove what little SF zoning remains simply because it is adjacent to a Corridor. EROC is not a one-size-fits all planning area. Our existing density should be acknowledged and home ownership opportunities should be encouraged.	12/17/2014 9:43 AM
9	I am from the business community	12/17/2014 9:24 AM
10	The Neighborhood Plans are locally deliberated future land use development and are law via City ordinance. They only work if the City staff, boards, and Council are willing to champion them and not bow to larger, denser, and more expensive development projects which seek to ride rough shod over (or ignore) these well crafted Plans. And that means using the text of the Plans for guidance, and not just the FLUM.	12/17/2014 9:11 AM
11	Let's make Congress Ave pedestrian-only from Cesar Chavez to the Capitol.	12/17/2014 8:29 AM
12	The Good Neighbor recognition I received years ago means a lot to me, also meaningful District or citywide Nhood annual conferences - A collaboration of City, County, corporate and community, to achieve measurable desired outcomes for equity, affordability, community enhancing, sustainable fun and education.	12/16/2014 11:46 PM
13	The City is incredibly inactive in keeping rogue contact teams in line.	12/16/2014 6:57 PM
14	No	12/16/2014 6:08 PM
15	I would like to preserve the character of my neighborhood as much as possible. There are many large and expensive homes being built and I fear that this will push out my neighbors.	12/16/2014 5:38 PM
16	Try to imagine yourself old and disrespected someday and do your best to avoid treating Austinites that way. Educating the public (your employer) about what is the what is condescending and presumptuous. Happy Holidays! [That was about Austin and maybe yourself.]	12/16/2014 5:36 PM
17	Mr. Lewis needs to get to know the neighbors and the neighborhoods. He should get out and walk our streets! He should make sure our elected officials know him. And if it's in his portfolio, he should increase the number of city staff who assist neighborhoods in negotiating city departments, regulations, etc. When making plans, he should be sure to involve major stakeholders like UT, ACC, state government, etc.	12/16/2014 5:29 PM
18	The City needs to get rid of about half the planners and move the FTE's to code enforcement	12/16/2014 5:22 PM
19	We have a Neighborhood Organization, called OHAN, that would be served well if the OHNPCT would present regular updates at the OHAN neighborhood meetings to actually engage the neighborhoods. It doesn't happen now.	12/16/2014 4:58 PM
20	ZONING matters, damn it.	12/16/2014 4:54 PM
21	Need more neighbors to understand purpose of contact team, how to contact the team, and how updating neighborhood plan will help get their needs addressed.	12/16/2014 4:49 PM

Neighborhood Plan Contact Teams

22	I came to Austin in 1972 to attend UT Austin. I worked in Tech industry & UT Austin for 8 years. In last 30 years I have been one the top producing real estate brokers in Austin, therefore I know most of Austin and surrounding towns and neighborhoods very well. We own and have owned many residential and commercial properties in Central West Austin Neighborhood and other neighborhoods.	12/16/2014 2:53 PM
23	Austin is a fantastic city and city employees tend to be helpful and courteous; however, at times it seems like builders and developers have the upper hand in their dealings with neighborhoods and residents.	12/16/2014 2:08 PM
24	Austin is so big now that planning changes cannot ever be seen as citywide, 'one size fits all' any more. Neighborhoods closer to the central city are being beaten down by developers, rising land values and proposals that seem to say if its good for Far West Blvd, its good for neighborhoods like Hyde Park, Crestview and East Austin as well. We are too diverse for this type of planning and it is killing some of the best parts of our City along with its diversity of population and economic wellbeing. We need to draw more mid range shopping to central Austin. Over the past 10 years or so we have lost every large store (including an entire mall) that central city, middle class residents could reach within a mile or so. Now if you want to go to a store like Kohls or Penneys you have to travel 8-10 miles along major roadways. This adds to the road congestion to the point that there is no longer a less than peak time in some areas. Before you tout the bus system, try taking a bus from a central Austin neighborhood to the Arboretum or South Park Meadows, walking a mile or so between stores across vast parking lots or wide busy streets. Do this in August with one or 2 children and a list of items you need. Developers, not Austinites are determining how we grow and they have vastly different priorities. I've been tracking the number and location of semi trailer road accidents this year. Staff should also along with the time roads are closed due to them and the cost to city services to clear them. Large trucks and all through traffic should be funneled to 130. If this means working a deal to lower tolls we should do so. We are paying a lot in hidden costs in this town and suffering for it. I won't mention downtown and all the restaurants and shops except to note that they first pushed for less parking so they could operate and now push for more parking because no one can get to their businesses. Yes people do live downtown, but many more live elsewhere and would like to visit for more than an hour or so at a time after searching for parking near their destination. Many Austinites cannot both pay for parking and for items they would shop for. If car-to-go vehicles can park anywhere free, why do they have to also have designated parking?	12/16/2014 11:31 AM
25	Austin has too much development and this is ruining neighborhoods. They will no longer be affordable. It is not OK to approve large developments that gentrify the neighborhood and ask for 10% affordable housing while this displaces the entire neighborhood that is affordable. Much less, it is not acceptable to waive the affordable housing requirement by accepting a fee in lieu. A recent exercise for the St. Elmo's Lofts yielded that the developer would get \$4-15M more in profit (assuming the minimum 10% profit from the total cost) for the additional height he asked to provide 10% units affordable housing (at 80% MFI) but pay \$160K in fee in lieu. This is absolutely unacceptable.	12/16/2014 11:12 AM
26	It is sometimes uncomfortable to be a neighborhoods representative and also a city of Austin Public works employee.	12/15/2014 9:58 PM
27	Austin was an affordable place and our close in neighborhood occurred that way before the current urban planning fad. Today, none of the original homeowners could afford to live here: veterans, city workers, single moms, teachers, etc. You just have to wonder....	12/15/2014 2:22 PM
28	I have lived in NYS, Utah, Washington, Arizona, and Texas. Austin has been my home since 1968, and I care not to live elsewhere . My neighborhood is special, too. I am 81 yrs.old ,	12/12/2014 6:12 PM
29	Just a concerned citizen here. Hope this stays confidential, as retaliation seems to be the norm; for some of this representatives.	12/12/2014 1:33 PM
30	Native Austinite who loves the city and all the things that make it unique.	12/12/2014 10:47 AM
31	Thirty year resident of Brentwood (forty in Austin); want to maintain the charm and character of our neighborhood in midst of rapidly growing and desirable city	12/12/2014 10:22 AM
32	I think that city staff need to demonstrate some level comfort when going into the community. Citizens can sense when people are uncomfortable around them and only feel safe staying in a group rather than mingling. The people in the community pay the salaries, if it is difficult to be comfortable in the community...?	12/12/2014 7:52 AM
33	Pro growth pro density to make our neighborhood more livable.	12/12/2014 7:43 AM
34	My name is [REDACTED] and my goal to revivie the community to work on the SE neighborhood plan has been difficult as it has been rewarding. As new chair for 2015, my goal is to develop as many residents as leaders so we can accomplish in the areas still pending. Austin is my home and SE Austin/Dove Springs has come from being a bad place to live to a place residents do not want to leave anymore.	12/11/2014 8:13 PM
35	No	12/11/2014 7:46 PM
36	Austin is quickly loosing it's charm and the things that make it a special place to live. It is important to keep in mind the needs of the residents and to try to preserve the appeal and livability of the City. Many of the current policies seem more directed to making Austin a better place for tourist, not the long term residents.	12/11/2014 6:27 PM

