

**Upper Boggy Creek Neighborhood Planning Team  
Decision Record  
4/10/01  
6:30 PM to 8:00 PM  
Genesis Presbyterian Church**

\*Attendees:

Jeffrey Skillman
Bo McCarver
Melvin Walenta
Fred Cox
Jay Velgos
Dixie Peterson
Mike Damal
Lyn Estabrook
Steve Bostic
Dave Westenbarger
Ruth C. Ellison
Jules Vieau
Stephan Kreger
Mark Lind
Michael McClendon
Kara Harris
Isabelle Headrick
Frances Brougher
Doug Harris
Lex Dale Owens
Jules Vieu
Stefan Schuster

\*Based on sign-in sheet

City of Austin Staff: Ricardo Soliz, Kathleen Welder, and Mark Walters—  
Neighborhood Planning

Meeting formally began at 6:35 PM.

**Decision:** *The NPT approved the Decision Records for the March 13<sup>th</sup> and 27<sup>th</sup> Neighborhood Planning Team meetings as written. The one amendment was that the Decision Record from the March 27<sup>th</sup> be changed to note the height limitations on Manor Road be limited to forty feet (three stories). **The 3-27-01 Decision Record was amended on 4-16-01.***

The next matter of business was to discuss the development of a subcommittee structure to facilitate the development of objectives and action items for the remaining goals.

**Decision:** *The NPT voted to create a subcommittee structure that would meet outside the normal meeting times of the formal NPT meeting. It was agreed that Neighborhood Planning staff would not need to attend these meetings. The subcommittee structure was adopted as follows*

**Land Use:**

*Michael McClendon (chair)*

**Transportation:**

*Mark Lind (chair)*

**Housing:**

*Bo McCarver (chair)*

**Open Space/Environment/Parks**

*Dixie Peterson (chair)*

**Community Services**

*Lex Dale Owens (chair)*

The next item of business was a brainstorming exercise on the land uses along the IH-35 Corridor.

**Decision:**

**26<sup>th</sup>/Dean Keaton to 38<sup>th</sup> ½ Street**

- *Mixed use along frontage road*
- *Small offices*
- *Small Businesses*
- *No fast food*
- *Want a copy shop*
- *Want doctors offices*
- *Keep properties clean and well-maintained*
- *Keep a diversity of businesses*
- *Businesses should have better visual/light barriers to the adjacent residential uses*
- *Limit adult-oriented businesses*
- *Clean up corridors*
- *Height limit to 40 feet*

**38<sup>th</sup> ½ Street to Airport Boulevard**

- *Signage issues*

- *Should the St George Church ever decide to relocate and sell its property, the site should be dedicated to single family houses.*
- *Regional uses*
- *Academy site*
  - ❖ *Hardware store at Academy site*
  - ❖ *No fast food fronting the frontage road*
  - ❖ *Garden supply/nursery*
  - ❖ *Parking should be in back*
  - ❖ *Possible LRT stop/pull transit center*
  - ❖ *Possible carwash*
  - ❖ *There should be landscaping to buffer houses that back to the site*
  - ❖ *Lighting from site should be buffered to not spill over to adjacent homes*

***Airport Boulevard to RMMA site***

- *Keep the light office uses*
- *Speed enforcement is needed along the frontage road*

The next item on the agenda was a review of the objectives and action developed primarily from the 3-27-01 NPT meeting.

***Decision:*** *The NPT noted several items that needed to be changed under Goal One. These items were changed on the Draft Goal One Objectives and Action Items on 4-12-01.*

## Draft Objectives and Action Items for Goals One, Two, and Three

The following **draft** goals, objectives, and action items are a result of a collaborative effort between the residents, property owners, and business owners of the Upper Boggy Creek Neighborhood Planning Area. These goals, objectives, and action items were developed using input from the neighborhood planning team meetings, the results of the residential and property/business owner surveys, and the recommendations of City staff. The source of each of the objectives and action items is also listed.

