

# Austin Oaks Charrette Highlights

**Mission Statement for the Austin Oaks Charrette:** *Create a redevelopment plan for the Austin Oaks site that satisfies the values of the neighborhood stakeholders and is economically feasible.*

**Charrette Design Workshop:** *Times when the public is encouraged to participate are highlighted in yellow; times when the public is welcome to observe are highlighted in blue.*

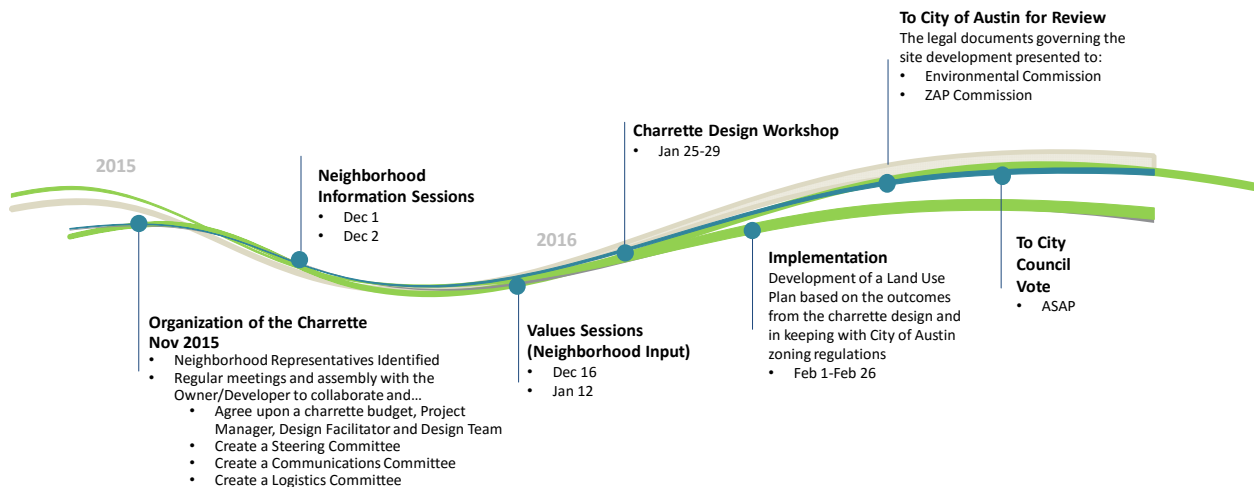
- January 25-29<sup>th</sup> at Congregation Agudas Achim Social Hall – 7300 Hart Lane

ver. 1/8/16	Sunday Jan 24	Monday Jan 25	Tuesday Jan 26	Wednesday Jan 27	Thursday Jan 28	Friday Jan 29
7:00 AM		Start	Start	Start	Start	Start
8:00 AM		Review Objectives, Strategies, Measures	Market Analysis with Owner	Tech Meeting - Transportation	Tech Meeting - Transportation	Refinement
9:00 AM		Transportation 101	Design	Tech Meeting- Drainage/Envt	Tech Meeting- Drainage/Envt	Refinement
10:00 AM			Design			Refinement
11:00 AM						Refinement
12:00 PM	Break	Break	Break	Break	Break	Presentation
1:00 PM		Site Analysis with City Env. Scientist and City Arborist	Design	Design	Design	Presentation
2:00 PM	Stakeholder	History/Demographics	Design	Design	Design	
3:00 PM	Meetings	Market Analysis 101	Design	Design	Design	
4:00 PM		Zoning 101	Design	Design	Design	
5:00 PM			Four Alternatives	Two Alternatives	Composite	
6:00 PM	Break	Break	Break	Break	Break	
7:00 PM		Town Planning 101	Presentation	Presentation	Presentation	
7:30 PM	Move in and set		Pin-up Reviews	Pin-up Reviews	Pin-up Reviews	
8:00 PM	up	Re-cap: Opportunities/ Constraints	Pin-up Reviews	Pin-up Reviews	Pin-up Reviews	
9:00 PM			Review input	Review input	Plan Refinement	

During the charrette and afterward, latest information is here: <http://nwaca.org/austin-oaks-charrette/>  
Please send questions or comments to: [aucharretteinfo@gmail.com](mailto:aucharretteinfo@gmail.com)