Neighborhood Plan Contact Teams

37	The EROC NPA is now undergoing a major transformation due to the Riverside Corridor. This transformation is causing conflict with single family neighborhoods.	12/11/2014 5:34 PM
38	Weekdays at 7pm is an incredibly inconvenient time to meet for those with small children.	12/11/2014 4:56 PM
39	Austin native. Grew-up in 78744 (now commonly called "Dove Springs") and live in 78704. I am Secretary of the Southeast CT.	12/11/2014 4:41 PM
40	Please slow down business growth so we can catch our breath!	12/11/2014 4:34 PM
41	1	12/11/2014 4:01 PM

ARTICLE 16. - NEIGHBORHOOD PLAN AMENDMENTS.

§ 25-1-801 - DEFINITIONS.

In this article:

- (1) DIRECTOR means the director of the Planning and Development Review Department.
- (2) NEIGHBORHOOD PLAN CONTACT TEAM means the individuals designated to implement an adopted neighborhood plan. The neighborhood plan contact team is a neighborhood organization that qualifies as an interested party for purposes of notice, appeal, and other processes if all other qualifications for interested party status are satisfied. The neighborhood plan contact team is a separate body apart from any other existing or future neighborhood organization.

Source: Ord. 20080306-073; Ord. 20091105-069; 20091217-053.

§ 25-1-802 - DIRECTOR'S REVIEW OF NEIGHBORHOOD PLAN.

The director shall conduct a general review of a neighborhood plan not earlier than five years after the adoption of the plan and may recommend amendments of a plan to the Planning Commission and council. The director shall include neighborhood stakeholder input in the review process.

Source: Ord. 20080306-073.

§ 25-1-803 - INITIATION OF NEIGHBORHOOD PLAN AMENDMENT.

A neighborhood plan amendment may be initiated by:

- (1) for an amendment regarding an individual property:
 - (a) the owner of the subject property;
 - (b) the council;
 - (c) the Planning Commission;
 - (d) the director; or
 - (e) the neighborhood plan contact team for the planning area in which the property is located;
or
- (2) for an amendment regarding an area-wide or subdistrict-wide recommendation:
 - (a) the council;
 - (b) the Planning Commission;
 - (c) the director; or
 - (d) the neighborhood plan contact team for the affected neighborhood plan area.

Source: Ord. 20080306-073; 20091217-053.

§ 25-1-804 - APPLICATION TO AMEND NEIGHBORHOOD PLAN.

- (A) A pre-application meeting between the director's staff and an applicant is required before the applicant may submit an application to amend a neighborhood plan to the director. At the meeting:
 - (1) the staff shall describe the application process to the applicant;
 - (2) the applicant shall describe the proposed neighborhood plan amendment to the staff;
 - (3) if the applicant is proposing a change to the future land use map, the applicant shall provide the staff with information regarding the proposed change, including the address, boundaries, acreage, current and proposed future land use map categories, and current and proposed uses; and
 - (4) if the applicant is proposing a text change, the applicant shall provide the proposed language and an explanation of the change.
- (B) For an application regarding an individual property, except as provided in Subsection (C):
 - (1) the director may accept an application to amend a neighborhood plan not earlier than one year after the adoption of the plan;
 - (2) after the one year anniversary of a plan adoption, the director may accept an application to amend a plan recommendation relating to an individual property not more frequently than once every 12 months; and
 - (3) an application may be filed only during the month established by the director under Section 25-1-811 (Map; Filing Dates).
 - (a) the application is submitted by a neighborhood plan contact team for the planning area in which the property is located; or
 - (b) a neighborhood plan contact team for the planning area in which the property is located has given written approval of the application.
 - (4) An applicant may not file an application for an amendment that is substantially the same as an application denied by council until one year after the council action denying the prior application
- (C) The director may accept an application regarding an individual property at a time other than as provided in Subsection (B) if the director determines that:
 - (1) prohibiting the filing would result in a hardship to the applicant, and the development proposed by the applicant will not adversely affect public health, safety, and welfare;
 - (2) a clerical error regarding the designated use of the subject property exists on the future land use map of the neighborhood plan or in the text of the plan;
 - (3) the person submitting the application has received a letter from the director of the appropriate City department stating that the project:
 - (a) is not subject to current City environmental regulations, but is proposed to be developed under current City environmental regulations;
 - (b) promotes the recruitment or retention of an employment center with 100 or more employees; or
 - (c) is a S.M.A.R.T. Housing certified project in which at least 40 percent of the proposed units are reasonably priced as provided in Section 25-1-703(C) and (D) (Program Requirements); or
 - (4) council has initiated the application.
- (D) An applicant may appeal a decision of the director under Subsection (C)(1) to the Planning Commission.
- (E) For an area-wide or subdistrict-wide application:

- (1) the director may accept an application to amend a neighborhood plan not earlier than two years after the adoption of the plan;
- (2) the director may accept an application not earlier than two years after the most recent council action on the plan; and
- (3) an application initiated by council may be filed at any time.

Source: Ord. 20080306-073; 20091217-053.

§ 25-1-805 - NEIGHBORHOOD PLAN CONTACT TEAM.

- (A) The director shall initiate the formation of a neighborhood plan contact team.
- (B) The neighborhood plan contact team shall to the greatest extent practicable include at least one representative from each of the following groups within a neighborhood plan area:
 - (1) property owners;
 - (2) residential renters;
 - (3) business owners; and
 - (4) neighborhood organization members owning or renting property within the neighborhood plan area.
- (C) Representatives shall to the greatest extent possible be drawn from the group of persons involved in the development of the neighborhood plan.
- (D) The neighborhood plan contact team shall annually submit a list of its officers and members, including individual contact information and applicable membership category under Subsection (B), to the director.
- (E) The neighborhood plan contact team shall submit new bylaws or changes in existing bylaws to the director. The bylaws shall be based upon a standardized template provided by the director and shall address roles and responsibilities, boundaries, membership, decision-making, meetings and meeting notification, officers and duties, amendments to the bylaws, finances, and conflicts of interest.
- (F) Before the date on which the Planning Commission is scheduled to consider a proposed neighborhood plan amendment, the neighborhood plan contact team may submit a letter to the director stating its recommendation on the proposed amendment. The neighborhood plan contact team shall also identify any conflict of interest as defined in the bylaws of the neighborhood plan contact team.