### GOAL ONE

#### **Preserve the character of each neighborhood in the Upper Boggy Creek Neighborhood Planning Area.**

**Objective:** The existing historic, single family character of the Blackland Neighborhood (south of Manor Road, east of Comal, north of MLK Boulevard, and west of Chestnut) should be preserved to the greatest extent possible. *(Previous Meeting, 3-19-01 NPT Meeting)*

Action Item: Make the Group Residential use a prohibited one for MF-3. This could further reduce the University of Texas' incursion into the neighborhood by not allowing dormitories and sorority/fraternity houses. *(3-19-01 NPT Meeting, Staff Recommendation)*

**Objective:** Provide opportunities for people to repair, maintain, and improve their homes and property. *(Previous NPT Meeting)*

Action Item: Include a mixed use overlay on all commercially zoned property that currently has residential uses and is not located along one of the major corridors in the planning area: IH-35, Airport Blvd., Manor Rd., or MLK Blvd. *(Previous NPT Meeting, Staff Recommendation)*

Action Items: The Blackland Community Center should serve as a location where the Neighborhood Housing and Community Development Department (NHCD) can provide and update information about resources available to assist people in repairing and maintaining their homes. *(Staff Recommendation)*

Action Item: Utilize the City code enforcement program to bring substandard units into compliance with City codes and to help minimize the need for demolition and displacement. *(Staff Recommendation)*

**Objective:** The Upper Boggy Creek Neighborhood Planning Area should be a clean and safe place to live. *(Survey)*

Action Item: The Office of Neighborhood Services (ONS) and NHCD should focus on areas of the planning area in greatest need of targeted clean-ups. *(Previous NPT Meeting, Staff Recommendation)*

Action Item: Street lights at the following locations need to be repaired or installed: *(Survey)*

- Delwood II Neighborhood
- Intersection of Ardenwood and Parkwood
- Southwest corner Clarkson and 38<sup>th</sup> ½ Street

Action Item: Locations of repeated criminal activity such as drug houses or open air drug markets, once identified, should be targeted by the appropriate departments and agencies. *(Previous NPT Meeting)*

**Objective:** Commercial or institutional uses adjacent to residential ones should be complementary and compatible in scale and use. *(Previous NPT Meeting, Staff Recommendation)*

Action Item: Downzone the property zoned Commercial Services (CS) at the corner of Wilshire and Airport Boulevard to Neighborhood Commercial (LR) and lower the allowable building height to thirty-five feet. *(3-19-01 NPT Meeting, Staff Recommendation)*

Action Item: Encourage the University of Texas to meet with the implementation committee of the Upper Boggy Creek Neighborhood Planning Team when considering purchasing or expanding their facilities. *(Previous NPT Meeting)*

Action Item: Encourage the commercial and institutional uses to buffer such areas as blank walls and dumpsters with attractive landscaping or other such shielding devices to improve the visual quality of the neighborhood. *(Staff Recommendation)*

**Objective:** Commercial encroachment into established residential areas should be halted. *(Survey)*

Action Item: Property currently zoned Single or multi-family should not be changed to allow commercial uses with the exception of those locations otherwise designated for mixed use. *(Staff Recommendation)*

## GOAL TWO

### **Encourage automobile-oriented businesses to be limited to the commercial corridors along the perimeter of the planning area.**

**Objective:** The portion of the west side Airport Boulevard extending from 38<sup>th</sup> ½ Street, south to Manor Road should be retain its current zoning and be a commercial center that serves a broader area than the adjacent neighborhoods. *(3-19-01 NPT Meeting)*

**Objective:** The tract of LO zoned land between Schieffer and 40<sup>th</sup> Street should be used as small-scaled offices or condominiums or row houses. *(3-19-01 NPT Meeting)*

### GOAL THREE

**Ensure that the new businesses and commercial development planned within the Upper Boggy Creek Neighborhood Planning Area is neighborhood-appropriate, neighborhood-scaled, and neighborhood-friendly and serves the nearby neighborhoods.**

**Objective:** Manor Road should become a vibrant, mixed use corridor that provides housing opportunities for mixed-income levels, entertainment, services, employment opportunities, and commercial opportunities in a neighborhood-friendly fashion. *(3-19-01 NPT Meeting)*

Action Item: Allow the Smart Growth infill option of Mixed Use Building on all commercially zoned property along Manor Road. *(3-19-01 NPT Meeting, Staff Recommendation)*

Action Item: Include a mixed use overlay on all commercially zoned properties that currently have residential uses. *(3-19-01 NPT Meeting, Staff Recommendation)*

Action Item: Prohibit the following uses along the Manor Road Corridor:

- Agricultural Sales and Services
- Automobile Rentals
- Restaurant (Drive-In, Fast Food)
- Automotive Sales
- Automotive Washing
- Campground
- Commercial Blood Plasma Center
- Construction Sales and Services
- Drop-Off Recycling Collection Facility (Conditional Use)
- Electronic Prototype Assembly
- Equipment Sales
- Kennels
- Laundry Services
- Limited Warehouse and Distribution
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Research Services
- Vehicle Storage

*(3-19-01 NPT Meeting, Staff Recommendation)*

Action Item: Limit the height of commercial buildings along the Manor Road Corridor to forty feet (three stories). *(3-19-01 NPT Meeting)*

Action Item: The front facades of new commercial or mixed use development along the Manor Road Corridor should front to the sidewalk. *(Staff Recommendation)*

Action Item: The streetscape along the Manor Road Corridor should be pedestrian-friendly and promote a safe environment for pedestrians and other alternative modes of transportation. This includes awnings on the fronts of buildings, street trees, benches, convenient trash bins, etc. *(Previous NPT Meeting, Staff Recommendation)*

Action Item: Encourage parking for new commercial or mixed use development along the Manor Road Corridor to locate parking to the side or at the rear of the structure. *(3-19-01 NPT Meeting)*

Action Item: Explore shared parking options for the different establishments and institutions along Manor Road. *(3-19-01 NPT Meeting)*

**Objective:** Promote the redevelopment of the Value Skypark site to be a mixed use development that provides neighborhood-scaled retail along Manor Road and mixed-income housing opportunities to the rear of the site and along Randolph Street. *(3-19-01 NPT Meeting)*

Action Item: Downzone the Value Sky Park property zoned Limited Industrial (LI) to Commercial Services-Mixed Use (CS-MU) and change the Community Commercial (GR) to Community Commercial-Mixed Use (GR-MU). *(3-19-01 NPT Meeting, Staff Recommendation)*

Action Item: Allow the Smart Growth Infill Options of Mixed Use Urban Center or Residential Infill at this site. *(Staff Recommendation)*

Action Item: Limit the housing types along Randolph to either detached single family homes, or townhouse/row house-styled residential development. *(3-19-01 NPT Meeting)*

Action Item: Parking for residential uses along Randolph street should be at the rear of the buildings. *(Staff Recommendation)*

Action Item: Rezone the large, Limited Industry (LI) zoned property to the east and across the railroad tracks from the Value Skypark site to Commercial Services-Mixed Use (CS-MU). Urge that the portion of the property located in the 100-year flood plain of Boggy Creek is set aside as parkland or green space. Allow the Smart Growth Infill Option of Mixed Use Building on this location. *(3-19-01 NPT Meeting, Staff Recommendation)*

**Objective:** The 38<sup>th</sup> ½ Street, from IH-35 to the railroad right-of-way should become a mixed use corridor that provides a buffer and transition area between the high level of commercial activity at the Delwood Shopping Center and the adjacent residential areas. *(3-19-01 NPT Meeting)*

Action Item: Allow the Smart Growth Infill option of Mixed Use Building on the commercially zoned lots on the north side of the street, east of the Delwood Shopping Center. *(3-19-01 NPT Meeting, Staff Recommendation)*

Action Item: Limit the height of these developments to fifty feet (four stories). *(3-19-01 NPT Meeting)*

Action Item: Prohibit the following uses along the 38<sup>th</sup> ½ Street Corridor:

- Laundry Services
- Automobile Rental
- Commercial Blood Plasma Center
- Construction Sales and Services
- Custom Manufacturing
- Electronic Prototype Assembly
- Equipment Sales
- Kennels
- Limited Warehouse and Distribution
- Maintenance and Service Facilities
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Vehicle Storage

*(3-19-01 NPT Meeting, Staff Recommendation)*

Action Item: Allow the Smart Growth Infill Option of Mixed Use Building on all of the property zoned Limited Office (LO) located on the south side of 38<sup>th</sup> ½ Street. *(3-19-01 NPT Meeting, Staff Recommendation)*

Action Item: Include a mixed use overlay for all of the property zoned Limited Office (LO) located on the south side of 38<sup>th</sup> ½ Street. *(Staff Recommendation)*

Action Item: Limit the building heights to thirty-five feet (2 ½ Stories) on the all of the property zoned Limited Office (LO) located on the south side of 38<sup>th</sup> ½ Street. *(Staff Recommendation)*

**Objective:** MLK Blvd should become a mixed use corridor that provides services, shopping, commercial, and employment housing opportunities for mixed-incomes in a neighborhood-friendly fashion. *(3-19-01 NPT Meeting)*

Action Item: Allow the Smart Growth infill option of Mixed Use Building on all commercially zoned property along MLK Blvd. (3-19-01 NPT Meeting)

Action Item: Include a mixed use overlay on commercially zoned properties that currently have residential uses. (Staff Recommendation)

Action Item: The streetscape along the MLK Blvd. Corridor should be pedestrian-friendly and promote a safe environment for pedestrians and other alternative modes of transportation. This includes awnings on the fronts of buildings, street trees, benches, convenient trash bins, etc. (3-19-01 NPT Meeting, Staff Recommendation)

Action Item: Encourage parking for new commercial or mixed use development along the MLK Blvd. Corridor to locate parking to the side or at the rear of the structure. (3-19-01 NPT Meeting)

Action Item: Explore shared parking options for the different establishments and institutions along MLK Boulevard. (3-19-01 NPT Meeting)

Action Item: The front facades of new commercial or mixed use development along the MLK Boulevard Corridor should front to the sidewalk. (Staff Recommendation)

Action Item: Limit the height of commercial buildings along the MLK Boulevard Corridor to forty feet (three stories). (3-19-01 NPT Meeting)

Action Item: Prohibit the following uses along MLK Boulevard:

- Agricultural Sales and Services
- Automobile Rentals
- Restaurant (Drive-In, Fast Food)
- Automotive Sales
- Automotive Washing
- Campground
- Commercial Blood Plasma Center
- Construction Sales and Services
- Drop-Off Recycling Collection Facility (Conditional Use)
- Electronic Prototype Assembly
- Equipment Sales
- Kennels
- Laundry Services
- Limited Warehouse and Distribution
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Research Services

- Vehicle Storage  
(3-19-01 NPT Meeting, Staff Recommendation)

**Objective:** Encourage businesses and developers to work with neighborhood representatives when developing site plans and designs. New development should enhance and/or complement the character or size of existing architecture. (Staff Recommendation)

Action Item: *Design Guideline Action Item*

**Objective:** Encourage public and private developers to meet and communicate with neighborhood representatives prior to the planning, development, redevelopment or expansion that will cause displacement of neighborhood residents. (Precedent set by Cherrywood Neighborhood Association, Staff Recommendation)

Action Item: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality. (Staff Recommendation)