

## ZONING CHANGE REVIEW SHEET

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1

**CASE:** C14-2010-0052

**P.C. DATE:** May 25, 2010

(West Austin Neighborhood Group Neighborhood Planning Area Rezoning)

**AREA:** Approximately 1,982 acres

**ADDRESS OF PROPOSED ZONING CHANGE:** The boundaries of West Austin Neighborhood Planning Area are:

North – West 35<sup>th</sup> Street  
East – MoPac Expressway  
South – Lady Bird Lake  
West – Lake Austin

**APPLICANT:** City of Austin (City-initiated)

**AGENT:** Planning and Development Review Department  
(Paul DiGiuseppe)

### **SUMMARY STAFF RECOMMENDATION:**

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed West Austin Neighborhood Group NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions" and "Garage Placement". The following infill options will be applied area wide: "Small Lot Amnesty" (Please see Attachment I).

In addition, the staff recommends base district zoning changes for the 14 tracts shown on the attached West Austin Neighborhood Group Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H).

### **DEPARTMENT COMMENTS:**

The West Austin Neighborhood Group Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The kickoff workshop was held on June 21, 2007. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 50 public meetings. These meetings addressed planning issue areas such as: community life (including crime, schools and social interaction), parks and environment, transportation, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the Central West Austin Combined Neighborhood Planning Area's (CWACNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the CWACNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning recommendations for specific

06/2

sites in the CWACNPA. At the March 4, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the CWACNPA.

**LIST OF ATTACHMENTS:**

- A. Overview of the Central West Austin Combined Neighborhood Plan
- B. GIS Staff Zoning Map for the West Austin Neighborhood Group Neighborhood Planning Area
- C. Current Zoning Map
- D. Aerial Map of Plan Area
- E. Current Land Use Map
- F. Future Land Use Map
- G. Map of Recommended Zoning Changes
- H. Rezoning Tract Chart
- I. Description of Infill Options and Design Tool Recommendations
- J. Affordability Impact Statement

**PLANNING COMMISSION RECOMMENDATION:** May 25, 2010:

**TIA:** Not required

**WATERSHEDS:**

Johnson Creek - Urban,  
Town Lake, Lake Austin, Taylor Slough South & North. – Water Supply Suburban

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** Yes

**HILL COUNTRY ROADWAY:** N/A

**SCHOOLS:**

Bryker Woods Elementary School  
Cassis Elementary School  
O'Henry Middle School

**NEIGHBORHOOD ORGANIZATIONS:**

Home Builders Assoc. of Greater Austin  
Austin Independent School District  
Austin Neighborhoods Council  
Homeless Neighborhood Association  
Austin Parks Foundation

C6/3

League of Bicycling Voters  
 Austin Monorail Project  
 Sierra Club, Austin Regional Group  
 The Real Estate Council of Austin, Inc.  
 West 31<sup>st</sup> Street Neighborhood Association  
 West Austin Neighborhood Group  
 Pemberton Heights Neighborhood Association  
 Bryker Woods Neighborhood Association

**RELATED CASES:**

NP-2010-0027 – Central West Austin Combined Neighborhood Planning Area  
 C14-2010-0051 – Windsor Road Neighborhood Planning Area Rezoning

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
MOPAC	250'	Varies	Expressway	No	No	Yes
35 <sup>th</sup> St	74'	Varies	Arterial	No	Yes	Yes

**CITY COUNCIL DATE:** June 10, 2010

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>      2<sup>nd</sup>      3<sup>rd</sup>

**ORDINANCE NUMBERS:**

**ZONING CASE MANAGER:** Clark Patterson

**PHONE:** 974-7691

**E-MAIL:** [clark.patterson@ci.austin.tx.us](mailto:clark.patterson@ci.austin.tx.us)

**NEIGHBORHOOD PLANNER:** Paul DiGiuseppe

**PHONE:** 974-2865

**E-MAIL:** [paul.digiuseppe@ci.austin.tx.us](mailto:paul.digiuseppe@ci.austin.tx.us)

**STAFF RECOMMENDATION****BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Central West Austin Combined Neighborhood Plan:

**Land Use Goal:** Preserve and protect the historic character and integrity of Central West Austin's predominantly single-family neighborhoods, with their neighborhood-serving commercial centers, civic areas, safe parks, and attractive open spaces, so as to maintain the neighborhood's quality of life, avoid increasing traffic, preserve the mature tree canopy, protect creeks and the lakes, and prevent flooding.

Development of property as office, commercial, retail, multi-family, or civic uses should be in accordance with the Future Land Use Map, as informed by the Plan text, and should be appropriately oriented, scaled and buffered to protect the existing single-family homes from any intrusion and adverse effects from higher intensity uses. The future use of the Brackenridge Tract and the Austin State Supported Living Center property should take into account the impact of such use on the surrounding neighborhood, and if developed should be compatible with the existing single-family homes in the neighborhood. Buffering to protect the existing single-family homes in the neighborhood is also desired.

**Objective 1:** Preserve the existing single family neighborhoods of Central West Austin.

**L.1.1**

Preserve the existing single-family uses within the neighborhood by not changing them to non-residential or multifamily uses. The Central West Austin neighborhoods including Deep Eddy, Tarrytown, Pemberton Heights, Bryker Woods, and West 31st Street are stable and worthy of preservation.

**L.1.2**

Maintain low intensity, low density residential use within the Drinking Water Protection Zone.

**Objective 2:** Preserve or enhance, as appropriate, existing multifamily housing and neighborhood-serving commercial districts.

**L.2.1**

Preserve the existing multi-family residential uses along Enfield Road, Exposition Boulevard, and 35<sup>th</sup> Street. If these properties redevelop, encourage a similar scale and the preservation of affordable rental housing, which contributes to the diversity of the neighborhood.

**L.2.2**

Casis Shopping Center should remain a small-scale, neighborhood-serving retail center, appropriate with Casis Elementary School, residential neighbors, and the Drinking Water Protection Zone.

**L.2.3**

Revitalize the Tarrytown Shopping Center by attracting preferably locally-owned neighborhood-serving and pedestrian-oriented businesses such as cafés, restaurants, and a bakery. Height should remain appropriately scaled to the adjacent residential structures.

**L.2.4**

The small-scale multifamily, commercial, and civic uses surrounding Tarrytown Shopping Center should remain. Howson Library and the Fire Station are particularly important to Central West Austin.

**L.2.5**

The churches along Exposition Boulevard are valued institutions of the Central West Austin community and should remain into the future. If they are not able to stay and cannot be replaced by other churches, the properties should be used as single family housing.

**L.2.6**

Deep Eddy's commercial corridor along Lake Austin Boulevard should remain a mix of neighborhood niche shops and offices. If redevelopment occurs, the open street feel and pedestrian friendliness of this corridor and its views of Lady Bird Lake and the western hills should be preserved. Redevelopment should also respect Lady Bird Lake, in keeping with the spirit of the Drinking Water Protection Zone and Waterfront Overlay.

**L.2.7**

The residential scale and character along W. 35<sup>th</sup> Street should be preserved, and in particular its existing building by building, horizontal collection of small neighborhood-serving businesses, stores, and apartments. Harmony with the abutting single-family houses on the south side of this block, facing 34<sup>th</sup> Street, should be maintained.

**L.2.8**

The neighborhood office blocks between 34<sup>th</sup> and 35<sup>th</sup> Streets and Jefferson Street and Mills Avenue should remain small-scale neighborhood office and residential uses that are harmonious with the Bryker Woods Elementary School and the existing single family neighborhood. Retaining the converted single-family homes is desirable. Returning these structures to single-family residential use would also be welcome by the neighborhood.

**Objective 4:** Encourage the northeast corner of the Windsor Road Planning Area to become a mixed use, urban neighborhood, respecting and providing amenities to the Bryker Woods and West 31st Street neighborhoods.

C6/6

**L.4.1**

For properties designated as Mixed Use along 38<sup>th</sup> Street and Lamar Boulevard, redevelopment or new development should promote a pedestrian-friendly mix of uses that ultimately results in a human-scaled and enlivened streetscape. Guidelines for creating development include the mixing of uses vertically in the same building to include residential uses preferably above the first floor. Wide sidewalks, street trees, buildings and entryways oriented to the main corridor, with parking located to the side or rear of the building are all desired features. Drive-through facilities are strongly discouraged. The buildings should be appropriately scaled to the surrounding development. Property whose stormwater feeds into Seiders Springs and Shoal Creek should be redeveloped such that it improves the health of the spring and creek. Through properties that are fronted by a Core Transit Corridor on one side and an interior street on the other side, should apply the same development standards to the interior street as applied to the Core Transit Corridor. Special attention should be paid to placing storefronts and entryways along interior roads as well as Core Transit Corridors.

**L.4.2**

The triangle where 35<sup>th</sup> and 38<sup>th</sup> Streets split should be a welcoming gateway to the neighborhood and should allow for neighborhood serving uses. The Randalls and Medicine Shoppe represent the type of vital neighborhood-serving businesses that should be preserved in the future. Any redevelopment should include, first and foremost the continued use of the Randalls site as a grocery store as well as ensuring that Crawford Avenue remains open as a public street. If the Randalls parcel redevelops, the neighborhood would support a secondary residential use above the grocery store, but would not support residential as a stand alone use. The triangular corner lot that is currently home to the Medicine Shoppe deserves recognition as a prominent location in the neighborhood. Redevelopment should continue the site as a neighborhood use and a welcoming gateway to the neighborhood by connecting to and beautifying the city-owned open space which makes up the westernmost portion of the triangle.

**L.4.3**

Allow office and commercial development along 34th Street between Medical Parkway and Shoal Creek Greenbelt. There should be a transition with neighborhood-scaled stores and offices between the Shoal Creek Greenbelt and Medical Parkway and more intensive development from Medical Parkway to Lamar Boulevard. Development should add to the existing shops and restaurants on 34<sup>th</sup> Street to create a lively, pedestrian-friendly streetscape.

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/7**L.4.4**

Allow neighborhood mixed use development along the north side of 31st Street to transition between the residential properties to the south of 31st Street and the more intensive development to the north and along Lamar Boulevard. The block within 31<sup>st</sup> Street, 32<sup>nd</sup> Street, Wabash Avenue, and Lamar Boulevard and the non-residential properties on the south side of 31<sup>st</sup> Street contain a mixture of neighborhood-scaled retail, office and residential development. The block is encouraged to remain so and serve as a transition between the residential properties to the south of 31st Street and the more intensive development to the north and along Lamar Boulevard. Future development or redevelopment should respect this mix and develop at a scale appropriate with the neighborhood located along 31<sup>st</sup> Street.

**L.4.5**

St. Andrews Episcopal School is an important asset to the neighborhood and should remain in its current location. However, if the school leaves, it should be replaced by single family housing along 31<sup>st</sup> Street, multi-family apartments between Shoal Creek Greenbelt and Bailey Park, and office uses for the northern parcels along Shoal Creek Greenbelt and 34<sup>th</sup> Street. This will protect the homes on the south side of 31<sup>st</sup> Street, promote neighborhood activity along the Shoal Creek Hike and Bike Trail, and integrate the 34<sup>th</sup> Street parcels such that they complete the pattern of activity along the 34<sup>th</sup> Street Corridor.

**Objective 5:** Encourage the State of Texas to keep the Austin State Supported Living Center in its current location and become a more integrated asset in the neighborhood.

**L.5.4**

Work with the school and the State of Texas to communicate the desire of keeping the school at its current location.

**Objective 6:** If the Austin State Supported Living Center redevelops, it should be done in harmony with the adjacent neighborhood, transportation system, and natural resources.

**L.6.1**

Redevelopment should be accomplished through a master plan that encompasses the entire tract and integrates it into the neighborhood. Piecemeal development should be discouraged.

**L.6.2**

The future use of the school property should take into account the impact of such use on the surrounding neighborhood, and if developed should be compatible with the existing single-family homes in the neighborhood. Buffering to protect the existing single-family homes in the neighborhood is encouraged as is preserving significant amounts of public and private open space.

Preserve vegetative buffers, including trees, wherever development of the Austin State Supported Living Center occurs adjacent to existing residential neighborhoods. Provide additional vegetative buffers, including trees, for development more intense than existing single family.

**L.6.4**

Redevelopment should comply with City of Austin stormwater regulations. Water quality devices should be installed to minimize pollution. These systems should also incorporate recreational opportunities for the public, such as walking trails around attractive and landscaped detention ponds where feasible. Landscaping should be based on applicable city requirements to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

**L.6.5**

Redevelopment should avoid environmentally sensitive resources such as protected trees, wetland, waterbodies, and endangered or threatened plant or wildlife habitat.

**L.6.6**

Redevelopment should be sensitive to any historically significant resources and should make every effort to protect and preserve these resources.

**Objective 7:** Continue working with stakeholders within the planning area, including the University of Texas, regarding the future of the Brackenridge Tract.

**L.7.1**

Continue having regularly scheduled meetings with stakeholders within the planning area regarding the future of the Tract.

**EXISTING CONDITIONS****Zoning and Land Use****Existing Land Use for the Neighborhood Plan area:**

**West Austin Neighborhood Group  
Current Land Use by Category, 2008**

	<b>Total Number of Acres</b>	<b>Percent Total of Planning Area</b>
<b>Single-Family</b>	845.9	42.00%
<b>Multi-Family</b>	150.8	7.00%
<b>Commercial</b>	21.6	1.00%
<b>Office</b>	21.7	1.00%
<b>Civic</b>	157.4	8.00%
<b>Open Space</b>	281.5	14.00%
<b>Transportation</b>	2.9	0.00%
<b>Roads</b>	384.3	19.00%
<b>Undeveloped</b>	4.6	0.00%
<b>Utilities</b>	12.5	1.00%
<b>Water</b>	149.3	7.00%



**Environmental**

1. The site is located over the Edwards Aquifer Recharge Zone. The site is in the following watersheds of the Colorado River Basin:

Johnson Creek Watershed, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code and is in the Desired Development Zone;

Lake Austin Watershed, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code and is in the Drinking Water Protection Zone;

Taylor Slough North Watershed, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code and is in the Drinking Water Protection Zone;

Taylor Slough South Watershed, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code and is in the Drinking Water Protection Zone; and

Town Lake Watershed, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code and is in the Drinking Water Protection Zone.
2. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
3. The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

C6/10

Following are the comments for each watershed classification:

Urban

1. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
2. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.
3. According to flood plain maps, there is a floodplain within the project area.

Water Supply Suburban

1. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

2. According to flood plain maps, there is a floodplain in the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.
3. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

CS, General Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
CR, Community Recreation	60 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MF-6, Multi-family Residence – Highest Density	80 %

C6  
11

MF-5, Multi-family Residence - High Density	70 %
MF-4, Multifamily Residence - Moderate – High Density	70 %
MF-3, Multi-family Residence - Medium Density	65 %
MF-2, Multi-family Residence - Low Density	60 %
MF-1, Multi-family Residence - Large Lot	55 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
SF-1, Single Family Residence – Large Lot	40 %
P, Public	varies (refer to the <u>Land Development Code</u> )

### **Site Plan/Compatibility Standards**

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

There are two Capitol View Corridors within the plan area (from Red Bud Trail and Capitol of Texas Highway). Any development within the limits of the view corridor will be subject to maximum heights allowed within the corridor and will be strictly enforced. Additional comments will be made at the time of site plan application.

A portion of the plan is within the Deep Eddy/University Subdistrict of the Waterfront Overlay. Development within the subdistrict will be subject to the restrictions of the overlay and additional comments will be made at the time of site plan application.

Some tracts will be subject to compatibility standards, and the following standards apply:

- No structure may be built within 25 feet of the SF-5 or more restrictive property line (zoned or use).
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Scenic roadways include Lake Austin Boulevard and Mopac – sign ordinance applies.

C6/12

**Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.



## MEMORANDUM

TO: Dave Sullivan, Chair  
Members of the Planning Commission

FROM: Paul DiGiuseppe, Planning & Development Review Department, 974-2865

DATE: May 11, 2010

RE: Central West Austin Combined Neighborhood Plan  
Case Nos. NP-2010-0027, C14-2010-0051 and C14-2010-0052

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### Description of Backup Information

Attached you will find back-up information for the Central West Austin Combined Neighborhood Plan (CWACNPA). This information includes:

- The Central West Austin Combined Neighborhood Plan
- List of public meetings conducted during the CWACNPA planning process
- Neighborhood Housing and Community Development Department's Affordability Impact Statement
- Future Land Use Map
- Back-up for Case # C14-2010-0051, the Windsor Road Neighborhood Plan Combining District Rezoning
- Back-up for Case # C14-2010-0052, the West Austin Neighborhood Group Neighborhood Plan Combining District Rezoning

### CWACNPA Planning Process

The Central West Austin Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The Kickoff workshop was held on June 21, 2007. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 50 public meetings. These meetings addressed planning issue areas such as: Community Life (including crime and school issues), parks and the environment, transportation, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the CWACNPA's website, and the information gathered from these meetings became the foundation for the recommendations in the CWACNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning

ATTACHMENT A

CB  
14

recommendations for specific sites in the CWACNPA. At the March 4, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the nearly three year planning process in the CWACNPA. Below is a timeline of important dates in the planning process:

- **June 21, 2007:** Kick-off Meeting
- **July 2007 to March 2008:** Topic Meetings (e.g., transportation, parks, community life issues, etc.)
- **April 2008:** Mid-Process Open House
  - Presentation of draft plan chapters
- **May 2008 to January 2010:** Land Use and Zoning Workshops
- **March 4, 2010:** Final Open House
  - Presentation of final draft plan, FLUM, and zoning recommendations

### **Plan Summary**

#### ***Community Life***

The Community Life Chapter focuses on creating more social interactions, improving schools, and addressing crime and safety issues. While the planning area has a high quality of life, improvements are desired. Regarding social interactions, there are recommendations for promoting activities such as block parties and street gatherings, improving the quality of retail and civic uses, as well as working with the Austin State School to enhance public activities at the school such as a public trail. School can be enhanced by physical upgrades, improving mentoring opportunities, and coordination to address school overcrowding. While crime is not as severe as other parts of the city, plan recommendations address Crime Prevention Through Environmental Design, the Neighborhood Watch and other APD crime prevention programs, and more coordination with the Austin Police Department.

#### ***Parks, Open Space & Environment***

This chapter focuses on preserving, connecting, and enhancing the parks within the planning area. While there are a dozen city parks, many are older and in need of improvements. Some of the parks would better serve the public by having improved access to them as well as within them. Some of the parks could be enhanced by adding new programs such as promoting art and recreational activities. The neighborhood also has some important environmental features. While the neighborhood has a high tree canopy coverage (over 50%), tree loss has occurred due to age, disease, and development. The plan has recommendations to increase and diversify this urban forest. There are also recommendations to reduce flooding, protect the waterways from pollution and erosion, and to utilize open space and natural resources to better define the neighborhood and connect the natural and built environments.

C6  
15

### ***Transportation***

This chapter addresses mobility improvements for people and vehicles. Recommendations include having streets that support neighborhood character by making improvements that support the existing land uses and balances the needs of pedestrians, bicyclists, and motorized vehicles. Another key component is improving access to destinations for all modes of travel. There are also recommendations to support enhancements to MoPac as long as neighborhood character and livability are maintained and improved. Many residents in Pemberton Heights raised concerns about bike lanes recommendations in their neighborhood. Thus, staff will present this concern to Planning Commission.

### ***Land Use***

This chapter focuses on maintaining and improving land uses to support the existing residential areas. One series of recommendations focuses on protecting the existing single-family residences. Another theme is preserving and enhancing existing multi-family and neighborhood commercial areas. This chapter also includes design guidelines for single-family, multi-family, and commercial development. Other recommendations include promoting a mixed use neighborhood along W. 38<sup>th</sup> Street and North Lamar Boulevard. The chapter also addresses the intent to retail the Austin State School and also identifies future growth desires should the school be sold. Finally, the chapter recommends that stakeholders continue working together toward the future of the Brackenridge Tract. Many stakeholders are concerned that the draft chapter does not have more assertive language regarding the Brackenridge Tract so staff will present those concerns to Planning Commission. Regarding the draft Future Land Use Map, there are also some parcels where consensus was not reached so staff will be presenting two recommendations.

### **Survey Results**

The Planning & Development Review Department made available a survey to planning area residents and property owners at the end of the planning process. The survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Below are the results of responses to the question, "Rate your level of support for the CWACNPA Neighborhood Plan" (out of 66 total responses):

<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
Fully Supportive	11	16.70%
Generally Supportive	36	54.50%
Generally Unsupportive	9	13.60%
No Support	6	9.10%
Unfamiliar with Plan	4	6.10%

C6  
16

Below are the results of responses to the question, "Rate your level of support for the neighborhood planning process"(out of 64 total responses):


<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
Very Satisfied	5	7.80%
Satisfied	16	25.00%
Neutral	18	28.10%
Very Dissatisfied	12	18.80%
Did Not Participate	13	20.30%







C6/17

**Legend**

 **SUBJECT TRACT**

 **PENDING CASE**

 **ZONING**



SCALE: 1" = 1800'

**ZONING**

**ATTACHMENT B**

**CASE NUMBER: C14-2010-0052**

**ADDRESS: WEST AUSTIN NEIGHBORHOOD GROUP PLANNING AREA**

**AREA: 1982 AC.**

**GRID: G & H 23-26**

**CASE MGR: P. DIGIUSEPPE**



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

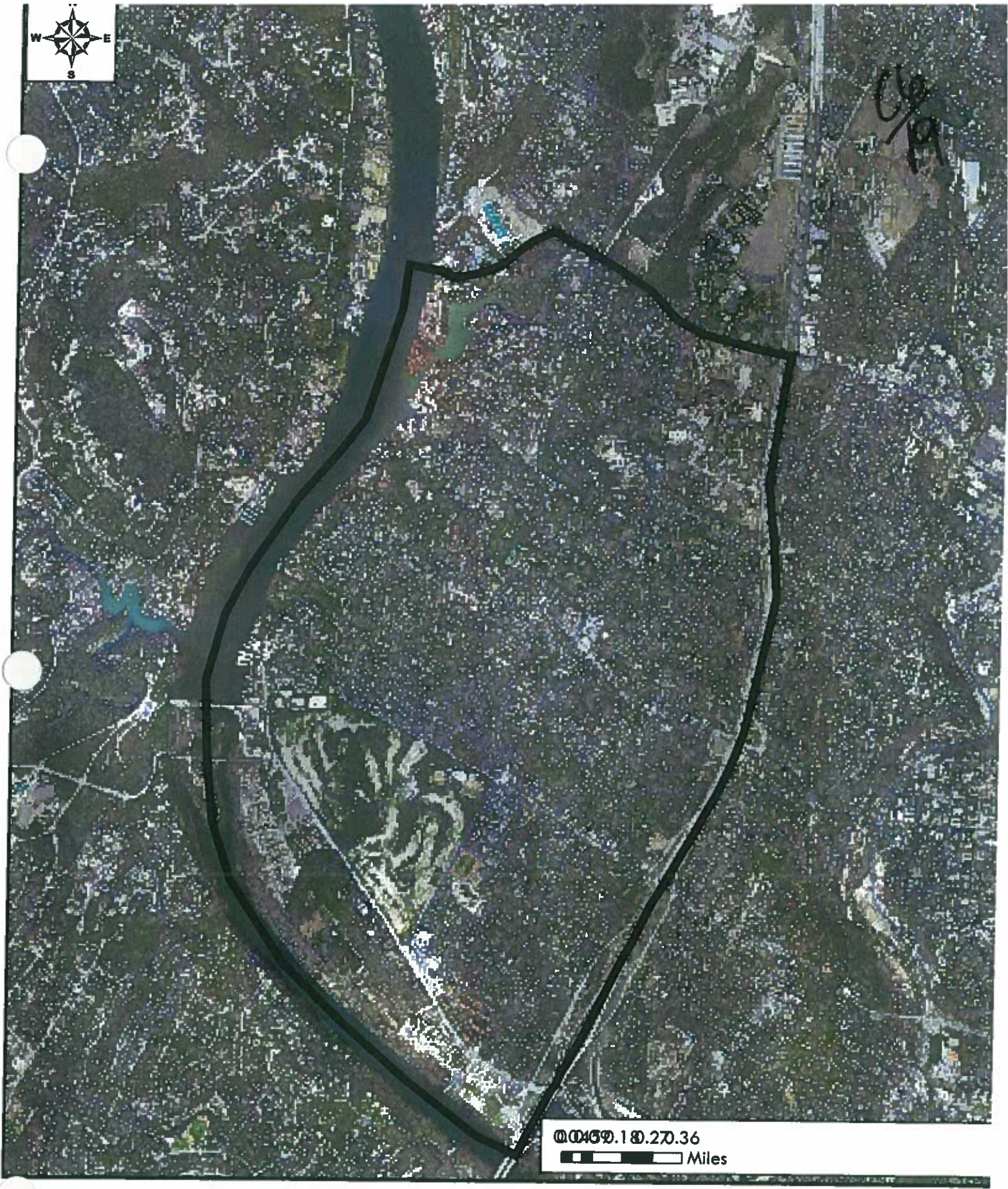




**Central West Austin Combined Neighborhood Planning Area**  
**West Austin Neighborhood Group Neighborhood Planning Area**  
**Current Zoning Districts**

*ATTACHMENT C*





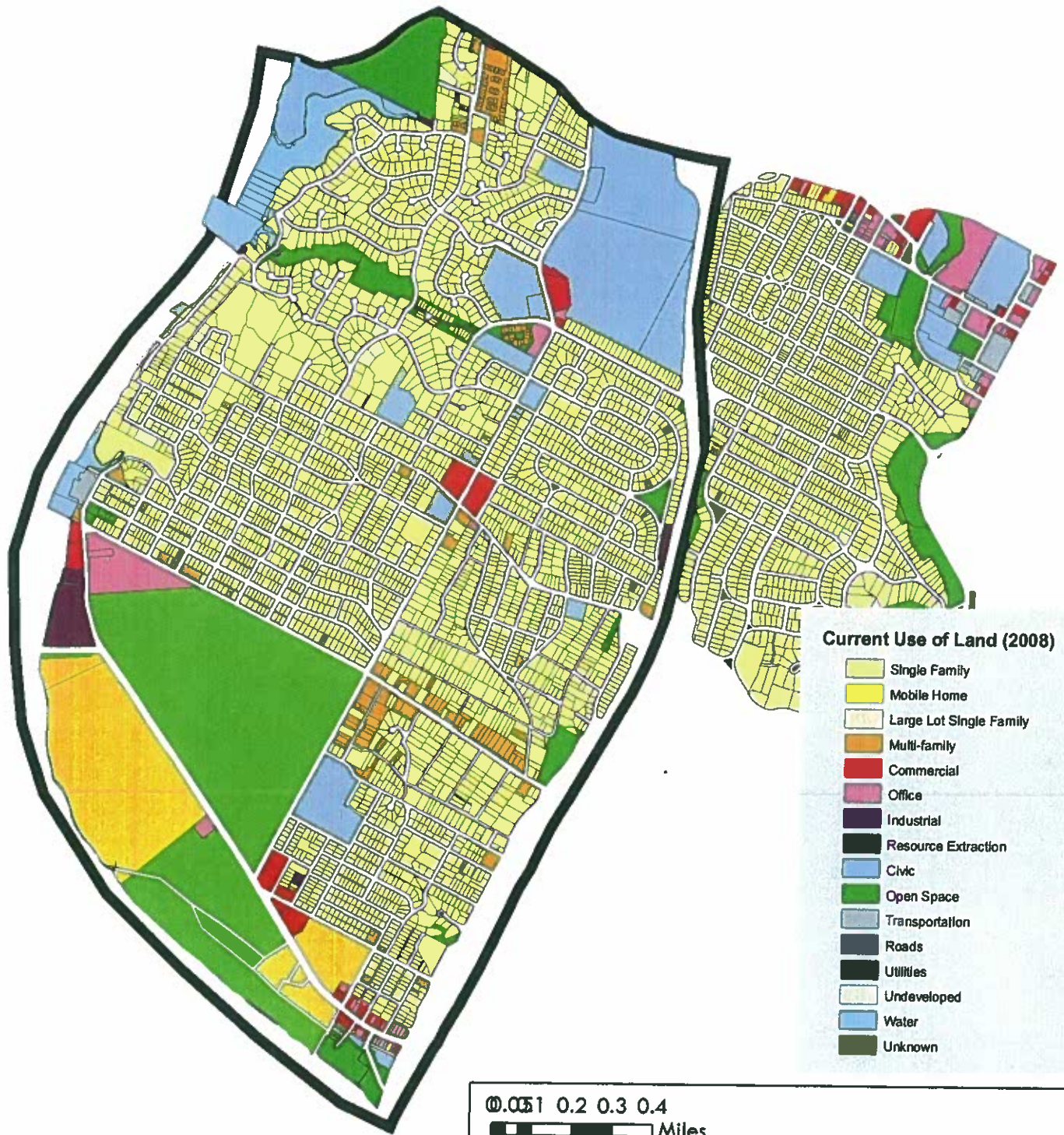
**Central West Austin Combined Neighborhood Planning Area**  
**West Austin Neighborhood Group Neighborhood Planning Area**  
**Aerial Photograph**

*ATTACHMENT D*





C6/20



**Central West Austin Combined Neighborhood Planning Area**  
**West Austin Neighborhood Group Neighborhood Planning Area**  
**Current Use of Land (2008)**

ATTACHMENT E

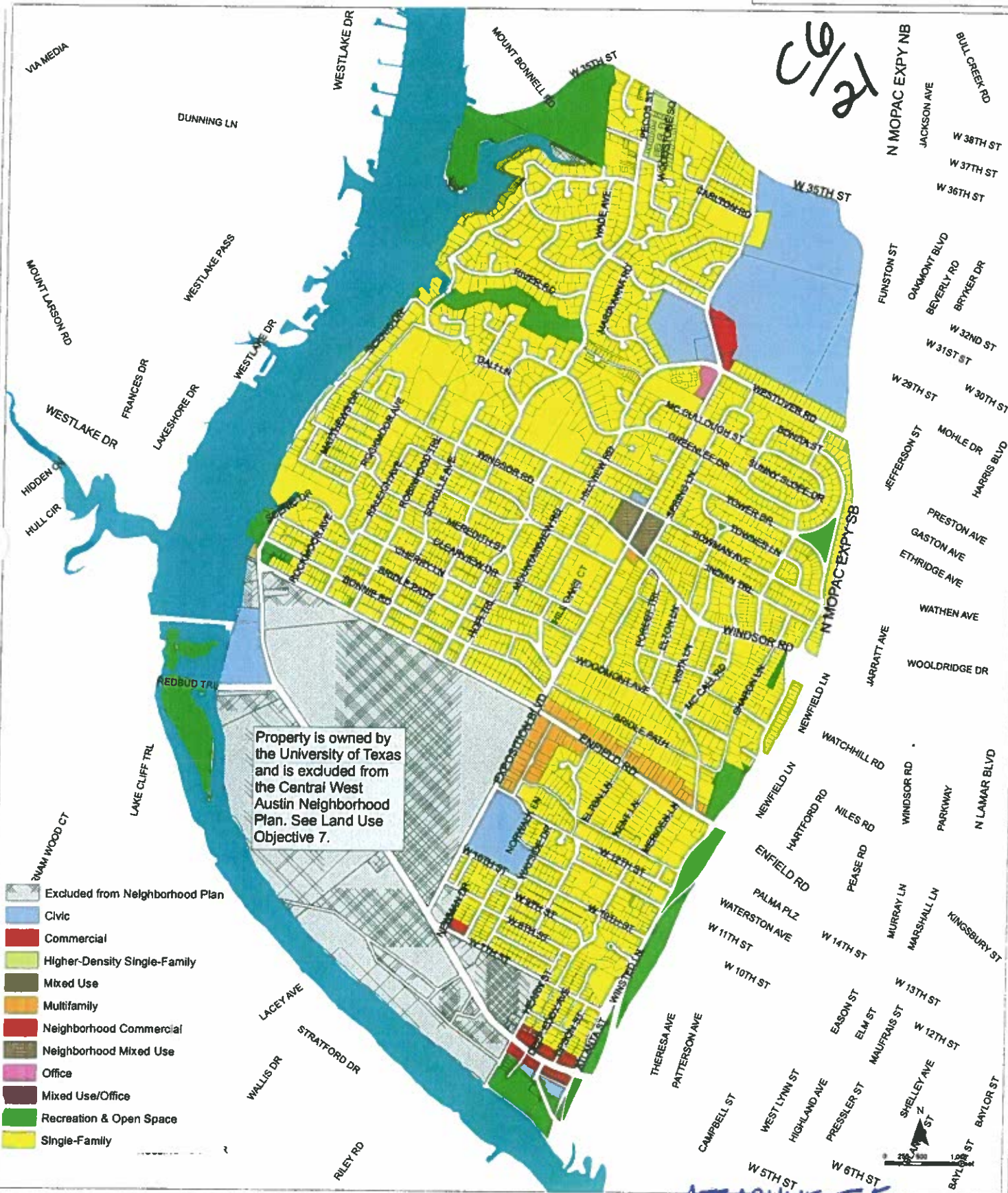




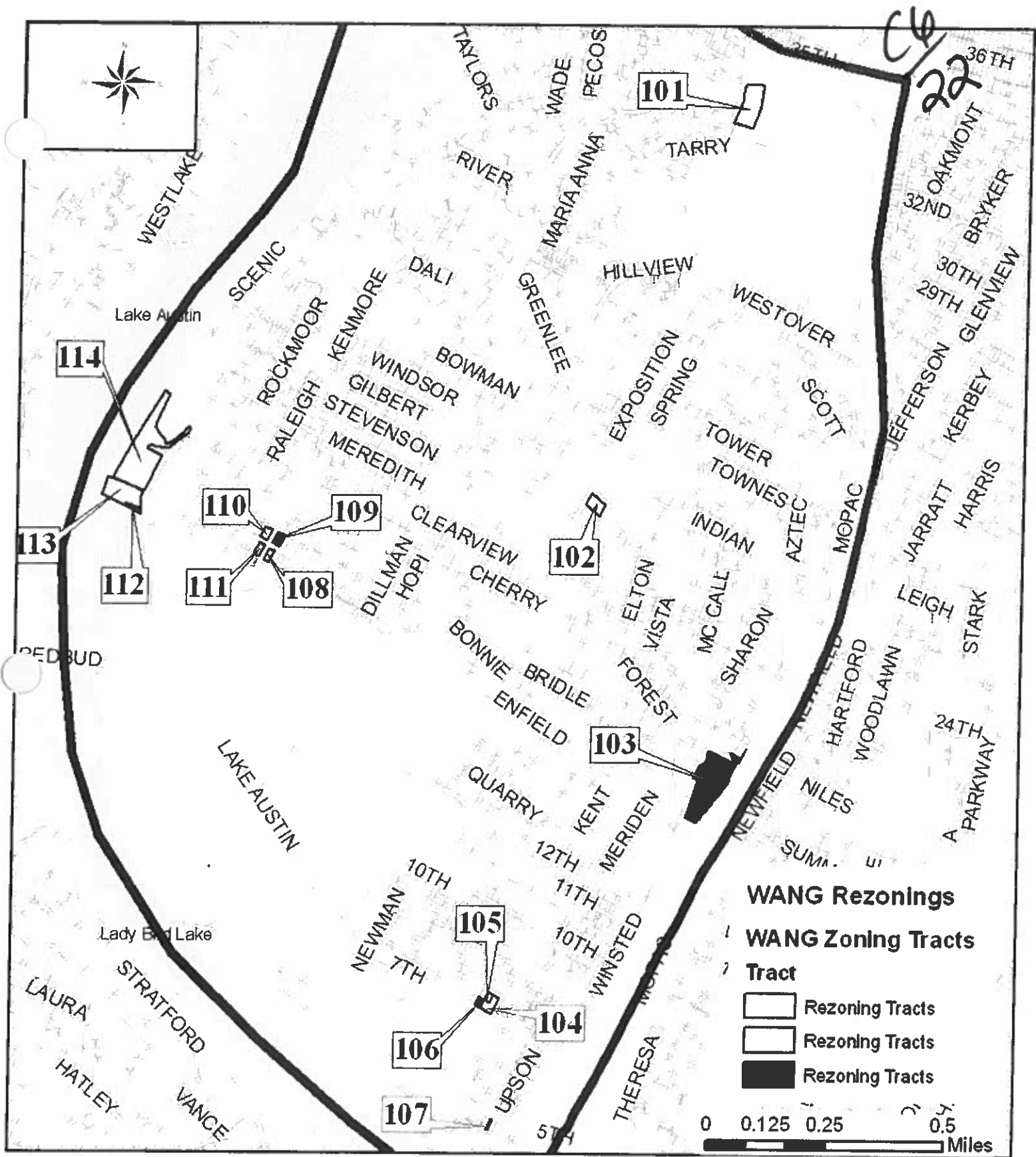
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.

The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



ATTACHMENT F



## Central West Austin Combined Neighborhood Plan

West Austin Neighborhood Group Neighborhood Plan Combining District

Zoning Case #C14-2010-0052

Attachment 9

**West Austin Neighborhood Planning Area Rezoning Tract Chart**  
**C14-2010-0052**

C6  
23

Tract #	TCAD Prop ID	COA Address	Current Zoning	Proposed Zoning
101	749984	3215 Exposition Blvd	Unzoned & SF-3	Option 1: SF-3-NP Option 2: MF-1-NP
102	116070 116071 116072 116073 116074 116075	3111 Windsor Rd Unit 101 3111 Windsor Rd Unit 102 3111 Windsor Rd Unit 103 3111 Windsor Rd Unit 104 3111 Windsor Rd Unit 105 3111 Windsor Rd Unit 106	LO	MF-1-NP
103	112690 112677	2008 Enfield Rd 2008 Enfield Rd	SF-3 MF-3, SF-3	P-NP
104	109577	700 Hearn Street	CS	MF-6-NP
105	109576	2309 Pruett Street	CS	Option 1: SF-6-NP Option 2: MF-2-NP
106	109568	2310 W. 7th	CS	Option 1: SF-3-NP Option 2: MF-6-NP
107	107253	2303 Lake Austin Blvd	LR	P-NP
108	116286	3411 Bonnie Road	CS	SF-3-NP
109	116251	3412 Bonne Road	CS, SF-3	SF-3-NP
110	116458	3506 Bonnie Road	CS, SF-3	SF-3-NP
111	116492	1504 Robinhood	CS	Option 1: NO-NP Option 2: NO-MU-NP
112	116373 116374 116375 116376	1400 Scenic Dr Unit 1 1400 Scenic Dr Unit 2 1400 Scenic Dr Unit 3 1400 Scenic Dr Unit 4	CS	MF-3-NP

C6  
24

**West Austin Neighborhood Planning Area Rezoning Tract Chart**  
**C14-2010-0052**

Tract #	TCAD Prop ID	COA Address	Current Zoning	Proposed Zoning
113	116349	1500 Scenic Dr Unit 100	CS	MF4-NP
	116350	1500 Scenic Dr Unit 101		
	725298	1500 Scenic Dr Unit 102		
	116352	1500 Scenic Dr Unit 103		
	116353	1500 Scenic Dr Unit 104		
	116354	1500 Scenic Dr Unit 105		
	116355	1500 Scenic Dr Unit 106		
	116356	1500 Scenic Dr Unit 107		
	116357	1500 Scenic Dr Unit 108		
	116358	1500 Scenic Dr Unit 109		
	116359	1500 Scenic Dr Unit 110		
	116360	1500 Scenic Dr Unit 111		
	116361	1500 Scenic Dr Unit 200		
	116362	1500 Scenic Dr Unit 201		
	116363	1500 Scenic Dr Unit 300		
	116364	1500 Scenic Dr Unit 301		
	116365	1500 Scenic Dr Unit 302		
	116366	1500 Scenic Dr Unit 303		
	116369	1500 Scenic Dr Unit 304		
	116367	1500 Scenic Dr Unit 305		
	116370	1500 Scenic Dr Unit 306		
	116368	1500 Scenic Dr Unit 307		
114	116348	1600 Scenic Dr	SF-3	P-NP
	116372	1600 Scenic Dr		



## Special Use Infill Options & Design Tools

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1/20

### **Neighborhood Special Uses**

The following special uses are optional uses granted in addition to the uses allowed in the base-zoning district. The only special use proposed to be applied within the Windsor Road and West Austin Neighborhood Group Neighborhood Plan Combining Districts is Small Lot Amnesty. The other special use options could be recommended by Planning Commission and approved by City Council.

#### **Small Lot Amnesty**

Small lot amnesty means permitting construction of new single family homes or major renovation of existing single family homes on **existing** single family lots that do not meet current minimum standards.

The Small Lot Amnesty would permit existing lots that have a minimum of 2,500 square feet to be developed with new single-family homes. Special site development standards would apply to ensure new homes are compatible with existing homes. This applies only to existing lots.

#### **Cottage**

The Cottage special use permits detached single-family homes on lots with a minimum area of 2,500 square feet and a minimum width of 30 feet. If chosen, the Cottage is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and in the mixed use (MU) combining district. Cottages must comply with specific design requirements relating to front porches, driveway width, vehicular access, open space and parking.

#### **Urban Home**

The Urban Home special use permits single-family homes on lots with a minimum area of 3,500 square feet and a minimum width of 35 feet. If chosen, the Urban Home is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and the mixed use (MU) combining district. Urban homes must comply with specific design requirements relating to front porches, garage placement, parking placement, driveway width, and the orientation of front entrances.

#### **Secondary Apartment**

The Secondary Apartment special use permits a second dwelling unit 850 square feet or less in size on a lot with a minimum area of 5,750 square feet. If chosen, this accessory unit is permitted in SF-1 through SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. Currently, a second unit with similar regulations as the secondary apartment is permitted city-wide on lots at least 7,000 square feet in the SF-3, SF-5 through MF-6 zoning districts. Choosing the secondary apartment special use opens up the opportunity for homeowners with lot sizes between 5,750 square feet and 7,000 square feet and those in the SF-1 and SF-2 zoning districts to build a second unit.

#### **Corner Store**

The Corner Store special use permits a small retail use on a residentially zoned property within a neighborhood. If chosen, the corner store is permitted at intersections in the SF-3 through SF-6 and MF-1 through MF-6 zoning districts. Only small-scale local-serving commercial uses are allowed. A Corner

ATTACHMENT I

Store may not be approved within 600 feet of another Corner Store and operating hours are limited to 6am to 11pm.

46/26

### **Residential Infill**

The Residential Infill special use requires a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. If chosen, this special use is applied to specific properties of at least two acres in the SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. For a proposed Residential Infill development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission.

### **Neighborhood Urban Center**

Neighborhood Urban Center refers to the redevelopment of an existing retail or commercial center, or development of a vacant site, into a mixed use, pedestrian and transit-oriented center. The Neighborhood Urban Center would permit residential, multi-family, commercial and retail uses on certain sites with commercial zoning.

The Neighborhood Urban Center includes limits on how much of each type of development may occur. The goal of these standards is to ensure compatibility with existing neighborhoods while permitting flexibility in project design. The minimum standards for various land uses in a Neighborhood Urban Center are:

Residential Uses	25% of Total Building Area
Commercial Uses	10% of Total Building Area
Open Space	10-20% depending on total site area

### **Neighborhood Mixed-Use Building**

The Neighborhood Mixed-Use Building special use permits a mix of uses, including residential, within a single building on a site measuring one acre or less. If chosen, this special use is applied to specific properties in the LO, GO, LR, GR, CS, CS-1, CH, and LI zoning districts. The standards for the Mixed Use Building require pedestrian-oriented design. For example, buildings must be built closer to the street, and parking must be located to the rear of the building. A Mixed Use Building may contain dwelling units in not more than 50% of the gross floor area of the ground floor.

### **Neighborhood Design Tools**

The "Parking Placement and Impervious Cover Restrictions" and "Garage Placement" design tools are being recommended as part of the Central West Austin Combined Neighborhood Plan. Once adopted, these design tools are mandatory for all new residential construction and whenever there is a change of use (e.g., from single-family use to two-family use). The other design tool, "Front Porch Setback", could be recommended by Planning Commission and approved by City Council.

C6/27

### **Parking Placement and Impervious Cover Restrictions**

The parking placement and impervious cover restrictions limit the number of parking spaces and the amount of impervious cover to be constructed in the front yard. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).
2. No more than 4 parking spaces may be located in a front yard, or, in the case of a corner lot, no more than 4 parking spaces may be located in the front and side-street yards combined.

### **Garage Placement**

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development emphasizes residential façades and minimizes the parking structure aesthetics dominating single-family residential use of a property. It also allows for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur. This option allows for a side entry parking structure, which will accommodate residential design along the front wall.

For a Single-Family, Two-Family, or Duplex Residential Use:

1. Garages and carports must be located flush with the front façade, or behind the front façade of the house.
2. If a garage or carport is located less than 20 feet behind the front façade of the house, its width may not exceed 50% of the width of the house.

No maximum width is established for garages or carports that are 20 feet or more behind the front façade of the house, or for those that have side or rear entrances.

### **Front Porch Setback**

Covered and uncovered Front Porches (defined as open-sided porches connected directly with the front entrance to a residence and with a permanent, exterior flooring material) shall henceforth be allowed to within 15 feet of the front property line. Roof overhangs and porch steps may extend an additional 24" toward the front property line. Structural columns (but not walls) are allowed within the footprint of the porch.

### **Additional Regulations**

The neighborhood planning process allows neighborhoods the option of additional regulations regarding parking on the front and side yards of a residential area as well as placing additional restrictions on mobile food establishments. Both of these regulations are being recommended as part of the Central West Austin Combined Neighborhood Plan.

### **Front and Side Yard Parking Ordinance (aka the Restricted Parking Area Map)**

This provision prohibits a person from parking a motor vehicle in the front or side yard of a residential property except in a driveway or a paved parking space depicted on an approved site plan.

C6/28

**Mobile Food Establishment**

This provision places additional regulations on mobile food establishments, most often trailers located in parking lots or vehicles that drive from one location to another. Please note: this ordinance applies within the City of Austin city limits only, but does not apply to a mobile food establishment that is located on private property for 3 hours or less between the hours of 6:00 a.m. and 10:00 p.m. These additional regulations govern the location and hours of operation for mobile food establishments.




AFFORDABILITY IMPACT STATEMENT  
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT  
CITY COUNCIL AGENDA: CASE NUMBER:

C6  
25

PROPOSED CODE AMENDMENT:	IMPLEMENT NEIGHBORHOOD PLAN FOR CENTRAL WEST AUSTIN NEIGHBORHOOD PLANNING AREA
PROPOSED NEIGHBORHOOD PLAN IMPACTING HOUSING AFFORDABILITY:	PROPOSED NEIGHBORHOOD PLAN WOULD: THE PROPOSED PLAN SIGNIFICANTLY LIMITS OPPORTUNITIES FOR POTENTIAL DEVELOPMENT OF AFFORDABLE HOUSING IN THE NEIGHBORHOOD.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	PLAN SHOULD ALLOW FOR INFILL OPTIONS, GIVING INDIVIDUAL PROPERTY OWNERS THE CHANCE TO BUILD HIGHER DENSITY ON THEIR LOTS, AND THUS, CREATE POTENTIAL FOR AFFORDABILITY AND MULTI-FAMILY ZONING.  IT SHOULD ALSO ALLOW, WHERE APPROPRIATE, FOR MORE OPPORTUNITIES FOR HIGHER DENSITY SINGLE FAMILY OR MULTI-FAMILY ZONING THROUGHOUT THE NEIGHBORHOOD.
OTHER RECOMMENDATIONS:	<p>WE RECOMMEND THAT WHERE IT CONFORMS TO SURROUNDING USES, THE ZONING OF LOTS CURRENTLY UNDER DISPUTE BE CHANGED TO ALLOW FOR HIGHER DENSITY RESIDENTIAL.. WE ALSO RECOMMEND THAT THE PLAN ALLOW FOR A GREATER DIVERSITY OF HOUSING TYPES THROUGHOUT THE NEIGHBORHOOD TO ALLOW FOR AGING IN PLACE AND INCREASEDAFFORDABILITY OPTIONS FOR FAMILIES.</p> <p>WE RECOGNIZE THE IMPORTANCE OF MAINTAINING SF-3 ZONING AS MUCH AS POSSIBLE THROUGHOUT THE NEIGHBORHOOD, AND WE SUPPORT THE PLANNING AND DEVELOPMENT REVIEW STAFF IN THEIR EFFORTS TO MAINTAIN EXISTING SF-3 ZONING.</p> <p>SPECIFICALLY, WE RECOMMEND THE FOLLOWING ZONING CHANGES TO THESE LOTS:</p> <p>3215 EXPOSITION BLVD: CHANGE TO HIGHER DENSITY SINGLE FAMILY ZONING (SF-6)</p> <p>3411, 3412, 3500 BONNIE ROAD: CHANGE TO SINGLE-FAMILY ZONING TO ALLOW FOR MULTIPLE UNITS (DUPLEX)</p> <p>2310 W. 7<sup>TH</sup>: CHANGE TO HIGHER DENSITY SINGLE FAMILY ZONING (SF-6)</p> <p>1717, 1721, 1801, 1803, AND 1805 35<sup>TH</sup> ST.: CHANGE TO LO-MU IN ACCORDANCE WITH PLANNING AND DEVELOPMENT REVIEW STAFF RECOMMENDATIONS</p>

ATTACHMENT J

C6/30

	<p>FOR ALL OTHER CONTESTED ZONING AND FLUM CASES, NHCD SUPPORTS THE RECOMMENDATIONS OF PLANNING AND DEVELOPMENT REVIEW STAFF.</p> <p>FINALLY, WE RECOMMEND THAT THE PLAN ADOPT APPROPRIATE INFILL TOOLS TO INCREASE DENSITY, SUCH AS ALLOWING THE USE OF THE SECONDARY APARTMENT INFILL TOOL, SMALL LOT AMNESTY, COTTAGE, AND URBAN HOME.</p>
DATE PREPARED:	MARCH 26, 2010
<p>DIRECTOR'S SIGNATURE: <u> For Margaret R. Shaw</u> MARGARET SHAW</p>	