



## Neighborhood Plan Amendment *(updated Oct. 4, 2023)*

### *For Individual Property Owner*

### City of Austin Application Packet

*Para información en español llame al (512) 974-3531*

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#### **PURPOSE:**

A neighborhood plan amendment (NPA) allows for changes to be made to an adopted neighborhood plan and/or future land use map (FLUM). A plan amendment is required if a proposed zoning change is inconsistent with the plan's FLUM. The plan amendment process ensures that stakeholders in the neighborhood and the neighborhood plan contact team will be notified of proposed amendments.

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#### **ORDINANCE REFERENCES:**

For more information regarding neighborhood plan amendments or the plan amendment process, refer to [Chapter 25-1, Article 16](#), of the City of Austin's Land Development Code. The open filing period was removed by ordinance number 20230831-104.

#### **NEIGHBORHOOD PLAN CONTACT TEAMS:**

The Neighborhood Plan Contact Team is a group of property owners, business owners, and residents who help implement the neighborhood plan and consider and offer opinions on proposed plan amendments. When a proposed plan amendment is submitted, contact teams will be invited to attend a staff-facilitated community meeting to consider the proposal. A contact team should:

- Listen to the presentation on the proposed plan amendment before finalizing a decision
- Listen to and consider input from community stakeholders regarding the proposed plan amendment.
- Review the neighborhood plan (maps and text) to determine if it is supportive/non-supportive of the proposed amendment. Most requested amendments affect the future land use map, and a review of the plan may provide additional insight of the community's desire for a particular area.
  - *There are cases when the proposal may not be consistent with the plan; however, some plan amendments may be appropriate due to new information, changed conditions, or other extenuating circumstances.*
- Submit a letter either supporting or not supporting the application to the Planning Department (PD) before the scheduled Planning Commission hearing.

Information regarding Neighborhood Plan Contact Teams (NPCT) can be found on the City's [website](#) or by calling the Planning Department at (512) 974-2695.

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## **NEIGHBORHOOD PLAN AMENDMENT APPLICATION PROCESS:**

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### ***Who Can Submit an Application?***

**Individual Properties:** Applications regarding individual properties may be submitted by the owner of the subject property, the City Council, the Planning Commission, the Director of the Planning Department, or the Neighborhood Plan Contact Team for the planning area in which the property is located.

**Subdistrict and/or Area-Wide:** Applications for a subdistrict or area-wide amendment may only be initiated by the City Council, the Planning Commission, the Director of the Planning Department, or the Neighborhood Plan Contact Team for the affected area can apply for a subdistrict or area-wide amendment.

**\*\* Note for neighborhood plan contact teams:** Although a Neighborhood Plan Contact Team can apply for an individual property and a subdistrict/area-wide amendment, only the City Council or the Planning Commission can initiate the zoning case to implement the amendment.

### ***When Can an Application Be Submitted?***

**Individual Properties:** For an amendment on an individual property, applicants must wait one (1) year from the neighborhood plan's adoption date. If an application for a plan amendment is denied by City Council, the applicant cannot apply for the same amendment for one (1) year. There are some exceptions to when an application may be submitted as listed below "Application Submittal Exemptions for an Individual Property".

**\*\* Note for neighborhood plan contact teams:** Applications filed by the Neighborhood Plan Contact Team for an individual property can be accepted at any time during the year (after the one-year waiting period). There is no application fee.

**Subdistrict and/or Area-Wide:** Once a neighborhood plan is adopted, applications for subdistrict or area-wide amendments may be submitted at any time during the year but will not be accepted any earlier than (2) two years after the most recent City Council action on the plan. Applications initiated by City Council may be filed at any time.

**\*\* Note for neighborhood plan contact teams:** Applications filed by the Neighborhood Plan Contact Team for a subdistrict or area-wide amendment will not be accepted any earlier than two (2) years after the most recent council action on the plan. There is no application fee.

### ***Application Submittal Exemptions for an individual property***

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→ An application may be accepted at any time [even during the one-year plan adoption waiting period] if it meets any of the following exemptions:

- The prohibition of filing an application imposes an **undue hardship** on the applicant, inadvertently or due to unforeseen circumstances, or preventing the applicant from addressing a public health or safety issue. This hardship is determined by the director of the appropriate department. If a hardship exemption is denied, the applicant can appeal to the Planning Commission.
- A **clerical error** regarding the designated use of the subject property exists on the future land use map of the neighborhood plan or in the text of the plan.
- The applicant has received a letter from the director of the appropriate City department stating that the project:
  - is not subject to current **City environmental regulations** but is proposed to be developed under current City environmental regulations.
  - promotes the recruitment or retention of an **employment center** with 100 or more employees.
  - is a **S.M.A.R.T. Housing** certified project in which at least 40% of the proposed units are reasonably priced.
- The application is initiated by **the City Council**.