Source: Ord. 20080306-073; 20091217-053.

§ 25-1-806 - NOTICE AND PUBLIC HEARING.

- (A) The director shall give notice of the filing of an application for a proposed neighborhood plan amendment under Section 25-1-133 (Notice Of Applications And Administrative Decisions).
- (B) The director shall conduct a community meeting on a proposed neighborhood plan amendment prior to the date on which the Planning Commission is scheduled to consider the amendment. The director shall give notice of the meeting under Section 25-1-132(A) (Notice of Public Hearing).
- (C) The Planning Commission and the council shall each hold a public hearing on a proposed neighborhood plan amendment.
- (D) This subsection prescribes notice for a public hearing on a proposed neighborhood plan amendment regarding an individual property.

- (1) For a hearing before the Planning Commission, the director shall give notice under Section 25-1-132(A) (Notice Of Public Hearing).
 - (2) For a hearing before council, the director shall give notice under Section 25-1-132(B)(2) (Notice Of Public Hearing).
 - (3) The applicant is responsible for the cost of notice, unless the applicant is a neighborhood plan contact team. In that event, the City is responsible for the cost of notice.
- (E) This subsection prescribes notice for a public hearing on a proposed neighborhood plan amendment regarding an area-wide or subdistrict-wide recommendation.
- (1) The director shall give notice of a public hearing before the Planning Commission or council to:
 - (a) each notice owner of property located within the proposed amendment boundaries;
 - (b) each City of Austin utility account address within the proposed amendment boundaries; and
 - (c) each neighborhood plan contact team and registered neighborhood organization within the proposed amendment boundaries and within 500 feet of the proposed amendment boundaries.
 - (2) The City is responsible for the cost of notice.

Source: Ord. 20080306-073; 20091217-053.

§ 25-1-807 - EXPIRATION OF APPLICATION.

- (A) A neighborhood plan amendment application expires if the director does not schedule the application for a public hearing:
 - (1) by the Planning Commission before the 181st day after the date of filing; or
 - (2) by the Planning Commission or council before the 181st day after the date on which the Planning Commission or council grants an indefinite postponement of a scheduled public hearing.
- (B) Except as provided in Subsection (D), a neighborhood plan amendment application expires if the council does not adopt an ordinance before the 361st day after council closes the public hearing on the application.
- (C) Except as provided in Subsection (D), a neighborhood plan amendment application initially submitted before the effective date of this section expires 180 days after the effective date of this section.
- (D) An applicant may file one request with the director and one request with council to extend an application that will expire under Subsection (B) or Subsection (C). The request must be in writing, be filed before the application expires, state good cause for the extension, and be for not more than 180 days.

Source: 20091217-053.

§ 25-1-808 - LAND USE COMMISSION PUBLIC HEARING AND RECOMMENDATION.

- (A) The Land Use Commission shall hold a public hearing on a neighborhood plan amendment application not later than the 90th day after the date the application is filed.
- (B) The Land Use Commission shall make a recommendation to the council on a neighborhood plan amendment application not later than the 14th day after the Land Use Commission closes the public hearing on the application.

- (C) If the Land Use Commission does not adopt a recommendation on an application, the Director shall forward the application to council without a Land Use Commission recommendation.
- (D) If the Land Use Commission does not hold a public hearing in accordance with Subsection (A), the applicant may file a written request for a hearing as prescribed in Section 25-2-282(E).
- (E) The Director shall report the Land Use Commission's recommendation on each neighborhood plan amendment application to the council.

Source: 20091217-053.

§ 25-1-809 - CITY COUNCIL HEARING AND RECOMMENDATION.

- (A) The council shall hold a public hearing on a neighborhood plan amendment application not later than the 40th day after the date of the Land Use Commission recommendation.
- (B) Section 25-2-283(C) shall apply to requests for postponement of the public hearing on a neighborhood plan amendment application.

Source: 20091217-053.

§ 25-1-810 - RECOMMENDATION CRITERIA.

- (A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied.
- (B) The applicant must demonstrate that:
 - (1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;
 - (2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;
 - (3) the proposed amendment is appropriate:
 - (a) because of a material change in circumstances since the adoption of the plan; and
 - (b) denial would result in a hardship to the applicant;
 - (4) the proposed project:
 - (a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations; or
 - (b) promotes the recruitment or retention of an employment center with 100 or more employees;
 - (5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan; or
 - (6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.
- (C) The applicant must demonstrate that:
 - (1) the proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property; and
 - (2) the proposed amendment is consistent with sound planning principles.

Source: Ord. 20080306-073; 20091217-053.

§ 25-1-811 - MAP; FILING DATES.

The director shall establish a map designating the area of the City for which an application to amend a neighborhood plan must be submitted in February and the area for which an application must be submitted in July.

Source: Ord. 20080306-073; 20091217-053.

970521-18

RESOLUTION

WHEREAS, it is in the public interests of the citizens of the City of Austin that all interests in the community should be represented in the planning process for the City of Austin; and

WHEREAS, one of the most effective ways of including the interests of the general citizenry of the City of Austin is to involve neighborhoods and neighborhood organizations in the planning process; and

WHEREAS, the City should assist neighborhoods in developing an effective planning process; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
AUSTIN:**

That, in recognition of the endorsement for neighborhood planning by the Citizens' Planning Implementation Committee, the City Manager or his designee is authorized to develop and implement a Pilot Neighborhood Planning Process; and

That the Pilot Neighborhood Planning Process shall include neighborhood area plans that assure representation of all interests within a community; identify neighborhood assets, needs and concerns; establish goals for neighborhood improvement; provide recommendations for reaching improvement goals; provide guidelines for policy, financial, service delivery decisions, and development decisions for City officials and departments; and

That the Pilot Neighborhood Planning Process shall provide for recommendation for approval of neighborhood area plans by the Planning Commission and final approval by the City Council; and

BE IT FURTHER RESOLVED:

That the Pilot Neighborhood Planning Process be collaborative in nature, involve a broad cross-section of interests, and provide for an application process for those neighborhood and community organizations desiring to participate in the pilot program; and

That the City Manager report to the City Council those neighborhood and community organizations requesting to participate in the pilot program for final selection by the Council of those areas to be designated as part of the pilot program.

