

Neighborhood Plan Contact Team Training Sheet

OVERVIEW OF NEIGHBORHOOD PLANNING



City of Austin
Planning and Zoning Department
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WHAT IS NEIGHBORHOOD PLANNING?

In Austin, neighborhood planning is an opportunity for citizens to take a proactive role in the planning process and decide how their neighborhoods will move in the future.

Neighborhood Planning started in the late 1990s and Dawson was the first Neighborhood Plan to be adopted in 1998. Currently there are 30 adopted neighborhood plans with an additional three neighborhood plans underway. You can view a map of the neighborhood planning areas at the following link: austintexas.gov/page/adopted-neighborhood-planning-areas

All stakeholders of the neighborhood are invited to participate – business owners, renters, residents, property owners, and various community organizations and institutions. Working together with Planning and Zoning staff, stakeholders establish a clear vision of their priorities, needs and create a guide for future development. The neighborhood planning process focuses on neighborhood issues such as transportation, future land use patterns, zoning, parks and open space, environmental protection, and other community life issues.

FREQUENTLY ASKED QUESTIONS

◆ **How will a plan help my neighborhood?**

Neighborhood plans adopted by the Austin City Council amend the City's Imagine Austin Plan. Adopted plans provide guidance to various city departments in selecting future Capital Improvement Program projects. They also describe the type of development or redevelopment that is desired by the neighborhood and provide a framework for zoning and land use decisions. For example, if a property owner requests a zoning change that conflicts with the adopted Future Land Use Map (FLUM), a plan amendment is required because land use and zoning need to be compatible.

◆ **Will our Neighborhood Plan ever change?**

Yes. Neighborhood plans can change through the plan amendment process with the final approval given by City Council. There are three types of plan amendments that may be requested: individual, subdistrict and area-wide. These can either be text or FLUM changes. Depending on the type of request, an application to amend an adopted neighborhood plan may be submitted by a property owner, planning commission, city council or contact team.

City staff requires a pre-application meeting with prospective applicants to review the application and determine which category the proposed amendment will fall within. These types of amendments may include changes to the Future Land Use Map, or revisions to the text of the plan.

Detailed information on the City's plan amendment process and application materials can be viewed and downloaded at: austintexas.gov/page/forms-and-applications



See other side for more information...



MORE FREQUENTLY ASKED QUESTIONS

◆ **What is a Neighborhood Plan Contact Team**

A neighborhood plan contact team (NPCT) is a group of individuals designated to be the stewards or advocates of their adopted neighborhood plan. They work with city staff toward the implementation of their recommendations, review and initiate plan amendments, serve as community points of contact and work on behalf of other neighborhood stakeholders.

An NPCT is different from a neighborhood association. Neighborhood associations generally take on a wider-range of neighborhood issues, while contact teams focus on implementing the neighborhood plan.

◆ **Can a contact team initiate a zoning change?**

No, a contact team cannot initiate a zoning change. A zoning change may only be initiated by the property owner of record, City Council, the Land Use Commission and in certain cases, the Historic Landmark Commission.

◆ **When will my Neighborhood Plan be updated?**

The City of Austin is undertaking a process to develop a new Comprehensive Plan, known as Imagine Austin, for the City. After that process is completed, we will determine how to update the adopted neighborhood plans and how to complete neighborhood plans for the 6 remaining planning areas located in the urban core.

◆ **What is the difference between land use and zoning?**

Land use refers to how land is generally used—including residential, commercial, industrial and open space. Each land use category includes and permits a variety of zoning categories.

Zoning establishes the types of uses permitted on a parcel of land. Zoning also sets the development standards for a site such as building height, setbacks, floor to area ratio, neighborhood compatibility, screening, landscaping and impervious cover limitation. Zoning is used to implement the land use plan.

Refer to the *Land Use and Zoning Contact Team Training Sheet* for more information.

Where can I get more information?

austintexas.gov/departments/zoning

You can go to the link listed above for more information on the following programs within the Planning and Zoning Department:

CodeNEXT

Annexation

Neighborhood Planning

Comprehensive Plan

GIS/Data Analysis

Vision Zero

Long Range Transportation Planning

Historic Preservation

Urban Design

Zoning Case Review

Or you can call 512-978-4000 for more information.