

Central Austin Combined Neighborhood Plan



The Central Austin Combined Neighborhood Plan

**An Amendment to the
City of Austin's Comprehensive Plan**

The Austin Tomorrow Comprehensive Plan

**Chapter 5
Section 5-19
Exhibit A**

Central Austin Combined Neighborhood Plan

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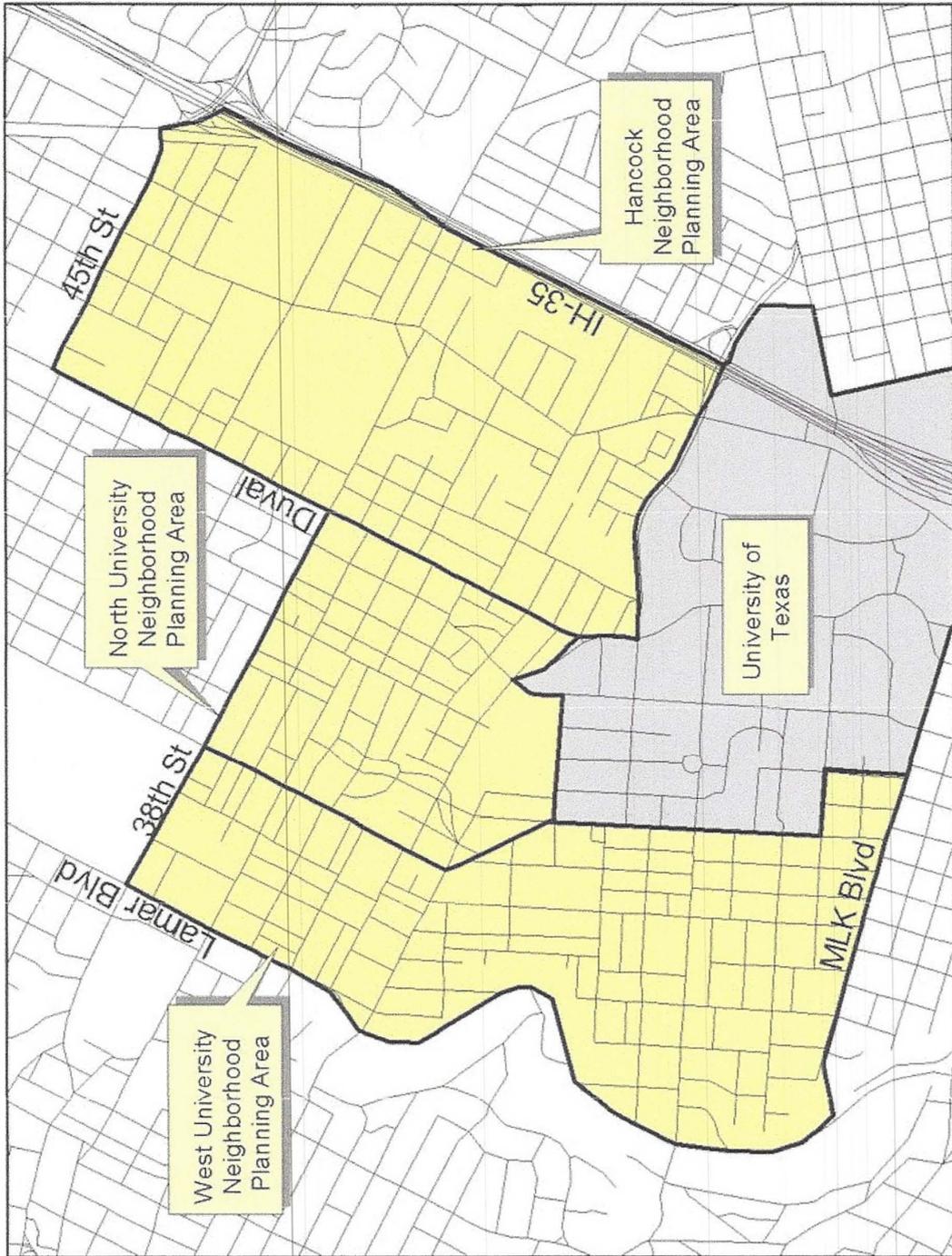
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**Figure 1
Central Austin Combined Neighborhood Planning Area Base Map**

Central Austin Combined Neighborhood Plan

Vision and Goals

Vision

The Central Austin Neighborhood Plan shall preserve the historical character and integrity of single-family neighborhoods. It shall allow multifamily development and redevelopment in appropriate areas to reflect the historical nature and residential character of the neighborhood. The plan will address the needs of a diverse, pedestrian-oriented community and provide safe parks and attractive open spaces. The plan will foster and create compatible density in areas that are appropriate for student housing; new development will be appropriately oriented and scaled relative to its neighborhood in the combined planning area.