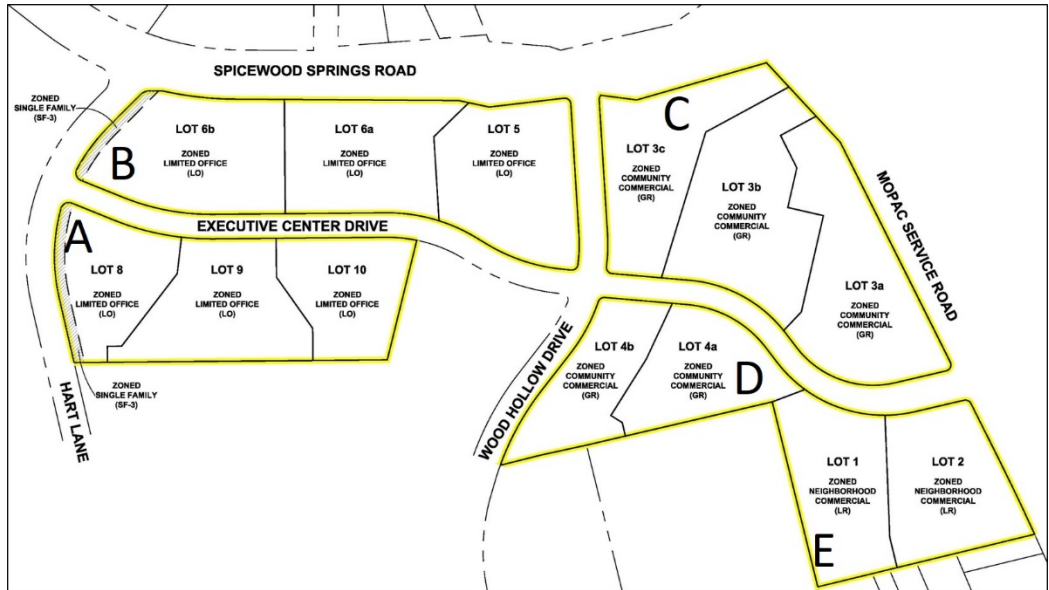
## Quick Overview of Current Status of the Austin Oaks Site:

- At the request of the neighborhoods, the PUD Rezoning Application that was under discussion during 2014 and 2015 has been paused by the owner. The application is still considered an “active” application, but no work is being done on it by the owner or by the City of Austin.
- In October, 2015, the owner did a reset, changing representatives working for him with the City of Austin and Austin residents. Here’s a timeline since then.



## Austin Oaks Context

The Austin Oaks property consists of 13 lots, which have been shown as 5 parcels (A, B, C, D, E), with 12 office buildings.



	Size	Zoning	Current Structures	Allowed Ht.
A	6.07 acres	Limited Office (LO)	Three 2-story buildings	40 Ft (3 stories)
B	8.05 acres	Limited Office (LO), small amount of Neighborhood Commercial (LR); Single Family (SF-3) along one edge	One 2-story, Two 3-story	40 Ft (3 stories)
C	8.90 acres	Community Commercial (GR)	One 2-story, Two 3-story	60 Ft. (5 stories)
D	3.68 acres	Community Commercial (GR)	One 2-story	60 Ft. (5 stories)
E	4.67 acres	Neighborhood Commercial (LR)	Two 2-story	40 Ft. (3 stories)

These zoning classifications (“zoning districts”) each have standards for development as documented in the City of Austin Zoning Guide (search for “Zoning Guidelines” on the NWACA web site). Briefly:

- LO - Limited Office – office use that serves neighborhood or community needs and is located in or adjacent to residential neighborhoods
- GR – Community Commercial – office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways
- LR – Neighborhood Commercial – neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of neighborhood residents

Here are some of the standards for each of the primary zoning classifications:

Standard	LO	LR	GR
Maximum building coverage	50%	50%	75%
Maximum impervious cover	70%	80%	90%
Maximum Floor to Area Ratio*	.7:1	.5:1	1:1
Maximum height	40 ft. or 3 stories	40 ft. or 3 stories	60 ft. (generally understood as 5 stories)

\*Floor to Area Ratio (FAR) = ratio of total building floor area in relation to the area of its zoning lot. For example, on a 10,000 square foot lot where the FAR is .7:1, the floor area of a building cannot exceed 7,000 square feet.