ADOPTED: May 21, 1997

ATTEST: *James E. Aldridge*
James E. Aldridge
City Clerk

ORDINANCE NO. 030320-23

**AN ORDINANCE ESTABLISHING PROCEDURES FOR AMENDING A
NEIGHBORHOOD PLAN ELEMENT OF THE AUSTIN TOMORROW
COMPREHENSIVE PLAN.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council finds:

- (A) On May 21, 1997, the Council, by resolution, initiated the neighborhood planning process.
- (B) Because each neighborhood plan is adopted as an element of the Austin Tomorrow Comprehensive Plan, an amendment to a plan should be carefully reviewed and considered.

PART 2. In this ordinance:

- (A) DIRECTOR means the director of the Neighborhood Planning and Zoning Department.
- (B) NEIGHBORHOOD PLAN CONTACT TEAM or NEIGHBORHOOD PLANNING TEAM means the individuals designated by the persons involved in the development of a neighborhood plan to implement the plan.

PART 3. The director shall conduct a general review of a neighborhood plan not earlier than five years after the adoption of the plan and may recommend amendments of a plan to the Planning Commission and Council. The director shall include neighborhood stakeholder input in the review process.

PART 4. The director shall process an amendment to a neighborhood plan as follows:

- (A) Except as provided in Subsections (C) through (I), the director may accept an application to amend a neighborhood plan not earlier than one year after the adoption of the plan. After the one year anniversary of a plan adoption, the director may accept an application to amend a plan recommendation relating to an individual property not more frequently than once every 12 months. An application may be filed only during the month established by the director under Part 10.
- (B) The director may accept an application to amend an area-wide or subdistrict-wide recommendation not earlier than two years after the most recent Council action on

an area-wide or subdistrict-wide recommendation of a plan. An application may be filed only during the month established by the director under Part 10.

- (C) For a neighborhood plan adopted before August 1, 2002, the director may accept an application to amend the neighborhood plan to establish subdistricts in the neighborhood plan area until January 17, 2004. After January 17, 2004, the director shall process a request to establish subdistricts in accordance with Subsection (B).
- (D) The director may accept an application to amend a neighborhood plan at a time other than as provided in Subsection (A) if the director determines that:
 - (1) prohibiting the filing would result in a hardship to the applicant; and
 - (2) the development proposed by the applicant will not adversely affect public health, safety, and welfare.
- (E) The director may accept an application to amend a neighborhood plan at a time other than as provided in Subsection (A) if a clerical error regarding the designated use of the subject property exists on the future land use map of the neighborhood plan or in the text of the plan.
- (F) The director may accept an application to amend a neighborhood plan submitted by a neighborhood plan contact team or neighborhood planning team at any time.
- (G) The director may accept an application to amend a neighborhood plan at a time other than as provided in Subsection (A) if the amendment allows the development of a S.M.A.R.T. Housing certified project in which at least 40 percent of the proposed units are reasonably priced.
- (H) Subsection (I) applies to the application for a project that:
 - (1) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations; or
 - (2) promotes the recruitment or retention of an employment center with 100 or more employees.
- (I) For a project described in Subsection (H), the director may accept an application to amend a neighborhood plan at a time other than as provided in Subsection (A) if:
 - (1) the neighborhood plan contact team or neighborhood planning team for the area in which the project is located approves the submission of the application; or
 - (2) the applicant obtains the signature of not fewer than three Council members approving the submission of the application.

- (J) An applicant may not file an application for an amendment that is substantially the same as an application denied by Council until after one year after the Council action denying the prior application.
- (K) An applicant may appeal a decision of the director under Section (D) of this part to the Planning Commission.

PART 5. An amendment of a neighborhood plan may be initiated by:

- (A) for an amendment regarding an individual property, the owner of the subject property, the Council, the Planning Commission, the director, or the neighborhood plan contact team or neighborhood planning team for the planning area in which the property is located; and
- (B) for an amendment regarding an area-wide or subdistrict-wide recommendation, the Planning Commission, the Council, the director, or the neighborhood plan contact team or neighborhood planning team for the affected neighborhood plan area.

PART 6. This part applies to a neighborhood plan contact team and neighborhood planning team.

- (A) The persons involved in the development of a neighborhood plan shall designate a neighborhood plan contact team before the plan is submitted to Council.
- (B) Among others as determined appropriate, the neighborhood plan contact team or neighborhood planning team shall include at least one representative from the following groups within a neighborhood plan area:
 - (1) property owners;
 - (2) non-property owner residents;
 - (3) business owners; and
 - (4) neighborhood associations.
- (C) The neighborhood plan contact team or neighborhood planning team shall prepare by-laws that address operating procedures for the group, including membership, meetings, notice requirements, and decision-making and voting procedures.

PART 7. The Planning Commission and Council shall hold a public hearing on a proposed neighborhood plan amendment.

- (A) This section applies to notice of an amendment regarding an individual property.
 - (1) For a hearing before the Planning Commission, the director shall give notice under Section 25-1-132 (A) of the Code.

- (2) For a hearing before the Council, the director shall give notice under Section 25-1-132 (B) (2) of the Code.
 - (3) Except as provided in this subsection, the applicant is responsible for the cost of notice. If an application is filed by a neighborhood plan contact team or a neighborhood planning team, the City is responsible for the cost of notice.
- (B) This section applies to notice of an amendment regarding an area-wide or subdistrict-wide recommendation.
- (1) The director shall give notice of a public hearing before Planning Commission or Council to:
 - (a) the owner of real property in the neighborhood plan area as shown in the records of the tax appraisal district in the county in which the property is located; and
 - (b) each electricity, water, and wastewater utility account holder in the neighborhood plan area.
 - (2) The City is responsible for the cost of notice.

PART 8. The director may not recommend an application to amend a neighborhood plan if it does not meet the following criteria:

- (A) An applicant must demonstrate that one of the following is true:
- (1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;
 - (2) denial of the proposed amendment would jeopardize public health, safety, or welfare;
 - (3) the proposed amendment is appropriate:
 - (a) because of a material change in circumstances since the adoption of the plan; and
 - (b) denial would result in a hardship to the applicant;
 - (4) the proposed project:
 - (a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations; or

- (b) promotes the recruitment or retention of an employment center with 100 or more employees;
 - (5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan; or
 - (6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.
- (B) An applicant must demonstrate compliance with each of the following:
- (1) outreach has been conducted to the following groups: neighborhood associations in the plan area, the neighborhood planning team or neighborhood plan contact team, and property owners of land 300 feet or less from the subject property;
 - (2) the proposed amendment complies with applicable regulations and standards established by Title 25 of the Code, the objectives of Chapter 25-2 of the Code, and the purposes of the zoning district proposed for the subject property; and
 - (3) the proposed amendment is consistent with sound planning principles.

