

# The Central West Austin Combined Neighborhood Plan

***City of Austin***

***Planning and Development Review Department***

***Planning Commission Hearing***

***May 25, 2010***



# Agenda Items for Presentation

- Case and Agenda Item Numbers
  - NP-2010-0027 The Central West Austin Combined Neighborhood Plan (Agenda Item #4)
  - C14-2010-0051 Windsor Road Neighborhood Combining District (Agenda Item #5)
  - C14-2010-0052 West Austin Neighborhood Group Neighborhood Combining District (Agenda Item #6)

# Tonight's Presentation

- Planning Area Background
- Planning Process
- Central West Austin Combined Neighborhood Plan
- Rezoning Cases

# 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.



# Land Use

## Goal continued:

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.

# Land Use

## Themes:

Preserve the existing single family neighborhoods



Preserve or enhance existing multifamily housing and neighborhood serving commercial districts





## Themes:

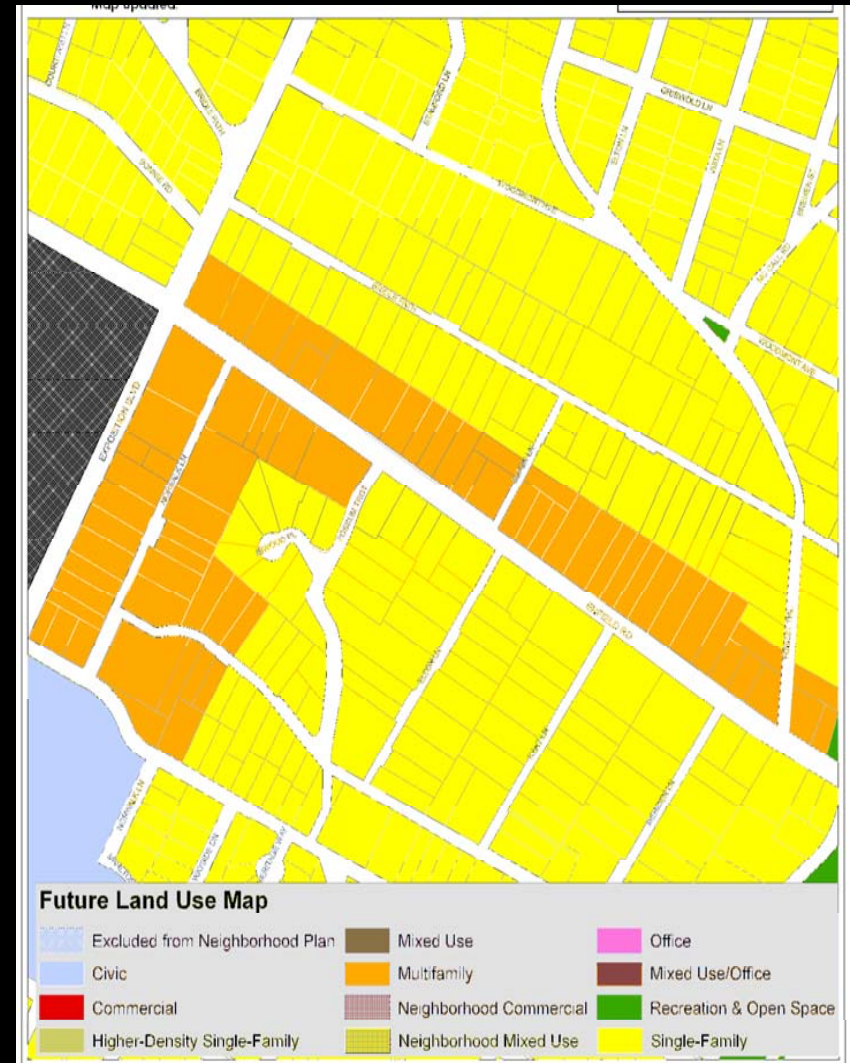
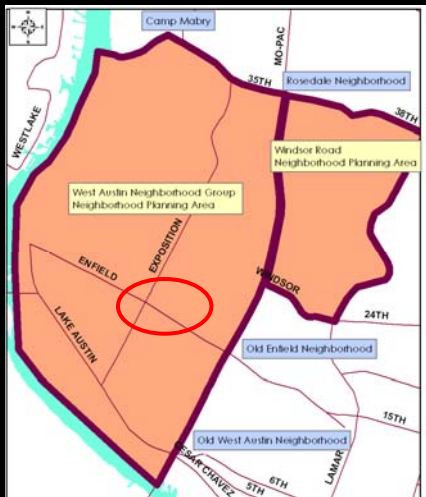
The map displays the West Austin area with various neighborhood planning areas. A red circle highlights the Windsor area. The map includes labels for Westlake, Camp Mabry, MO-PAC, Rosedale Neighborhood, Windsor Road Neighborhood Planning Area, Windsor, Old Enfield Neighborhood, Old West Austin Neighborhood, Lamar, 35TH, 38TH, 24TH, 15TH, 5TH, 6TH, Exposition, Enfield, and Lane Austin.



# Land Use

## Themes:

Preserve or enhance existing multifamily housing and neighborhood serving commercial districts





# Land Use

## Themes:

All redevelopment should be compatible with the character of the adjacent neighborhood and guided by green design principles

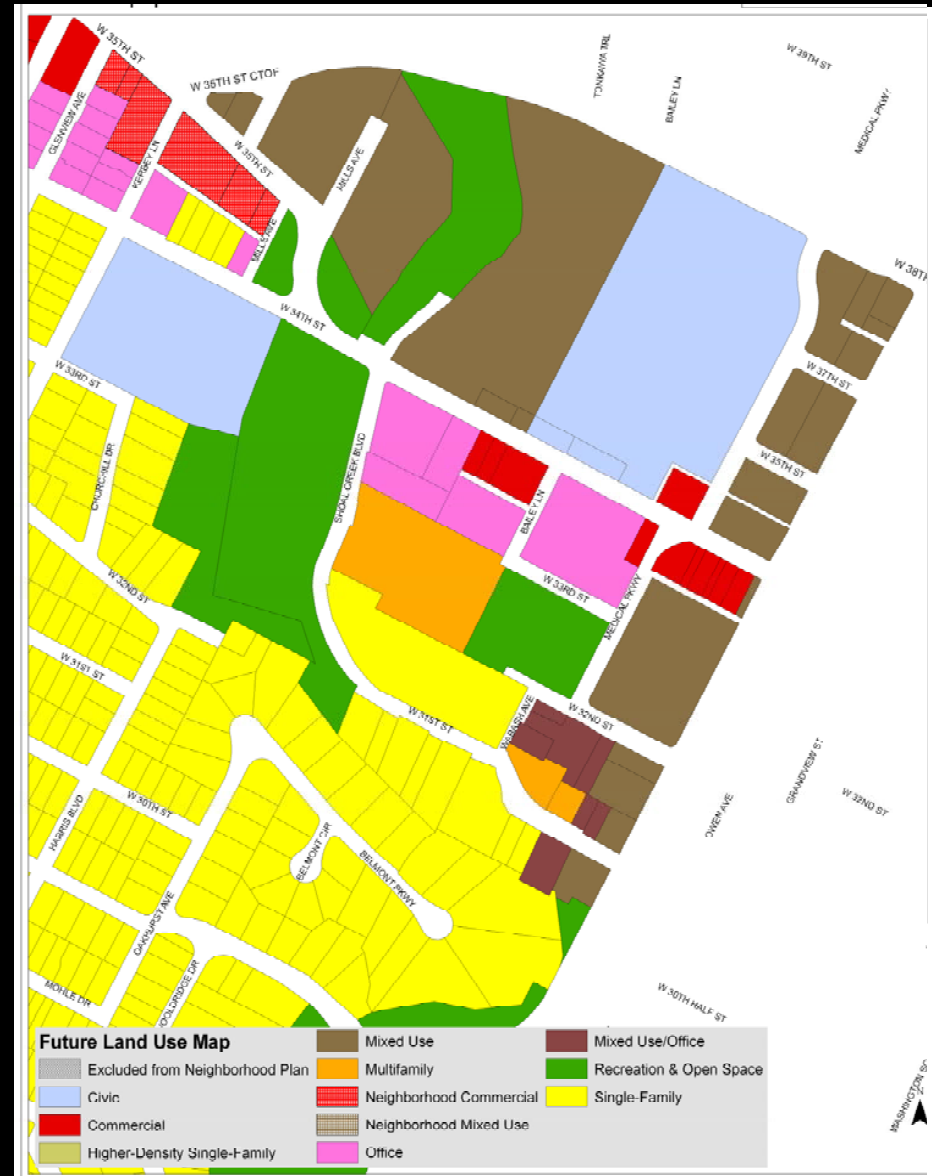
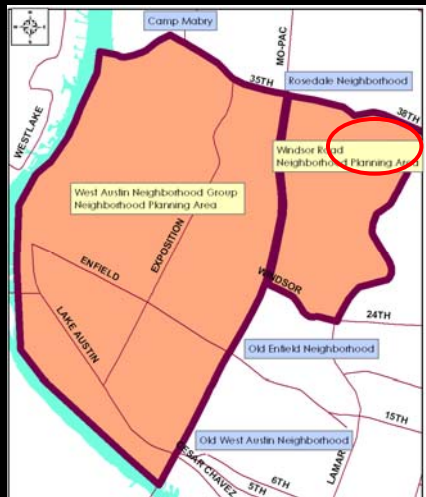
Encourage the northeast corner of the Windsor Road Planning Area to become a mixed use neighborhood, respecting the Bryker Woods and West 31st Street neighborhoods



# Land Use

## Themes:

Encourage the northeast corner of the Windsor Road Planning Area to become a mixed use neighborhood, respecting the Bryker Woods and West 31st Street neighborhoods



# Land Use

## Themes:

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

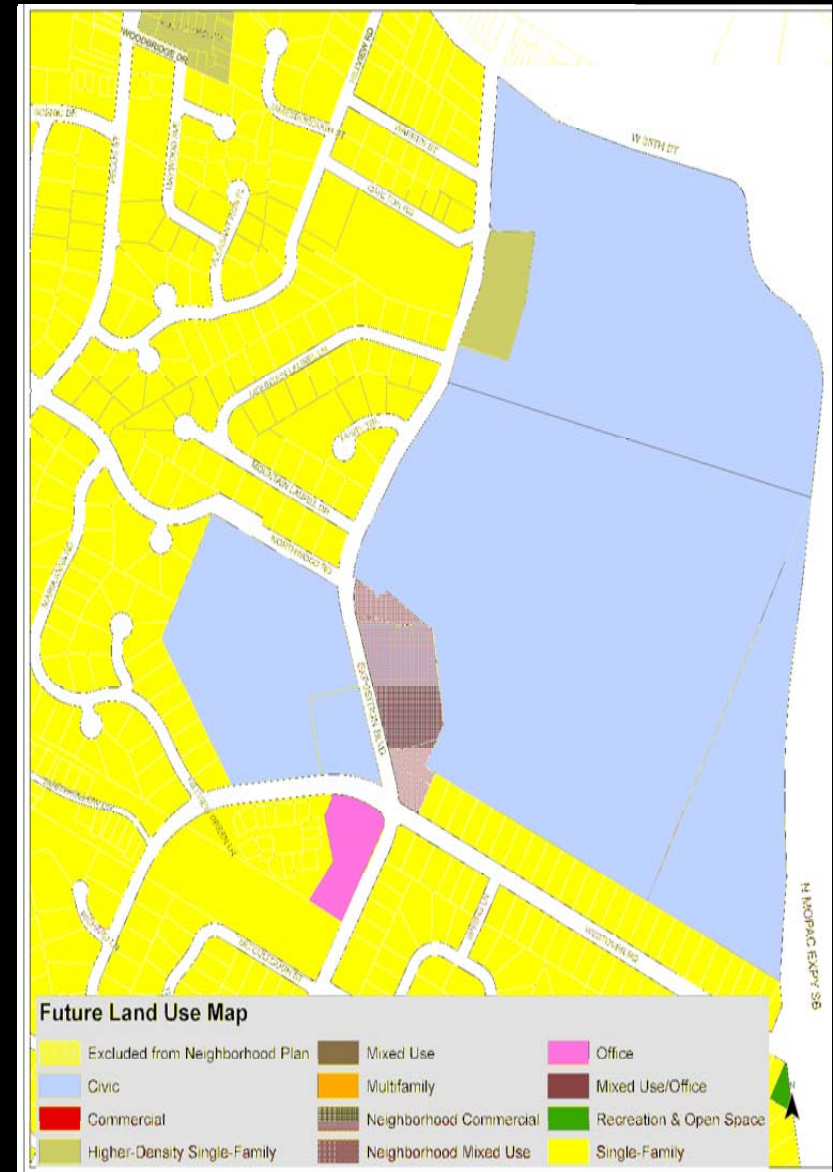
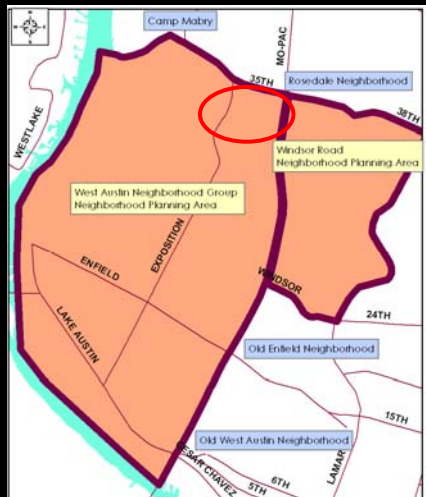
If the Austin State School redevelops, it should be done in harmony with the adjacent neighborhood, transportation system, and natural resources.



# Land Use

# Themes:

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





# Land Use

## Themes:

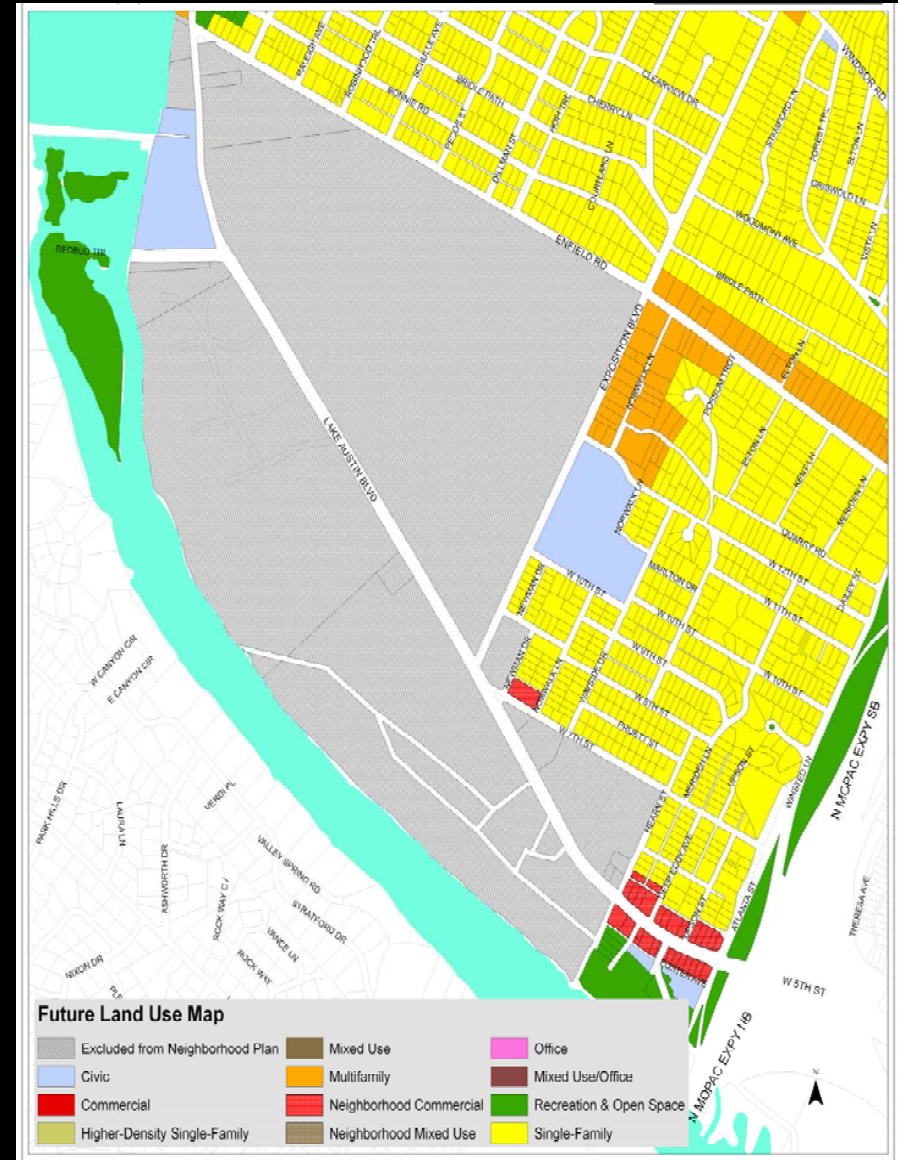
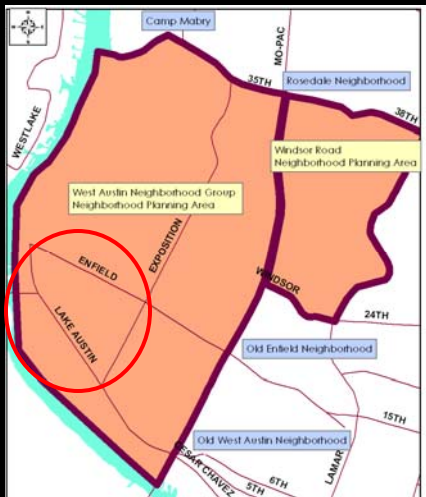
Continue working with stakeholders within the planning area, including the University of Texas, regarding the future of the Brackenridge Tract



# Current Land Use

## Themes:

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



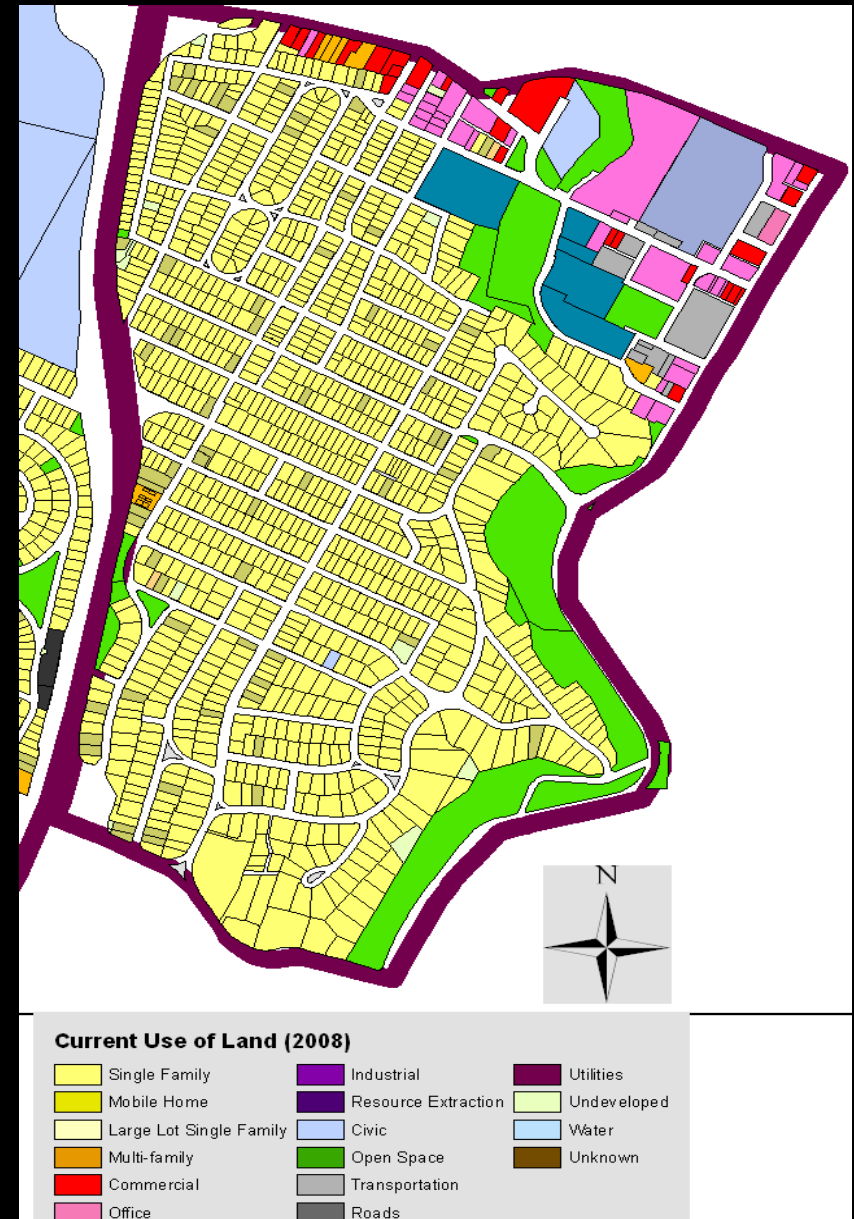
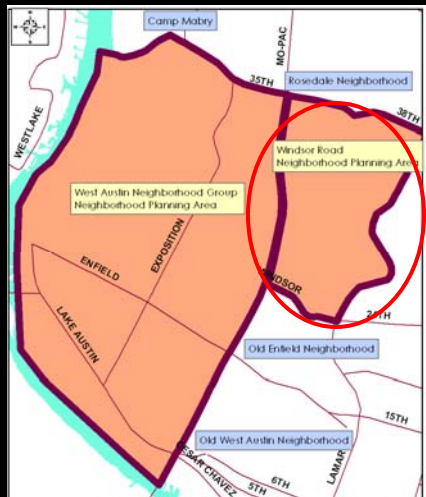
# Reasons to Exclude from FLUM

- City Resolutions 20081016-037 and 200800306-040 call for City to work cooperatively with stakeholders
- University in state of flux over future of Tract
- City has limited authority over University-owned land
- Consistent with decision in East Riverside/Oltorf Neighborhood Plan
  - ACC Riverside Campus golf course excluded from FLUM



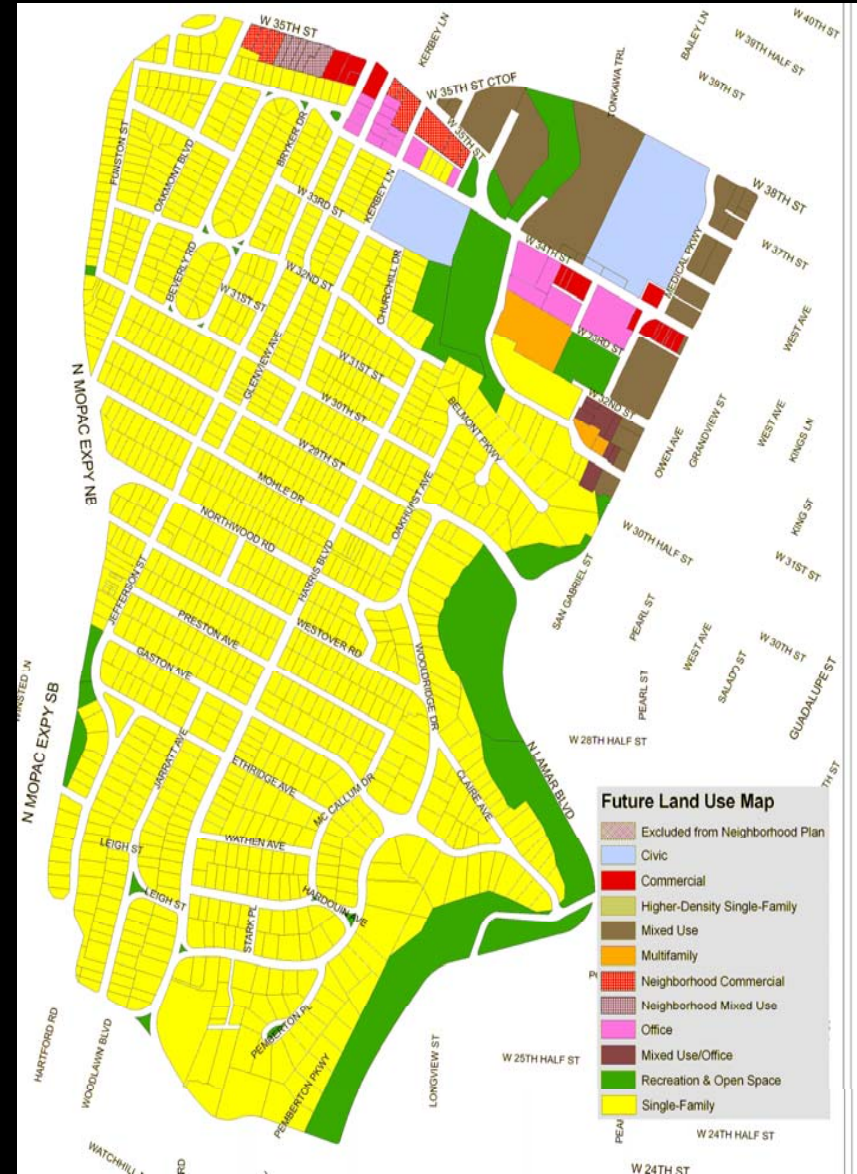
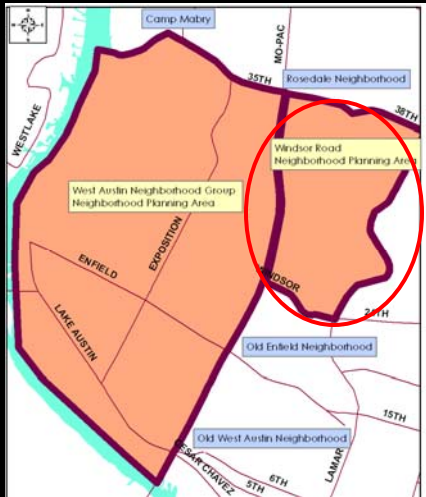
# Current Land Use

## — Windsor Road NPA



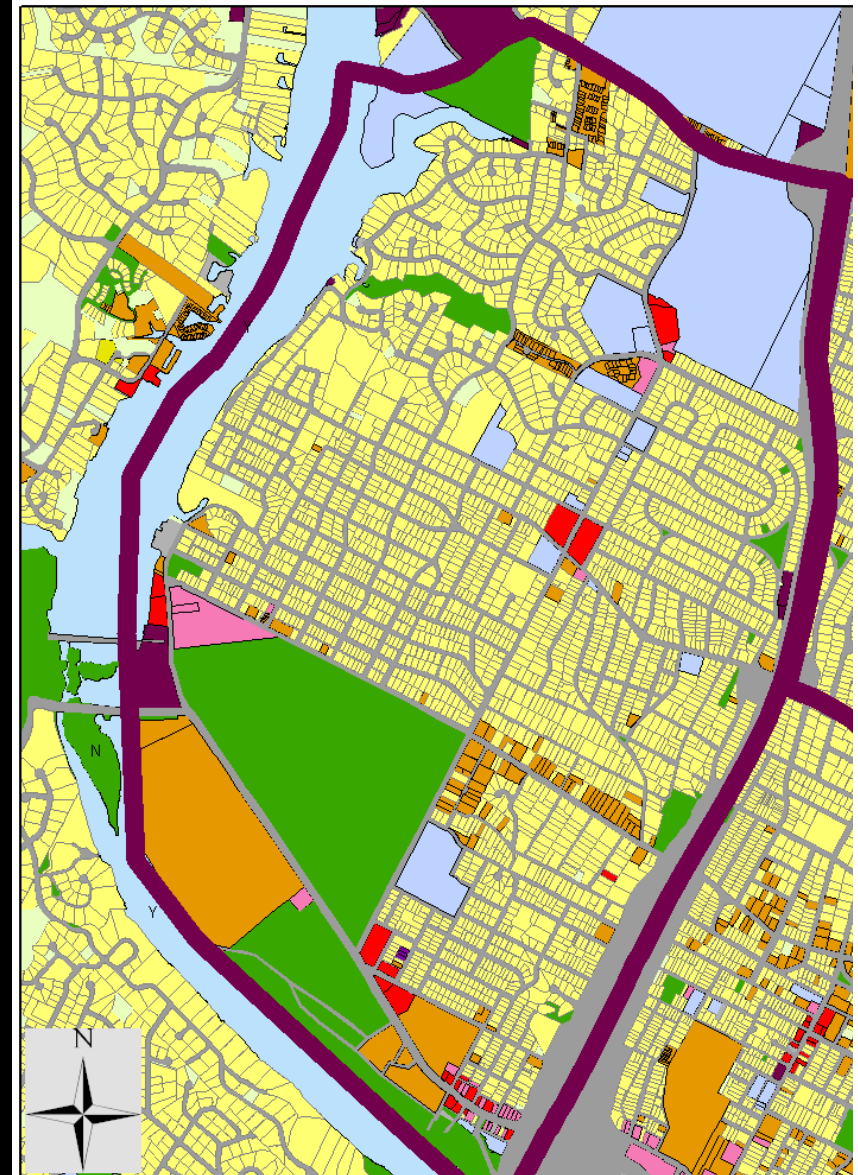
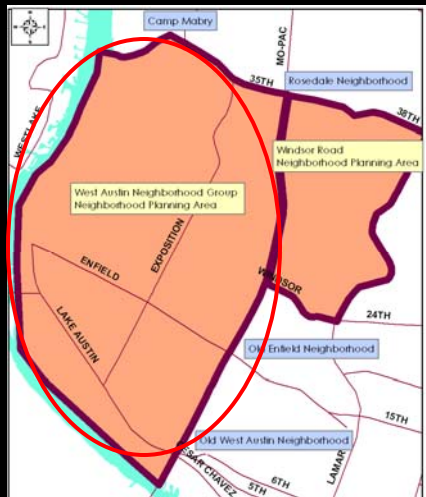


# Future Land Use – Windsor Road NPA



# Current Land Use

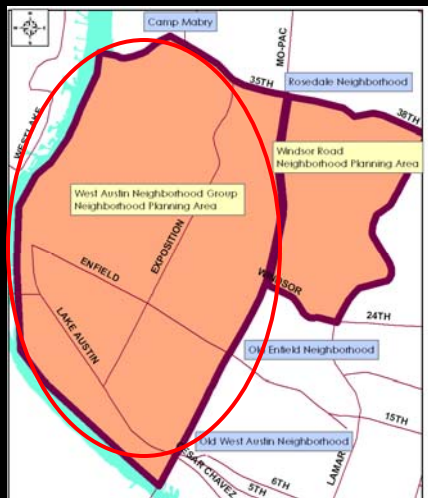
## — West Austin Neighborhood Group NPA



**Current Use of Land (2008)**

Single Family	Three/Fourplex (210)	Resource Extraction	Roads
Large Lot Single Family	Apartment/Condo	Civic	Utilities
Duplexes (150)	Office	Open Space	Undeveloped
Mobile Home	Commercial	Parks	Unknown
Multi-family	Industrial	Transportation	Water