### ***Pre-Application Meeting***

A pre-application meeting between Planning Department staff and an applicant is required before the applicant can apply to amend a neighborhood plan. The applicant should call (512) 974-2695 and ask to speak to the Plan Amendment Case Manager to schedule an appointment.

At the Pre-Application Meeting:

- The staff shall describe the application process to the applicant.
- The applicant shall describe the proposed neighborhood plan amendment to the staff.
- If the applicant is proposing a change to the future land use map, the applicant shall provide the staff with information regarding the proposed change, including address, boundaries, acreage, current and proposed future land use map categories, and current and proposed uses; and,
- If the applicant is proposing a text change, the applicant shall provide the proposed language and an explanation of the change.

Once the meeting is complete, Planning Department staff can sign off on the Submittal Checklist in the application packet. This will inform the Intake Center that the pre- application requirements have been met.

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### ***Application Submittal Requirements***

Refer to the Instructions and Submittal Checklist to note the appropriate materials and information needed for the plan amendment application submission. You can submit applications and material via webform [austintexas.gov/department/land-use-review](http://austintexas.gov/department/land-use-review) or by phone (512) 974-1770. Fee schedule is [here](#).

**\*\* Note:** The applicant must complete the pre-application meeting prior to submittal.

### ***Fees/Fee Waivers***

The only applications eligible for a fee waiver are those submitted by a Neighborhood Plan Contact Team or for those with certified S.M.A.R.T. Housing projects approved by the Housing Department.

### ***Case Management and Outreach***

Once an application is accepted, a Notice of Filing of Application will be mailed to all property owners, renters, and registered community organizations within 500 feet of the proposed amendment site within 14 days. During this time, the plan amendment case manager will contact the applicant to discuss the case and find out if the initial outreach to the neighborhood has occurred. The case manager will then facilitate a community meeting at which time the applicant presents the proposal and answers questions from the audience.

The city mails notice of the community meeting to the same parties as the Notice of Filing.

### ***Criteria for Staff Recommendation***

After the community meeting is held, the Inclusive Planning Division will make a staff recommendation to the Planning Commission and City Council. Staff will take into consideration feedback from the stakeholders about the proposal, the contact team recommendation, and language in the plan that is relevant to the proposed amendment. In addition, the application must be consistent with **sound planning principles**, and the amendment for an individual property must meet one of the following criteria:

- Staff made an **error** in the plan.
  - Denial of the application would result in a **hardship** (as defined in exemptions).
  - There has been a **material change** in circumstances since the adoption of the plan.
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- The development is a **S.M.A.R.T. Housing project**.
  - The development meets the **goals and objectives** of the plan.
  - The development offers **superior environmental protection**.
  - The development offers significant employment opportunities.

### ***Public Hearings***

After the community meeting, the plan amendment will be reviewed and acted on at two public hearings: First, before the Planning Commission and then before the City Council. At a public hearing, the Planning Commission reviews and evaluates City staff's recommendation and public input, including the contact team recommendation, and then sends its recommendation to the City Council. City Council makes the final determination of whether the plan amendment will be approved.

There are several ways for an individual to express their support or opposition to this request:

- by attending the Public Hearing and conveying your concerns at that hearing;
- by submitting a Public Hearing Comment Form (this form is included on the legal notice that is mailed to all registered neighborhood organizations, property owners and utility account holders (i.e. renters) within 500 feet of the subject property.
- by writing to the plan amendment Case Manager.

### **Expiration of Applications (Sec. 25-1-807)**

A neighborhood plan amendment application will expire:

- on the 181<sup>st</sup> day after its submittal to the Planning Department if the application has not been scheduled for a public hearing by the Planning Commission.
- on the 181<sup>st</sup> day after the date on which the Planning Commission or City Council grants an indefinite postponement of a scheduled public hearing.
- on the 361<sup>st</sup> day after the City Council closes the public hearing on the application and does not adopt an ordinance for the application.

An applicant may file one request with the Planning Department and one request with the City Council to extend an application that is due to expire under the above regulations. The request must be in writing, filed before the application is set to expire, state good cause for the extension, and be for not more than 180 days.

