

achieved by retaining these protections and the approaches taken in the neighborhood and area plans.”

3. RECA position paper:

“Redevelopment and density are needed not only in Imagine Austin centers and corridors; it has been predicted that the current growth concept map will only account for one-third of Austin’s projected growth.”

Imagine Austin (p.98):

“The Growth Concept Map was also compared to and adjusted for consistency with the Future Land Use Maps in the adopted neighborhood plans.”

TOM NUCKOLS' COMMENTS TO CAG (8/19/2014)

1. RECA Official:

"We think the neighborhood plans are inconsistent with Imagine Austin."

Imagine Austin (p.220):

"The Imagine Austin comprehensive plan recognizes and embraces all previous master and small area plans...**Imagine Austin is not as plan that supersedes previous plans.**"

"Changes to the small area plans (e.g., neighborhood plans) will continue to include public input from affected parties **and follow the adopted neighborhood plan process.**"

City Charter (Article X, §5):

"The comprehensive plan shall include the following elements: (1) a **future land use element...**"

City Council Agenda for 8/7/2014:

"NPA-2014-0019.01 – 710 East 41st Street (Commodore Perry Estate) – Approve an ordinance amending Ordinance No. 040826-056 **the Central Austin Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan**, to change the land use designation on the **future land use map (FLUM)** on a portion of property locally known as 710 East 41st Street (Waller Creek Watershed) from Civic to Higher Density Single Family land use. Staff Recommendation: To grant Higher Density Single Family land use. Planning Commission Recommendation: To grant Higher Density Single Family land use. Owner/Applicant: Perry Estate, L.L.C. Agent: Michele Rogerson Lynch. City Staff: Maureen Meredith, 512-974-2695."

Imagine Austin (p.220):

"The Austin City Charter requires all land development regulations to be consistent with the comprehensive plan."

2. RECA position paper:

"We should not redline the current code, but instead start with a blank slate."

Imagine Austin (p.207):

"The existing neighborhood and area plans were crafted within context of this code and decisions were reached based upon the assumptions of **the continued utilization of its provisions**. This includes elements of the Land Development Code that are not specifically addressed in neighborhood and area plans but on which decisions were based (e.g., compatibility standards). **The vision of the comprehensive plan can be**