



**Neighborhood Plan - Conduct and Consider
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-1
AGENDA DATE: Thu 09/29/2005
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SUBJECT: NP-05-0022 - Conduct a public hearing and approve an ordinance amending the Austin Tomorrow Comprehensive Plan by adopting the Greater South River City Combined Neighborhood Plan for the area bounded by Town Lake on the north, IH-35 on the east, Ben White Boulevard on the south and South Congress Avenue on the west.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** Greg Guernsey

FOR MORE INFORMATION CONTACT: Adam Smith, 974-7685; Scott Whiteman, 974-2865;
Sylvia Arzola, 974-6448

PRIOR COUNCIL ACTION: 11/6/03 - Council approved a resolution directing the development of neighborhood plans for three combined planning areas in south and southeast Austin, including the Congress Combined, East Riverside/Oltorf, and Greater South River City Neighborhood Planning Areas.

BOARD AND COMMISSION ACTION: Recommended by Planning Commission

The Greater South River City Combined Neighborhood Plan includes the South River City and St. Edward's Neighborhood Planning Areas. Neighborhood stakeholders, including homeowners, renters, business owners, non-profit organizations, and non-resident property owners worked with City Neighborhood Planning staff to prepare the plan. Planning staff began meeting with area stakeholders in February 2004. A neighborhood-wide survey was distributed to residents with their neighborhood association newsletter in November 2003 and later made available on-line for every resident, business and property owner in the community in March 2004. The survey contained questions about neighborhood character, land use and transportation. The responses were used as preliminary information available at the First Community Workshop held on Saturday, May 15, 2004. After the first workshop, NPZD Planning staff conducted 18 task group meetings focusing on developing specific elements of the plan; Vision and Goals, City Services, Land Use, Zoning, Transportation, and Urban Design. Among these meetings, seven were held to discuss possible changes in zoning. Affected property owners were notified of these meetings.

In early June 2004, a second survey was sent to the list of interested parties to get their input on specific land use and zoning issues. Prior to the Final Open House, a draft plan was made available on-line and in hard copy form, upon request. Invitees to the Final Open House were also given the opportunity to complete the same survey. The Final Open House was held on Wednesday, June 22, 2005 to present the draft plan that had been developed with the information gathered from residents via surveys and meetings.

The Greater South River City Combined Plan recommends actions to be taken by the neighborhood stakeholders, the City, and other agencies to preserve and improve the neighborhoods within the Greater South River City Combined Neighborhood Planning Area. City departments have reviewed the plan,

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Adjusted version published:



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provided comments and provided cost estimates for implementation of the plan.

The Plan estimates that it will cost the City \$15,712,070 to implement 14 of the recommendations. Twelve million of the estimated \$15.7 million is for the extension of the Town Lake Trail east of the Austin American Statesman building. There is no fiscal impact associated with adopting the Greater South River City Combined Neighborhood Plan. This plan is advisory and does not legally obligate the Council to implement any particular recommendation.

There are a total of 106 recommendations in the Greater South River city Combined Planning Area Neighborhood Plan. The attached table summarizes estimated costs to the City, outside of its existing department resources, to implement the recommendations in the Plan.

First-year implementation costs and/or future costs associated with implementation of the Greater South River City Combined Plan are dependent upon funding availability.

ORDINANCE NO.

AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE GREATER SOUTH RIVER CITY 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 November, 2003, 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 Greater South River City 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 2003 resolution. During the planning process, the Greater South River City Combined Neighborhood planning team gathered information and solicited public input through the following means:
 - (1) neighborhood planning team meetings;
 - (2) collection of existing data;
 - (3) neighborhood inventory;
 - (4) neighborhood survey;

- (5) neighborhood workshops; and
 - (6) community-wide meetings.
- (D) The Greater South River City Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to preserve and improve the neighborhood. The Greater South River City Combined Neighborhood Plan has eight major goals:
- (1) maintain the historic fabric and respect the established neighborhood character and natural assets;
 - (2) identify and develop criteria for the interface between residences and commercial development;
 - (3) identify and develop criteria for density that result in a net benefit to the neighborhood;
 - (4) enhance the transportation network to allow residents to walk, bike, roll, ride, and drive safely;
 - (5) protect and enhance creeks, greenbelts and watershed systems;
 - (6) preserve and enhance the natural beauty, open spaces, and air quality of the neighborhood;
 - (7) improve safety and reduce crime;
 - (8) foster a locale where each person has the greatest possible opportunity to pursue individual, family and community goals—whether academic, economic, cultural, artistic, athletic, recreational, or spiritual.
- (E) The Greater South River City Combined Neighborhood Plan goals include more focused objectives. In turn, each of these objectives is supported by specific action items. These action items are the key recommendations of the Greater South River City Combined Neighborhood Plan.
- (F) On September 13, 2005, the Planning Commission held a public hearing on the Greater South River City Combined Neighborhood Plan, and recommended adoption of the plan by the City Council.
- (G) The Greater South River City Combined Neighborhood Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The Greater South River City Combined Neighborhood Plan furthers the

City Council's goal of achieving appropriate, compatible development within the area. The Greater South River City Combined Neighborhood Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

PART 2. ADOPTION AND DIRECTION.

- (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add the Greater South River City Combined Neighborhood Plan as Section 5-22 of the Comprehensive Plan, as set forth in Exhibit A to this ordinance, which is incorporated as part of this ordinance.
- (B) The city manager shall prepare zoning cases consistent with the land use recommendations in the Plan.
- (C) The city manager shall provide periodic updates to the City Council on the status of the implementation of the Greater South River City Combined Neighborhood Plan.
- (D) The specific provisions of the Greater South River City Combined Neighborhood Plan take precedence over any conflicting general provision in the Austin Tomorrow Comprehensive Plan.

PART 3. EFFECTIVE DATE.

This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____, 2005 §
 §
 § _____
 Will Wynn
 Mayor

APPROVED: _____
 David Allan Smith
 City Attorney

ATTEST: _____
 Shirley A. Brown
 City Clerk

Greater South River City Combined Neighborhood Planning Area

South River City

St. Edwards



Tracking Category	Implementation Strategy	# OF ITEMS	ESTIMATED CITY COSTS
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Exhibit B

1	Items to be implemented by the neighborhood at no cost to the City.	12	\$0
2	Items to be implemented by the City with existing department resources, i.e. <i>existing staff resources and/or programs.</i>	28	\$0
3	Items to be implemented by the City with operating or budget funds that are available now or will be available in the future.	6	\$60,500 (for 3 items)
4	Items to be implemented by the City that require allocation of additional funds by City Council	12	\$1,151,570 (for 6 items)
5	Items to be implemented by the City that requires funding through a Capital Improvement Project Bond	16	\$14.5+ million plus \$80-100,000 per bridge project (for 5 items)
6	Items to be implemented by the City that requires a change in current City policy.	3	NA
7	Items to be implemented by the City with no cost information available.	22	NA
8	Items to be implemented by other agencies (<i>Capital Metro, TxDot</i>)	7	NA
	TOTAL ITEMS	106	Approximately \$15,712,070 (for 14 items total)

**Estimated City Costs and Sources of Funding for the
Greater South River City Combined Neighborhood Plan***

* This plan is advisory and does not legally obligate the Council to implement any particular recommendation. The figures provided in this exhibit indicate what the estimated costs of the recommendations would be if implemented.