### ***Further Information***

For questions regarding whether a plan amendment is required for a proposed rezoning, or other plan amendment questions, contact the Planning Department (HPD) at (512) 974-2695.

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## Neighborhood Plan Amendment

# INSTRUCTIONS FOR INDIVIDUAL PROPERTY OWNERS

When filing a plan amendment, the applicant or the applicant's agent (as designated on the provided affidavit) shall submit the following information to [austintexas.gov/department/land-use-review](http://austintexas.gov/department/land-use-review) or by phone 512-974-1770. Fee schedule is [here](#).

### ***Instructions for Application Form***

Type or print all information. One copy of the completed application form shall be submitted in which the following items shall be addressed:

1. **Owner/Applicant** — Please indicate the name of the current owner or applicant. Plan Amendments for individual properties can be made only by the owner of the subject property, the Neighborhood Plan Contact Team, the Planning Commission, City Council, or the Director of Housing and Planning Department.
  2. **Project Name** — Fill in, if applicable.
  3. **Owner/Applicant Information** — Indicate the contact information of the owner or applicant.
  4. **Agent Information** — If designated, this will be the primary contact. Agent designation shall be presented on the provided affidavit (pg. 12). If there is a change of agent, the Case Manager should be notified.
  5. **Name of Adopted Plan** — Name of the Neighborhood Planning Area that the project falls in.
  6. **Adoption Date** — Provide the date for which the neighborhood plan was adopted. This information can be found on the city's Neighborhood Planning [website](#).
  7. **Change in Future Land Use Designation** — Check this box if the requested amendment is for a change on the Future Land Use Map.
    - **Requested Change**
      - FROM:** Fill in existing future land use designation.
      - TO:** Fill in requested future land use designation.
      - (Go to this [link](#) for more information)**
    - **Proposed Use:** Indicate the intended use of the property.
    - **Property Address:** Provide the street address of the property.
    - **Legal Description:** The property description shall accurately describe only that area for which a plan amendment is being requested. This description shall be the lot and block of a recorded subdivision (including plat book and page) or by certified field notes describing only the land area needed for the proposed use(s). If field notes are supplied, submit using the following format:
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- a) Prepared on 8 ½ x 11 size document
  - b) Typed in a standard business typeface (that is legible)
  - c) Begin with a caption that describes the entire tract
  - d) Include surveyor's calls
  - e) End with the words "to the point of beginning"
  - f) Sealed by a registered public surveyor
  - g) Cannot be more than 10 years old.
- **Tax Parcel Number:** Indicate the tax parcel number for the property. Tax parcel numbers can be found on your tax receipt from the appraisal district or on the tax plat maps.
  - **Acreage or Square Feet:** Indicate the size of the property.
  - **Watershed Location:** You can look up the watershed information on the property on the [Property Profile website](#).
8. **Change in Plan Document** — Check this box if the plan amendment requests a change to the neighborhood plan text, tables, or reference maps.
    - Copies of neighborhood plans can be found on this [website](#).
  9. **Zoning Change** — Check this box if the plan amendment is associated with a zoning change. For information on zoning districts, click [here](#). Provide the following information from the zoning application:
    - **Existing Zoning:** Indicate the existing zoning and use. If more than one tract is involved, identify each tract by number and corresponding acreage or square footage. Zoning map books are available in the Intake Center and Map Sales in order to verify the current zoning. If the maps do not reflect what you think is the correct zoning, a zoning verification request may be made [here](#).
    - **Proposed Zoning:** Indicate the proposed zoning.
    - **Conditional Overlays:** List any conditional overlays requested to be removed and/or added to the zoning.
    - **Zoning Case Number:** Indicate the associated zoning case number.
  10. **Applicant/Agent Signature** — The applicant or agent must sign the application.
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## ***Application Fee***

A plan amendment fee is charged in addition to any related rezoning fees. The fee will be waived for certified S.M.A.R.T. Housing projects (verified by the Housing and Planning Development) and if the applicant is the Neighborhood Plan Contact Team.

## ***Submittal Checklist***

Items on the Submittal Checklist are required for proper submittal of a neighborhood plan amendment application.

**Tax Certificates** — Tax Certificates must be ordered in advance of the request and will require a nominal charge by the County. The tax certificate should indicate that no taxes are owed on the property.

Tax certificates for Travis County may be obtained from:

Travis County Tax Office  
(512) 854-9473  
[www.traviscountytax.org](http://www.traviscountytax.org)  
<https://tax-office.traviscountytx.gov/visit-us>

**Tax Plats** — Tax Plats are used to obtain property owner names and addresses for notification. Tax plats must be submitted unless there is a zoning application filed at the same time and the subject parcels are the same. The tax plats should show all properties within 500 feet of the tract being requested for the amendment. Include all plats referred to in the 500 feet surrounding the tract. Outline the subject tract in red.

Tax Plats for Travis County can be printed from [TCAD online](http://www.traviscad.org) at [www.traviscad.org](http://www.traviscad.org) or obtained from the Travis Central Appraisal District office at:

850 East Anderson Ln  
Austin, TX 78752  
(512) 834-9317

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**Neighborhood Plan Amendment**  
**APPLICANT SUBMITTAL CHECKLIST**  
**FOR INDIVIDUAL PROPERTY OWNER**

- Pre-application meeting with neighborhood planning staff  
Completed by: \_\_\_\_\_ Date: \_\_\_\_\_  
*Planning Dept. Staff Signature*
  
  - Completed application form
  
  - Affidavit of agent designation (if applicable)
  
  - Summary letter that explains the reasons for the plan amendment
  
  - Application fee
  
  - Tax Plat maps
  
  - Legal description—plat information or certified field notes describing the area to be amended
  
  - Tax certificate
  
  - Inspection authorization form
  
  - Submittal verification form
  
  - Map showing parcel(s) subject to the plan amendment
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Owner/Applicant: \_\_\_\_\_

Project Name: \_\_\_\_\_

Owner/Applicant Address: \_\_\_\_\_

Owner/Applicant Phone: \_\_\_\_\_ Owner/Applicant Fax: \_\_\_\_\_

Agent/Company Name (as designated on the provided Affidavit): \_\_\_\_\_

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Agent Address: \_\_\_\_\_

Agent Phone: \_\_\_\_\_ Agent Fax: \_\_\_\_\_

Name of Adopted Plan: \_\_\_\_\_

Adoption Date: \_\_\_\_\_

**Change in Future Land Use Designation**

- Submit map with application designating the parcels to be changed

Requested FLUM Change FROM: \_\_\_\_\_ TO: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Property Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

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Tax Parcel Number(s): \_\_\_\_\_

Acreage or Square Footage: \_\_\_\_\_

Watershed Location: \_\_\_\_\_

**Change in Plan Document—including text, tables, and reference maps** [attach additional sheets if needed]

Item and Page Number(s): \_\_\_\_\_

Existing Text: \_\_\_\_\_

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Requested Change:

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**PLEASE FILL IN THE INFORMATION BELOW IF THERE IS AN ASSOCIATED ZONING CASE:**

**Zoning Change** [requires a separate zoning application]

Existing zoning: \_\_\_\_\_

Proposed zoning: \_\_\_\_\_

List any conditional overlays to be removed or added:

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Zoning case number: \_\_\_\_\_

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**Neighborhood Plan Amendments**  
**AFFIDAVIT OF AGENT DESIGNATION**

State of Texas  
County of Travis

BEFORE ME, the undersigned official, on this day personally appeared \_\_\_\_\_, who is personally known to me and first being duly sworn according to law upon his/her oath deposed and said:

“My name is \_\_\_\_\_. I am over eighteen (18) years of age and I reside at \_\_\_\_\_. I have personal knowledge of the facts stated herein, and they are all true and correct. I own property which is the subject of this request. I have designated \_\_\_\_\_ to represent me in filing this Neighborhood Plan Amendment application with the City of Austin’s Planning Department, and to appear on my behalf at all necessary meetings of the Department, Planning Commission, and City Council with respect to this request. In relation to this, my understanding that as owner of the aforementioned property, either I or my representative may apply and appear on behalf of the request.”

\_\_\_\_\_  
*Affiant*

On Month \_\_\_\_\_, \_\_\_\_\_ Year, personally appeared \_\_\_\_\_, and having been duly sworn by me, subscribed to the foregoing affidavit and has stated the facts herein are true and correct.

\_\_\_\_\_  
*Notary Public, State of Texas*

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## Neighborhood Plan Amendment SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

**PLEASE PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (Printed) \_\_\_\_\_

Firm \_\_\_\_\_

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**Neighborhood Plan Amendment**  
**INSPECTION AUTHORIZATION**

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (Printed) \_\_\_\_\_

Firm \_\_\_\_\_