

THE NEIGHBORHOOD PLAN-IT

A QUARTERLY NEWSLETTER PRODUCED BY THE CITY OF AUSTIN, PLANNING & DEVELOPMENT
REVIEW DEPARTMENT TO HIGHLIGHT NEIGHBORHOOD PLAN CONTACT TEAMS

Land Development Code Rewrite—Update

The Planning and Development Review Department (PDRD) is in the beginning stages of revising The City of Austin Land Development Code (LDC). The goal of the revision is to comprehensively review and update the LDC requirements, policies and procedures. Now is the time to undergo this change for a number of reasons:

- The last comprehensive revision was in 1984
- Currently over 60 zoning districts
- Multiple overlay districts on a single property
- Multiple duplicative & conflicting requirements
- Existing complexity convolutes the permitting and approval process
- The current code is not user-friendly

The June 2012 adoption of Imagine Austin Provides clear direction for code revisions in the form of a vision statement, over 30 policies and 40 actions as well as **Priority Program #8: Revise Austin's development regulations and processes to promote a compact and connected city.**

This ambitious project will be headed by a Code Revision Core Team comprised of:

City Council, Planning Commission, a Citizen Advisory Group, Staff and Consultant.



The Citizen Advisory Group will consist of 11 members with Council appointing seven members and city staff appointing four. The Advisory Group will meet regularly throughout process.

This endeavor will require significant Staff & Consultant Resources including three new staff positions in the PDRD 2012/2013 budget, support from multiple PDRD divisions and other departments and up to \$2M for consultant services and related expenses.

Starting later this spring, the process to revise the LDC consists of four steps:

Step 1—Listening, Issue Identification, and Education

Step 2—Diagnosis and Outline

Step 3—Preliminary Draft Code

Step 4—Code Adoption

For more information please contact:
Matt Dugan at 974-7665 or
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Contact Team

Training Dates:

505 Barton Springs Rd.
3rd Floor Training Room
6:00-7:30 pm

- Feb 13 — Implementing Neighborhood Plans
- May 15 — 2012 Bond Work Program
- August 14 — Imagine Austin
- Nov 13 — Annual Meet & Greet

Four Cities. Four Land Development Codes. Hear Their Stories.



Panelists will discuss:

- What prompted change in **Raleigh, Denver, Dallas, and Madison?**
- What opportunities and challenges can Austin anticipate?
- What worked and what didn't work?
- How are the updated codes working?

Imagine Austin Speaker Series
www.austintexas.gov/imagineaustin

Feb 27th, 7-9pm. (Doors at 6:30pm)
Stateside at the Paramount
719 Congress Ave.

OR

Feb 28th, 8-9:30am. (Doors at 7:30am)
St. David's Episcopal Church
301 East 8th St.

2012 Implementation Highlights: Bicycle Facilities and Sidewalks

Sidewalk Talk

LOCATION OF SIDEWALK	LINEAR FEET	NEIGHBORHOOD PLAN (RECOMMENDATION #)
West Crestland Drive - north side (located south of Meadowview Triangle)	123	Brentwood/Highland TH1.1b* (Partially Complete)
Koenig Lane – south side (Burnet Road to Lamar Blvd.)	4,200	Brentwood/Highland TB1.3b* (Complete)
Northwood – north side (Mopac East Frontage Road to Jefferson Street)	650	Central West Austin T.2.1.43 (Complete)
Westover Road – north side (Mopac West Frontage Rd to Bland St.)	2,000	Central West Austin T.2.1.70 (Complete)
Burnet Road - east side (US-183 south toward Polaris Avenue)	537	Crestview/Wooten T1.5b (Partially Complete)
W. North Loop Blvd. - south side (Leralynn Street to Avenue F)	558	Crestview/Wooten 1.6d (Complete)
Jain Lane - both sides (Stuart Court to Perry Road)	1,519	Govalle/Johnston Terrace 3.2b* (Partially Complete)
Parkfield Drive (9600 block and the 10800 block)	200	North Austin Civic Association 24b* (Complete)
Mearns Meadow Blvd. - west side (Rundberg Lane to Rutland Drive)	618	North Austin Civic Association 24f* (Partially Complete)
E. 5 th Street – north side (Lamar Blvd. to Mopac)	115	Old West Austin 19f* (Partially Complete)
Cameron Road – west side (US-290 to Briarcliff)	1,631	University Hills/Windsor Park 129-S3 (Complete)



**Koenig Lane & Jeff Davis
looking east bound**

In 2012, the City of Austin constructed **12,152 linear feet** of sidewalks specifically identified as neighborhood plan recommendations.

That is a total of **2.3 miles** of constructed sidewalk recommendations.

(5,280 feet = 1 mile)



* Identified previously as a neighborhood plan priority.

Life In The Bike Lane

	LOCATION OF BICYCLE FACILITIES	LINEAR FEET	NEIGHBORHOOD PLAN (RECOMMENDATION #)
 <p>New Bicycle Lane Chicon Ave</p>	Chicon Street from Nash Hernandez to Holly and from 3 rd Street to 4 th Street. (Bicycle Lane)	2,016	East Cesar Chavez (46 — Partially Complete)
	E. Rundberg Lane from I-35 to Cameron Road and Dessau Road (Bicycle Sharrow)	4,470	Heritage Hills/ Windsor Hills (154.4 — Complete)
	Cherrywood Road between Manor Road and E. 38 ½ Street (Bicycle Lane)	3,084	Upper Boggy Creek (39a — Partially Complete)
	Guadalupe Street from 28th Street to 40th Street and a climbing lane from 24th Street to 28th Street (Bicycle Lane)	9,329	Central Austin Combined (7 — Complete) (6 & 8e—Partially Complete)
<p>3.6 miles of new bike lanes/routes identified in neighborhood plans were constructed in 2012</p>			

Writing an Effective Plan Amendment Letter

A clearly written and detailed Plan Amendment Letter is one of the most effective ways for a neighborhood plan contact team (NPCT) to express their support or opposition to a proposed neighborhood plan amendment. As part of the amendment process, the NPCT is responsible for writing a letter that indicates their opinion regarding a proposed amendment. An effective letter demonstrates transparency in the decision-making process, conformance with the NPCT's bylaws, and should contain the following information:

- Neighborhood Plan Amendment (NPA) case number, date of the community meeting to discuss the proposal, name of contact team, and the name, title, and contact information of the person submitting the letter
- A description of the proposed NPA
- A statement of support or opposition

- A record of the NPCT meeting where the plan amendment recommendation was discussed including the number of participants, an accounting of the "vote" or "decision," and the meeting date, time, and location.

An effective letter should include pertinent language from the adopted neighborhood plan. If applicable, the letter may include the NPCT's position on the associated zoning case. If the contact team feels conditions may have changed in the neighborhood since the plan was approved, this information could be added to letter if it helps to add insight into the contact team recommendation. Contact teams may also suggest an alternative to the proposed amendment if they feel it is appropriate.

The contact team is responsible for reviewing the plan amendment proposal to determine consistency with the goals, objectives, recommendations, and Future Land Use Map (FLUM) of their adopted plan.

In order to maintain transparency, it is essential for the team to wait until after the City of Austin organized community meeting to make any formal decisions on the amendment. The contact team should take into consideration input from the immediate neighbors and property owners before making a decision regarding the proposed amendment.

The importance of a well thought out and detailed recommendation letter should not be underestimated. Letters that reflect the above elements show the due diligence of the contact team and are greatly appreciated by your neighbors who participated in the city held community meeting, city staff, planning commissioners and city council.

A sample recommendation letter can be found at:

<http://austintexas.gov/department/neighborhood-plan-contact-teams>

For more information please contact Maureen Meredith at 512-974-2695 or maureen.meredith@austintexas.gov

DID YOU KNOW...