PART 9. If a proposed amendment to a neighborhood plan recommendation for an individual property does not receive the written support of the neighborhood plan contact team or neighborhood planning team for the area in which the property is located, an affirmative vote of three-fourths of all members of Council is required to approve the proposed plan amendment.

PART 10. The director shall establish a map designating the area of the City for which an application to amend a neighborhood plan must be submitted in February and the area for which an application must be submitted in July.

PART 11. The City Manager shall provide a report to the Council during January 2006 regarding the neighborhood plan amendment process established in this ordinance.

PART 12. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 13. This ordinance takes effect on March 31, 2003.

PASSED AND APPROVED

March 20, 2003

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

ORDINANCE NO. 030605-53

AN ORDINANCE AMENDING ORDINANCE NO. 030320-23 CONCERNING THE NEIGHBORHOOD PLAN AMENDMENT PROCESS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Part 4 Subsection (G) of Ordinance No. 030320-23 is repealed and the subsequent subsections are renumbered.

PART 2. Part 4 Subsection (H) of Ordinance No. 030320-23 is amended to read:

(H) Subsection (I) applies to the application for a project that:

- (1) is subject to City environmental regulations other than the regulations in effect at the time that a request under Subsection (I) is made and that will be developed under regulations in effect on the date the application for the project is filed; [provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations; or]
- (2) promotes the recruitment or retention of an employment center with 100 or more employees; or[.]
- (3) is a S.M.A.R.T. Housing certified project in which at least 40 percent of the proposed units are reasonably priced.

PART 3. Part 4 Subsection (I) is repealed and a new Part 4 Subsection (I) is adopted to read:

- (I) For a project described in Subsection (H), the director may accept an application to amend a neighborhood plan at a time other than as provided in Subsection (A) if the person submitting the application has received a letter from the director of the appropriate City department stating that the proposed project meets the standards prescribed in Subsection (H).

PART 4. Part 6 of Ordinance No. 030320-23 is amended to add a new Subsection (D) and (E) to read as follows:

- (D) Before the date on which the Planning Commission is scheduled to consider the proposed amendment, the neighborhood plan contact team or neighborhood planning team for a neighborhood plan area shall submit a letter to the director stating its recommendation on a proposed plan amendment.

- (E) This subsection concerns the conflict of interest of a member of a neighborhood plan contact team or a neighborhood planning team.
- (1) A member of a neighborhood plan contact team or neighborhood planning team may not participate in a decision on a matter affecting a person, entity, or property in which the member has a substantial interest.
 - (a) In this subsection, substantial interest and substantial interest in real property have the meanings established in Section 2-3-2 of the City Code.
 - (b) In this subsection, a decision of a team includes a final recommendation of the team on a proposed plan amendment and a decision to file an application for a plan amendment.
 - (2) A member of a neighborhood plan contact team or neighborhood planning team that has a substantial interest must submit a disclosure statement to the director describing the nature of the interest.
 - (a) If a team files an application for a plan amendment, the member must submit a disclosure statement with the application.
 - (b) At the time a team submits its recommendation on a proposed plan amendment to the director, the member must submit a disclosure statement with the recommendation.

PART 5. Part 9 of Ordinance No. 030320-23 is repealed and the subsequent parts are renumbered.

PART 6. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 7. This ordinance takes effect on June 16, 2003.

PASSED AND APPROVED

____ June 5 _____, 2003

§
§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

ORDINANCE NO. 20080306-073

AN ORDINANCE AMENDING CHAPTER 25-1 OF THE CITY CODE TO ADD ARTICLE 16 RELATING TO NEIGHBORHOOD PLAN AMENDMENTS; AND REPEALING ORDINANCE NO. 030320-23 AND ORDINANCE NO. 030605-53.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 25-1 (*General Requirements And Procedures*) of the City Code is amended to add Article 16 to read:

ARTICLE 16. NEIGHBORHOOD PLAN AMENDMENTS.

§ 25-1-801 DEFINITIONS.

In this article:

- (1) DIRECTOR means the director of the Neighborhood Planning and Zoning Department.
- (2) NEIGHBORHOOD PLAN CONTACT TEAM means the individuals designated by the person involved in the development of a neighborhood plan to implement the plan. The term includes a “neighborhood planning team”.

§ 25-1-802 DIRECTOR’S REVIEW OF NEIGHBORHOOD PLAN.

The director shall conduct a general review of a neighborhood plan not earlier than five years after the adoption of the plan and may recommend amendments of a plan to the Planning Commission and council. The director shall include neighborhood stakeholder input in the review process.

§ 25-1-803 INITIATION OF NEIGHBORHOOD PLAN AMENDMENT.

A neighborhood plan amendment may be initiated by:

- (1) for an amendment regarding an individual property:
 - (a) the owner of the subject property;
 - (b) the council;
 - (c) the planning commission;

- (d) the director; or
- (e) the neighborhood plan contact team for the planning area in which the property is located; or
- (2) for an amendment regarding an area-wide or subdistrict-wide recommendation:
 - (a) the council;
 - (b) the planning commission;
 - (c) the director; or
 - (d) the neighborhood plan contact team for the affected neighborhood plan area.

§ 25-1-804 APPLICATION TO AMEND NEIGHBORHOOD PLAN.

- (A) A pre-application meeting between the director's staff and an applicant is required before the applicant may submit an application to amend a neighborhood plan to the director. At the meeting:
 - (1) the staff shall describe the application process to the applicant;
 - (2) the applicant shall describe the proposed neighborhood plan amendment to the staff;
 - (3) if the applicant is proposing a change to the future land use map, the applicant shall provide the staff with information regarding the proposed change, including the address, boundaries, acreage, current and proposed future land use map categories, and current and proposed uses; and
 - (4) if the applicant is proposing a text change, the applicant shall provide the proposed language and an explanation of the change.
- (B) Except as provided in Subsection (C):
 - (1) the director may accept an application to amend a neighborhood plan not earlier than one year after the adoption of the plan;
 - (2) after the one year anniversary of a plan adoption, the director may accept an application to amend a plan recommendation relating to an individual property not more frequently than once every 12 months; and
 - (3) an application may be filed only during the month established by the director under Section 25-1-808 (*Map; Filing Dates*).