Goals

Goal One

Preserve the integrity and character of the single-family neighborhoods.

Goal Two

Preserve the historic character and resources of the Central Austin Combined Neighborhood Planning Area neighborhoods

Goal Three

Allow mixed-use development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs.

Goal Four

West Campus should become a dense, vibrant, mixed-use and pedestrian oriented community.

Goal Five

Provide a safe environment and opportunities for all modes of transport.

Goal Six

Enhance and preserve existing open space, parks, and the natural environment.

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West University Neighborhood and West Campus

This section was contributed by Barbara Bridges, a resident of the West University Neighborhood, with a few additions by Neighborhood Planning and Zoning Department staff.

The history of West University – from San Gabriel to Shoal Creek – is a kaleidoscope of the diverse residents who have lived there over the past 150 years. These residents have included educators and students, merchants and bankers, doctors, lawyers and architects, politicians and state employees, tradesmen and farmers, Union soldiers, one gladiola saleswoman, a vanilla manufacturer, and, reportedly, a few ghosts.

Early Houses and Businesses

The current Neill-Cochran House (2310 San Gabriel Street) and Carrington's Bluff (1900 David Street) are the earliest known houses in the neighborhood. Later subdivisions of these estates provided land for many of the houses in West University.

The Neill-Cochran House, built in 1856 by Abner Cook (who also designed the Texas Governor's Mansion) for Washington L. Hill and his wife, originally sat on forty acres extending from Rio Grande Street on the east to Shoal Creek on the west and 24th Street on the north. Because of Mrs. Hill's fear of an Indian trail to the west of the property, the Hills never lived in the house; in 1857, it became the first Texas Institute for the Blind. In 1865, General George Armstrong Custer commandeered the house and grounds for a Union Hospital and several soldiers are buried on the grounds. In 1876, Attorney Andrew Neill purchased the property for his family, where they lived until several years after his death in 1883. Judge Thomas B. Cochran purchased the house in 1895 and made

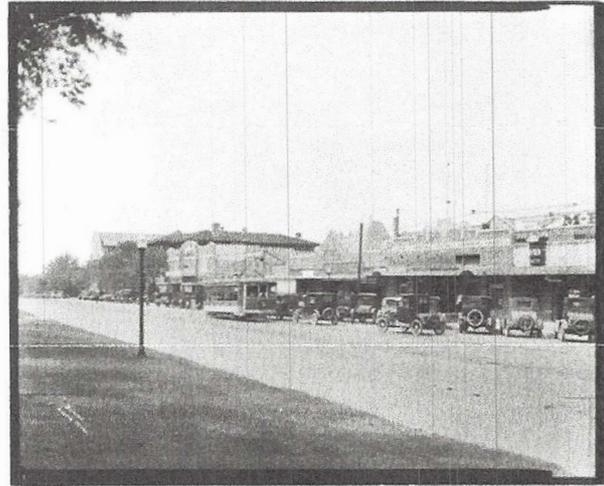
The Neill-Cochran House on San Gabriel Street.



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The Drag in History

Clockwise: The Drag (circa 1920s) besides the Model T automobiles and the street trolley, the feel of the Drag has remained similar over the years; the Varsity Theater (1936-1990) was a favorite Central Austin movie theater—now the site of a Tower Records; Dobie Center (built 1972) once the tallest building in Austin at twenty-nine stories; the Drag has attracted a variety of colorful personalities and speakers over the years ranging from street preachers to political activists.



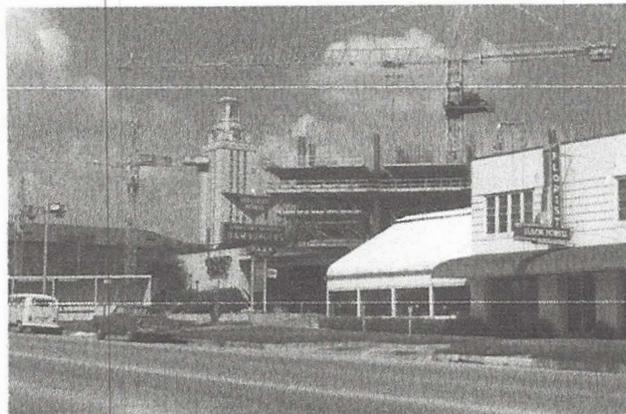
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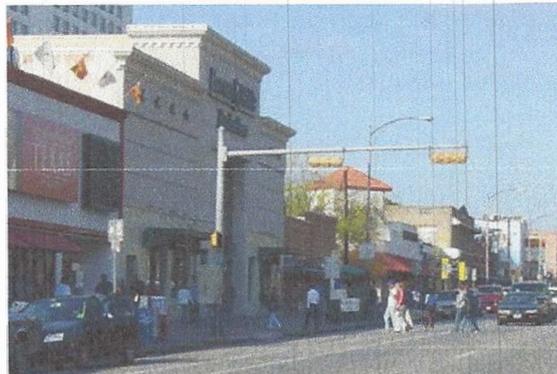


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The Drag Today

Clockwise starting right: The 23rd Street/ Renaissance Market; the Goodall Wooten Dormitory north of the intersection of 21st Street and Guadalupe; the pedestrian crossing on Guadalupe across from the West Mall free speech area and Student Union on the University of Texas Campus, Tower Records in the building that once housed the historic Varsity Movie Theater at 24th Street and Guadalupe; and the Dobie Mall and residential tower



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additions and renovations to it. Members of the Cochran family lived there until it was sold to the National Society of Colonial Dames of America in the State of Texas in 1958. In 1962, the House was opened as a museum. Allegedly, the ghosts of Andrew Neill and the Union soldiers still roam the property.

The Carrington house was built for Leonidas D. Carrington in 1877. L. D. Carrington was owner of the Carrington New Cash Store, which sold groceries, fabrics, and hardware at the corner of Congress Avenue and 7th Street. It was built on part of an original homestead of the Republic of Texas; Carrington's Bluff is now a bed and breakfast.

Another early house can be found at 1216 W. 22nd Street. The Robert H. Cuyler family resided there from 1900 through 1944. Robert, Sr. was a cement contractor (Benny & Cuyler) who specialized in sidewalks. Robert, Jr. was a geologist and UT Professor of Geology who was killed on a training mission during World War II. Ingrid Radkey currently owns the house.

The Radkey house, located at 1305 W. 22nd Street is among the most impressive houses in the neighborhood. James G. Miller, a proprietor of Capital City Dairy, is listed as living at this address in 1910; and Arthur and Clara Goff and family owned the house from 1916 until Oliver & Jacoba Radkey and Ingrid moved in 1961. Arthur Goff is listed as a farmer. Daughter Cecily taught at the Junior High and Austin High and daughter Mary was head cataloger at the UT library and Assistant State Librarian. Oliver Radkey was a Professor of Russian History.

The Education Connection

University of Texas (UT) faculty, staff and students have always been a big part of the neighborhood. Early faculty residing here included Eugene C. Barker, Raymond Bressler, Edmund T. Miller, and Edwin DuBois Shurter. Space does not allow a mention of all long-time faculty residents, however, the following are former residents of note:

- Goldwin C. Goldsmith, Professor and Dean of the School of Architecture, for whom the Architecture Building was named [1902 San Gabriel, 1929-1958].
- Eugene C. Barker, Professor of American History, for whom the Barker Texas History Center was named (2308 ½ /2220 San Gabriel, 1905-1930).
- John T. Patterson, Professor of Zoology and internationally known genetics researcher, for whom the Laboratory Sciences Building is named [1908 Cliff, 1924-1960].

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- David K. Brace, Professor of Physical and Health Education, who organized UT's Department of Physical and Health Education [1904 David St. & 2205 Lamar, 1926-1971] The house remains in the Brace family.
- Herschel Thurman Manuel, Professor of Educational Psychology, who was a strong advocate for the education of Spanish-speaking children [1102 W. 22 ½ St, 1933-1976].
- Harry Estill and Bernice Milburn Moore, who were both prominent sociologists. Harry was Professor of Sociology and Bernice, who could not serve on the UT faculty because of nepotism rules, was associated with the University's Hogg Foundation. She was a recognized expert in the field of home and family life education and served on two White House councils on children and youth. The Moores' house was continually open to young people—many of them UT students—as well as associates, budding professionals, and neighbors, and was the scene of numerous birthday parties, weddings and other family celebrations. [1215 W. 22 ½; Harry, 1938-62; Bernice, 1938-mid 1980s].
- Thad W. Riker, Professor of Modern European History (and frequent actor in Austin Little Theater) [2300 Leon, 1920-1952].
- Joseph J. Jones, Professor of English, who continued his work on the University of Texas' portion of Waller Creek long after he had retired. [2212 Longview, 1940-1999].
- Oliver Radkey, Professor of Russian History [1206 and 1305 W. 22nd Street, 1940-2000]. His daughter Ingrid still owns both properties and stays in touch with West University neighbors.
- Joe Neal, Professor of Speech Communication and Director of the International Office, who has resided here from his student days to the present [2209 Shoal Creek, 1947-2004].
- Wilson Nolle, Professor of Physics, who has been active in working on this neighborhood plan [1910 David, 1953-2004].

