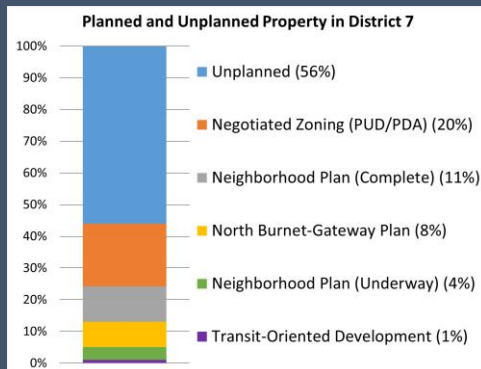


KEY CONCEPTS: PLANNING

PLANNED AREAS IN DISTRICT 7



The majority (56 percent) of property in D7 does not have an associated plan or negotiated zoning.

D7 has two completed Neighborhood Plans (the Crestview/Wooten plan and Brentwood/Highland plan), one that is underway (North Shoal Creek), and two slated for the near future (Rosedale and Allandale).

It also has two Small-Area Plans with Regulating Plans (North Burnet/Gateway Neighborhood Plan and the Lamar/Justin Transit-Oriented Development).

Finally, D7 has several properties with Negotiated Zoning like PUDs or PDAs.

WHAT IS PLANNING?

Planning is the process by which local governments establish a vision and goals for future development. Cities then implement plans through zoning and land use policies.

WHAT TYPES OF PLANNING DOES AUSTIN ENGAGE IN?

Austin engages in several types of planning efforts, including:

- **Comprehensive Plan.** The City Charter requires Council to adopt a comprehensive plan that lays out Austin's high-level approach to a number of policy areas, including land use. The city's current comprehensive plan, *Imagine Austin*, includes a **Growth Concept Map** that identifies corridors and centers where the city envisions future growth.
- **Small-Area Plans.** Austin uses Small-Area Plans to establish guidance for development in a specified area (including **Neighborhood Plans**). These often include **Future Land Use Maps** that indicate specifically where the city envisions different uses (such as residential, commercial, etc.).
- **Small-Area Plans with Regulating Plans.** A Small-Area Plan establishes a vision for an area that then guides subsequent zoning and land use decisions. However, with certain plans, the city goes further and adopts a full **Regulating Plan** that acts as a detailed zoning ordinance and defines the standards by which the area can be developed.

Additionally, the city incorporates elements of planning into **Negotiated Zoning** ordinances such as Planned Development Agreements (PDAs) and Planned Unit Developments (PUDs).

IS CODENEXT A PLANNING EFFORT?

No. CodeNEXT is *intended* to be an effort to re-write the city's zoning and land use regulations, which are the tools Austin uses to implement its plans. However, there is debate over how this is to be accomplished.

PLANNING IN DISTRICT 7

PLANNING TOOL	FOCUS	REGULATING PLAN / ZONING	EXAMPLES
Comprehensive Plan	Citywide	No	Imagine Austin
Small-Area Plan	Specific Area	No	Crestview/Wooten, Brentwood/Highland
Plan (with Regulating Plan)	Specific Area	Yes	North Burnet/Gateway, Lamar/Justin TOD
Negotiated Zoning ¹	Specific Area	Yes	PUDs, PDAs

¹Negotiated Zoning often includes planning elements but are zoning ordinances, not official planning efforts.