

ZONING CHANGE REVIEW SHEET**CASE:** - C14-2017-0058 – Tap 24**P.C. DATE:** July 25, 2017**ADDRESS:** 1004 W 24th Street**DISTRICT AREA:** 9**OWNER/APPLICANT:** AMS Retail Two LLC (Tony Davenport)**AGENT:** Mike McHone Real Estate (Mike McHone)**ZONING FROM:** CS-NP **TO:** CS-1-NP**TOTAL AREA:** 0.23 acres (10,000 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends rezoning the tract locally known as 1004 W 24th Street from commercial services-neighborhood plan (CS-NP) combining district to commercial-liquor sales-neighborhood plan (CS-1-NP) combining district.

PLANNING COMMISSION RECOMMENDATION:

July 25, 2017: *Scheduled for Planning Commission*

ISSUES: None at this time.**DEPARTMENT COMMENTS:**

The subject tract is 0.2296 acres (10,000 square feet) and contains a portion of a lot – the footprint of the building and patio terrace –located on the northwest corner of W. 24th and San Gabriel Streets. The property is now zoned general commercial services – neighborhood plan (CS-NP) combining district.

A 1-story building was constructed onsite in 1950, and a patio terrace and storage addition was added in 2009. The property operated as a restaurant as least as far back as the late 2000s, and features an outdoor seating area where sports games may be televised.

The City's Land Development Code distinguishes between restaurants and bars based on revenue generated by alcohol and prepared food sales; if revenue from prepared foods is at least 51% of gross sales, the business is classified as a restaurant. Restaurants are permitted in many zoning districts, whereas bars (cocktail lounges) are conditional uses primarily within the commercial-liquor sales (CS-1) zoning district.

The applicant has stated that alcohol sales have exceeded food sales, therefore the restaurant cannot continue operation without being in violation of zoning. The applicant is seeking a zoning change to CS-1 so they may have the flexibility to pursue a conditional use permit (CUP). While pursuit of a

CUP for a bar is not part of the current rezoning request - and is its own separate public process - CS-1 zoning is a prerequisite for such a future request.

The predominant land use in the area is student housing, in the form of multistory apartments and mixed use buildings. There is a 2-story historic building to the north which is currently used as a restaurant and bar (zoned CS-MU-H-NP). To the east is a 5-story mixed use development which includes a ground floor grocery store. To the south, across 24th Street is a 1-2 story office and meeting space (club or lodge land use) operated by the Texas Federation of Women's Clubs. To the west is a 3-story apartment house.

The subject tract is located in the Central Austin Combined Neighborhood Plan area, and the plan addresses the subject tract in a few different ways. One of the goals of this plan is: "West Campus should become a dense, vibrant, mixed-use and pedestrian oriented community." The plan elaborates that to concentrate students in West Campus, one key element is "a retail and land use environment that allows these students to attend to everyday needs without getting into their cars."

Further, objective 4.3 states: "24th Street should become a more pedestrian-oriented 'Main Street' for West Campus," and recommends limiting automobile-oriented uses along 24th Street. Main concepts stated in the plan are to have most, if not all potential trips within walking distance, and to avoid uses that are "automobile oriented."

The existing restaurant is in the heart of a residential neighborhood, and for years has been functioning as a neighborhood, walk-in restaurant and bar. For the residents of the area, most of them college students, having a bar within walking distance provides a highly local option for socializing, drinking, and eating, which does not necessitate driving. There are currently very few operating bars in West Campus. Cain and Abel's is approximately 0.25 miles to the east and there are a handful of bars along Guadalupe Street.

The subject tract is located in the University Neighborhood Overlay (UNO) in the Outer West Campus Subdistrict. UNO is intended to "promote high density redevelopment in the area generally west of the University of Texas campus, provide a mechanism for the creation of a densely populated but livable and pedestrian friendly environment, and protect the character of the predominantly single-family residential neighborhoods adjacent to the district." The tract is designated as Mixed Use on the West University future land use map, which is intended to encourage more retail and commercial services within walking distance of residents.

In Imagine Austin, the subject tract is located in a Regional Center, which includes the University of Texas Campus, and downtown. Regional Centers are classified as the most urban, and have retail, cultural, recreational, and entertainment destinations. Additionally, the concept of a neighborhood gathering spot, such as a bar / restaurant, is in agreement with the compact and connected neighborhood goals of Imagine Austin.

For the reasons stated above, the proposed rezoning is aligned with the Central Austin Combined Neighborhood Plan, the University Neighborhood Overlay, and Imagine Austin. Staff recommends CS-1-NP zoning for the subject tract.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-NP	Restaurant
<i>North</i>	CS-MU-H-NP, LR-NP	Restaurant / Bar, Convenience Retail
<i>South</i>	W 24 th St, then CS-H-CO-NP, LR-H-CO-NP	W 24 th St, then Office, Club or Lodge
<i>East</i>	San Gabriel St, then GR-MP-NP, GO-MU-NP	Apartments, ground story grocery
<i>West</i>	MF-4-NP	Apartments

NEIGHBORHOOD PLANNING AREA: West University**TIA:** No, however a TIA may be required at the time of site plan.**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

<i>Community Registry Name</i>	<i>ID</i>
Austin Heritage Tree Foundation	1340
Austin Independent School District	742
Austin Neighborhoods Council	511
Bike Austin	1528
CANPAC (Central Austin Neigh Plan Area)	754
Central Austin Community Development	1391
Friends Of Austin Neighborhoods	1530
Homeless Neighborhood Association	1550
Original West University Neigh Assoc (The)	1020
Preservation Austin	1424
Seltexas	1363
Shoal Creek Conservancy	1497
Sierra Club Austin Regional Group	1228
University Area Partners	69

SCHOOLS: Bryker Woods Elementary, O Henry Middle School, Austin High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2016-0117 2310 San Gabriel Street	From SF-3-H-NP to LR-H-CO-NP	12-13-16- Apvd LR-H-CO-NP as HLC and Staff rec (CO prohibits a set of uses, and limits to 2,000 trips per day)	01-26-17- Apvd LR-H-CO-NP as PC rec (Ordinance 20170216-047)
C14-2011-0098 2408 San Gabriel Street	From LR-NP to CS-1	11-10-11 - Item forwarded to City Council with no rec. from PC	12-07-11- Withdrawn by applicant
C14-2009-0049 2501 Leon Street	From MF-4-NP to MF-4-CO-NP	06-23-09 - Apvd staff rec of MF-4-CO-NP (CO requires development under MF-4, not UNO)	08-06-09- Apvd Ord. 20090806-057 for MF-4-CO-NP
C14-2007-0128 & C14-2007-0132 2414 Pearl Street & 2401 Pearl Street	From MF-4-NP to MF-4-NP-CO	10-23-07- Denied staff rec of requested MF-4-CO-NP	12-13-07- Apvd Ord. 20071213-096/7 for MF-4-CO-NP (CO requires development under MF-4, not UNO)

RELATED CASES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-04-0021 Central Austin Combined NP (West University)	Central Austin Combined NP (West University)	5/25/04 – Apvd Staff Rec	Approved tracts separately between 6/10/04 and 5/19/05

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W 24 th Street	53 ft.	36 ft.	Arterial	Yes	Yes, shared lane	Yes
San Gabriel Street	60 ft.	30 ft.	Collector	Yes	Yes, shared lane	Yes

- TR1. The University Neighborhood Overlay (UNO) specifies that vehicular access to a corner lot must be from a public street or alley that runs north and south. (§25-2-762). Access will not be permitted from W. 24th Street.
- TR2. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.
- TR3. Additional right-of-way may be required at the time of subdivision and/or site plan.
- TR4. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.
- TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for W 24th Street, and a protected bike lane is recommended for San Gabriel Street

CITY COUNCIL DATE: August 17, 2017**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Scott Grantham**PHONE:** 512-974-3574**EMAIL:** Scott.Grantham@austintexas.gov

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

“Commercial-liquor sales (CS-1) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are generally incompatible with residential environments. Liquor sales is one of the permitted uses in a CS-1 district.”

The proposed zoning change is suitable for this location in a dense urban setting, and is compatible with surrounding uses.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The subject tract is located a street designated as a pedestrian-oriented Main Street in the Central Austin Combined Neighborhood Plan. It is located at the intersection of San Gabriel, which is a more local through street.

3. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The proposed zoning is compatible with surrounding residential and retail uses. It has been operating as a restaurant and bar for several years. The establishment serves the neighborhood, and does not appear to have detrimental effects.

4. *The proposed zoning should not constitute a grant of special privilege to an individual owner; granting of the request should result in equal treatment of similarly situated properties.*

For the West Campus neighborhood, W. 24th Street acts as a main street. For the properties zoned CS-1 in the immediate vicinity, almost all are located along W. 24th Street.

EXISTING CONDITIONS***Site Characteristics***

The subject tract is located at the corner of W 24th and San Gabriel Streets. It is relatively flat with no major grade changes. It is not within a floodplain. There are two small parking lots currently on site, one with access taken from W. 24th Street and one with access from San Gabriel Street.

Impervious Cover

The tract is located in an Urban Watershed and therefore the zoning district will determine the impervious cover limits. Both CS and CS-1 zoning districts allow up to 95% impervious cover.

Comprehensive Planning - Kathleen Fox - 512-974-7877

This zoning case is located on the northwest corner of San Gabriel Street and W. 24th Street. The property is approximately .22 acres in size and contains a bar. This property is also located within the boundaries of the Central Austin Combined Neighborhood Plan area, in the West University (West Campus UNO) Planning area. Surrounding land uses includes a bar to the north; a private women's club to the south, and multi-story apartment buildings to the east and west. The existing and proposed use is a bar.

Connectivity

The Walkscore for this site is 86/100, Very Walkable, and most errands can be accomplished on foot. The area has public sidewalks and transit stop within walking distance to this site.

Central Austin Combined Neighborhood Plan (CACNP)

The CACNP Future Land Use Map identifies this property as Mixed Use. Mixed Use is meant to encourage more retail and commercial services within walking distance of residents. Zone CS-1 is permitted in this zone. Below are goals, objectives and recommendations relating to commercial and mixed use development in this portion of the CACNP.

Goal 3: Allow mixed-used development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled and serves neighborhood needs (p. 74)

Objective 4.3: 24th Street should become a more pedestrian-oriented "Main Street" for West Campus (p. 88)

Recommendation 7 Limit automobile-oriented uses and allow the neighborhood mixed use building on commercially zoned property along 24th Street.

The CACNP appears to support commercial rezoning as long as the use is not auto-oriented.

Imagine Austin

This property is also located within the boundaries of a Regional Center, as identified on the Imagine Austin Growth Concept Map. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are and will be the retail, cultural, recreational, and entertainment destinations for Central Texas, and are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. While this property is located within the boundaries of a Regional Center, based on the comparative scale of this site relative to other nearby commercial uses, including another bar, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Site Plan – Cindy Edmond - 512-974-3437

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

Environmental - Mike McDougal - 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
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. 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Water Utility – Neil Kepple – 512-972-0077

The landowner intends to serve the site with City of Austin water, reclaimed, and wastewater utilities. The landowner, at own expense, will be responsible for providing any water, reclaimed, and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water, reclaimed, and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water, reclaimed, and wastewater service extension requests may be required. All water, reclaimed, and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water, reclaimed, and wastewater utility tap permit.



APTS. 9 of 20

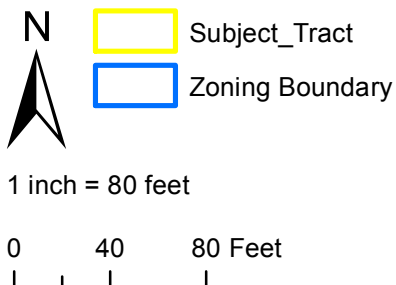
Zoning Case: C14-2017-0058



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

$$1'' = 125'$$



ZONING & VICINITY - EXHIBIT B

Zoning Case: C14-2017-0058
 Address: 1004 W 24th Street
 Subject Area: 0.2296 Acres
 Case Manager: Scott Grantham

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit " " "
 Page 1 of 2
 J13264Z

REZONING
 1004 W 24TH STREET
 AMS RETAIL TWO, LLC

FIELD NOTES

BEING 0.1123 ACRE OF LAND, MORE OR LESS, PARCEL OUT OF LOT 1, BLOCK 1, ROBARD'S SUBDIVISION OF OUTLOTS 43, 44, 54 AND 55, DIVISION D, OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, PLAT RECORDS, SAID LOT 1 CONVEYED TO AMS RETAIL TWO LLC., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012132972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.1123 ACRE BEING A METAL BUILDING AND ADJACENT COVERED AREAS TO BE REZONED FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:


BEGINNING FOR REFERENCE at a brass cap found at the west line of San Gabriel Street, being the SE corner of Lot 2, Block 1, Robard's Subdivision of Outlots 43, 44, 54 and 55, Division D of the Government Outlots adjoining the City of Austin, Travis County, Texas, a subdivision according to the map or plat thereof recorded in Volume 1, Page 12, Plat Records, further being the NE corner of Lot 1, from which point a 1/2" iron rod found at the NW corner of said Lot 1 in the east line of the Block 1 alley bears N83°01'40"W at a distance of 200.21 feet;

THENCE S41°35'30"W, crossing through said Lot 1 for a distance of 46.96 feet to the SE corner and **POINT OF BEGINNING** of this rezoning parcel;

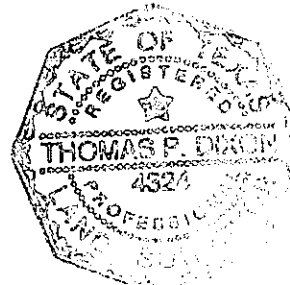
THENCE the following fifteen(15) courses and distances around the perimeter of said rezoning parcel:

1. N83°05'18"W for a distance of 35.55 feet to a point a corner hereof;
2. S7°02'12"W for a distance of 11.34 feet to a point a corner hereof;
3. N82°52'40"W for a distance of 38.40 feet to a point for a corner hereof;
4. N7°02'12"W for a distance of 5.11 feet to a point, for a corner hereof;
5. N82°57'48"W for a distance of 37.40 feet to a point; for the SW corner hereof;
6. N7°08'24"E for a distance of 13.98 feet to a point, for a corner hereof;
7. N6°32'14"E for a distance of 16.85 feet to a point, for a corner hereof;
8. N83°27'46"W for a distance of 7.43 feet to a point, for a corner hereof;
9. N6°32'14"E for a distance of 11.30 feet to a point, for a corner hereof;
10. S83°27'46"E for a distance of 7.54 feet to a point, for a corner hereof;
11. N6°32'14"E for a distance of 1.52 feet to a point, for the NW corner hereof;
12. S83°02'38"E for a distance of 100.37 feet to a point, for the NE corner hereof;
13. S6°43'16"W for a distance of 3.20 feet to a point, for a corner hereof;
14. S83°16'44"E for a distance of 10.90 feet to a point, for a corner hereof;
15. S6°43'16"W for a distance of 34.40 feet to the **POINT OF BEGINNING**, containing 0.1123 acre of land, more or less.

BEARING BASE SCALED FROM PLAT VOLUME 1, PAGE 12, PRTCT


 Thomas P. Dixon R.P.L.S. 4324
 Waterloo Surveyors, Inc.
 P.O. Box 160176
 Austin, Tx 78716
 (512) 481-9602
 FIRM# 10124400

4/6/17
 Date



REFERENCES
 TCAD Parcel No.206217
 AUSTIN GRID 585 MJ-24

Sketch to Accompany Field Notes

Page 2 of 2

EXHIBIT "B"

REZONING

LEGAL DESCRIPTION:

BEING 0.1123 ACRE OF LAND, MORE OR LESS, PARCEL OUT OF LOT 1, BLOCK 1, ROBARD'S SUBDIVISION OF OUTLOTS 43, 44, 54 AND 55, DIVISION D OF THE GOVERNMENT OUTLOTS ADJOINING THE CITY OF AUSTIN TRAVIS COUNTY, TEXAS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, PLAT RECORDS, SAID LOT 1 CONVEYED TO AMS RETAIL TWO, LLC., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012132972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.1123 ACRE BEING A METAL BUILDING AND ADJACENT COVERED AREAS TO BE REZONED.



SCALE
1"=30'

LEGEND

FOUND 1/2" IRON ROD FIR
SET X IN CONCRETE SETX
BEGINNING FOR REFERENCE BFR
POINT OF BEGINNING POB

BEARING BASE: PLAT VOLUME 1, PAGE 12,
PLAT RECORDS TRAVIS COUNTY TX

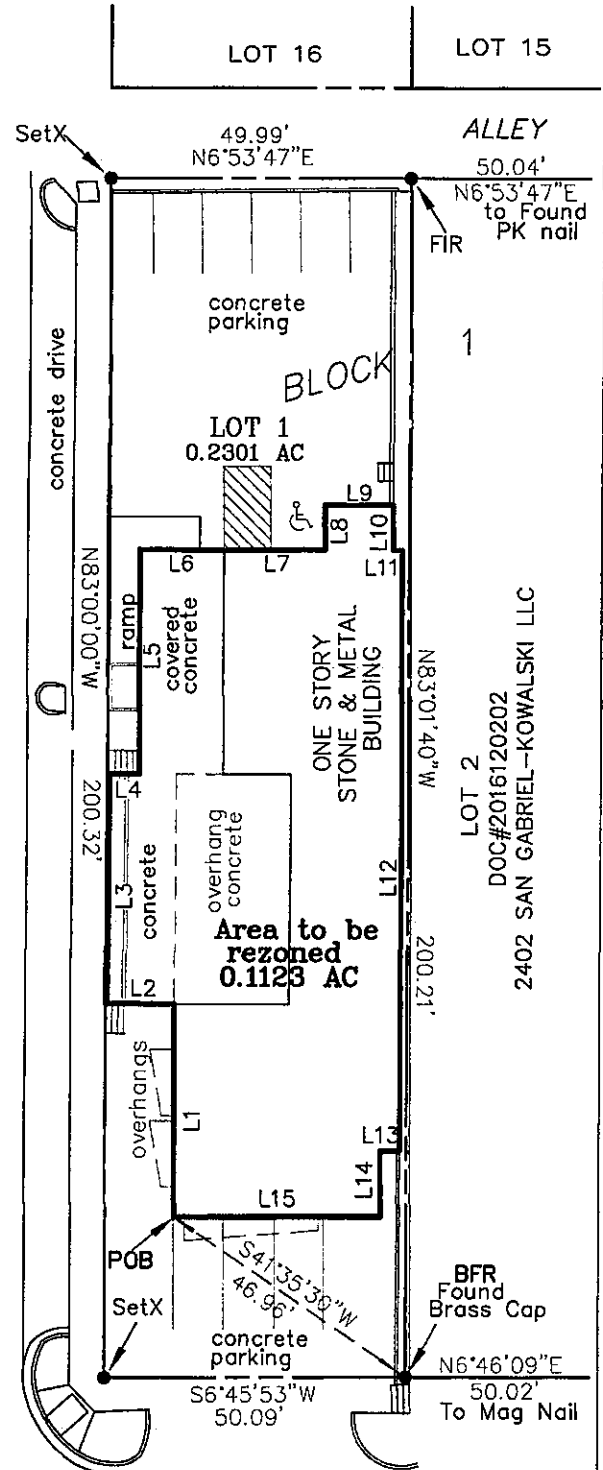
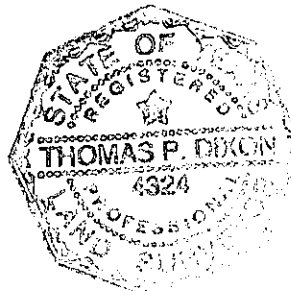
LINE TABLE

L#	BEARING	DISTANCE
L1	N83°05'18"W	35.55'
L2	S7°02'12"W	11.34'
L3	N82°52'40"W	38.40'
L4	N7°02'12"E	5.11'
L5	N82°57'48"W	37.40'
L6	N7°08'24"E	13.98'
L7	N6°32'14"E	16.85'
L8	N83°27'46"W	7.43'
L9	N6°32'14"E	11.30'
L10	S83°27'46"E	7.54'
L11	N6°32'14"E	1.52'
L12	S83°02'38"E	100.37'
L13	S6°43'16"W	3.20'
L14	S83°16'44"E	10.90'
L15	S6°43'16"W	34.40'

The undersigned surveyor hereby certifies that this sketch, and the accompanying field notes were made from an actual and accurate survey made by me or under my direct supervision.

Thomas P. Dixon R.P.L.S. 4324

Waterloo Surveyors, Inc.
P.O. Box 160176
Austin, Texas 78716-0176
Ph. (512) 481-9602
FIRM# 10124400
J13264A



W 24th Street

San Gabriel Street

LOT 2
DOC#2016120202
2402 SAN GABRIEL-KOWALSKI LLC

Central Austin Combined Neighborhood Plan

Goal Four**West Campus should become a dense, vibrant, mixed-use and pedestrian oriented community****West Campus and The University of Texas at Austin**

The University of Texas at Austin currently has the largest single-campus student population in the United States and does not have enough on-campus housing to meet the needs of most of its student body—particularly underclassmen. This has led to problems in the single-family neighborhoods around the school. To accommodate the demand for housing convenient to the University many developers and property owners have built large and small-scaled multi-family projects, large-scaled duplexes, and converted single-family homes into duplexes and apartments. In many cases these developments have significantly altered the predominant single-family character of the neighborhoods. The long-term goal of the University is to locate as many students as possible on or near campus. However, due to legislative constraints, the University cannot use money from the Permanent University Fund to finance on-campus student housing. The institution is slowly working to increase the availability of on-campus housing but the process will take many years. In the interim, development pressures in the surrounding neighborhoods for student housing will continue.

While many students live in West Campus, many more live throughout the city. Bringing many of these students back to the University area will require

- Increased housing opportunities
- New residential units with expected amenities
- A retail and land use environment that allows these students to attend to everyday needs without getting into their cars
- Space to accommodate/store the cars, trucks, and sport utility vehicles they will bring with them.

Through the Central Austin Combined Neighborhood Plan (CACNPA) development process, stakeholders identified West Campus as an area where increased density would be appropriate. Currently this area is the densest residential neighborhood in Austin; however, there are few local amenities that promote a pedestrian-friendly environment. These amenities should include

- Shaded, contiguous, and sufficiently wide sidewalks
- Convenience retail—such as a small-scale grocery store—and services within easy walking or biking distance
- Pedestrian-oriented retail that is readily accessible the sidewalk

Central Austin Combined Neighborhood Plan

- Pedestrian-oriented lighting.

These amenities are necessary if the area is to become a truly pedestrian-oriented neighborhood.

Many properties in West Campus are zoned for less intense development than their current use. This disparity has created a disincentive for redevelopment. Many property owners can make a greater profit by leasing modestly maintained properties than by redeveloping them under the current zoning. The removal of this obstacle to redevelopment can relieve some development pressures from the nearby single-family neighborhoods and bring a greater portion of the student population into West Campus and closer to the University.

A Diverse Population Near The University of Texas

West Campus has and will continue to be a student-oriented neighborhood. However, many comments were made during the CACNPA planning process that the area would benefit from a more diversified population. During the summer and between school sessions, the area becomes depopulated as many students return to their parents' homes or leave for vacation. The creation of a year-round community was a goal expressed by many people. As West Campus becomes denser, opportunities may occur to create housing options that appeal to people other than students.

Many of the stakeholders involved in the neighborhood planning process expressed a desire to see more intensive mixed-use development along and south of MLK Boulevard. Although the south side of MLK Boulevard is not part of the CACNPA, redevelopment in the area between the State of Texas property and the Judge's Hills Neighborhood would contribute to creating a more urban community and provide downtown housing options for professionals, empty nesters, retired people, and others who may not want to live in the more student-oriented West Campus Neighborhood but who still desire the vibrancy associated with living in close proximity to a major university and Downtown.

The final outcome desired by the majority of CACNPA stakeholders is to create an urban village and true "uptown" residential district across from the University of Texas while preserving the adjacent historic neighborhoods.

Land Use

Objective 4.1: Promote quality, higher density mixed use and multi-family development in West Campus while preserving nearby single-family neighborhoods.

Central Austin Combined Neighborhood Plan

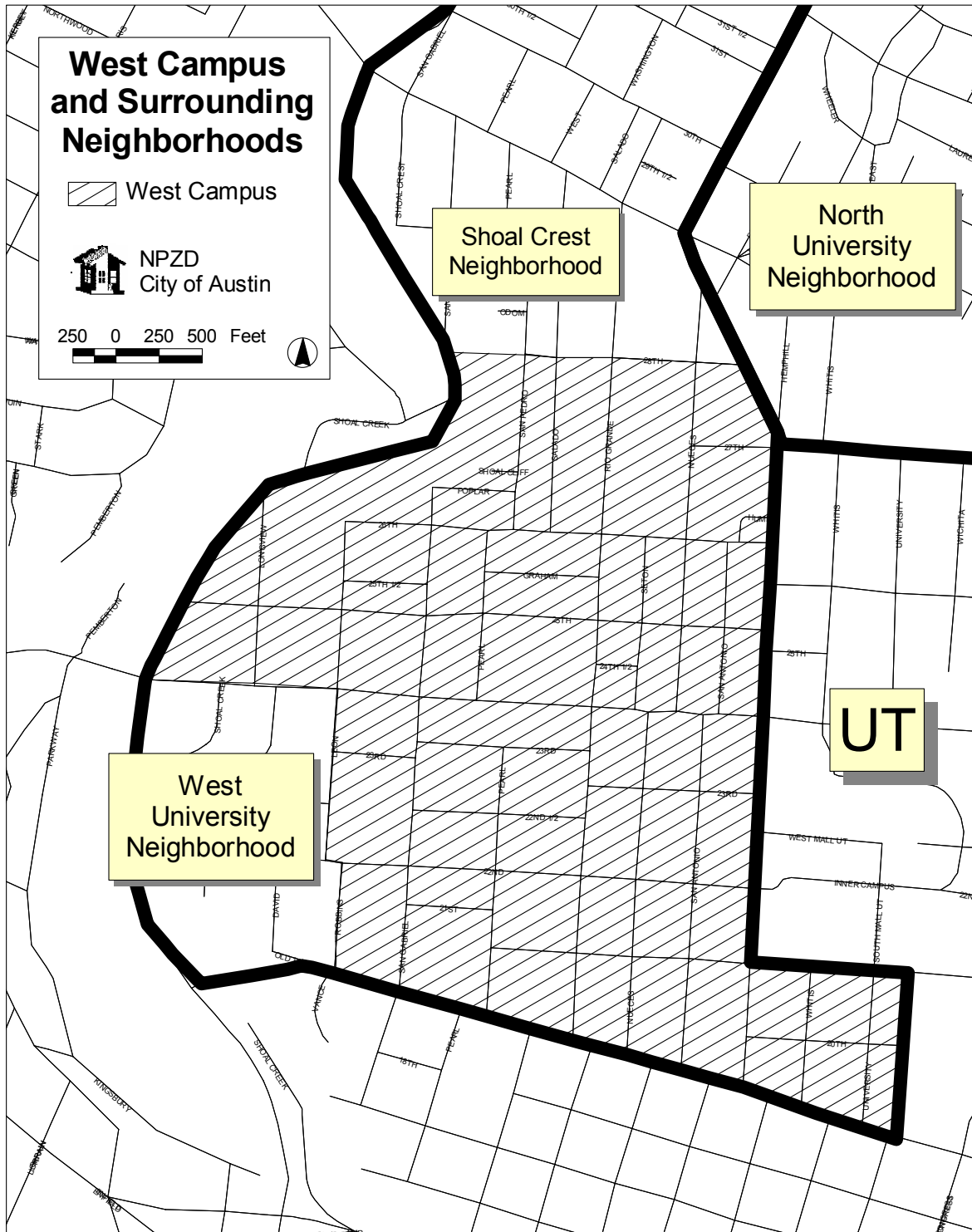


Figure 13
West Campus

Central Austin Combined Neighborhood Plan

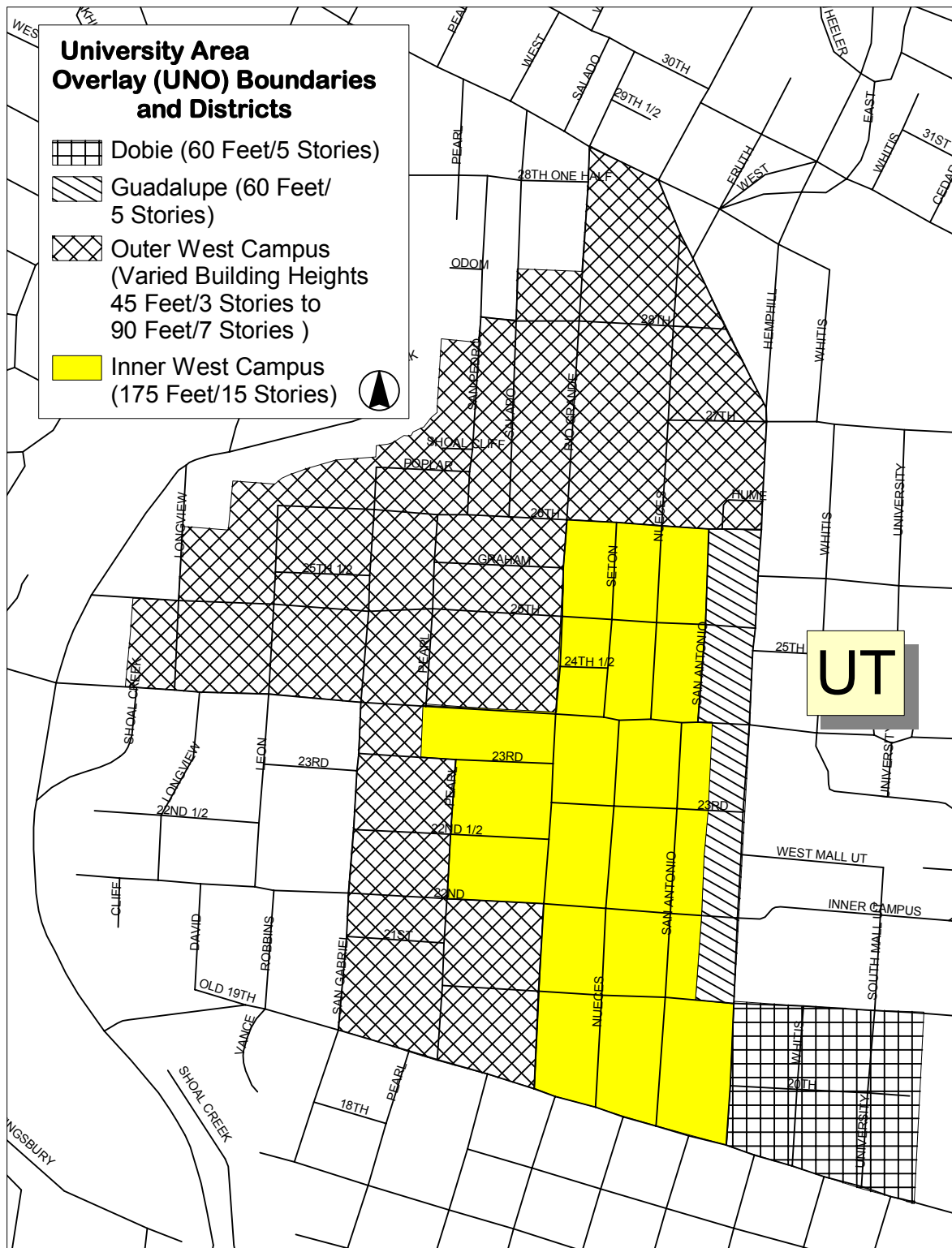


Figure 14
University Neighborhood Overlay (UNO) Boundaries and Districts

Central Austin Combined Neighborhood Plan

University of Texas and West Campus areas. An example of such a project could include a upscale hotel development that provides a mix of commercial and residential uses.

Objective 4.2: New development or redevelopment along Guadalupe Street from 21st to 26th Streets should reflect the more modest character of the majority of buildings along Guadalupe.

Recommendation 6 Limit buildings heights along Guadalupe Street from 21st to 26th Streets to four stories.

The majority of the buildings along the Drag range from one to three stories. New development should not overwhelm this scale and massing.



Objective 4.3: 24th Street should become a more pedestrian-oriented “Main Street” for West Campus.

Recommendation 7 Limit automobile-oriented uses and allow the neighborhood mixed use building on commercially zoned property along 24th Street.



There are a few pedestrian-oriented businesses along 24th Street near the intersection with Guadalupe Street (above left), however, further west from the intersection, the uses become more automobile-oriented (above right).

Central Austin Combined Neighborhood Plan**Transportation and Streetscapes**

“The Drag,” that segment of Guadalupe Street opposite the University of Texas, has been an integral part of the University Texas experience for untold thousands of students, faculty, and staff from the earliest part of the twentieth century. This stretch of Guadalupe, lined with shops, bookstores, and restaurants, is likely to continue in that traditional role for the foreseeable future.

When the University of Texas at Austin is in session, thousands of people fill the sidewalks on their way to work, home, class, shopping, or dining. This extent of Guadalupe Street has the greatest average daily volumes of pedestrian traffic in Austin; however, there are very few pedestrian amenities such as street trees, pedestrian-scaled lighting, and adequate shade. Area merchants and property owners have been planning enhancements to the streetscape, however, the project is presently on hold. For the purposes of this plan, “The Drag” is defined as that segment of Guadalupe Street between 21st and 26th Streets.

Objective 4.4: The Drag should become a more pedestrian-friendly place.



Many of the sidewalk segments along the Drag are spacious, however, the lack of shade trees can make for an unpleasant pedestrian experience, especially during summer months.

Recommendation 8

The Guadalupe Street renovation project should begin as soon as possible. This project includes

- Planting street trees
- Widening sidewalks where needed
- Adding right and left turn bays where needed to facilitate safer turns and improve traffic flow
- Providing pedestrian-scaled lighting

EXHIBIT E – Site Photos

East of tract, looking west



West of tract, looking east