# Future Land Use – West Austin Neighborhood Group NPA



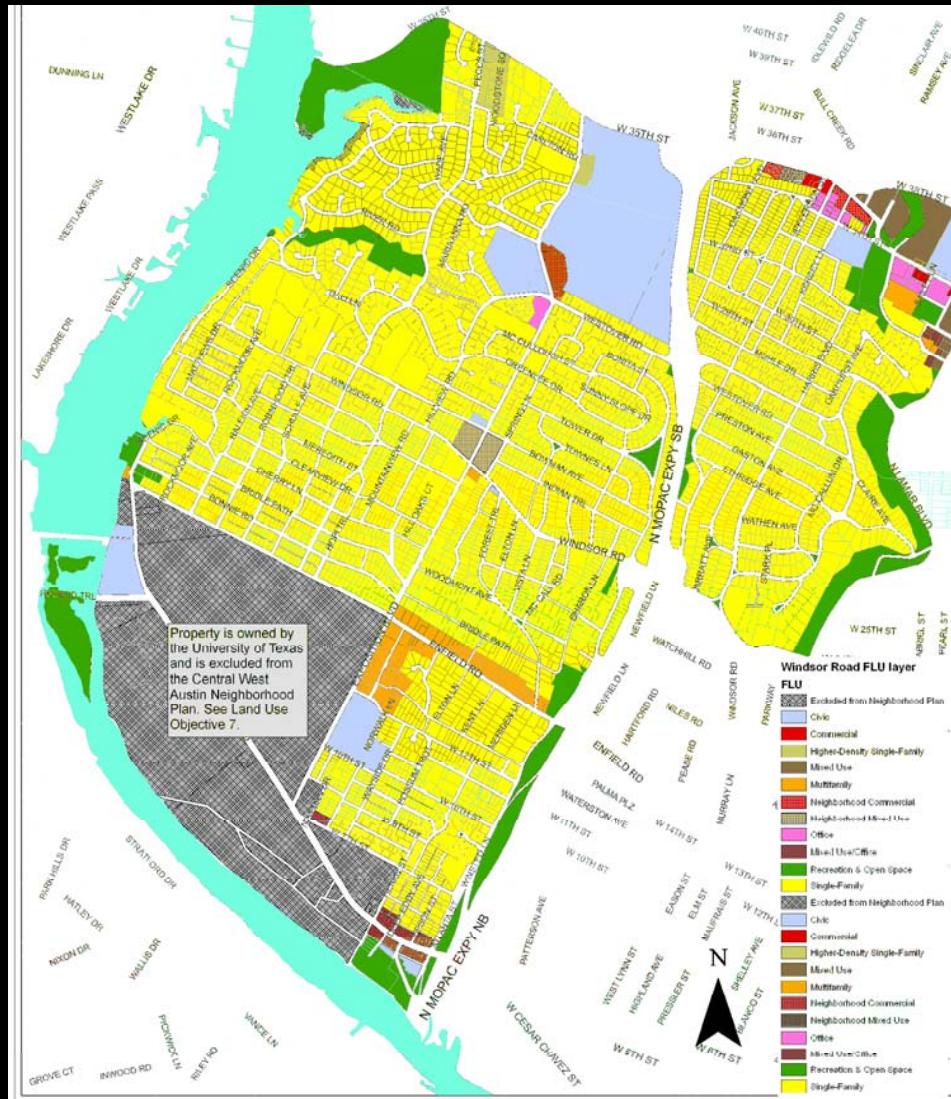
# Land Use

The **Future Land Use Map (FLUM)** depicts the previously-discussed themes and was derived from the 25 land use workshops held during the planning process.





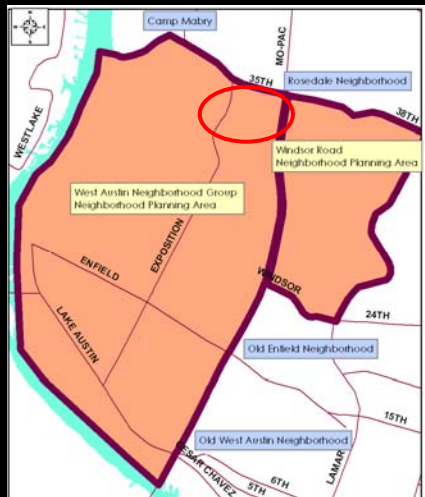
# Central West Austin Combined NPA Future Land Use Map



# **Questions about the Neighborhood Plan?**

# Austin State School

Recommendation L.6.2: The future use of the property should take into account the impact on the surrounding neighborhood and should be compatible with the existing single-family homes



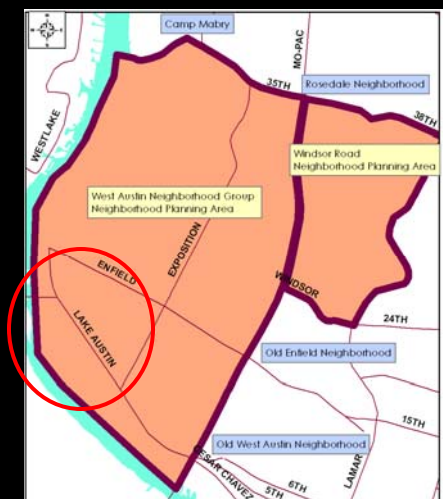


# Brackenridge Tract

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

Recommendation L.7.1: Continue having regularly scheduled meetings with stakeholders within the planning area regarding the future of the Tract.

Text box identifying neighborhood stakeholder concerns and desires.

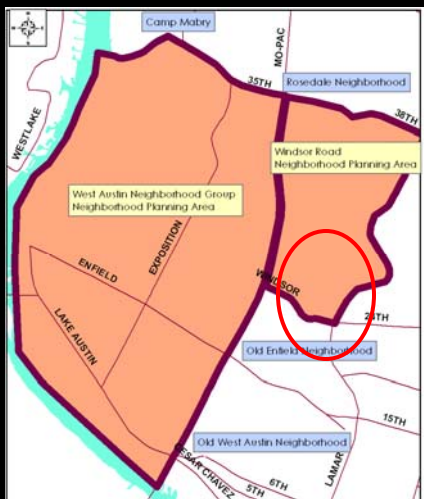




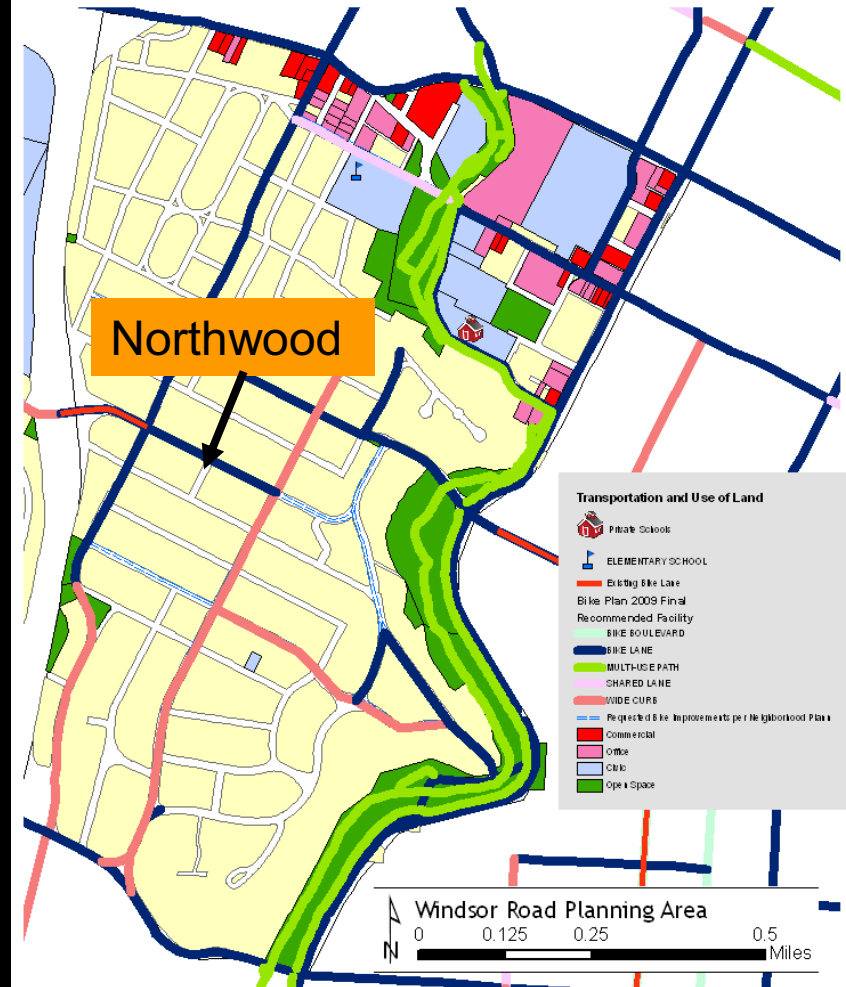
# Bicycle Lanes

Northwood:

- Neighborhood Connectivity Division will re-evaluate Northwood during Bicycle Master Plan update to focus on on-street parking needs
- All other recommendations will be assessed prior to installation
- City works with property owners along proposed routes



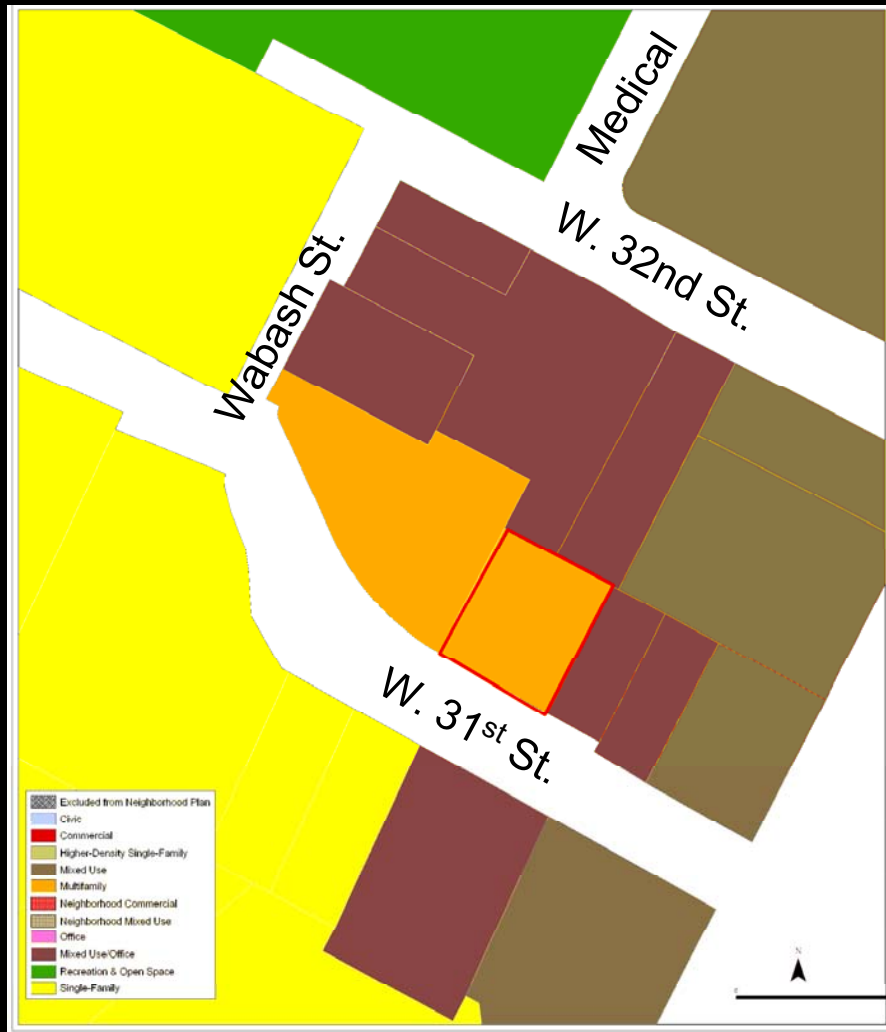
## Bike Lanes: Existing, Planned and Requested



# Contested FLUM Parcels

- First Series: No Associated Rezoning
- Second Series: Addressed with Rezoning

# 1014 W. 31<sup>st</sup> Street



Duplex

Zoned: SF-3

**PROPOSED:**

Single-Family FLUM

Multi-Family FLUM



# Cassis Shopping Village

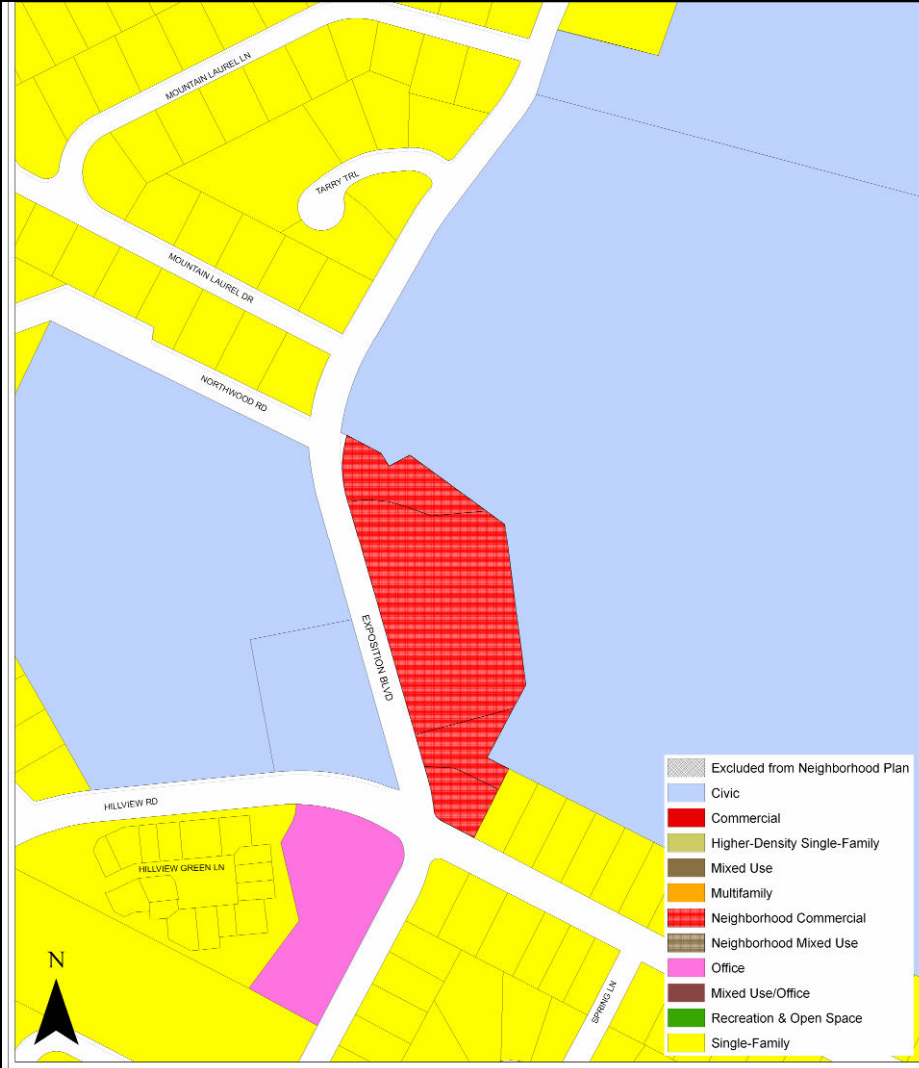
Neighborhood Shopping Center

Zoned: CS

**PROPOSED:**

Neighborhood Commercial FLUM

Commercial FLUM





# The Sanctuary and Tarrytown United Methodist

Churches

Zoned: SF-3

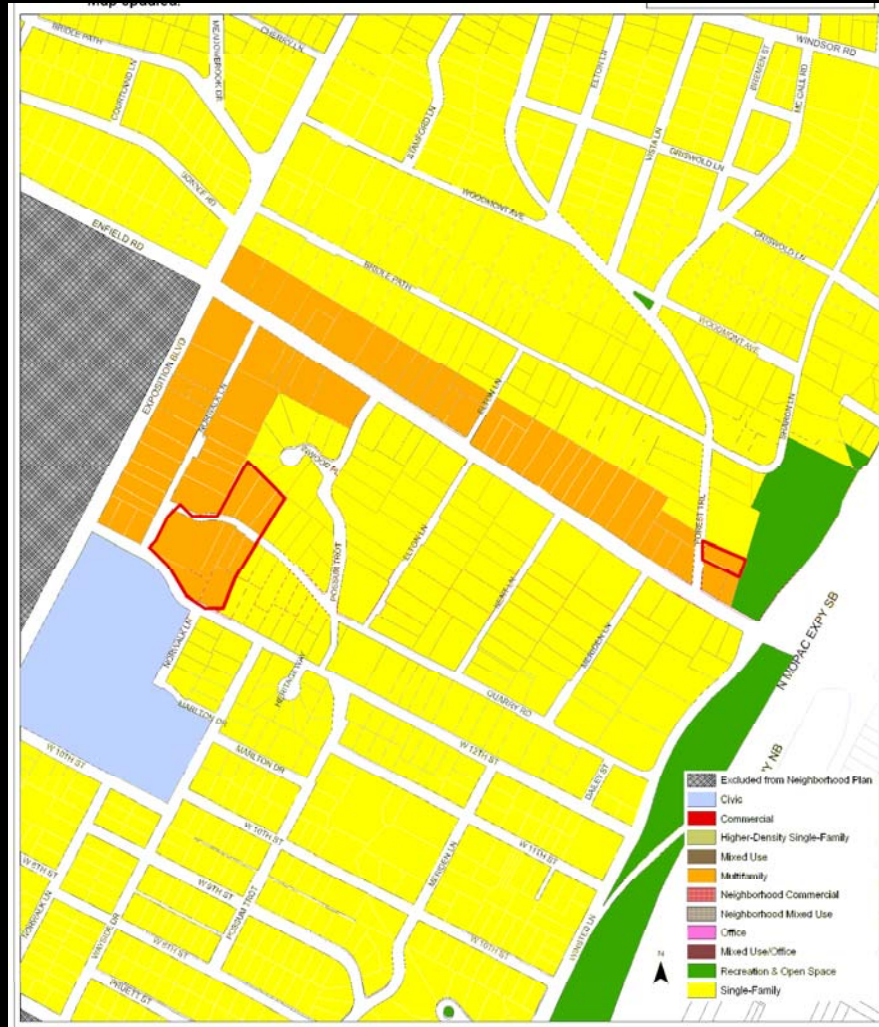
**PROPOSED:**

Single-Family FLUM

Civic FLUM



# Multi-Family in Deep Eddy & Forest Trail



Mixture of Single-Family & Multi-Family Structures

Zoned: SF-3 and MF-3

**PROPOSED:**

Single-Family FLUM

Multi-Family FLUM



# 1505 Forest Trail

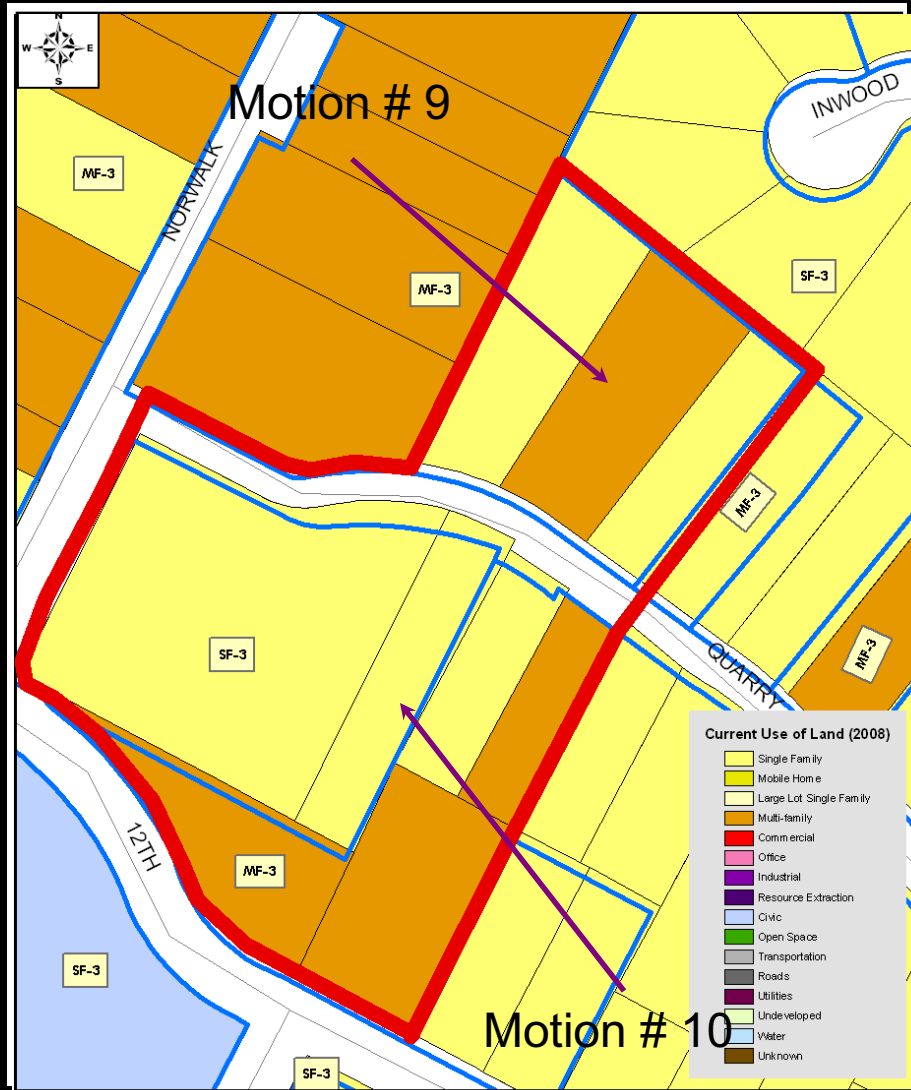


Single-Family  
Zoned: MF-3  
**PROPOSED:**

Single-Family FLUM  
Multi-Family FLUM



# Norwalk, 12<sup>th</sup> & Quarry



Mixture of single-family & multi-family

Zoned: SF-3 and MF-3

**PROPOSED:**

Single-Family FLUM

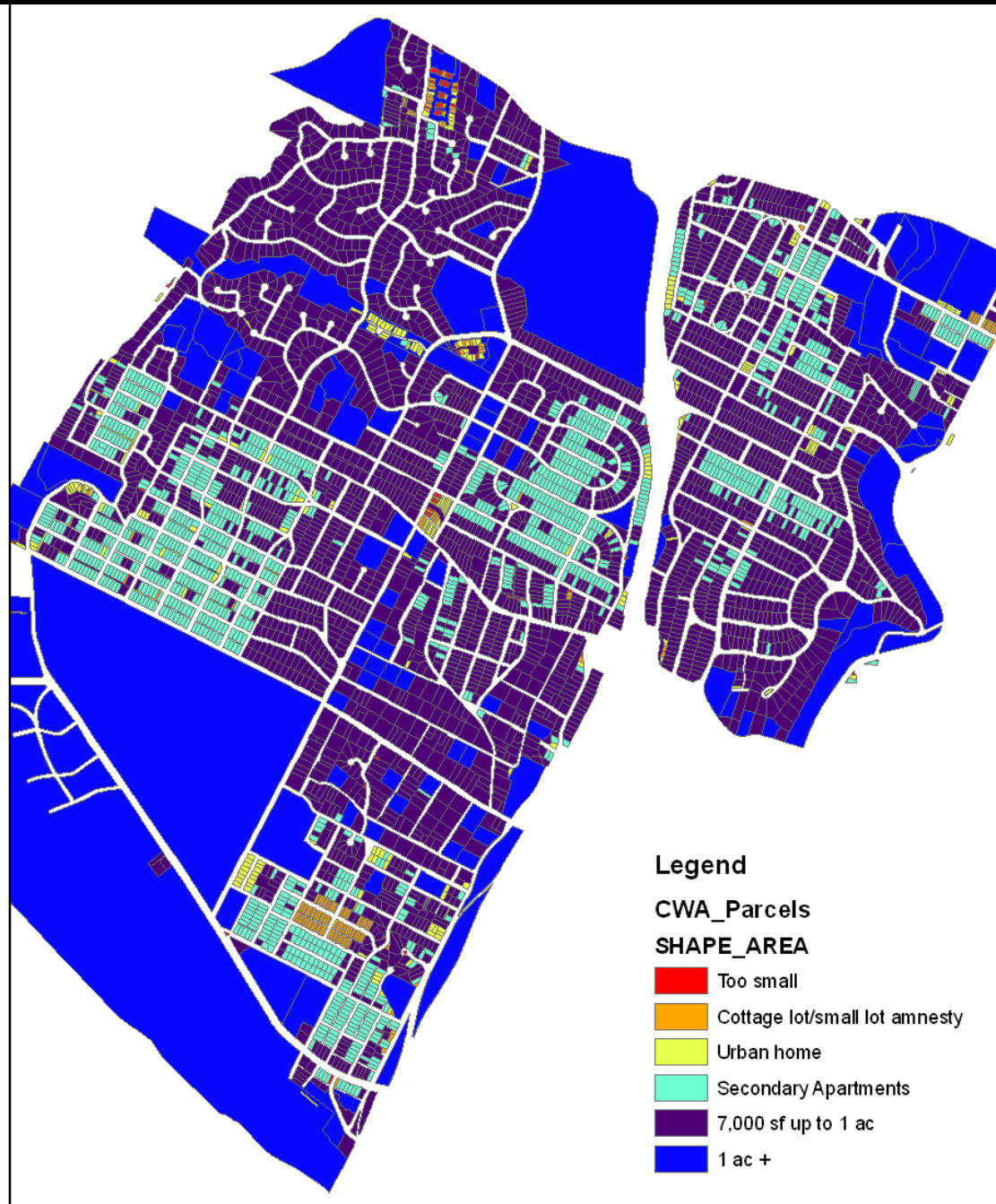
Multi-Family FLUM



# Special Use Infill Options

- No Options Supported by Neighborhood Stakeholders
- Staff recommends Small Lot Amnesty for both Planning Areas

# Lot Sizes



# Design Tools

## Design Tools Summarized

The following is a summary of the various design tools available to neighborhoods during the neighborhood planning process. These design tools specifically regulate single-family, duplex, or a 2-family residential use. Stakeholders can choose any combination of design tools that help achieve desired outcomes for their community.

### Garage Placement

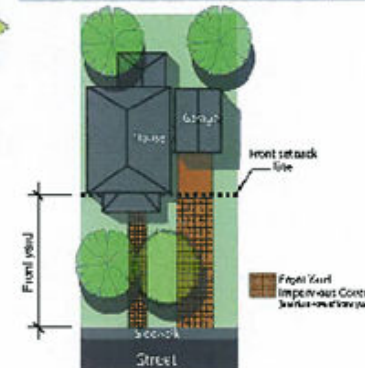
- Garages and carports (with entrances that face front yard) must be flush or behind the front building façade.
- For garages and carports that are 0' to less than (<) 20' behind building façade, their widths are limited to fifty percent (50%) of the building facade's width.
- For garages and carports that are 20' or greater behind building façade, their widths are not limited.
- For garages and carports with side entries, their widths are not limited.

### Parking Placement

- Impervious cover of front yard limited to 40%. Currently no requirement except overall lot impervious cover (usually 45%).
- "Front yard" defined as area between front property line and required front setback line (regardless of actual location of front building façade). For example, even for a home that is set back 30' from the property line, the front yard is still measured as area b/w front property line and the required setback line, usually 25 ft.
- Parking spaces in front yard limited to four (4); parking spaces for corner lot limited to four (4) in front and street side yards combined.
- Variances may be granted to 40% impervious cover limit if City determines that circular drive or turnaround necessary for safety.

### Front Porches Extending into the Front Setback

- Covered and uncovered front porches must extend to within 15 feet (15') of front property line (regardless of front setback, usually 25').
- Porch overhangs and awnings may extend to within 13' of the front property line regardless of required front setback.
- Support walls—no walls—are allowed within footprint of the porch.
- One porch may have a roof.



# Rezoning Recommendations

General approach to rezoning recommendations:

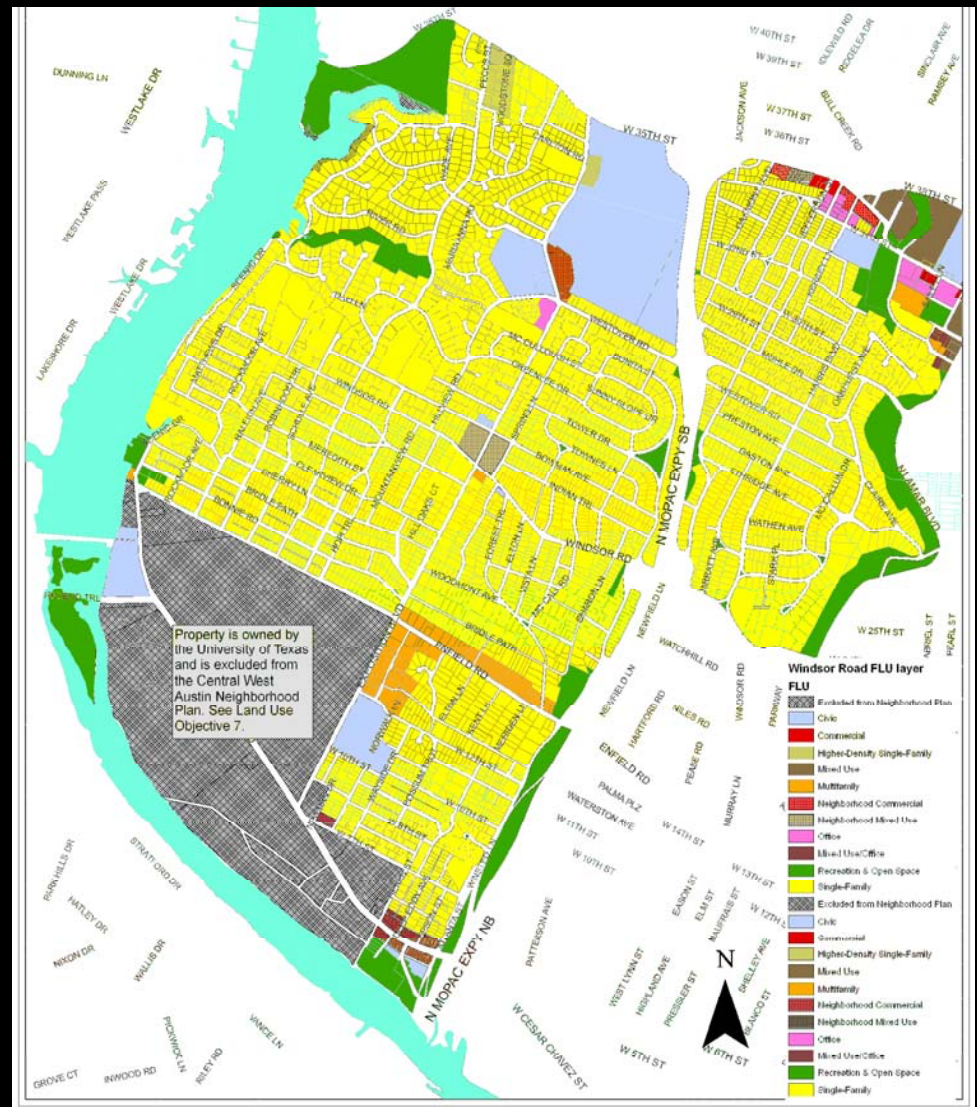
- Uses that do not conform to zoning
  - Rezoning from more to less intensive zoning
- Elm Terrace-3215 Exposition (Tract 101)



# Rezoning Recommendations

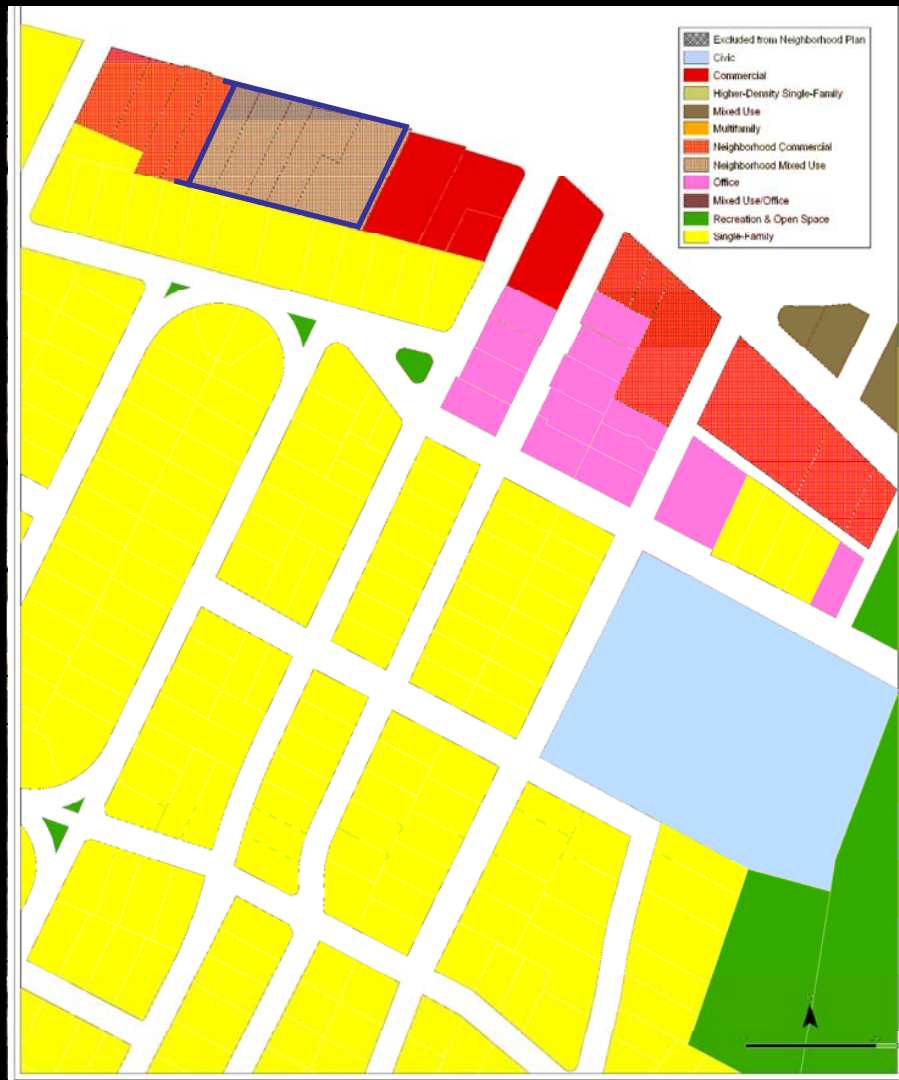
## Limited Number of Zoning Cases

- Neighborhood did not indicate change desired on Future Land Use Map
- Existing conditions did not call for rezoning



# **Questions about the Rezoning Recommendations?**

# Tract 1



Office and Residential

Zoned: LO

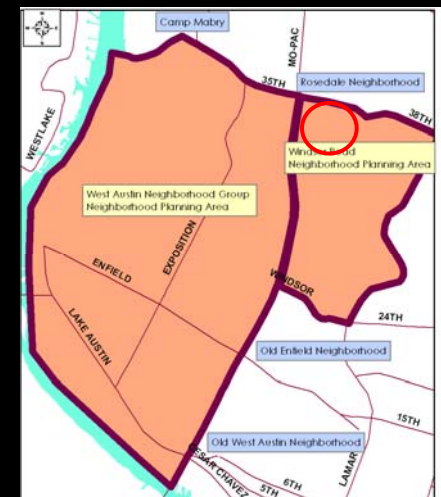
**PROPOSED:**

Neighborhood Commercial FLUM

Neighborhood Mixed-Use FLUM

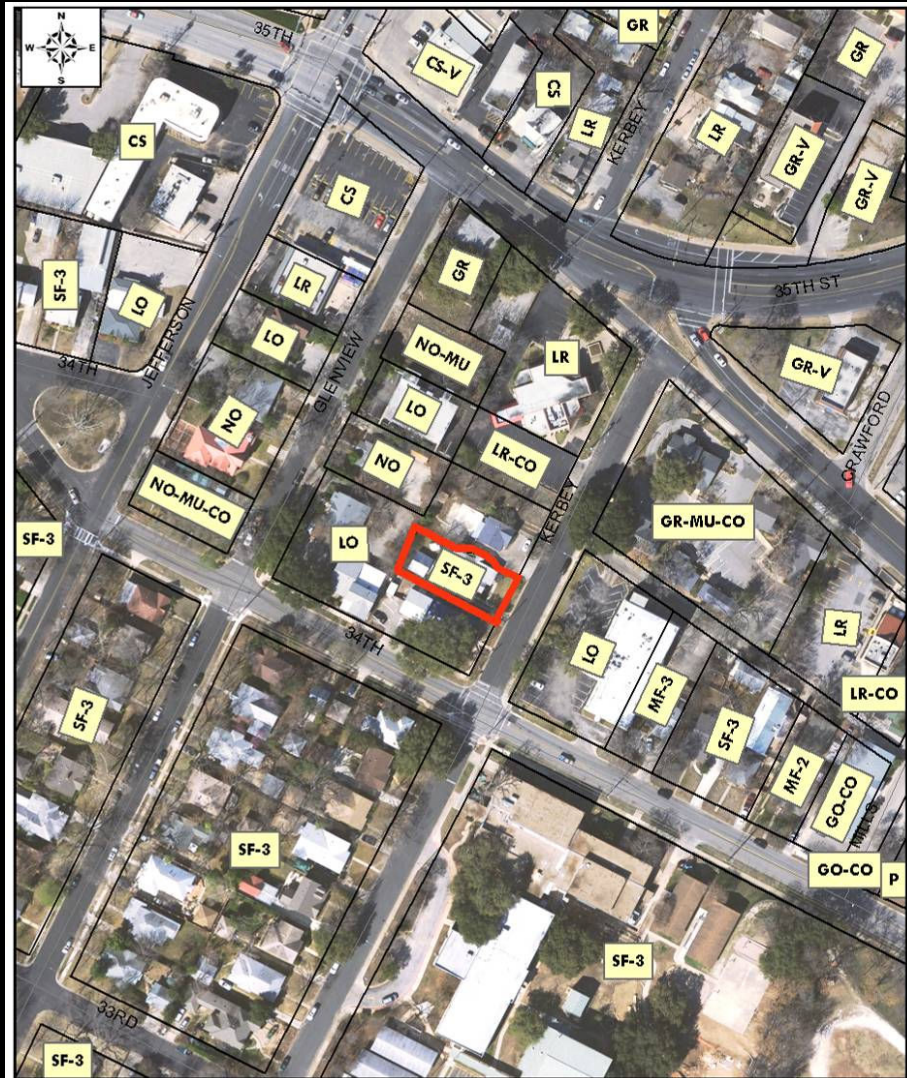
LO-NP

LO-MU-NP

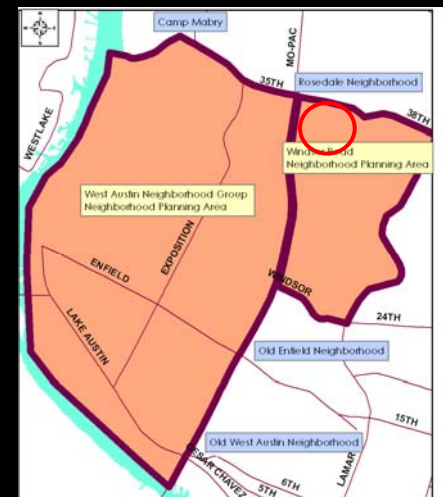




# Tract 2



Office  
Zoned: SF-3  
**PROPOSED:**  
SF-3-NP  
NO-NP





# Tract 101

Vacant Land

Zoned: Unzoned, SF-3

**PROPOSED:**

Single-Family FLUM

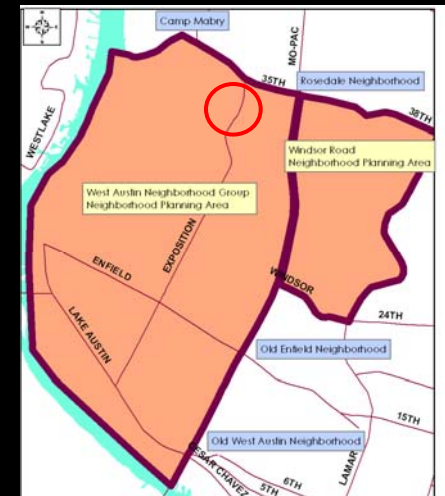
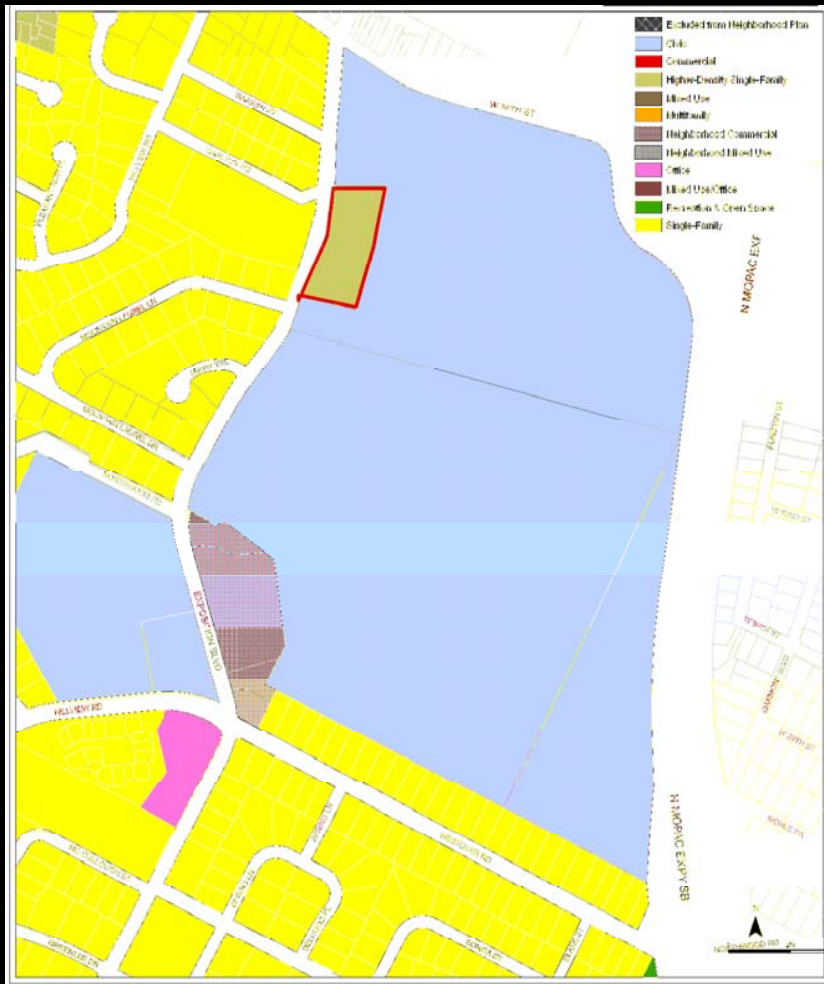
High-Density Single-Family FLUM

Multi-Family FLUM

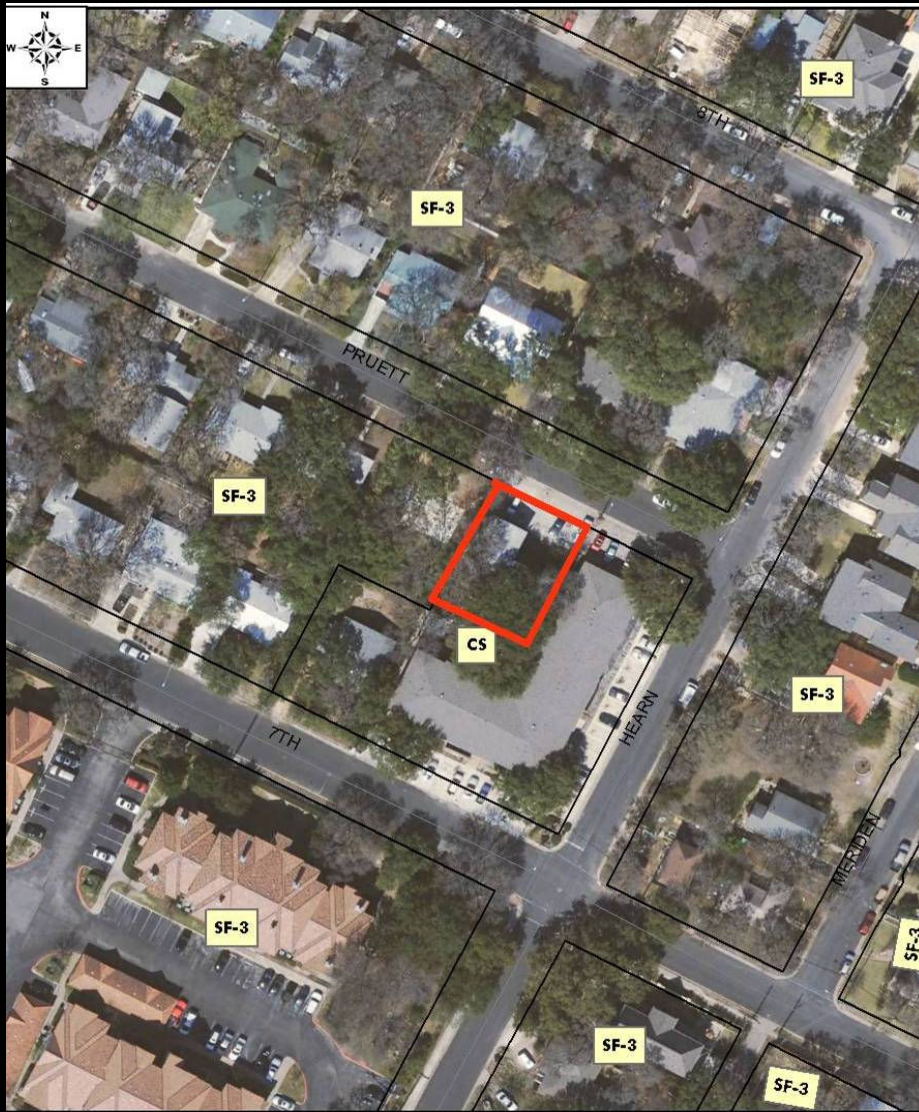
SF-3-NP

SF-6-NP

MF-1-NP

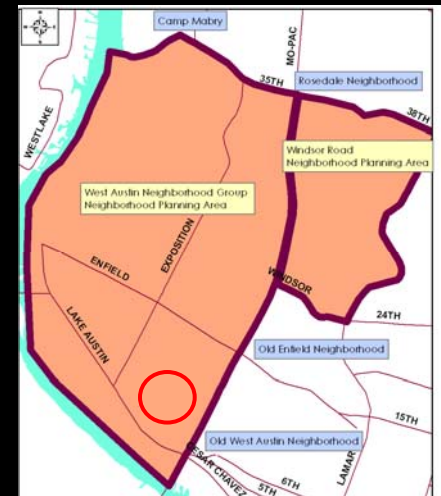


# Tract 105



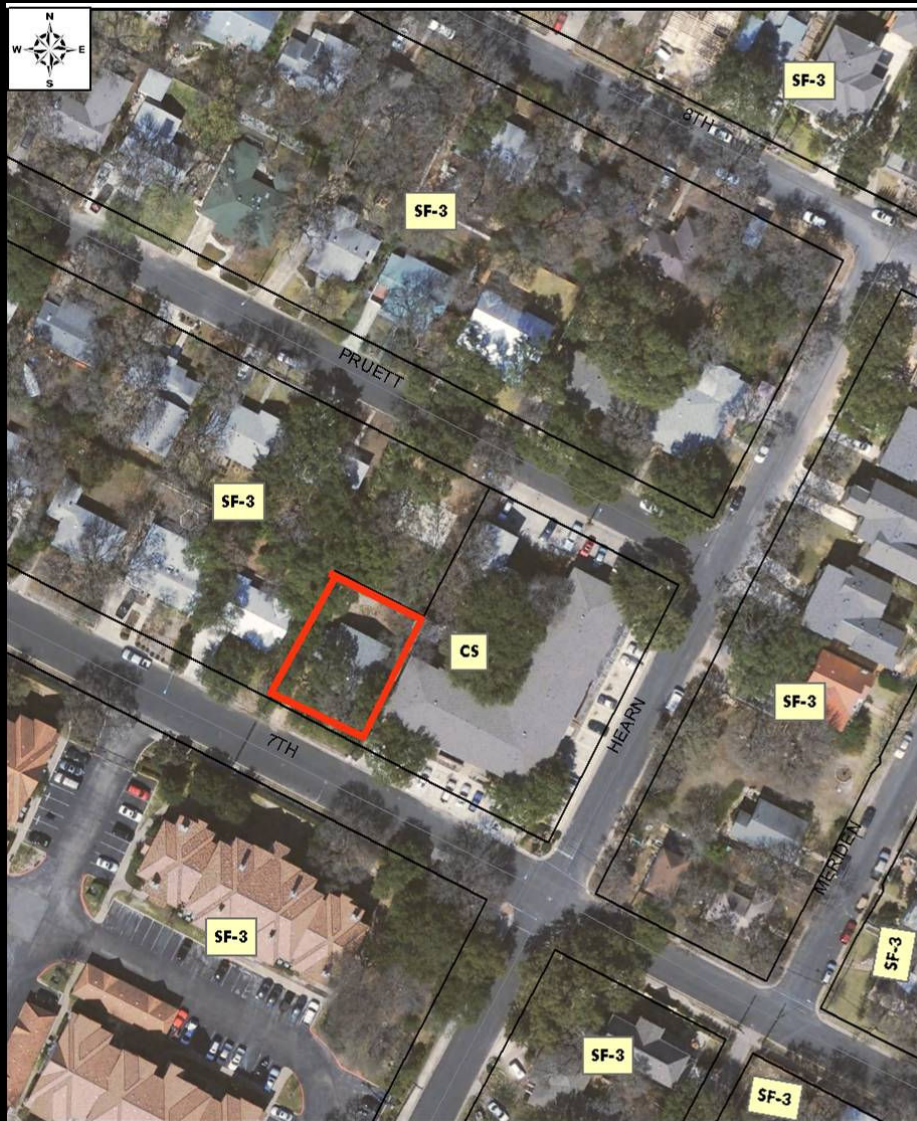
4-Unit Apartment  
Zoned: CS

**PROPOSED:**  
SF-6-NP  
MF-2-NP



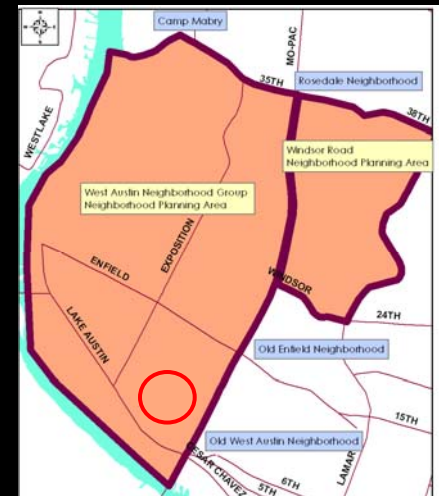


# Tract 106



Single-Family House  
Zoned: CS

**PROPOSED:**  
SF-3-NP  
MF-6-NP





# Tract 111

Office

Zoned: CS

**PROPOSED:**

NO-NP

NO-MU-NP

