

West 35th & West 34th Street Land Use Discussion—April 8, 2009

6:30-9:00 PM—LCRA Red Bud Center

The image to the right shows the next area of focus for land use discussions in the Central West Austin Neighborhood Planning, Land Use process. The area has been divided into 3 sub-areas for discussions purposes.

Remaining of Area 1—Red parcels

Area 2—Green parcels

Area 3—Blue parcels

On April 8th, all 3 areas outlined here will be discussed and decided on. This information is being provided so that workshop attendees may study the area's surrounding current land uses and zoning in order to prepare for the discussion during the workshop (see map on opposite page).



Listed here are the land use options to be considered along with some examples of uses normally found in each land use category. Due to the complexity of the zoning in this area, the land use options are general and not tied to certain parcels. During the workshop, Staff will explain and discuss the ability to apply certain land uses with varied zoning for this area.

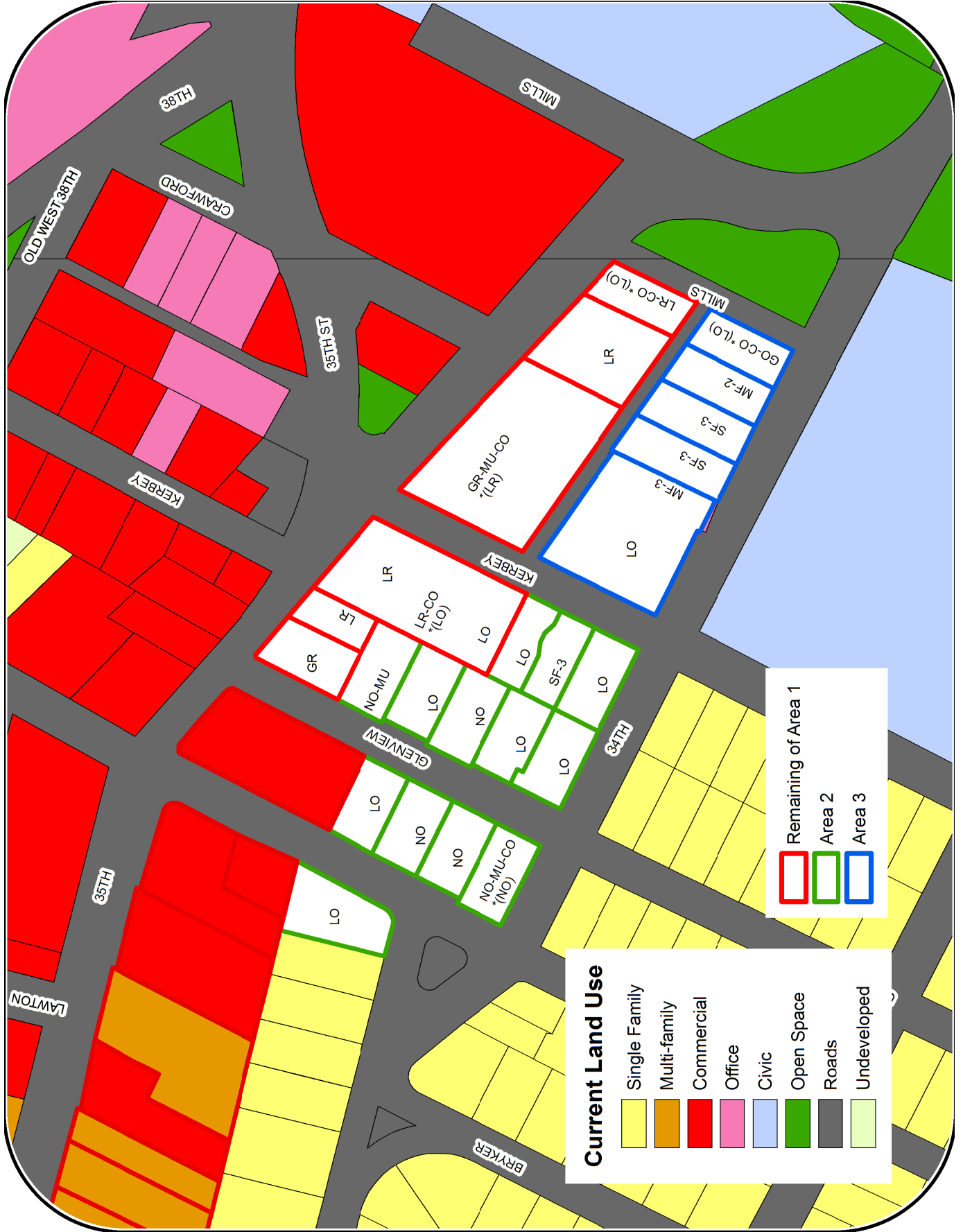
Neighborhood Mixed Use: permits residential and a variety of retail services such as restaurants, general & specialty shops, and grocery stores that are intended to serve the local neighborhood.

Mixed Use/Office: permits a variety of residential uses in addition to office uses.

Mixed Use: permits the same variety and mix of retail services as Commercial (below) in addition to a variety of residential uses.

Neighborhood Commercial: permits a variety of retail services such as restaurants, general & specialty shops, and grocery stores intended to serve the local neighborhood.

Commercial: permits a variety of retail services such as restaurants, general & specialty shops, grocery stores, and auto oriented service stations. While this category includes uses at a regional scale (serving more than just the immediate areas), smaller



Current Land Use

- Single Family
- Multi-family
- Commercial
- Office
- Civic
- Open Space
- Roads
- Undeveloped

- Remaining of Area 1
- Area 2
- Area 3

***Zoning in parenthesis indicates the functional zoning as prescribed by the Conditional Overlay (CO).