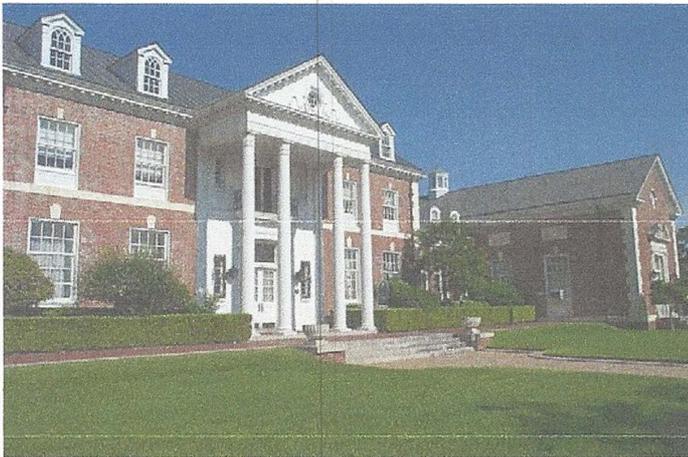
Besides the notable collection of former University of Texas faculty, a number of University staff has called West University home. These include librarians, carpenters, editors, secretaries, and physicians. Of particular note is Caroline Crowell, at 2311 Longview Street, who served as physician to University of Texas students from 1926 through 1965. When she began at the University, Dr. Crowell was the only woman physician in Austin.

For younger students, the neighborhood provided public school teachers who taught all over Austin. Of special note is Katherine Ann Cook, who resided at

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1009 W. 23rd from 1942 through the mid-1970s and for whom Katherine A. Cook Elementary School is named. Ms. Cook taught music at Wooldridge and at Pease Elementary Schools for 33 years. When the Music Memory program was relative new in the Austin schools, many of her students were too poor to own a record player or records. Past students remember sitting on Ms. Cook's porch on Sunday afternoons after church to listen to the music they could not afford to buy.

The red brick Southern Colonial building at 2312 San Gabriel Street, built in 1932, is home to the Texas Federation of Women's Clubs. This group was affiliated with a national movement of progressive women in the early twentieth century committed to bettering society through education and social activism. In addition to their contributions in health, conservation, and the arts, the Texas Club women helped found at least seventy percent of the public libraries in the state.



The headquarters of the Texas Federation of Women's Clubs on San Gabriel Street.

Merchants, Businessmen and the Vanilla Factory

Two West University businesses drew employees from the neighborhood. The Capital City Dairy, owned by Frank W. Hill and located on the south side of 22nd Street west of Leon Street was a neighborhood landmark in the early years of the last century. Cows grazed in what is now Pease Park. The Adams Extract Company was located at 2216 San Gabriel from 1927, when Fred W. Adams bought out his dad in Beeville, until 1955 when it outgrew the neighborhood and moved to South IH-35. Mr. Adams, who lived around the corner on West 23rd Street, employed some of the neighborhood children and university students to help with bottling and packaging. The building remained a four-plex until the mid-1980s, when it was replaced by a condominium. Mr. Adams is the namesake of Adams Park in the North University neighborhood.

Over the years, many residents owned businesses near the University. The Wukash family of 1101 W. 22 ½ St. had a long-time connection with that section

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of Guadalupe Street known as the Drag. Joseph and Alma Wukash owned Joe A. Wukash Fancy Groceries and Fruits at 2000 Guadalupe from 1929 until Joe's death in 1952. Sons Eugene and Earl would deliver telephone orders to customers all over town, including the Governor's Mansion. Son Eugene, who lived in the Wukash house through the end of the century, became a prominent architect/engineer. His office was in the basement of the old grocery on Guadalupe.

Political Connections

Two women who served in state elected offices—one in the first half of the century and one more recently—have called West University home. Annie Webb Blanton was the first woman in Texas elected to statewide office. Elected State Superintendent of Public Education in 1918, Miss Blanton did not move to 1909 Cliff Street until 1935 when she was a University of Texas Professor of Education. While State Superintendent, Blanton was responsible for allowing Texas students to have free textbooks. Many years later, Ann Richards was elected governor while she lived at 2311 Shoal Creek Blvd.



Annie Webb Blanton, ca. late 1920s. Prints and Photographs Collection, Annie Webb Blanton file, The Center for American History, The University of Texas at Austin: CN 03545.

Another politician of note—Senator Ralph W. Yarborough—lived on 22 ½ Street and Robbins Place from 1937–1942. He was a state district judge at that time.

Caswell Tennis Courts

One of the cornerstones of the neighborhood, Caswell Tennis Center, was built in 1948 at 24th Street and Lamar Boulevard because the clay courts at Austin Recreation Center had been paved for skating and dancing during World War II. Some 10 years before, a major controversy raged over a suggested zoning change to permit construction of an apartment hotel on the site. Commercial interests lost and park lovers prevailed. A small golf course was also proposed at the site, but that plan also failed. W.T. Caswell, who had adamantly opposed zoning the area for apartments, was instrumental in the acquisition of the land for the tennis center.