The City of Austin is required to hold a Neighborhood Plan Amendment Community Meeting at which a plan amendment applicant presents their proposal and answers questions. The city mails notice of the community meeting to all property owners, renters, and registered community organizations within 500 feet of the proposed amendment site. **This is frequently referred to as the 500ft. meeting.**

Staff encourages applicants to talk to the contact team early in the process, prior to the community meeting. However, **the contact team should wait until after the community meeting takes place to make any formal decisions on the proposed amendment.** The contact team should take into consideration feedback from neighbors who attend the community meeting before a decision is made to support or oppose the proposed amendment.

For more information call Maureen Meredith at 974- 2695 or review the training sheets at:

<http://austintexas.gov/department/neighborhood-plan-contact-teams>

Timing is Everything!



City staff discourages Neighborhood Plan Contact Team's from making a decision, in favor or opposition on a NPA and/or zoning case BEFORE the city sponsored plan amendment meeting (500 ft. meeting). The concerns and opinions of the people who live or own property within 500 feet of the proposed plan amendment property need to be taken into consideration as part of the NPCT decision making process.

For more information please contact Maureen Meredith at 512-974-2695 or maureen.meredith@austintexas.gov

Contact Team Implementation Guide

A new resource guide for Neighborhood Plan Contact Teams (NPCTs) has just been released and is now available online!

The Neighborhood Plan Implementation Guide provides information on how NPCTs can implement several types of recommendations found in their adopted neighborhood plan. Topics include implementing a neighborhood crime watch, improving parks, planting trees, starting a community garden, and requesting traffic calming devices.

The Guide is available online at

<http://austintexas.gov/department/neighborhood-plan-contact-teams>.

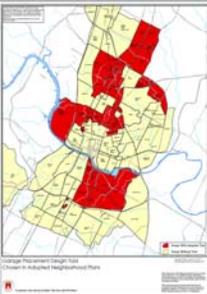
For more information please contact Justin Golbabai at (512) 974-6439 or justin.golbabai@austintexas.gov



Neighborhood Plan Implementation Guide

February 2013

Special Use Infill Options and Design Tools



Many Adopted Neighborhood Plans address the use of Special Use Infill Options and Design Tools.

In April of 2000, the City Council approved the Infill Special Uses, a set of land use options for neighborhood planning areas. These Special Uses are designed to permit a greater diversity of housing types and to improve compatibility between existing neighborhoods and new development. Infill refers to “filling in” vacant or underutilized parcels of land in existing developed areas.

The City’s efforts to guide development to the Desired Development Zone, which includes all of the neighborhood planning areas, increases the potential for infill.

Maps indicating **Design Tools** i.e; Impervious Cover/Parking Placement, Garage Placement, and Front Porch design tools and **Infill Options**; Small Lot Amnesty, Cottage Lot, Urban Home, Secondary Apartment and Corner Store, that have been adopted by the neighborhood planning area here:

<http://www.austintexas.gov/department/neighborhood-planning-resources>

The Infill Options & Design Tools booklet contains summary charts of infill options/design tools for adopted neighborhood plans and explanation of each infill option and design tool.

If you want information on specific parcels in your planning area please use the development viewer found here:

<http://www.austintexas.gov/GIS/DevelopmentWebMap/>

Newsletter Submissions

Have an idea for the newsletter? Want to highlight a contact team success story?

Give into the urge to toot your own horn!

Send stories, photos and ideas to

Margaret.valenti@austintexas.gov or call (512)974-2648

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WEB LINKS

Contact Team Resources —

<http://austintexas.gov/department/neighborhood-plan-contact-teams>

Neighborhood Plan

Implementation Chart —

Find the spreadsheet of action items and recommendations for your adopted neighborhood plan.

<http://austintexas.gov/page/neighborhood-planning-areas>

