

**WHEREAS**, on May 2, 2019, Council adopted “Direction in Response to City Manager’s March 15, 2019 Memo re: Land Development Code Revision Policy Guidance,” which included District Level planning direction; and

**WHEREAS**, the Imagine Austin Comprehensive Plan adopted a Growth Concept Map that serves as our community’s vision statement and depicts how Austin should accommodate new residents, jobs, mixed-use developments, open space, and transportation infrastructure over the next thirty years; and

**WHEREAS**, Ordinance No. 20050519-008 established planning processes for Transit Oriented Development (TOD) and Resolution No. 20210610-093 initiated creation of a citywide Equitable TOD (eTOD) Policy Plan to update the City's existing TOD ordinance and processes and coordinate with TOD planning for Project Connect Orange and Blue lines; and

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27           **WHEREAS**, Resolution No. 20201112-043 initiated a planning process for  
28 a Colony Park District Plan, located near an Imagine Austin job center, as “a five  
29 census tract area to serve as a guide for creating and maintaining great  
30 neighborhoods, economic development, stable jobs, improved connectivity and  
31 providing rich, high-quality public spaces”; and

32           **WHEREAS**, from time-to-time various resolutions have initiated planning  
33 for specified geographic areas in the city under the TOD ordinance or as one-time  
34 planning initiatives; and

35           **WHEREAS**, a district level planning process incorporated into the Land  
36 Development Code, as described in the adopted May 2, 2019 policy direction, is  
37 necessary for planning implementation of Imagine Austin Centers and corridors  
38 susceptible to change and will:

- 39           1. Establish the process for implementing the vision of the city’s  
40           Imagine Austin Comprehensive Plan and the May 2, 2019 policy  
41           direction;
- 42           2. Enhance the ability of City departments and utilities to plan for  
43           service upgrades and capacity expansion needed to respond to growth  
44           by providing more detailed information about anticipated growth; and
- 45           3. Establish provisions in the Land Development Code to integrate and  
46           update existing plans, create new plans in areas that historically have  
47           not participated in community-based planning, and create a hierarchy  
48           to prioritize geographic areas for planning that aligns with the Imagine  
49           Austin Plan. These provisions will enable better coordination  
50           between new and existing plans and provide a process to plan for new  
51           construction and the impacts on the existing built environment; and

52           **WHEREAS**, the City’s Land Development Code does not provide any  
53 criteria, standards, and/or guidelines for district level planning to implement the  
54 Imagine Austin Comprehensive Plan and Growth Concept Plan except for areas  
55 that may also be identified as Transit Oriented Developments (TODs) and/or along  
56 transit corridors under City Code Section 25-2-147; **NOW, THEREFORE,**

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

58           The City Council initiates amendments to City Code Title 25 (*Land*  
59 *Development Code*) that will create a district level planning process as set forth by  
60 the Imagine Austin Plan to better define how Austin should accommodate new  
61 residents, jobs, mixed-use developments, open space, and transportation  
62 infrastructure. These amendments should accomplish the following:

- 63           1. Require that each plan should identify specific objectives related to  
64 achieving the goals of the Austin Strategic Mobility Plan (ASMP),  
65 Austin Strategic Housing Blueprint, and other Council policy  
66 priorities;
- 67           2. Establish district level planning in the Land Development Code,  
68 using parameters established in the May 2, 2019 Council policy  
69 document as a guide to the extent these are applicable;
- 70           3. Establish that district level planning does not supersede planning  
71 occurring under the Transit Oriented Development (TOD) Ordinance  
72 No. 20050519-008 (as codified in LDC, Chapter 25-2, Subchapter C,  
73 Article 3, Division 10 and Appendix D) and other planning initiatives  
74 established by Council resolutions such as the Colony Park District  
75 Plan, Palm District, and the Burnet/Gateway Plan; and
- 76           4. Create a process for prioritizing planning for Imagine Austin Centers  
77 identified in the Imagine Austin Comprehensive Plan and Growth

78 Concept Map and other areas experiencing growth and include the  
79 Del Valle area as a prioritized area for planning;

- 80 5. Establish community engagement as a component of each planning  
81 process to include communities, businesses, and residents impacted  
82 by growth in the areas identified for planning; and
- 83 6. Establish equity and anti-displacement strategies as fundamental  
84 components of all planning processes; and

85 The City Council directs the City Manager to return with an ordinance for  
86 adoption at a Council meeting by November 3, 2022.

87 **BE IT FURTHER RESOLVED:**

88 The City Council also directs the City Manager to accomplish the following:

- 89 1. Guidelines for prioritizing planning areas throughout the city to  
90 include the Del Valle area, and with an emphasis on Project Connect  
91 commuter, light rail, and MetroRapid corridors in coordination with  
92 eTOD planning processes, to proactively address growth so that  
93 opportunities to plan for affordable housing, parks, transportation,  
94 and transit are not lost due to planning that occurs after areas are fully  
95 developed; and
- 96 2. Identify any other aspects or best practices for district level planning  
97 to include in the Land Development Code amendment and/or as  
98 necessary to establish an effective process for planning Imagine  
99 Austin Activity Centers and corridors susceptible to change.

100 **BE IT FURTHER RESOLVED:**

101 The City Council also directs the City Manager to:

1. specify timeline, steps, and resources needed to implement district level planning in the Land Development Code;
2. designate a City department to implement district level planning;
3. determine the appropriate department(s), including departments with transportation and housing responsibilities, to manage and/or coordinate the planning tasks; and
4. identify and include appropriate resources in the 2022-2023 City Budget to initiate the district level planning process.

**ADOPTED:** \_\_\_\_\_, 2022 **ATTEST:** \_\_\_\_\_

Myrna Rios  
City Clerk