West University Today

Today, as in earlier times, West University residents still present the same interesting, eclectic mix of occupations and ages. Families are smaller than at the beginning of the last century and University students tend to live on their own

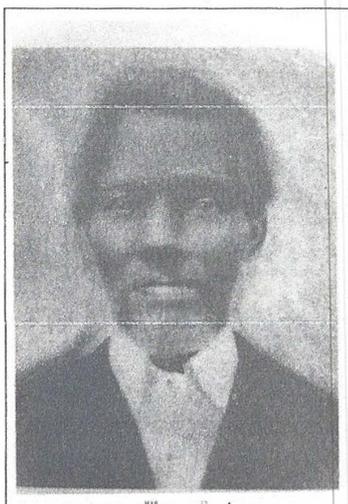
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instead of with family members. Apartments and condominiums have been added to the housing mix (replacing many of the houses on San Gabriel Street, Leon Street, and Robbins Place), visitors now come to stay in our three bed and breakfasts, and residents still take the time to care about their neighbors and neighborhood.

West Campus and the Shoal Crest Neighborhood

The neighborhoods immediately west of the university were among the first residential areas to develop outside of downtown Austin. A map from the 1885-1886 Austin City Directory shows the current grid pattern in place, although the names of streets have changed. At the time, the east-west streets bore the names of trees, as was the case in downtown. Poplar Street is the only one that retains its original name. College Hill, the traditional forty acres where University of Texas classes began in 1883 (Battle 2003), was bounded by Guadalupe Street on the west, Orange Street (now 24th Street) on the north, Lampasas Street (now Speedway) on the east, and Elm Street (now 21st Street) on the south.

Wheatville



Above left: Jacob Fontaine. Photo courtesy Austin History Center, PICA B02906
Above right: The Franzetti Building, 2003.

The first community to develop in West Campus was home to African Americans, many of whom were freed slaves. James Wheat, a former slave, founded the black community of Wheatville in 1867. He raised corn in an area west of Guadalupe Street and north of 24th Street. Other Wheatville residents worked as domestics, merchants, or semiskilled construction laborers. They lived primarily on Longview, Leon, and San Gabriel Streets north of 24th Street in their own homes or in rented housing (Thompson 2002).

Shortly after the founding of the community, George Franklin constructed a stone

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building at 2402 San Gabriel Street that is now known as the Franzetti building. Over the years, the building's owners have used it as a residence, church, grocery store, and various other businesses. Jacob Fontaine, a Baptist minister, and his family lived the building from 1875 to 1898. For a short while, he published the *Austin Gold Dollar*, an early black newspaper, at that location. After moving out, Fontaine established the New Hope Baptist Church in the building (Thompson 2002).



*J. H. Pickard's
Wheatville School
class, circa 1907.
Photo courtesy of
the Carver
Museum.*

The community continued to grow. Travis County opened the Wheatville School, a free public institution for African Americans, at the corner of 25th and Leon (1910-1911 Austin City Directory) in 1881. Wheatville's population peaked around the turn of the century. During the early 1900s, more white residents, especially Italian immigrants, began to move to the area because of the varied landscape and good drainage. Joe M. Franzetti purchased the property at 2402 San Gabriel Street in 1919 and opened a grocery store that operated until the 1950s. Black residents started moving out of the community due to poor city services, prohibitive new building and livestock restrictions, and the location of Tillotson College, Huston College, and a high school in east Austin. In 1928, the City of Austin developed a plan to lure black residents of west Austin to the east side by moving all public facilities for blacks, including schools to east Austin. The Wheatville School closed in 1932, and the community disintegrated shortly thereafter (Thompson 2002).

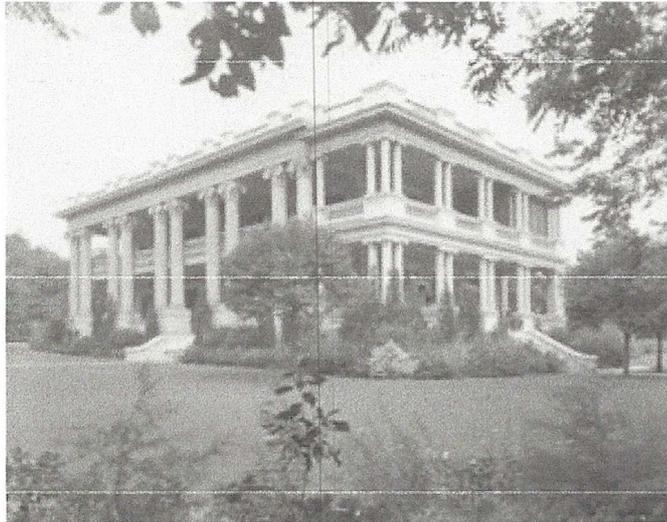
The Emergence of a University Community

The opening of the State Capitol and the University of Texas in the early 1880s spurred new residential and commercial development nearby. The large land grants around the university were subdivided over time for residential uses, beginning with the lots south of 24th Street and moving northward.

