

**RESOLUTION NO. 20170302-038**

**WHEREAS,** Thornton Road is an area, located in one of our central Austin (South Lamar) neighborhoods, experiencing tremendous redevelopment pressure while lacking a comprehensive neighborhood or small area plan; and

**WHEREAS,** Thornton Road faces additional challenges related to inadequate infrastructure such as storm water controls for flooding, limited right-of-way for transportation and safety improvements, limited transportation capacity due to proximity to railroad crossing and access from neighborhood to main arterials; and

**WHEREAS,** Thornton road properties are primarily zoned Single Family-3 with a few Single Family-6 and Multi-Family-2 & 3 and four CS- Commercial Services properties midway along this limited neighborhood street; and

**WHEREAS,** the CS properties currently have commercial uses at a scale that is compatible with the area's limited capacities and further provide ability for Thornton Road Studios and other creatives and small local businesses to thrive at this location without burdening the area's infrastructure; and

**WHEREAS,** two of the four CS properties have initiated zoning cases within the last twelve months seeking to modify CS development rights that could lead to displacement of some of these small businesses and the creative community but could provide needed housing with an affordable housing component though may, in the process, further overburden limited roadway capacity and challenge the current scale of development compared with surrounding area zoning; and

**WHEREAS,** City Council initiated a process where City Staff held four meetings with key neighborhood and property owners or their representatives to participate in a working group to comprehensively evaluate and establish a vision

participate in a working group to comprehensively evaluate and establish a vision for future development on the commercially-zoned properties on Thornton Road as outlined in a memorandum and summary report; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is directed to recognize the vision, recommendations and other information in the February 15, 2017 Memorandum on Item 61: Thornton Road Working Group Summary and Recommendations, Exhibit A, as criteria for consideration of current and future planning and zoning activities associated with this area. As stated in Exhibit A, the **Thornton Road Vision** states:

1. **Compatible land uses:** Acceptable land uses include single family housing, multifamily housing and other uses such as park/open space, art workshops, performance spaces, afterschool programs, live/work, retirement housing, affordable housing, plant nursery, and/or other neighborhood-serving retail/office uses.
2. **Diversity of uses:** Ensuring a mix of uses across the four properties.
3. **Match to existing scale:** Remain similar to surrounding context, mostly considered smaller scale.
4. **Infrastructure priorities:**
  - a. Street improvements so that street/intersection design best matches expected traffic volumes (low volume design, small-scale uses) to improve pedestrian and bicycle safety in addition to traffic flow.
  - b. Stormwater drainage system designed to accommodate flows without flooding; new development does not adversely affect off-site flows.

**The vision** supports preservation of existing creative arts uses such as the music schools and artist studios and includes protecting them under the “agent of change” principle if the land uses around them change.

**BE IT FURTHER RESOLVED:**

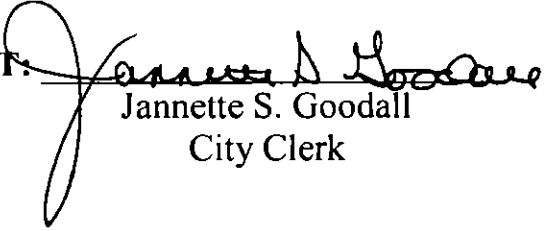
This resolution does not limit or otherwise place conditions on property owners’ rights or on uses currently allowed under existing zoning classifications but is intended to recognize the working group vision and to inform and guide future activities for the Thornton Road area.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to provide the February 15, 2017 Memorandum on Item 61: Thornton Road Working Group Summary and Recommendations, Exhibit A, to CodeNext consultants and associated city staff to consider the criteria and recommendations into the CodeNext mapping for Thornton Road and surrounding areas, as applicable, and any other related planning initiatives.

**ADOPTED:** March 2, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk