North Shoal Creek
Neighborhood Plan
Case #: NP-2016-0031
City Council Public Hearing

City of Austin Planning and Zoning Department
August 9, 2018
Presentation Outline

• Plan Overview
• Process
• Plan Structure
• Community Character
  – Future Land Use Map
• Complete Communities Elements
• Recommendation
North Shoal Creek Plan Overview

- Wide stakeholder outreach
- Preserving what’s important and accommodating growth
- Identifies and prioritizes projects to foster a more Complete Community
North Shoal Creek Plan Overview

- Aspirational & Policy-Focused: no rezonings
- Aligns with adopted policies
- Small Area Planning Joint Committee and Planning Commission recommendation for approval
North Shoal Creek Planning Area
Neighborhood Planning Process

- **Initial Survey**
- **Meeting #1** Inventory of Area Concerns  October 2016
- **Meeting #2** Mobility/Land use  November 2016
- **Meeting #3** Community Character  December 2016
- **Meeting #4** Community Character 2  January 2017
- **Meeting #5** Review Plan Elements  February 2017
- **Meeting #6** Wrap-Up  April 2017

- **Draft Plan Elements Review** May - October 2017
- **Open House** December 2017
- **Bylaws Draft Team Formation**
- **Public Hearings began April 2018**
Plan Structure

Community Character
• Places: Visions & Policies
• Character Districts
• Future Land Use Map

Complete Communities
Goals, Policies, & Actions
• Mobility & Connectivity
• Housing
• Environment
• Quality of Life
Defining Community Character and the “Places” in the planning area.
Future Land Use Map (FLUM)

• A map that guides land use decisions in the planning area

• Assigns character districts to each parcel

• Character districts correspond to multiple zoning districts and describe built character

• Rezonings that don’t conform to FLUM require extra level of approval
**Character-Based FLUM**

- **Focus on the characteristics of a place rather than use**

  ![Land use based](image1)

  ![Character based](image2)

See opposite page for typical land uses and heights.

See pages 39-33 for detailed character district descriptions.
Added Mixed-Use Districts

- Mixed-Use Activity Corridor (MUAC): 31%
- Neighborhood Node (NN): 6%
- Buell Live/Work District: 6%
- Neighborhood Transition (NT): 11%
- Commerce (C): 1%
- Industry (I): 2%
- Open Space & Preserve: 14%
- Residential Core (RC): 36%
Increasing Housing Opportunity

Areas where current zoning allows Multi-Family

Legend
- Multi-Family Allowed Under Current Zoning
Increasing Housing Opportunity

Areas where FLUM could allow rezoning to Multi-Family districts
Transit Access
Connectivity & Mobility
Trees & Open Space
Implementation

• Future Land Use Map

• Neighborhood Plan Contact Team

• Capital Projects

• Outreach and Coordination

• Other Policy Decisions
Planning Commission Recommendation

Changes to the Draft Plan presented by staff:

• Emphasizes importance of connecting Residential Core to corridors when corridor parcels redevelop

• Calls for Accessory Dwelling Units throughout entire residential core, not just on SF-3 and corner lots.
Planning Commission Recommendation

- Identifies Steck Avenue as appropriate for “missing middle” housing (but does not change FLUM to Neighborhood Transition)
The North Shoal Creek Neighborhood Association voted to endorse the staff recommended draft plan as originally submitted to Planning Commission.
Thank you to everyone who participated!

Questions?