

Central West Austin Land Use Options

October 8, Deep Eddy along Lake Austin Boulevard

What is this?

This document presents land use options for Deep Eddy along Lake Austin Boulevard. City staff developed these options based on the results from the September 24 brainstorming session on this area and determining what options would achieve the different scenarios outlined by participants.

Options are presented for two areas, although the first—the entire existing commercial and office portion of Deep Eddy—has only one option. The second area has two options. Both also include a description of the area and draft plan text.

Who decides which option goes into the plan?

The October 8 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 or by phone at 974-2857. Emailed preferences will be available for consideration during the October 8 meeting. However, the final decision will be made by attendees. To ensure your comments are tallied accurately, please submit them by noon, Wednesday, October 8.

Meeting details

October 8, 6:30pm to 9pm

LCRA Red Bud Facility

3601 Lake Austin Blvd



Area 1: Deep Eddy along Lake Austin Boulevard

An area of mixed uses and building types. Home to a variety of neighborhood restaurants, such as Magnolia Café, Thundercloud Subs, and Mangia Pizza, and neighborhood offices. The area has a mix of zoning, including some parcels with the higher intensity Community Commercial (GR) designation. This area is almost entirely within the Drinking Water Protection Zone; south of Lake Austin Boulevard is also within the Waterfront Overlay, which restricts certain intense commercial uses, but allows residential uses within office and commercial districts.

Land Use Option

Neighborhood Commercial, which includes small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale. This option would entail no rezoning.

Draft Plan Text

Deep Eddy should remain home to smaller scale, mostly local businesses, sensitive both to the homes north of the area and to Lady Bird Lake south of the area. The restaurants, Eilers Park, and Deep Eddy Pool are vital to the neighborhood community, and the smaller buildings—mostly converted houses, allow a place for local professionals to practice. If redevelopment occurs, it should preserve the open feel and views of the Lake Austin Boulevard streetscape.

Area 2: Two parcels immediately north of the 2300 block of Lake Austin Blvd (behind Magnolia Café, across the alley)

These two parcels are currently zoned SF-3. One parcel contains a duplex; the other contains a vacant structure, the size of a large home or small duplex.

Land Use Options

- A. **Single Family:** Preserve the existing zoning, which would allow detached single family homes and duplexes.
- B. **Office:** Allow for small-scale offices. During zoning, staff would recommend NO (Neighborhood Office), which is intended to allow businesses to operate inside existing houses.

During the brainstorming session, most stakeholders opposed expanding the commercial and office part of Deep Eddy into the residential areas. Some stakeholders did support it, though, in part to buffer residences from the 2300 block of Lake Austin Boulevard (particularly Magnolia Café) with a lower intensity office use.

Draft Plan Text

Option A would simply include these two parcels as part of any text description of the broader Deep Eddy single-family residential area.

Option B: Protect single family homes on Deep Eddy Avenue and Upson Street from incompatible uses on Lake Austin Boulevard by allowing a one-parcel buffer of neighborhood office. These neighborhood offices should use the existing structures and should respect their neighbors to the north.