

ORDINANCE NO.

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW
COMPREHENSIVE PLAN BY ADOPTING THE CENTRAL WEST AUSTIN
COMBINED NEIGHBORHOOD PLAN.**

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

PART 1. FINDINGS.

- (A) In 1979, the City Council adopted the “Austin Tomorrow Comprehensive Plan.”
- (B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.
- (C) In June 2007, an initial survey was distributed to residents in the neighborhood planning area, and subsequent meetings were held with the City of Austin neighborhood planning staff and homeowners, renters, business owners, non-profit organizations and non-resident property owners to prepare a neighborhood plan. The Central West Austin Combined Neighborhood Plan followed a process first outlined by the Citizens’ Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. The City Council endorsed this approach for neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. The City Council directed the Planning Commission to consider the plan in a 2006 resolution. During the planning process, the Central West Austin Combined Neighborhood Plan planning team gathered information and solicited public input through the following means:
- (1) collection of existing data;
 - (2) neighborhood inventory;
 - (3) neighborhood survey;
 - (4) neighborhood workshops; and
 - (5) neighborhood open houses.
- (D) The Central West Austin Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to

1 preserve and improve the neighborhood. The vision statement and goals of
2 the Central West Austin Combined Neighborhood Plan are as follows:

3 (1) Vision Statement

4 Central West Austin is a mature, stable and diverse community that
5 includes a collection of four predominantly single family
6 neighborhoods supporting and supported by small-scale businesses,
7 with tree-lined streets and local schools, history, and amenities, all of
8 which are worthy of protection.

9 The Central West Austin Neighborhood Plan shall preserve the
10 existing character and integrity of single-family neighborhoods to
11 reflect the historical nature and residential character of the
12 neighborhood. The plan will address the needs of a diverse pedestrian,
13 bicycle and kid friendly community by providing walkable streets,
14 safe parks and attractive open spaces, and will promote a sustainable
15 neighborhood with compatibly scaled and located neighborhood-
16 serving commercial and civic areas, so as to maintain the
17 neighborhood's quality of life, avoid increasing traffic, preserve the
18 mature tree canopy, protect creeks and the lakes, and prevent
19 flooding.

20 (2) Goals

21 (a) Land Use

22 Preserve and protect the historic character and integrity of
23 Central West Austin's predominantly single-family
24 neighborhoods, with their neighborhood-serving commercial
25 centers, civic areas, safe parks, and attractive open spaces, so
26 as to maintain the neighborhood's quality of life, avoid
27 increasing traffic, preserve the mature tree canopy, protect
28 creeks and the lakes, and prevent flooding.

29 Development of property as office, commercial, retail, multi-
30 family, or civic uses should be in accordance with the Future
31 Land Use Map, as informed by the Plan text, and should be
32 appropriately oriented, scaled and buffered to protect the
33 existing single-family homes from any intrusion and adverse
34 effects from higher intensity uses. The future use of the
35 Brackenridge Tract and the Austin State Supported Living
36 Center property should take into account the impact of such
37 use on the surrounding neighborhood, and if developed
38 should be compatible with the existing single-family homes

1 in the neighborhood. Buffering to protect the existing single-
2 family homes in the neighborhood is also desired.

3 (b) Transportation

4 Support the livability, vitality, and safety of the Central West
5 Austin neighborhood by providing streets that enhance its
6 neighborhood character, encourage walking, bicycling, and
7 transit use, and better serve its schools, library, parks and other
8 key destinations.

9 Key themes for this goal are:

- 10 (i) Do not widen streets;
11 (ii) Enforce speed limits;
12 (iii) Protect against cut-through traffic;
13 (iv) Control on-street parking; and
14 (v) Maintain acceptable traffic service levels.

15 (c) Parks

16 Preserve, connect and enhance existing parks and recreational
17 areas and facilities in the Central West Austin Planning Area,
18 as well as open space on large properties (e.g., Austin State
19 School and the Brackenridge Tract) for the health, recreational
20 and historical benefits they bring to the community. Create
21 opportunities for additional public open space such as trails,
22 pocket parks, and landscaped traffic islands, as well as parks
23 and recreational areas and facilities on large properties.
24

25 (d) Environment

26 Central West Austin will encourage a healthy urban ecosystem
27 that uses trees and appropriate vegetation to make the
28 neighborhood pleasant and unique, improve environmental
29 conditions, and connect its social and natural heritages.

30 (e) Community Life

31 Central West Austin will foster and improve life for all ages
32 through community interaction.

- 1 (E) The Central West Austin Combined Neighborhood Plan goals are further
2 described in the Plan Summary Chapter of the Plan.
- 3 (F) On June 22, 2010, the Planning Commission held a public hearing on the
4 Central West Austin Combined Neighborhood Plan, and recommended
5 adoption of the plan by the City Council.
- 6 (G) The Central West Austin Combined Neighborhood Plan is appropriate for
7 adoption as an element of the Austin Tomorrow Comprehensive Plan. The
8 Central West Austin Combined Neighborhood Plan furthers the City
9 Council's goal of achieving appropriate, compatible development within the
10 area. The Central West Austin Combined Neighborhood Plan is necessary
11 and desirable to establish and implement policies for growth, development,
12 and beautification in the area.

13 **PART 2. ADOPTION AND DIRECTION.**

- 14 (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add
15 the Central West Austin Combined Neighborhood Plan as Section 5-29 of
16 the Comprehensive Plan, as set forth in Exhibit A to this ordinance, which is
17 incorporated as part of this ordinance.
- 18 (B) The city manager shall prepare zoning cases consistent with the land use
19 recommendations in the Plan.
- 20 (C) The city manager shall provide periodic updates to the City Council on the
21 status of the implementation of the Central West Austin Combined
22 Neighborhood Plan.
- 23 (D) The specific provisions of the Central West Austin Combined Neighborhood
24 Plan take precedence over any conflicting general provision in the Austin
25 Tomorrow Comprehensive Plan.

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5

PASSED AND APPROVED

§ § §

Lee Leffingwell
Mayor

ATTEST: _____

Shirley A. Gentry
City Clerk