- (C) The director may accept an application to amend a neighborhood plan at a time other than as provided in Subsection (B) if the director determines that:
- (1) prohibiting the filing would result in a hardship to the applicant, and the development proposed by the applicant will not adversely affect public health, safety, and welfare;
 - (2) a clerical error regarding the designated use of the subject property exists on the future land use map of the neighborhood plan or in the text of the plan;
 - (3) the application is submitted by a neighborhood plan contact team;
 - (4) the amendment allows the development of a S.M.A.R.T. Housing certified project in which at least 40 percent of the proposed units are reasonably priced; or
 - (5) the person submitting the application has received a letter from the director of the appropriate City department stating that the project:
 - (a) is not subject to current City environmental regulations, but is proposed to be developed under current City environmental regulations;
 - (b) promotes the recruitment or retention of an employment center with 100 or more employees; or
 - (c) is a S.M.A.R.T. Housing certified project in which at least 40 percent of the proposed units are reasonably priced.
- (D) An applicant may appeal a decision of the director under Subsection (C)(1) to the planning commission.
- (E) The director may accept an application to amend an area-wide or subdistrict-wide recommendation not earlier than two years after the most recent Council action on an area-wide or subdistrict-wide recommendation of a plan. An application may be filed only during the month established by the director under Section 25-1-808 (*Map; Filing Dates*).
- (F) An applicant may not file an application for an amendment that is substantially the same as an application denied by council until after one year after the council action denying the prior application.

§ 25-1-805 NEIGHBORHOOD PLAN CONTACT TEAM.

- (A) The persons involved in a neighborhood plan shall designate a neighborhood plan contact team before the plan is submitted to council.
- (B) Among others as determined appropriate, the neighborhood plan contact team shall include at least one representative from the following groups within a neighborhood plan area:
 - (1) property owners;
 - (2) non-property owner residents;
 - (3) business owners; and
 - (4) neighborhood associations.
- (C) The neighborhood plan contact team shall prepare by-laws that address operating procedures for the group, including membership, meetings, notice procedures, and decision-making and voting procedures.
- (D) Before the date on which the planning commission is scheduled to consider a proposed neighborhood plan amendment, the neighborhood plan contact team shall submit a letter to the director stating its recommendation on the proposed amendment.
- (E) A member of a neighborhood plan contact team shall comply with the conflict of interest provisions in this subsection.
 - (1) A member may not participate in a decision of a neighborhood plan contact team on a matter affecting a person, entity, or property in which the member has a substantial interest.
 - (a) “Substantial interest” and “substantial interest in real property” have the meanings assigned by Section 2-7-2 (*Definitions*).
 - (b) “Decision” includes a decision to file an application for a plan amendment and a final recommendation on a proposed plan amendment.
 - (2) A member who has a substantial interest that disqualifies the member from participating in a decision under Paragraph (1) shall submit a disclosure statement to the director describing the substantial interest. The member shall submit the disclosure statement when the neighborhood plan contact team files an application for a plan amendment or a final recommendation on a proposed plan amendment, as applicable.

§ 25-1-806 NOTICE AND PUBLIC HEARING.

- (A) The director shall give notice of the filing of an application for a proposed neighborhood plan amendment under Section 25-1-133 (*Notice Of Applications And Administrative Decisions*).
- (B) The planning commission and the council shall each hold a public hearing on a proposed neighborhood plan amendment.
- (C) This subsection prescribes notice for a public hearing on a proposed neighborhood plan amendment regarding an individual property.
 - (1) For a hearing before the planning commission, the director shall give notice under Section 25-1-132(A) (*Notice Of Public Hearing*).
 - (2) For a hearing before council, the director shall give notice under Section 25-1-132(B)(2) (*Notice Of Public Hearing*).
 - (3) The applicant is responsible for the cost of notice, unless the applicant is a neighborhood plan contact team. In that event, the City is responsible for the cost of notice.
- (D) This section prescribes notice for a public hearing on a proposed neighborhood plan amendment regarding an area-wide or subdistrict-wide recommendation.
 - (1) The director shall give notice of a public hearing before the planning commission or council to:
 - (a) each notice owner in the neighborhood plan area;
 - (b) each City of Austin utility account address in the neighborhood plan area; and
 - (c) each neighborhood plan contact team and registered neighborhood association whose boundaries include or are within 300 feet of a neighborhood plan amendment area.
 - (2) The City is responsible for the cost of notice.

§ 25-1-807 RECOMMENDATION CRITERIA.

- (A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied.
- (B) The applicant must demonstrate that:

- (1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;
- (2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;
- (3) the proposed amendment is appropriate:
 - (a) because of a material change in circumstances since the adoption of the plan; and
 - (b) denial would result in a hardship to the applicant;
- (4) the proposed project:
 - (a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations; or
 - (b) promotes the recruitment or retention of an employment center with 100 or more employees;
- (5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan; or
- (6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.

(C) The applicant must demonstrate that:

- (1) outreach has been conducted to the following groups:
 - (a) neighborhood associations in the plan area;
 - (b) the neighborhood plan contact team; and
 - (c) property owners of land 300 feet or less from the subject property;
- (2) the proposed amendment complies with applicable regulations and standards established by Title 25 (*Land Development*), the objectives of Chapter 25-2 (*Zoning*), and the purposes of the zoning district proposed for the subject property; and
- (3) the proposed amendment is consistent with sound planning principles.

§ 25-1-808 MAP; FILING DATES.

The director shall establish a map designating the area of the City for which an application to amend a neighborhood plan must be submitted in February and the area for which an application must be submitted in July.

PART 2. Ordinance No. 030320-23 and Ordinance No. 030605-53 are repealed.

PART 3. This ordinance takes effect on March 17, 2008.

PASSED AND APPROVED

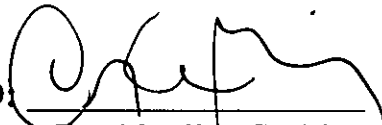
_____, March 6, 2008

§
§
§



Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

ORDINANCE NO. 20091217-053

AN ORDINANCE AMENDING CHAPTER 25-1, ARTICLE 16 OF THE CITY CODE RELATING TO NEIGHBORHOOD PLAN AMENDMENTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Chapter 25-1 (*General Requirements and Procedures*), Article 16 is amended to read:

ARTICLE 16. NEIGHBORHOOD PLAN AMENDMENTS.

§ 25-1-801 DEFINITIONS.

