

Central West Austin Land Use Options

January 14, West 38th & Lamar Area

What is this?

This document presents land use options for the mostly non-residential areas along West 38th, West 34th from Shoal Creek Greenbelt to Lamar Blvd and Lamar Blvd from West 38th to West 31st. City staff developed these options based on the results of the October 22nd brainstorming session on this area. In crafting these options, staff also considered existing zoning and land uses. **UPDATE NOTE: These options have been modified since they were originally produced, based on input at the November 19 and December 4 meetings.**

Options are presented for 3 groups of parcels. Group 1 is a set of parcels with only one option each; Group 2 has two options for the entire area; Group 3 has some parcels with one option and some parcels with two options.

Bryker Woods Elementary and parks in this area already have Future Land Uses associated with them from a prior meeting. Seton Hospital, one parcel on 31st Street, and a portion of St. Andrews Elementary also have Future Land Uses established at prior meetings.

Meeting details

January 14th, 6:30pm to 9pm

LCRA Red Bud Facility

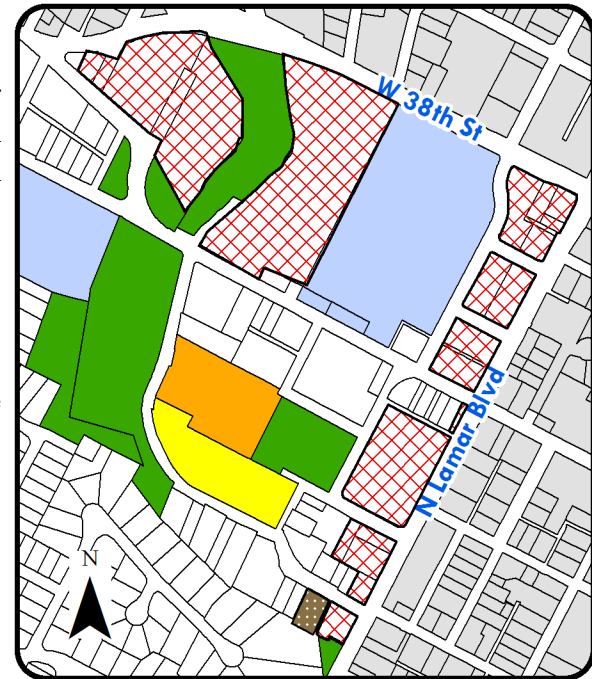
3601 Lake Austin Blvd

Group 1: West 38th, Lamar & West 32nd

This is a large area with a variety of uses surrounding the Seton Medical complex. Other uses include small and large medical offices, grocery store & pharmacy, retail, and restaurants. Group 1 parcels have only one land use option.

Land Uses

Mixed Use (*the red cross-hatching*) reflects the current pattern and zoning, including Vertical Mixed Use zoning, where it exists.



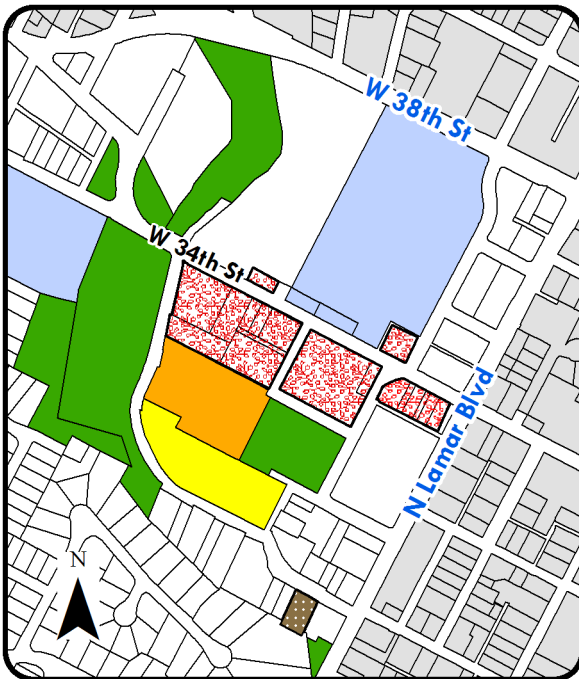
Group 2: Along 34th Street

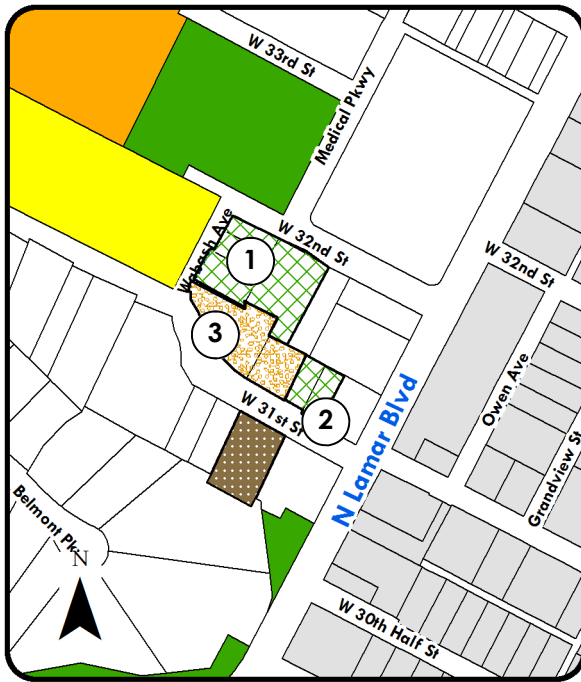
An area of medical offices, retail, restaurants, and parking. According to comments received during the brainstorming session, this area lacks activity during non-business hours and as a result feels unsafe at times.

Land Use Options

(*the red speckling*)

- A. **Mixed Use**—will allow a greater variety of uses including restaurants, retail and residential.
- B. **Commercial**—Reflects the current zoning and will allow uses such as restaurants and retail but not residential.





Group 3: Between 31st and 32nd Streets

Along 31st Street is an area of small businesses, one multifamily building, and one duplex (under construction). Along 32nd Street is parking.

Land Use Options

- Areas 1 & 2: Neighborhood Mixed Use
- Area 3: a) Neighborhood Mixed Use
b) Multifamily

Land Use Descriptions

These particular land use categories were chosen because they best reflect the needs and ideas of the Stakeholders from the October 22nd workshop. The land uses are described here so that you can compare and contrast between these categories to help make land use decisions for each sub-area.

Neighborhood Mixed Use: which includes small to medium-density residential, small-scale retail or offices, professional services, convenience retail, shop front retail that serve a market at a neighborhood scale.

Mixed Use: an area appropriate for a single use or mix of retail, office, and residential.

Commercial: intended for areas allowing a large variety of retail sales and services.