

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2023-015 Eliminate NPA Filing Deadlines

Description: Amending Article 16: Neighborhood Plan Amendment ordinance to remove the February and July open filing period and also remove ancillary sections referring to this restriction in the ordinance. See text below and attached map.

§ 25-1-811 - MAP; FILING DATES.

The director shall establish a map designating the area of the City for which an application to amend a neighborhood plan must be submitted in February and the area for which an application must be submitted in July.

Proposed Language: See attached red-lined draft ordinance.

Summary of Proposed Code Amendment:

Amending Article 16: Neighborhood Plan Amendment ordinance to remove the February and July open filing period.

Background: Article 16: Neighborhood Plan Amendment ordinance has a provision where plan amendment applications can only be filed during the month of February for neighborhood planning areas on the west side of IH-35 and during the month of July for neighborhood planning areas on the east side of IH-35. There are exceptions provided in the ordinance for applications to be filed outside of the February and July open filing periods. This code amendment is in response to City Council [Resolution No. 20230601-047](#) which initiated amendments to allow neighborhood plan amendments to be filed at any time.

Staff Recommendation: Staff supports the proposed change to remove the February and July open filing period

Board and Commission Actions:

- July 19, 2023 – Codes and Ordinances Joint Committee (Approved Unanimously)
- August 8, 2023 – Planning Commission (Approved Unanimously)

Council Action:

- City Council Initiation – June 1st, 2023
- City Council Set the Public Hearing – July 20th, 2023
- City Council Conduct Public Hearing – August 31st, 2023

City Staff: Maureen Meredith, Senior Planner, Planning Department

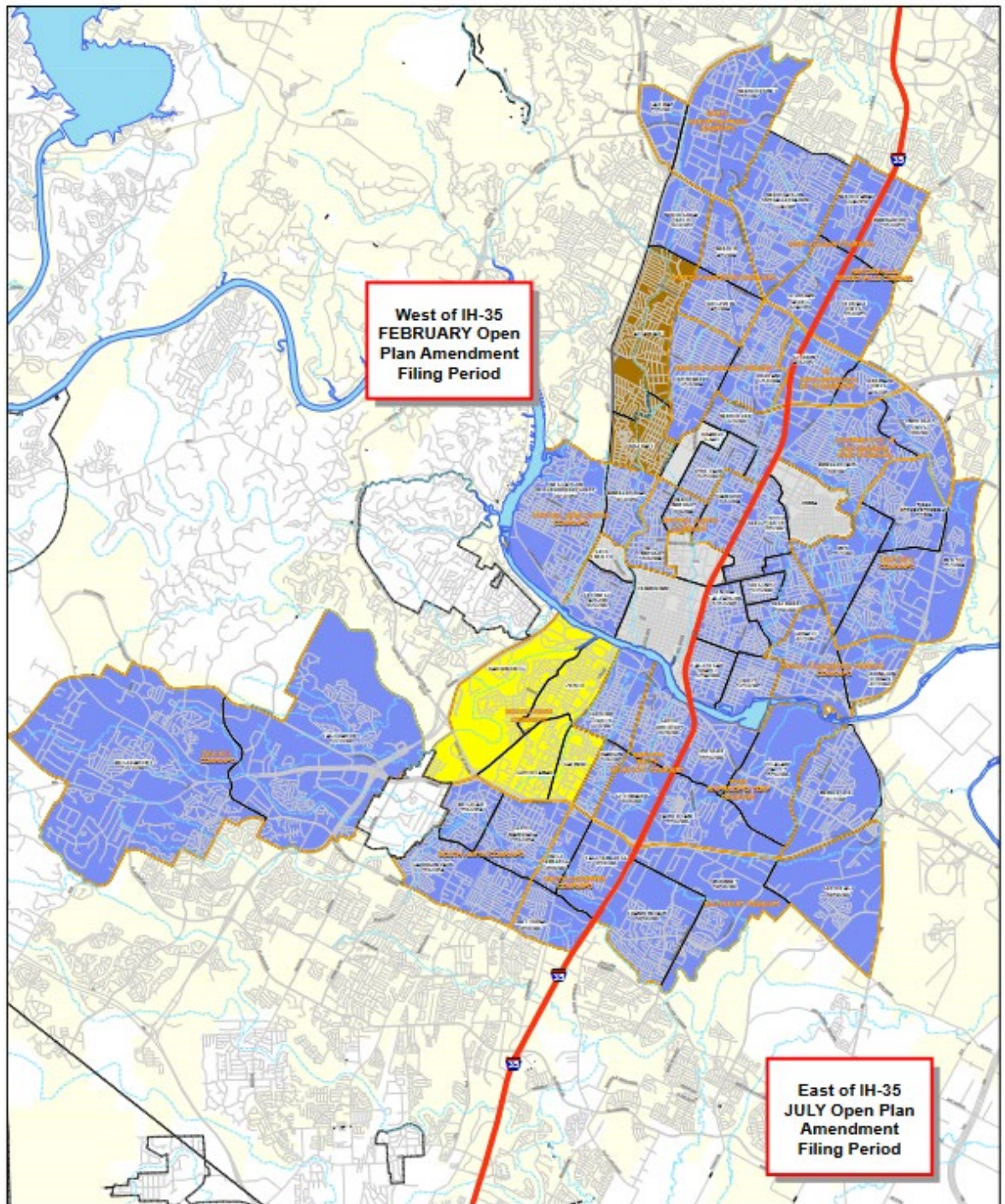
Phone: (512) 974-2695

Email: Maureen.Meredith@austintexas.gov

City Staff: Mark Walters, Principal Planner, Planning Department

Phone: (512) 974-7695

Email: Mark.Walters@austintexas.gov



In-cycle Plan Amendment Filing Periods

Neighborhood Planning Areas

<http://www.austintexas.gov/department/neighborhood-planning-resources>



Produced by City of Austin
Planning Department
Updated current to May 2022

- Extra-territorial Jurisdiction (ETJ)
- Plan Approved - Planning Commission
- Planning Underway/Approved to Begin - Planning Commission
- Suspended
- Future Planning Areas - Zoning and Platting Commission
- Non-neighborhood Planning Area - Zoning and Platting Commission



This map is for informational purposes only. It does not constitute a plan or any other document. It is not intended to be used for any purpose other than informational. It is not intended to be used for any purpose other than informational. It is not intended to be used for any purpose other than informational.

C20-2023-015 Eliminate NPA Filing Deadlines

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
192	26	104	39

What role do you play in the development process?

68%	Resident	17 ✓
68%	Member of Neighborhood Association	17 ✓
64%	Member of Neighborhood Plan Contact Team	16 ✓
8%	Agent/Attorney/Engineer/Architect/Planner	2 ✓
4%	Real Estate Developer	1 ✓
0%	Other	0 ✓

25 Respondents

How do the existing Neighborhood Plan Amendment Filing deadlines impact your role in the development process? (300 character limit)

Deadlines protect the work of community planners. Neighborhood plans are long-term planning documents adopted by the community and should not be subject to amendment on a project-by-project basis. This defeats their purpose & disrespects and undermines community planning and those who participated.

2 days ago

It does not affect me.

3 days ago

It is very curious that most of the contact teams were not notified directly by the planning department about the change for filing FLUMS. CTs take care of meeting with applicants for FLUM changes. Poor city communication. What about other deadlines that CTs have for other issues?

3 days ago

Neighborhood plans are long range planning documents that were carefully crafted by the communities, which included residents and businesses. A yearly timeline is appropriate for major changes to the plan. If it is constantly amended at whim, it is no longer a plan.

4 days ago

Deadlines protect the work of community planners. Neighborhood plans are long-term planning documents adopted by the community and should not be subject to amendment on a project-by-project basis. This defeats their purpose & disrespects and undermines community planning and those who participated.

4 days ago

We are volunteers. I was at the initiation of our neighborhood plan, CWANP, and have been involved with each of the subsequent FLUM amendments to the plan. All this takes time. And I work full time.

4 days ago

The deadlines help protect the neighborhood plan and promote efficiency in fulfilling our role as stewards of the neighborhood plan by controlling the timing of when amendments may be filed.

4 days ago

scheduling meeting for the whole NPCT team is difficult

5 days ago

removes many cases from advanced review notification

5 days ago

They are pointless.

6 days ago

They are an unnecessary barrier to housing and in fact eliminate my role in the development process by barring the increase of housing supply which I'm in favor of.

12 days ago

Not at all, if anything it allows NPCT to have time to evaluate proposed changes to an existing FLUM and assess a group of proposed request for zoning changes together.

14 days ago

Our NPCT consists of volunteers with limited time available. Current filing deadlines for NP amendments benefit staff & us. Amending current deadlines is reasonable. Once per quarter or every two months, would remove most delays without unduly burdening the City staff or the NPCT volunteers.

14 days ago

Limiting the time plan amendments can be filed yields better solutions. Getting together a quorum of NPCT Members, all of whom are neighborhood volunteers, at an applicant's whim is very difficult and can lead to poor decisions. A lot of work went into developing the city certified FLUM's.

14 days ago

The N' Plan Contact Teams are all volunteers. There should be recognition of volunteer time and efforts beyond that of meetings. They are already sacrificing their own time to research, outreach and labor over amendments to the N' Plan. Meeting more than twice a year puts undue burden on members.

15 days ago

Creates stability. That's what a plan does.

15 days ago

Squeezes all neighborhood plan changes into a short period of time. Would be easier if the changes were spread out across the entire year - would give everyone more time to consider each plan change. Out of cycle plan requests also take more time and are often duplicative.

15 days ago

The deadlines make citizen involvement in np contact teams manageable. Applicants must file within similar time periods making it possible for citizen volunteers to work efficiently. Since the point of planning is to encourage desired outcomes, the deadlines discourage nuisance filing.

15 days ago

Sounds like they limit flexibility to move forward at will.

16 days ago

How would eliminating the filing deadlines improve or worsen your ability to engage in the development process? (300 character limit)

Elimination would worsen participation by reinforcing the message that the city does not respect the work of the community while at the same time increasing the burden on citizens by requiring them to continuously revisit their volunteer work on the schedule of the for-profit development industry.

2 days ago

I don't believe it would have an impact.

3 days ago

This response was omitted in the submission. Changing the FLUM filing dates- city never mentioned a word to us. very curious since CTs are city entities doing work without pay; now we still do work but without proper communication? Very poor management.

3 days ago

Since we were not consulted, I don't know. (Of course, the city contacted developers or listened to them? What about other filing deadlines for things like frontward parking and mobile food trucks that require February filings? Why don't you change these deadlines too?

3 days ago

It would worsen the ability of the volunteer community to keep a big picture and focus on the overall plan, with constant requests for changes, Most of the large projects and major plan changes do not happen overnight, they are projects that last years, quick chnge serve speculative land flipping

4 days ago

contact teams are volunteers from different segments of the community; Once a year flum change are appropriate because it ceases to pe a planning document if it is constantly subject to change, it becomes hard to consider infrastructure and environmental impacts with constant change,

4 days ago

Elimination would worsen participation by reinforcing the message that the city does not respect the work of the community while at the same time increasing the burden on citizens by requiring them to continuously revisit their volunteer work on the schedule of the for-profit development industry.

4 days ago

There is only so much time that I can volunteer for my community. This is not my day job. Limiting when amendments can be filed sort of levels the playing field between developers and residents. And it saves City Staff time.

4 days ago

Eliminating filing deadlines would encourage the filing of more neighborhood plan amendments, would likely result in more amendments to the neighborhood plan, and would require additional time and effort by the volunteer members of the neighborhood plan contact team to consider more amendments.

4 days ago

More meetings will need to be scheduled for our volunteer organization, both NPCT and zoning committee for the neighborhood.

5 days ago

Not an advantage in an already compromised notification process; leaves less time for residential review of amendments to NPs and land use requests for change.

5 days ago

They would improve the speed new housing is built. We should remove barriers.

6 days ago

I would be allowed to participate in Planning Commission and City Council meetings on the item, whereas the filing deadline would otherwise preclude those bodies from considering items.

12 days ago

See answer above. Additionally, changes to deadline might undermine Neighborhoods ability to maintain long established Neighborhood Plans.

14 days ago

Our NPCT consists of volunteers with limited time available. Current filing deadlines for NP amendments benefit staff & us. Amending current deadlines is reasonable. Once per quarter or every two months, would remove most delays without unduly burdening City staff or NPCT volunteers.

14 days ago

It would worsen our ability to engage in the development process because the N' Plan would be under constant amendment at the whim and pleasure of the developers. Remember, Contact Team Members are elected volunteers many of whom signed the original plan agreement and covenants. 300 words not enou

15 days ago

It would worsen my ability to engage in the development process by constantly introducing uncertainty in the future. I need to know that the plan is stable.

15 days ago

It would not be much of a change.

15 days ago

With anytime filing we will need to be meeting frequently and entirely at the whim of developers whenever amendments are filed. This is not sustainable for volunteers and would likely require bylaw changes yet again. Making it easier and quicker to avoid compliance discourages plan compliance.

15 days ago

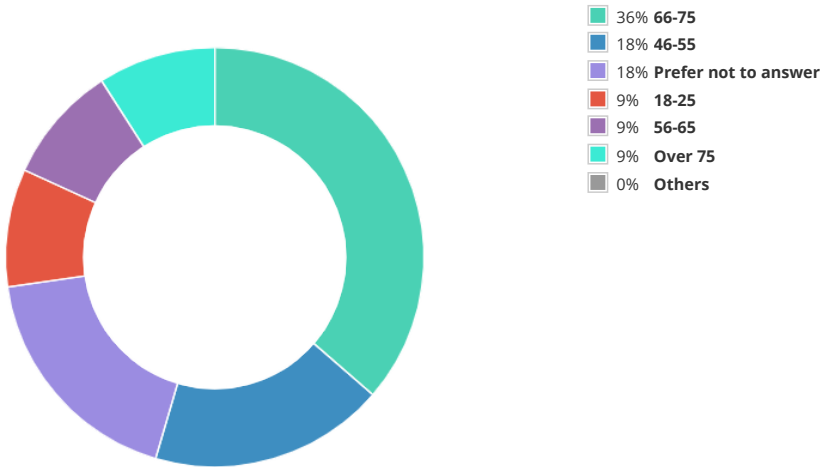
UnNecessary stipulations are a burden. Improves of owner has freedom to conduct business as needed and when needed

16 days ago

Test Questions

No data to display...

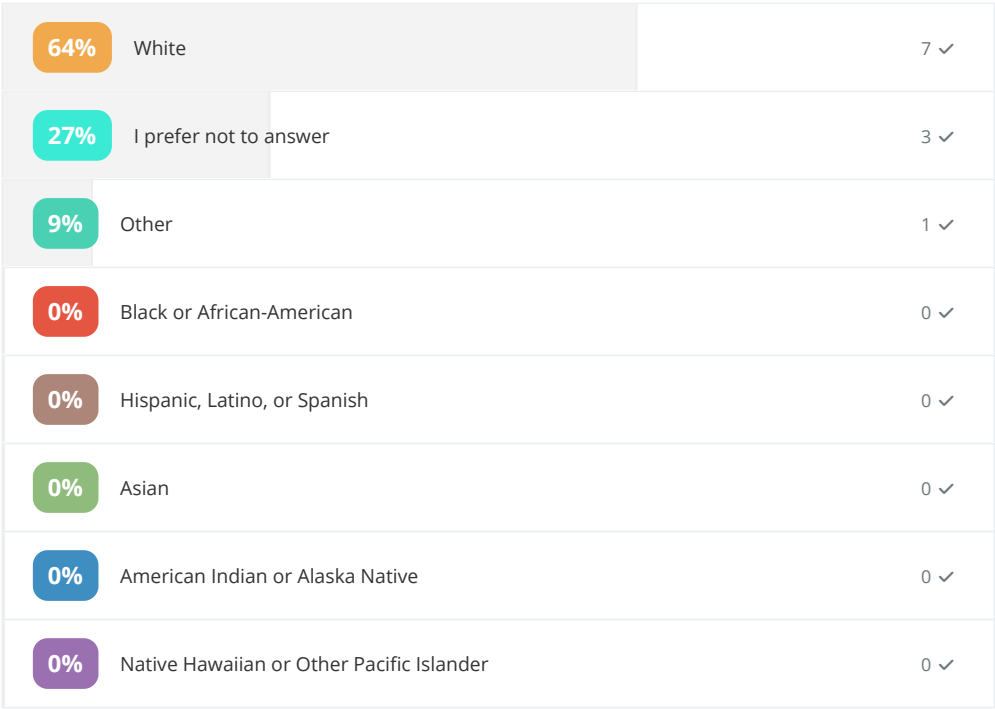
What is your age?



11 respondents

City of Austin, TX - Report Creation

What is your race/ethnicity?



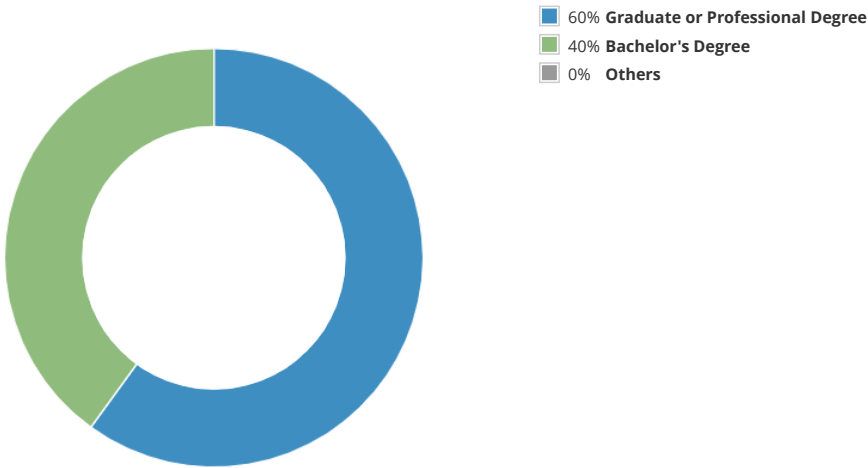
11 Respondents

What is your gender?



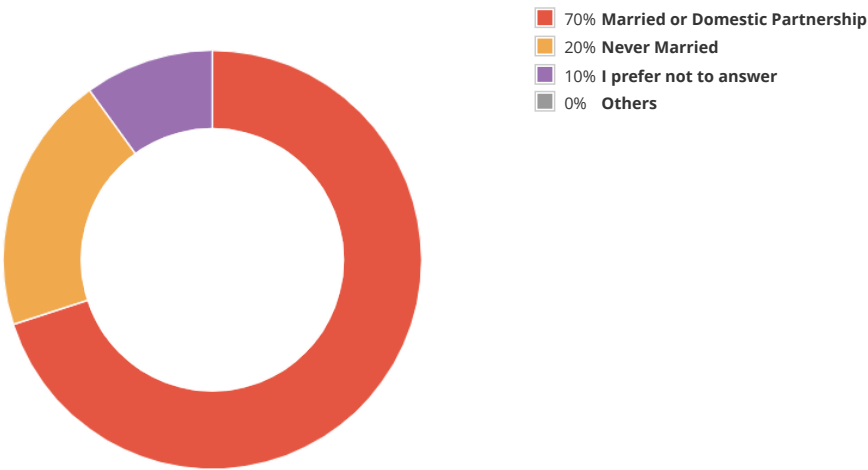
9 respondents

What is your highest formal education level?



10 respondents

What is your marital status?



10 respondents