

# Central West Austin Land Use Options

November 19, 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.

Options are presented for 2 groups of parcels. Group 1 is a set of parcels with only one option each; Group 2 has two options for the entire area. Land Use options for the West 35th and West 34th area are still being crafted and will be released for review prior to the December 4th workshop.

## Who decides which option goes into the plan?

The November 19th meeting will provide an opportunity to discuss the options for each area. Stakeholders at that meeting will decide which option should go in the plan. If stakeholders cannot reach consensus for an area, that area will be put on hold until the rest of the planning area has been addressed.

## What if I cannot make the meeting?

Please send your preferences for each area to Victoria Craig by email at [victoria.craig@ci.austin.tx.us](mailto:victoria.craig@ci.austin.tx.us) or by phone at 974-2857. Emailed preferences will be available for consideration during the November 19th meeting. However, the final decision will be made by attendees. To ensure your comments are tallied accurately, please submit them by noon, Wednesday, November 19th.

## Meeting details

November 19th, 6:30pm to 9pm

LCRA Red Bud Facility

3601 Lake Austin Blvd

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

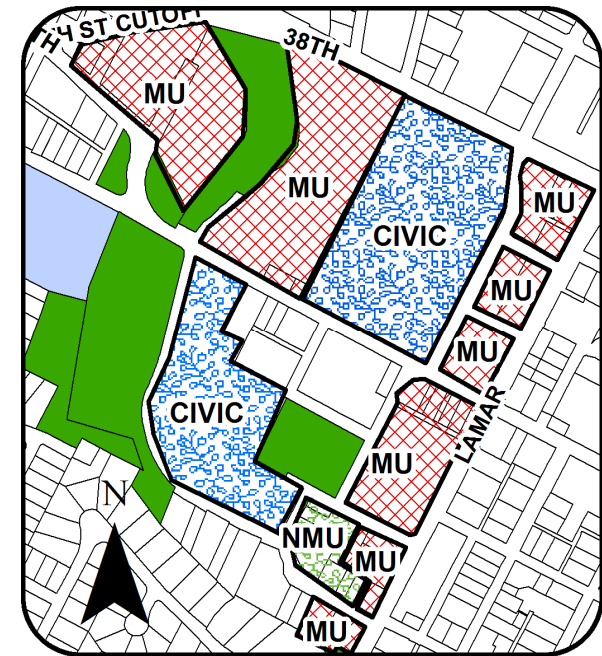
This is a large area with variety of uses with Seton Medical complex and St. Andrews Episcopal School as the two largest occupants. Other uses include small and large scale medical offices, grocery store & pharmacy, retail, and restaurant uses. Group 1 parcels have only one land use option. Bryker Woods Elementary and parks in this area already have future land uses associated with them from a prior meeting.

### Land Uses

**Mixed Use (MU)** reflects the current zoning, including Vertical Mixed Use zoning, where it exists.

**Civic** is appropriate for long-term civic uses (Seton Hospital and St. Andrew's Episcopal School).

**Neighborhood Mixed Use (NMU):** Because these parcels are adjacent to single family homes, this option will maintain the mix of small scale offices and residences while allowing flexibility for accommodating other small-scaled uses.



## Group 2: Bailey Square Area up to Medical Parkway

An area of medical offices, medical retail 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. Parks in this area already have future land uses associated with them from a prior meeting.

### Land Use Options

**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.

## 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.

**Civic:** used to designate a site for public or semi-public facilities such as governmental offices, civil services such as police and fire stations, hospitals, and public and private schools. Includes major religious facilities & activities.

**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.