

**Upper Boggy Creek Neighborhood Planning Team  
Decision Record  
3/27/01  
6:30 PM to 8:00 PM  
Maplewood Elementary School**

\*Attendees:

Jeffrey Skillman
Bo McCarver
Melvin Walenta
Chris Perkins
Jay Velgos
Dixie Peterson
Mike Damal
Lyn Estabrook
Gordon Bennett
Casey Blass
Daniel
Jules Vieau
Katja Gause

\*Based on sign-in sheet

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

The meeting formally began at 6:35 PM.

The first order of business was to discuss the results of the last meeting.

The next order of business was to finalize the content of Goal Nine.

***Decision:*** *It was approved as written excluding the bulleted item. The group felt that these specifics of the preliminary goal could be further expanded during the development of the objectives and action items.*

The next item of business was to a brief discussion of the differences between land use and zoning.

Following this discussion, the group started a brainstorming session over land use issues along the planning area's major corridors.

**MLK Boulevard**

- Mixed use/student housing
- Apartments

- Retail—neighborhood-scaled (bookstores, coffee shops, dry cleaners, sandwich shops)
- Mixed use building
- Parking must be accommodated
- No fast food/drive through restaurants
- Forty-foot height limits (three stories)
- No auto rental
- No fraternity/sorority houses

### **Manor Road**

- Shared parking facilities for business that operate at different hours
- Mixed use development
- Mixed use building
- Parking can be accommodated on the ground floor and covered by upper floors if the front façade of the building fronts the street/sidewalk
- No pull-in parking in front of businesses along Manor Rd.

#### Uses to be prohibited/conditional

- car rental
- no dorms
- fraternity/sorority houses
- rendering plants
- mobile homes
- outdoor music venue
- pawn shops
- motels
- commercial plasma centers
- commercial off-street parking

### **Value Skypark Site**

- Retail along Manor Rd./Apartments and townhomes toward the back of the site and on the western edge of the site
- Affordable housing mixed with market-valued homes
- Detached houses
- High density development
- Row houses or townhomes along Randolph limited to two stories
- Three story building in the interior of the site
- Downzone LI less to intensive use

### **Lot due east of Skypark**

- Downzone LI to less intensive use
- Park land
- Possible light rail site

## **Airport Boulevard**

- Sandwich shop/neighborhood-oriented retail for the CS-zoned property at Airport and Wilshire Blvd's.
- Small offices and/or condominiums/row houses along Airport between 40<sup>th</sup> Street and Schieffer
- Automobile-oriented businesses between 38<sup>th</sup> ½ Street and Manor Road
- Forty-foot height limit (three stories)
- Car rental

## **38<sup>th</sup> ½ Street (Railroad tracks to IH-35)**

- Mixed use building with residential on upper floors for commercial property on south side of 38<sup>th</sup> ½ Street
- North side of 38<sup>th</sup> ½ Street, more intensive commercial/mixed uses
- Arts related
- Avoid industrial uses