In this article:

- (1) DIRECTOR means the director of the Planning and Development Review Department.
- (2) NEIGHBORHOOD PLAN CONTACT TEAM means the individuals designated ~~[by the person involved in the development of a neighborhood plan]~~ to implement ~~[the]~~ an adopted neighborhood plan. ~~[The term includes a "neighborhood planning team".]~~ The neighborhood plan contact team is a neighborhood organization that may qualify as an interested party for purposes of notice, appeal, and other processes if all other qualifications for interested party status are satisfied. The neighborhood plan contact team is a separate body apart from any other existing or future neighborhood organization.

§ 25-1-802 DIRECTOR'S REVIEW OF NEIGHBORHOOD PLAN.

The director shall conduct a general review of a neighborhood plan not earlier than five years after the adoption of the plan and may recommend amendments of a plan to the Planning Commission and council. The director shall include neighborhood stakeholder input in the review process.

§ 25-1-803 INITIATION OF NEIGHBORHOOD PLAN AMENDMENT.

A neighborhood plan amendment may be initiated by:

- (1) for an amendment regarding an individual property:
 - (a) the owner of the subject property;

- (b) the council;
 - (c) the Planning Commission [~~planning commission~~];
 - (d) the director; or
 - (e) the neighborhood plan contact team for the planning area in which the property is located; or
- (2) for an amendment regarding an area-wide or subdistrict-wide recommendation:
- (a) the council;
 - (b) the Planning Commission [~~planning commission~~];
 - (c) the director; or
 - (d) the neighborhood plan contact team for the affected neighborhood plan area.

§ 25-1-804 APPLICATION TO AMEND NEIGHBORHOOD PLAN.

- (A) A pre-application meeting between the director's staff and an applicant is required before the applicant may submit an application to amend a neighborhood plan to the director. At the meeting:
- (1) the staff shall describe the application process to the applicant;
 - (2) the applicant shall describe the proposed neighborhood plan amendment to the staff;
 - (3) if the applicant is proposing a change to the future land use map, the applicant shall provide the staff with information regarding the proposed change, including the address, boundaries, acreage, current and proposed future land use map categories, and current and proposed uses; and
 - (4) if the applicant is proposing a text change, the applicant shall provide the proposed language and an explanation of the change.
- (B) For an application regarding an individual property, [E]except as provided in Subsection (C):
- (1) the director may accept an application to amend a neighborhood plan not earlier than one year after the adoption of the plan;

- (2) after the one year anniversary of a plan adoption, the director may accept an application to amend a plan recommendation relating to an individual property not more frequently than once every 12 months; and
 - (3) an application may be filed only during the month established by the director under Section 25-1-811 [~~25-1-808~~] (*Map; Filing Dates*), unless:
 - (a) the application is submitted by a neighborhood plan contact team for the planning area in which the property is located; or
 - (b) a neighborhood plan contact team for the planning area in which the property is located has given written approval of the application.
 - (4) An applicant may not file an application for an amendment that is substantially the same as an application denied by council until one year after the council action denying the prior application.
- (C) The director may accept an application [~~to amend a neighborhood plan~~] regarding an individual property at a time other than as provided in Subsection (B) if the director determines that:
- (1) prohibiting the filing would result in a hardship to the applicant, and the development proposed by the applicant will not adversely affect public health, safety, and welfare;
 - (2) a clerical error regarding the designated use of the subject property exists on the future land use map of the neighborhood plan or in the text of the plan;
 - ~~[(3) the application is submitted by a neighborhood plan contact;]~~
 - ~~[(4) the amendment allows the development of a S.M.A.R.T. Housing certified project in which at least 40 percent of the proposed units are reasonably priced; or]~~
 - (3)[~~(5)~~] the person submitting the application has received a letter from the director of the appropriate City department stating that the project:
 - (a) is not subject to current City environmental regulations, but is proposed to be developed under current City environmental regulations;
 - (b) promotes the recruitment or retention of an employment center with 100 or more employees; or

(c) is a S.M.A.R.T. Housing certified project in which at least 40 percent of the proposed units are reasonably priced as provided in Section 25-1-703 (C) and (D) (*Program Requirements*); or

(4) council has initiated the application.

(D) An applicant may appeal a decision of the director under Subsection (C)(1) to the Planning Commission [~~planning commission~~].

(E) For an area-wide or subdistrict-wide application:

(1) the director may accept an application to amend a neighborhood plan not earlier than two years after the adoption of the plan;

(2) the director may accept an application not earlier than two years after the most recent council action on the plan; and

(3) an application initiated by council may be filed at any time.

~~[(E) The director may accept an application to amend an area-wide or subdistrict-wide recommendation not earlier than two years after the most recent Council action on an area-wide or subdistrict-wide recommendation of a plan. An application may be filed only during the month established by the director under Section 25-1-808 (*Map; Filing Dates*).]~~

~~[(F) An applicant may not file an application for an amendment that is substantially the same as an application denied by council until after one year after the council action denying the prior application.]~~

§ 25-1-805 NEIGHBORHOOD PLAN CONTACT TEAM.

(A) The director shall initiate the formation of a neighborhood plan contact team. [~~The persons involved in a neighborhood plan shall designate a neighborhood plan contact team before the plan is submitted to council~~].

(B) [~~Among others as determined appropriate, t~~] The neighborhood plan contact team, at a minimum, shall to the greatest extent practicable include at least one representative from each of the following groups within a neighborhood plan area:

(1) property owners;

(2) residential renters [~~non-property owner residents~~];

(3) business owners; and

- (4) neighborhood [associations] organization members owning or renting property within the neighborhood plan area.
- (C) Representatives shall to the greatest extent possible be drawn from the group of persons involved in the development of the neighborhood plan.
- (D) The neighborhood plan contact team shall annually submit a list of its officers and members, including individual contact information and applicable membership category under Subsection (B), to the director.
- (E) ~~(C)~~ The neighborhood plan contact team shall submit new bylaws or changes in existing bylaws to the director. The bylaws shall be based upon a standardized template provided by the director and shall address roles and responsibilities, boundaries, membership, decision-making, meetings and meeting notification, officers and duties, amendments to the bylaws, finances, and conflicts of interest [prepare by laws that address operating procedures for the group, including membership, meetings, notice procedures, and decision-making and voting procedures].
- (F) ~~(D)~~ Before the date on which the Planning Commission [planning commission] is scheduled to consider a proposed neighborhood plan amendment, the neighborhood plan contact team may [shall] submit a letter to the director stating its recommendation on the proposed amendment. The neighborhood plan contact team shall also identify any conflict of interest as defined in the bylaws of the neighborhood plan contact team.
- ~~(E) A member of a neighborhood plan contact team shall comply with the conflict of interest provisions in this subsection.~~
- ~~(1) A member may not participate in a decision of a neighborhood plan contact team on a matter affecting a person, entity, or property in which the member has a substantial interest.~~
- ~~(a) "Substantial interest" and "substantial interest in real property" have the meanings assigned by Section 2-7-2 (Definitions).~~
- ~~(b) "Decision" includes a decision to file an application for a plan amendment and a final recommendation on a proposed plan amendment.~~
- ~~(2) A member who has a substantial interest that disqualifies the member from participating in a decision under Paragraph (1) shall submit a disclosure statement to the director describing the substantial interest. The member shall submit the disclosure statement when the neighborhood plan contact~~

~~team files an application for a plan amendment or a final recommendation on a proposed plan amendment, as applicable.~~

§ 25-1-806 NOTICE AND PUBLIC HEARING.

- (A) The director shall give notice of the filing of an application for a proposed neighborhood plan amendment under Section 25-1-133 (*Notice Of Applications And Administrative Decisions*).
- (B) The director shall conduct a community meeting on a proposed neighborhood plan amendment prior to the date on which the Planning Commission is scheduled to consider the amendment. The director shall give notice of the meeting under Section 25-1-132(A) (*Notice of Public Hearing*).
- (C)[(B)] The Planning Commission [~~planning commission~~] and the council shall each hold a public hearing on a proposed neighborhood plan amendment.
- (D)[(C)] This subsection prescribes notice for a public hearing on a proposed neighborhood plan amendment regarding an individual property.
- (1) For a hearing before the Planning Commission [~~planning commission~~], the director shall give notice under Section 25-1-132(A) (*Notice Of Public Hearing*).
- (2) For a hearing before council, the director shall give notice under Section 25-1-132(B)(2) (*Notice Of Public Hearing*).
- (3) The applicant is responsible for the cost of notice, unless the applicant is a neighborhood plan contact team. In that event, the City is responsible for the cost of notice.
- (E)[(D)] This subsection prescribes notice for a public hearing on a proposed neighborhood plan amendment regarding an area-wide or subdistrict-wide recommendation.
- (1) The director shall give notice of a public hearing before the Planning Commission [~~planning commission~~] or council to:
- (a) each notice owner of property located within the proposed amendment boundaries [~~in the neighborhood plan area~~];
- (b) each City of Austin utility account address within the proposed amendment boundaries [~~in the neighborhood plan area~~]; and
- (c) each neighborhood plan contact team and registered neighborhood organization within the proposed amendment boundaries and within

500 feet of the proposed amendment boundaries [association whose boundaries include or are within 300 feet of a neighborhood plan amendment area].

(2) The City is responsible for the cost of notice.

§ 25-1-807 EXPIRATION OF APPLICATION.

(A) A neighborhood plan amendment application expires if the director does not schedule the application for a public hearing:

(1) by the Planning Commission before the 181st day after the date of filing;
or

(2) by the Planning Commission or council before the 181st day after the date on which the Planning Commission or council grants an indefinite postponement of a scheduled public hearing.

(B) Except as provided in Subsection (D), a neighborhood plan amendment application expires if the council does not adopt an ordinance before the 361st day after council closes the public hearing on the application.

(C) Except as provided in Subsection (D), a neighborhood plan amendment application initially submitted before the effective date of this section expires 180 days after the effective date of this section.

(D) An applicant may file one request with the director and one request with council to extend an application that will expire under Subsection (B) or Subsection (C). The request must be in writing, be filed before the application expires, state good cause for the extension, and be for not more than 180 days.

§ 25-1-808 LAND USE COMMISSION PUBLIC HEARING AND RECOMMENDATION.

(A) The Land Use Commission shall hold a public hearing on a neighborhood plan amendment application not later than the 90th day after the date the application is filed.

(B) The Land Use Commission shall make a recommendation to the council on a neighborhood plan amendment application not later than the 14th day after the Land Use Commission closes the public hearing on the application.

- (C) If the Land Use Commission does not adopt a recommendation on an application, the Director shall forward the application to council without a Land Use Commission recommendation.
- (D) If the Land Use Commission does not hold a public hearing in accordance with Subsection (A), the applicant may file a written request for a hearing as prescribed in Section 25-2-282(E).
- (E) The Director shall report the Land Use Commission's recommendation on each neighborhood plan amendment application to the council.

§ 25-1-809 CITY COUNCIL HEARING AND RECOMMENDATION.

- (A) The council shall hold a public hearing on a neighborhood plan amendment application not later than the 40th day after the date of the Land Use Commission recommendation.
- (B) Section 25-2-283(C) shall apply to requests for postponement of the public hearing on a neighborhood plan amendment application.

§ 25-1-810 [~~§ 25-1-807~~] RECOMMENDATION CRITERIA.

- (A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied.
- (B) The applicant must demonstrate that:
 - (1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;
 - (2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;
 - (3) the proposed amendment is appropriate:
 - (a) because of a material change in circumstances since the adoption of the plan; and
 - (b) denial would result in a hardship to the applicant;
 - (4) the proposed project:

- (a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations; or
 - (b) promotes the recruitment or retention of an employment center with 100 or more employees;
 - (5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan; or
 - (6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.
- (C) The applicant must demonstrate that:
- ~~[(1) outreach has been conducted to the following groups:~~
 - ~~(a) neighborhood associations in the plan area;~~
 - ~~(b) the neighborhood plan contact team; and~~
 - ~~(c) property owners of land 300 feet or less from the subject property;]~~
 - (1)~~[(2)]~~ the proposed amendment complies with applicable regulations and standards established by Title 25 (*Land Development*), the objectives of Chapter 25-2 (*Zoning*), and the purposes of the zoning district proposed for the subject property; and
 - (2)~~[(3)]~~ the proposed amendment is consistent with sound planning principles.

§ 25-1-811 ~~§ 25-1-808~~ MAP; FILING DATES.

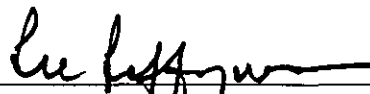
The director shall establish a map designating the area of the City for which an application to amend a neighborhood plan must be submitted in February and the area for which an application must be submitted in July.

PART 2. This ordinance takes effect on December 28, 2009.

PASSED AND APPROVED

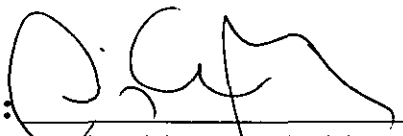
December 17, 2009

§
§
§



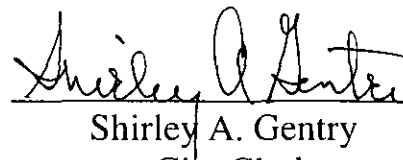
Lea Lettingwell
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk