

Land Use Draft

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WHAT WE NEED FROM YOU

This handout contains the first draft of goal, objectives and recommendations for the Land Use chapter of the Central West Austin neighborhood plan. Our goal is to reflect the feedback received during our land use meetings (May 2008 to July 2009). Please read it through and let us know what you like, what you're concerned about, and what's missing. Also, keep an eye out for issues that fit the following two questions:

“Have you thought of this?” and

“Have you thought of it this way?”

These questions help us understand, first, what you want that we don't have and, second, how you prefer to think about land use in your neighborhood. Please be aware that these recommendations are for land use only, and that concerns relating to transportation, parks and the environment will be addressed in other chapters.

We would like to receive your comments by **February 5, 2010** in order for us to consider your comments by the Final Open House. The timeline for providing comments is established so that staff will have sufficient time to review and, if necessary, add those comments to the final draft. In addition, other City Departments will be reviewing this draft and their comments will also be included at the Final Open House. The date and location of the Final Open House has not been determined.

As this draft is available in Word format, you can either e-mail or return using regular mail. If you would like to make edits to the document and e-mail back to staff, please use a different font color or other way of highlighting your comment or question. Lastly, the final draft will have a different format in terms of layout and could have additional maps or illustrations.



Please direct your comments to:

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Central West Austin Neighborhood Plan

Draft Land Use Goal and Introduction

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 **lifestyle, quality of life** avoid increasing traffic, preserve the mature tree canopy, protect creeks and the lakes, and prevent flooding.

New Development or redevelopment of property currently zoned or used as office, commercial, retail, or multifamily or civic use should be in accordance with the Future Land Use Map, as informed by the Plan text, and at the edges of the neighborhood and should be appropriately oriented, and scaled and buffered so that development transitions from more intensive uses along the edges to the single family neighborhood, to protect the existing single-family homes from the intrusion and adverse effects of such higher intensity uses.

Any new office, commercial, retail or multi-family development will be located, if they are developed, at the Brackenridge Tract, Camp Mabry or the Austin State School with transitional zoning, appropriate density, and buffering to protect the existing single-family homes in the neighborhood from the intrusion and adverse effects of higher intensity uses.

The neighborhoods of Central West Austin are, by and large, stable and well-maintained residential districts, with pockets of businesses that serve the neighborhood and surrounding community. These neighborhoods are well-functioning, and their development patterns, character, and quality of life should be preserved **now and** into the future.

[Moved up from below] On both sides of MoPac, ~~residents~~ ~~stakeholders~~ are concerned that new development or redevelopment not increase traffic in the neighborhood. Stakeholders ~~were also~~ **are supportive of promoting** ~~interested in promoting~~ neighborhood niche services that fit into the scale of their commercial areas and serve the immediate community. Residents are also concerned about the loss of older, smaller houses to large, modern houses that many feel are out of scale and character with neighboring houses.

On both sides of MoPac stakeholders are concerned with the noise and air pollution caused the roadway. They oppose expansions of Loop 1 through elevated lanes or from the acquisition of additional right-of-way from either side of Loop 1.

West of MoPac, the most pressing concerns are **the potential neighborhood-changing impacts of any** ~~the potential~~ redevelopment of the Brackenridge Tracts and the Austin State School **as well as** the intrusion of commercial uses (and their impacts) into the immediately surrounding ~~residences~~ ~~residential neighborhoods~~, especially along exposition. There is particular interest in preserving harmony among land uses and in guarding against potential negative effects of future redevelopment of the properties along Lake Austin Blvd and Exposition Blvd.

East of MoPac, ~~neighbors recognize that~~ ~~the~~ most pressing concern is the impact that redevelopment could have on the existing residential neighborhood. Concerns include increased traffic and parking on neighborhood streets, and intrusion on the privacy and quiet enjoyment of nearby residents. There is particular interest in preserving harmony among land uses and in guarding against potential negative effects of future redevelopment of the properties on W. 35th street that back-up to single family homes. Possible redevelopment of the office and retail properties located near the Bryker Woods Elementary School raise similar concerns.

The northern ~~eastern~~ **edge corner** of the planning area, ~~transitions from their homes to~~ is an intense ~~regional~~ **commercial** node, dominated by medical uses. ~~This transition takes place in several steps, representing incremental increases in intensity.~~ While ~~they~~ **neighbors** want to protect **the neighborhood schools and residential areas from being negatively impacted by over-development, they each** ~~transitional step from becoming more intense, residents also see the benefit of allowing~~ **have identified** the most intense corner of the neighborhood—the area surrounding Seton Hospital and along 38th

Street and Lamar Boulevard—to become a **as an appropriate** mixed use node, ~~in the hope that it will~~ **that could** become a lively, safe, and active ~~urban~~ neighborhood. Currently, part of this ~~node south and west of West 38th Street and Lamar Boulevard~~ **area** is dominated by single-use developments, particularly parking lots, that leave the area unsightly and devoid of life. Revitalizing this area, **east of Shoal Creek, by bringing in appropriately scaled multi-family residential and retail uses, such as shops, and restaurants, and will serve the medical community and nearby neighborhoods and benefit the City as a whole.** ~~bring these amenities within walking distance of the Windsor Road neighborhoods.~~

[Moved up two paragraphs] ~~On both sides of MoPac, residents stakeholders are concerned that new development or redevelopment not increase traffic in the neighborhood. Stakeholders were also~~ **are supportive of promoting** interested in promoting neighborhood niche services that fit into the scale of their commercial areas and serve the immediate community. Residents are also concerned about the loss of older, smaller houses to large, modern houses that many feel are out of scale and character with neighboring houses.

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

L.1.1

Preserve the existing single-family ~~houses~~ **residences** within the core residential area by not ~~changing~~ **converting them** to non-residential or multifamily uses.

The neighborhoods of Deep Eddy, Tarrytown, Pemberton Heights, Bryker Woods, and West 31st Street are stable and are worthy of preservation.

L.1.2

Maintain ~~the~~ low intensity, ~~and~~ low density **single family residential use** of houses within the Drinking Water Protection Zone.

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

districts. ~~by encouraging renovation on existing sites.~~

L.2.1

Preserve the existing multi-family residential **uses** ~~development~~ along Enfield Road, Exposition Boulevard, and 35th 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

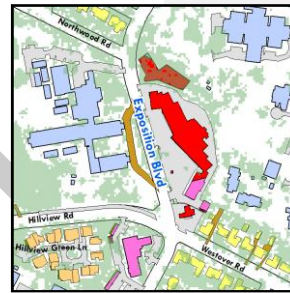
The small-scale multifamily, commercial, and civic uses surrounding Tarrytown Shopping Center should remain. Howson Library and the Fire Station are particularly important to ~~the Tarrytown neighborhood~~ **Central West Austin**.

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 another church, ~~they~~ **the properties should be used as** ~~should become~~ single family housing.

L.2.6

Deep Eddy's commercial corridor along Lake Austin Boulevard should



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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 35th Street should be preserved, and in particular its existing building-by-building, horizontal mix collection of small retail, offices, neighborhood-serving businesses, stores and apartments. Harmony with the abutting single-family homes houses on the south side of this block, facing 34th Street, should be maintained.

L.2.8

The neighborhood office blocks between 34th and 35th 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 welcomed by the neighborhood.



3: All redevelopment should be compatible with the character of the adjacent neighborhood and should be guided by green design principles. (Note these are guidelines, not standards)

See the Design box below for principles on how to maintain the character of Central West Austin neighborhoods in residential and multifamily/commercial areas.

Single-Family Residential design guidelines

1. Retain the design and character of the neighborhood's residential areas by encouraging the preservation of existing structures. When redevelopment or remodeling of an existing structure occurs, it should be compatible in scale, height, setbacks, landscaping, tree cover, garage placement, façades, and architectural style of neighboring houses.
2. New development should be designed and constructed using the latest green technologies and principles embodied in Austin Energy's Green Building program to help reduce energy consumption.
3. Historic buildings should be preserved.

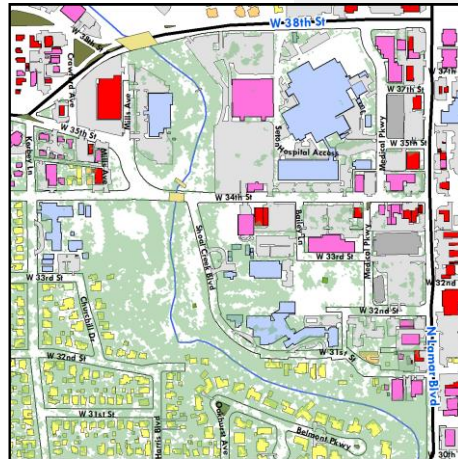
Multi-Family Commercial design guidelines

1. New and remodeled multi-family and commercial development should be compatible with the immediate neighborhood by having similar setbacks, building scale, façades, and rooftops. To contribute to the health of the neighborhood, new development should include landscaping that creates usable open space, trees that shade the structure and street, parking placed to the rear or side of the building, windows and doors that promote friendliness and "eyes on the street," pedestrian amenities like light posts, and vegetative screening for air conditioners and dumpsters. It should also improve pedestrian and bicycle access between the property and immediate neighborhood wherever possible.
2. New development should be designed and constructed using the latest green technologies and principles embodied in Austin Energy's Green Building program to help reduce energy consumption.
3. Historic buildings should be preserved.

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.

L.4.1

For properties designated as Mixed Use along 38th 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 and to include residential uses as one of



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the uses preferably above the first floor. Wide sidewalks, street trees, ~~orienting~~ buildings and entryways **oriented** to the main corridor, **with** parking **located** to the side or rear of the **building are all desired features**; ~~and discouraging~~ 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** ~~contributes to~~ the health of the springs **and creek**. ~~For~~ **Through-** properties that are ~~bound~~ **fronted** by a Core Transit Corridor on one side and an interior street on the other side, **should apply** the same development standards ~~should be applied~~ to the interior street as ~~they are~~ applied to the Core Transit Corridor; ~~where feasible~~. Special attention should be paid to placing storefronts and entryways along interior roads as well as Core Transit Corridors.

L.4.2

~~Keep the Randalls and Medicine Shoppe at the triangle where 35th and 38th Streets split. This grocery store performs a vital role in the neighborhood. If this parcel redevelops, Randalls is encouraged to stay. Stakeholders support mixing residential uses only on top of Randalls or another grocery store. The corner lot that is currently home to the Medicine Shoppe is a prominent location in the neighborhood and should be seen as such. Redevelopment should allow the site to become a neighborhood use and a welcoming gateway to the neighborhood by connecting to and beautifying the city-owned open space. The triangle where 35th and 38th Streets split should be a welcoming gateway to the~~

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neighborhood and should allow for neighborhood-serving uses. The Randalls and Medicine Shoppe ~~are~~ **represent the type of** vital neighborhood-serving businesses ~~and that~~ should be preserved in the future. Any redevelopment should include, first and foremost the continued use **of the Randal's 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 ~~of residential~~ 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** ~~is~~ a prominent location in the neighborhood. ~~and should be seen as such.~~ Redevelopment **should continue the site as** allow the ~~site to become~~ 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 34th Street to create a lively, pedestrian-friendly streetscape.

L.4.4

Allow neighborhood mixed use development along the north side of 31st Street to transition between the

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residential properties to the south of 31st Street and the more intensive development to the north and along Lamar Boulevard. The block within 31st Street, 32nd Street, Wabash Avenue, and Lamar Boulevard and the non-residential properties on the south side of 31st 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 31st 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 31st Street, multi-family apartments between Shoal Creek Greenbelt and Bailey Park, and office uses for the northern parcels along Shoal Creek Greenbelt and 34th Street. This will protect the homes on the south side of 31st Street, promote neighborhood activity along the Shoal Creek Hike and Bike Trail, and integrate the 34th Street parcels such that they complete the pattern of activity along the 34th Street Corridor.

5: Encourage the State of Texas to keep the Austin State School in its current location and become a more integrated asset in the neighborhood.

The Austin State School is a vital member of the planning area. Not only does the school provide a critical function for its residents and their families, it also serves as an important asset in the planning area. It provides diversity in terms of race and economics as well as allowing for residents to interact with each other and learn lessons such as tolerance and understanding. The school serves as a transition from MoPac and the more intensive uses along 35th Street to the single-family neighborhood of Tarrytown. The school is split between the Water Supply Suburban watershed classification and Johnson Creek, an urban watershed. The school is also “high” in the watershed (in an upstream position) such that impacts from development would run the entire course of the creek down to its confluence with Lady Bird Lake.



Approximately three acres of the site have been sold and are presently undeveloped. While there have been discussions about selling the remainder of the site for private development, there are no such immediate plans.

L.5.1

Create recreational opportunities and community events that coexists with the Austin State School facilities and residents.

L.5.2

Encourage a tree survey at the Austin State School to determine whether there are any trees that meet the City’s tree protection requirements.

L.5.3

The Austin State School is encouraged to have more events and activities that include the surrounding neighborhood.

L.5.4

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

6: If the Austin State School redevelops, it should be done in harmony with the adjacent neighborhood, transportation system, and natural resources.

L.6.1 [Moved up from 6.6]

~~It is preferable that Redevelopment should be the school be sold that it be developed as~~ **accomplished through a master planned development plan that encompasses the entire tract and integrates it into the neighborhood. rather than piecemeal. Piecemeal development should be discouraged.**

L.6.2

The design of any redevelopment should be compact, mixed use, and walkable so that automobile trips are minimized. Redevelopment should result in harmonious, low intensity **single family** development near the existing residential areas and concentrate the more intensive development ~~along~~ **toward the northeast corner of the tract at MoPac and 35th Street.** Preserving significant amounts of public and private open space is encouraged.

L.6.3

Preserve vegetative buffers, including trees, wherever ~~more intense or incompatible~~ **single family** development occurs adjacent to existing residential neighborhoods. **Provide additional vegetative buffers, including trees, for development more intense than 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, wetlands, waterbodies, and endangered or threatened plant or wildlife habitat.

L.6.6

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

L.6.6[Moved to 6.1]

~~If it is preferable that~~ Redevelopment should be the school be sold that it be developed as accomplished through a master planned development plan that encompasses the entire tract and integrates it into the neighborhood rather than piecemeal. Piecemeal development should be discouraged.

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

~~The Brackenridge Tract plays an important part in the past, present, and future of the planning area. The Tract is 345 acres and includes Lions Municipal Golf Course, the Biological Field Lab, the West Austin Youth Association, the headquarters of the Lower Colorado River Authority, Oyster Landing, a grocery store and convenience stores, the Gables apartments, and over 500 student apartments operated by the University. The University has indicated an interest in redeveloping the property. In response to the University's interest, the City hosted a meeting to discuss stakeholders' interest in the future~~



of the Tract. The sidebar lists the interests that were identified during this meeting as well as other neighborhood meetings. The University also had a public process which included a series of meetings which led to the creation of a concept plan. The Tract serves as a transition from Lady Bird Lake and Lake Austin to the single family neighborhoods of Tarrytown and Deep Eddy. The Tract is also within the Water Supply Suburban watershed classification as well as the University/Deep Eddy subdistrict of the Waterfront Overlay.

L.7.1

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

7: Encourage the University of Texas to keep the Lions Municipal Golf Course, West Austin Youth Association, and Field Research Laboratory uses in place with consideration made for additional recreational opportunities on site, and to otherwise comply with the parameters established by the 1989 Brackenridge Tract Development Agreement.

The Brackenridge Tract is a vital part of the planning area. Not only does the Tract provide numerous critical functions for research and graduate student family housing, its existing uses are also a valued and integral part of the surrounding West Austin community. The Brackenridge Field Laboratory use is one of the University's most highly acclaimed and nationally ranked academic programs. In addition, there are Graduate Student Housing uses which support of the University's graduate students and doctoral candidates, and provide diversity in terms of race and economics as well as allowing for residents to interact with each other and learn lessons such as tolerance and understanding. There are also valued public recreational uses at the West Austin Youth Association (WAYA) facility and the historically recognized Lions Municipal Golf



Course. Because most of the Tract lies within either the Lake Austin Watershed or the Town Lake Watershed and is within our Drinking Water Protection Zone, any adverse development could degrade the environment and water quality for the citizens of Austin and those downstream from Austin.

It is also recognized that the Tract represents a significant opportunity for both the University of Texas and the community, but that opportunity does not lie solely in its purported development potential.

L.7.1

Create recreational opportunities and community events that coexists with the existing Brackenridge Tract uses and residents.

L.7.2

Encourage a tree survey at the Brackenridge Tract to determine whether there are any trees that meet the City's tree protection requirements.

L.7.3

The Brackenridge Tract is encouraged to have more events and activities that include the surrounding neighborhood.

L.7.4

Work with the City of Austin and the University of Texas to communicate the desire of keeping the Lions Municipal Golf Course and West Austin Youth Association uses in place.

L.7.5

The Lions Municipal Golf Course (141.38 Acres) should remain an affordable, public golf course in perpetuity with consideration made for the addition of non-golfing recreational opportunities on site. We actively support the acquisition of this tract by the City of Austin utilizing any available means including cash and non-

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cash alternatives.

L.7.6

The West Austin Youth Association Tract (14.56 Acres) should remain under the control of this nationally recognized, privately funded, non-profit organization that provides positive recreational opportunities through 30 separate programs for more than 4,000 youngsters annually from throughout Austin.

L.7.7

The University of Texas at Austin Brackenridge Field Laboratory (81.97 Acres) should remain at its current unique and irreplaceable location.

L.7.8

The Colorado Apartment and Brackenridge Apartment Tracts (74.24 Acres) should be redeveloped to include denser graduate student, doctoral candidate and faculty housing as well as neighborhood retail/neighborhood mixed use development, the latter at a level and in a manner that does not exceed the terms of the 1989 Brackenridge Tract Development Agreement for non-university purposes.

L.7.9

The Deep Eddy Tract (16.42 Acres) that includes the Gables Apartments, CVS Pharmacy and 7 Eleven, if chosen to be redeveloped, should be redeveloped in such a way as to maximize the protection of the Deep Eddy neighborhood adjacent by mitigating the potential for related cut-through traffic and overflow parking. Further, any new construction should transition away from the residential portion of the adjacent neighborhood.

L.7.10

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The Boat Town Tract (2.58 Acres) including Oyster Landing should remain unchanged.

L.7.11

The Park Street Tract (13.21 Acres) that includes the LCRA and ancillary surface parking should remain unchanged, unless sufficient free public parking remains on site to meet the parking demand of the Boat Town Tract as well as any additional development.

L.7.12

The Randall's Tract (2.64 Acres) should remain under its current land use though reconfiguration of the site itself might be beneficial.

L.7.13

Any potential redevelopment of the Lions, Park Street or WAYA tracts should be compatible along Enfield Road with the adjacent Tarrytown neighborhood.

8: If the Brackenridge Tract is (re)developed, it should be done in harmony with the adjacent neighborhood, transportation system, and natural resources.

In response to the University's stated interest in redeveloping the Brackenridge Tract, the City hosted a meeting to discuss stakeholders' interest in the future of the Brackenridge Tract. The sidebar lists the interests that were identified during this meeting as well as other neighborhood meetings. The University also had a public process which included a series of meetings to obtain public input on the creation of one or more conceptual master plans under certain assumed development constraints.

In the event that The University of Texas Board of

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Regents errs in judgment and allows redevelopment of any kind to take place on the Lions Municipal Golf Course and WAYA tracts in direct opposition to the desires of the West Austin community, any such redevelopment should be limited by the terms of the 1989 Brackenridge Tract Development Agreement which was negotiated in good faith to allow more intense development for the Gables tract, Colorado and Brackenridge Apartment tracts, Oyster Landing, and the Park Tract (where the LCRA is now) as a "transfer of development" from the Lions Municipal Golf Course and the Field Research Laboratory.

L.8.1

The design of any redevelopment should be compact, mixed use, and walkable so that automobile trips are minimized. Redevelopment should result in harmonious, low intensity single family development near the existing residential areas and concentrate the more intensive development toward the southern and western portions of the Tract along Lake Austin Boulevard. Preserving significant amounts of invaluable urban greenspace and its remarkable trees is encouraged.

L.8.2

Preserve waterfront land and comply with the City of Austin's Waterfront Overlay along Lady Bird Lake. Preserve vegetative buffers, including trees, wherever single family development occurs adjacent to existing residential neighborhoods. Provide additional vegetative buffers, including trees, for development more intense than single family.

L.8.3

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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. Landscaping should be based on applicable city requirements to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

L.8.4

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

L.8.5

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

L.8.6

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.8.7

Any redevelopment should not increase traffic in the Tarrytown and Deep Eddy neighborhoods. Any additional traffic volumes generated as a result of redevelopment should be directed away from the existing residential neighborhoods. There should be no street access to such redevelopment along Enfield Road between Lake Austin Boulevard and Exposition Boulevard that would promote the use of adjacent and

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nearby neighborhood streets as arteries

L.8.8

Should comply with all City of Austin codes and ordinances as well as its zoning and land use regulations

L.8.9

Should be limited to and not exceed the parameters established by the 1989 Brackenridge Tract Development Agreement negotiated in good faith by the University of Texas Systems, the City of Austin and the Austin community

DRAFT

Stakeholders' Feedback on the Brackenridge Tract

On July 12, 2008, the City hosted a neighborhood plan meeting with stakeholders to receive input about the future of the Tract. Below is a summary of the issues and desires of the stakeholders who attended that meeting.

1. Preserve Lions Municipal Golf Course and allow the City of Austin to take ownership and preserve as a public golf course.
2. Preserve the Biological Field Lab and ensure that any adjacent development does not impact the field lab.
3. Preserve the West Austin Youth Association and refocus lights away from neighborhood.
4. Preserve the student housing at the Brackenridge and Colorado Apartments. There is interest in adding more student apartments at the Brackenridge and Colorado Apartments as long as they do not worsen traffic. Also, housing for the elderly and empty nesters is desired as long as it is affordable and is geared toward allowing residents of the neighborhood to stay in the neighborhood.
5. Keep a grocery store at the Safeway parcel but make improvements.
6. Any new development should be limited to no more than four stories except for development adjacent to the existing neighborhood which should have lower building heights and separated by a natural buffer including trees and vegetation.
7. Add more "mom and pop" stores at existing commercial areas and at student apartments. Have neighborhood scaled retail and mix of uses along Lake Austin Boulevard where already developed.
8. No intensive retail, employment or high tech centers that attract from a regional area.
9. Add usable greenspace such as playgrounds, community gardens, walking trails, teaching spaces, and other public uses.
10. The Gables should add public amenities so that it connects with the adjacent neighborhood.
11. Add a path linking the golf course to WAYA.
12. No additional driveways on Enfield are desired.
13. Make Lake Austin Boulevard a "real" boulevard or Complete Street with no parking on the street (with a particular need to address Field Lab employees parking on the north side adjacent to the golf course), wider sidewalks, more crossings, improved transit service, shade trees, attractive landscaping, a connection to the Trail at Lady Bird Lake, and extending bike lanes to Enfield Road as well as providing better separation from vehicle lanes.
14. Extend the Trail at Lady Bird Lake to Red Bud Isle and avoid environmentally sensitive land such as near the Biological Field Lab. Establish a buffer allowing no development along the edge of the lake to protect the natural resources. Provide a publicly owned and natural access to the lake.
15. Protect the neighborhood from an increase in traffic, especially considering the limited capacity of the road network. Prior to any development, a traffic study is desired.
16. Need for a sidewalk around the entirety of the Golf Course and add street trees between the street and sidewalk where feasible. Also, if feasible, add a walking path around the perimeter of the golf course and add a trail along Schull Branch. In addition, access between O. Henry Middle School and WAYA should be improved.
17. Replace invasive trees with native trees.

At other meetings, additional issues and desires were also identified:

1. Expand Eilers Park into the Brackenridge Tract.
2. Conduct a tree survey to determine whether there are any trees that meet the City's tree protection requirements.
3. Stormwater management should comply with City of Austin stormwater regulations.