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Reuben W. Ford's 1887 Topographic Map of the City of Austin shows that all of the land between Guadalupe and Rio Grande Street had been subdivided into medium-sized lots. Some of the land between Rio Grande and San Gabriel Street had been subdivided, while most of the land west of San Gabriel was still in a few large lots. The area north of 24th Street was comprised of lots of varying sizes, large and small. An 1886-1887 color map of Austin on display at the Austin History Center shows a number of multi-story buildings lined up along Guadalupe Street across from the university. Moving west of Guadalupe Street toward Shoal Creek, the buildings steadily became less dense. Beyond the creek, there was no urban development at the time.

One of the well-known early residents of West Campus was Dr. Goodall Harrison Wooten, for whom the Wooten Dormitory is named. Dr. Wooten and his wife Ella resided at 700 W. Martin Luther King, Jr. Boulevard. Their house was built in 1898, a wedding present from Thomas Dudley Wooten, Goodall's father and a founder of the University of Texas at Austin. Dr. Wooten practiced medicine in Austin, served as president of the Austin Chamber of Commerce, and helped to found the Texas Memorial Museum. Mrs. Wooten landscaped the grounds with many flowers, fruit trees, sculptures, and a fountain. The Mansion at Judges' Hill bed and breakfast and restaurant now occupy the house.



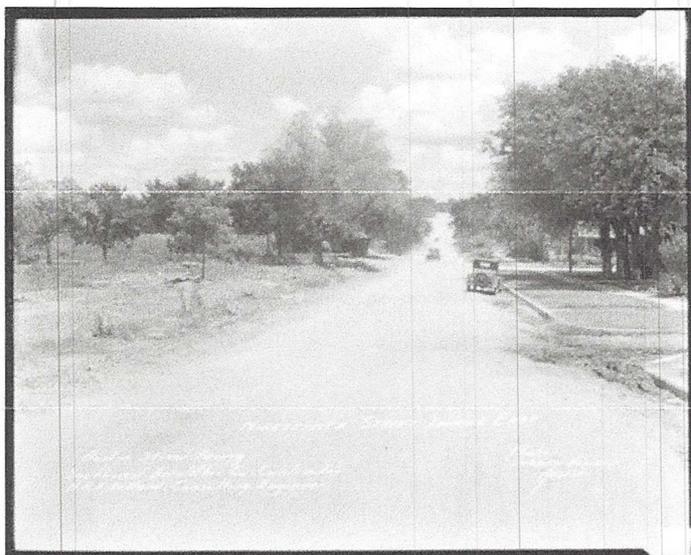
*The Wooten House.
Photo courtesy of the
Austin History
Center, PICA
C01524.*

With the steady growth of the university student body, it did not take long to settle the area. A city map from between 1905 and 1908 shows several fraternities in the area as well as the houses of individuals and families. The map from the 1910 Austin City Directory shows that although most of the parcels west of San Gabriel were subdivided into small lots designed for single or two-family uses, some of the land between San Gabriel and Guadalupe Streets remained in parcels large enough for institutional or multi-family uses—especially north of 24th

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Street. The Shoal Crest neighborhood west of Rio Grande Street consisted of three large lots owned by C.C. Browning. The owners of several of the larger properties in West Campus may have been speculating that land prices would increase, because the City Directories show that they did not all live on their properties.

Martin Luther King Jr. Boulevard (then 19th Street) looking east from Rio Grande Street c. 1930. The street was paved shortly after this photo was taken. This is the view the Wooten family would have had from their front lawn. Photo courtesy of the Austin History Center, PICA C00952.



By 1919, almost all of the lots in West Campus and Shoal Crest had been subdivided to their current configuration (Penick 1919). However, land use in the neighborhoods is far from static. The Sanborn Company's Insurance Maps for the area, which were last updated in 1972, have been altered many times to show new developments. While the West University and Shoal Crest Neighborhoods continue to be primarily residential, the West Campus area has a great variety of land uses from residential to office to commercial to institutional and religious.

Institutional Traditions

The proximity of West Campus to the university and the city center made it a logical place for institutional uses in addition to multi-family housing.

Several public and private institutions were located in West Campus in the early days of Austin. Some of these were affiliated with the University of Texas, including dormitories and the YMCA,



The University YMCA, in a postcard mailed by a university student to her brother on October 4, 1921. Postcard courtesy Casey M. Weaver and CMW Consulting.

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located at the northwest corner of 22nd and Guadalupe Streets on a Map of the City of Austin published between 1905 to 1908.

Several schools were also located in the West Campus Area, including the Wooldridge, Wheatville, and Bickler primary schools as well as the Austin Academy and the Kelley School—both of which were university preparatory schools (1905 and 1916 Austin City Directories).

Some of the facilities located in West Campus that served the entire city have closed or moved to other locations. A casualty of changing attitudes toward children and family, the Holy Infancy Maternity Home and Orphanage was located at the northeast corner of 26th and Nueces Streets as recently as 1972—as noted on the Sanborn Insurance Maps.



The Seton Infirmary at a time when a postcard stamp cost one cent (prior to 1952). Postcard courtesy Casey M. Weaver and CMW Consulting.

According to the 1910 Austin City Directory, the Seton Infirmary was located at the northeast corner of Rio Grande and Maple Streets (now 26th Street) and housed one of the earliest nursing schools in the state (Tschirch, P. and L.M. Crowder 2002). The infirmary was built in 1902—renamed Seton Hospital in 1940—and expanded several times before closing in 1975 after the construction of a new, larger medical center (“Seton Centennial—Timeline” 2002).

Houses of Worship

West Campus appears to have the greatest concentration and variety of religious institutions in the city. This phenomenon is probably a result of the great number and diversity of people from far away states and countries who attend the University of Texas.

The 1905-1908 Map of the City of Austin shows the Highland Presbyterian Church and the University Baptist Church on opposite sides of San Antonio Street, which even today is lined with religious organizations. The 1918 Austin City Directory also lists two “colored” churches on West 25th and Longview Streets. The Texas Bible Chair, where university students could take biblical courses, was located at 115 West 21st Street (Austin City Directory 1920). Today, there are several Protestant churches and fellowships, a Catholic church, two Jewish organizations, a Mormon congregation, a Mosque, a Church of Scientology, and a Meditation Center.

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West Campus Today and into the Future

Over the last 150 years, the area west of the University of Texas campus has been one of the most dynamic, with its population and the built environment in constant flux. Today, this area primarily serves university students. Real estate developers are seeking ways to house more students close to campus and to provide for their daily needs close to home. In the future, property owners and nearby residents envision West Campus becoming a more safe, attractive urban environment that could truly be called a university community.

The Future of The Central Austin Combined Neighborhood Planning Area

As a result of its long and rich history, the neighborhoods to the north and west of the University of Texas accommodate a mix of students, working professionals, seniors, and families that is unique within Austin. The historic character of the neighborhoods continues to attract new families and is a major reason why retired people seek to remain in their homes as long as possible. Long-term residents value the history and diversity, but they also acknowledge the importance of providing for student needs close to the university, and many appreciate the vitality that younger people contribute to the neighborhoods' ambiance. Students also appreciate the eclectic charm and diversity of housing types available, particularly compared to the more recently developed apartment housing available in other parts of the city. Maintaining a balanced population and a mix of housing types is a challenge, but it is also the primary purpose of this plan.

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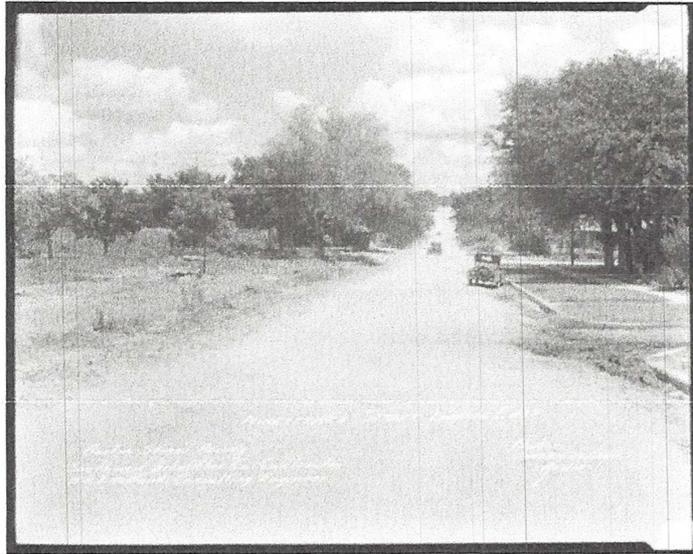
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As a result of its long and rich history, the neighborhoods to the north and west of the University of Texas accommodate a mix of students, working professionals, seniors, and families that is unique within Austin. The historic character of the neighborhoods continues to attract new families and is a major reason why retired people seek to remain in their homes as long as possible. Long-term residents value the history and diversity, but they also acknowledge the importance of providing for student needs close to the university, and many appreciate the vitality that younger people contribute to the neighborhoods' ambiance. Students also appreciate the eclectic charm and diversity of housing types available, particularly compared to the more recently developed apartment housing available in other parts of the city. Maintaining a balanced population and a mix of housing types is a challenge, but it is also the primary purpose of this plan.

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Objective 1.2: New single-family construction in residential areas should complement, reflect, and respect the vernacular building traditions of single-family houses in the area.

Recommendation 3 The scale and massing of new houses should be consistent with the vernacular building traditions.

Recommendation 4 Design tools should be applied where needed to promote new development that is in character with existing single-family houses.

Objective 1.3: Promote quality multi-family redevelopment that is compatible with single-family neighborhoods and preserves neighborhood ambiance.

Recommendation 5 New multi-family development outside of West Campus should be compatible with surrounding historic single-family houses by using similar setbacks, roof forms, ridge heights, materials, and colors.



This collection of large duplexes is the type of redevelopment that neighborhood stakeholders want to discourage.

Objective 1.4: Limit new commercial and multi-family spread into the single-family core of the neighborhoods by establishing a perimeter of apartments, offices, and commercial uses.

Recommendation 6 Preserve the commercial, office, and multi-family zoning surrounding the neighborhood and create a

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“hard edge” to prohibit incursions into the neighborhood.

Objective 1.5: Students should be more aware of neighborhood concerns. Although most students live quite peacably with their neighbors there are some who do not.

Recommendation 7 Work with The University of Texas to develop orientation materials that educate students on how some behaviors adversely affect their neighbors' quality of life.

West University Neighborhood

The population of the West University neighborhood, like many of the neighborhoods in CACNPA, is composed of children, retirees, University of Texas faculty and staff, state employees, lawyers, architects, bed and breakfast owners, and students. The variety of people contributes to a community feel that the neighborhood wants to preserve.

The major goal of the residents of the West University neighborhood (see page 5 for a map of the neighborhoods in the CACNPA) is to preserve the historic single-family character of their neighborhood. Over sixty percent of the 106 structures in the neighborhood are over fifty years old. Of these, almost half were built before 1930. One strategy to preserve the



Figure 11
Buffer Zone Between West Campus and the West University Neighborhood

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historic integrity of the neighborhood is reduce the potential future density of any multi-family along and near its boundaries and promote more dense development in other areas of the adjacent West Campus.

The “buffer” zone along Robins Place, Leon Street, and San Gabriel should serve as a transition between the two areas. The existing single-family houses should remain and any new multi-family development should be designed to respect the scale and massing of the adjacent University neighborhood. Along 24th Street, the existing offices should be preserved to buffer the neighborhood from the traffic along 24th Street.

Objective 1.6: Reduce the negative effects of multi-family housing on the West University Neighborhood.

Recommendation 8 Reduce the height and density of future multi-family projects surrounding the West University neighborhood.

Recommendation 9 Rezone low-density multi-family (three to four units per site) properties currently zoned for much denser multi-family development to an appropriate multi-family zoning district.

Shoal Crest Neighborhood

The Shoal Crest neighborhood is bounded by Lamar Boulevard on the west, 29th Street on the north, Rio Grande Street on the east, and 28th Street on the south. Like other neighborhoods in the CACNPA, it has experienced development pressures associated with local area market demands for multi-family student housing. The neighborhood is notable for the collection of 1920s bungalows that have established a neighborhood character that residents wish to preserve. They have also expressed a desire to provide more housing options by allowing smaller secondary units/garage apartments on smaller lots.

Objective 1.7: Reduce the negative impacts of the multi-family housing on the Shoal Crest Neighborhood and allow for modest increases in single-family density that is in character with surrounding development.

Recommendation 10 Reduce the height and density of future multi-family projects to the south of the Shoal Crest neighborhood.

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West University Neighborhood



Goal Two

Preserve the historic character and resources of the CACNPA neighborhoods

Historic Preservation

The neighborhoods of the Central Austin Combined Neighborhood Planning Area (CACNPA) have hundreds of historic resources. Among these are buildings, bridges, gateways, and other structures. Neighborhood representatives have begun the process of collecting data to apply for historic designation. They recognize that protection of historic resources via nomination to the National Register of Historic Places, listing as a local or state landmark, or future listing as a possible local historic district (when the ordinance enabling the creation of this district is eventually created) is beyond the scope, time frame and expertise available to this planning process. To date, no staff, funding, or program exists in the City of Austin to achieve the levels of protection mentioned above.

Another important goal of the neighborhoods is to establish one or more local historic districts to order to preserve the historic neighborhoods for future generations of Austinites. At the time, there is no provision for the creation of local historic districts, but the neighborhoods would support the creation of such districts.

Objective 2.1: Protect historic resources including buildings, bridges, gateways and other structures.

- Recommendation 1 Seek local landmark designation for individual resources that are eligible and meet the intent of the landmark ordinance.
- Recommendation 2 Nominate eligible structures and districts to the National Register of Historic Places.
- Recommendation 3 The City of Austin should enact an ordinance to create local historic districts to protect and preserve historic neighborhoods through design standards for new construction.
- Recommendation 4 Designate historic districts under the City's proposed historic district ordinance.