

Neighborhood Planning Surveys

➤ Survey 1 ♦ Getting Started ◀

❖➤ The City's Neighborhood Planning Process

➤ In 1977 the City adopted the Austin Tomorrow Plan as our comprehensive plan; then in 1997 the City Council began the neighborhood planning (NP) process to update the comprehensive plan for the urban core, neighborhood by neighborhood; and recently Envision Central Texas surveyed Central Texas residents to determine their preferences regarding growth and development (see the results at envisioncentraltexas.org). All these plans will contribute significantly to Austin's future and how we deal with population pressure, environmental and economic concerns, sprawl, and transportation. The NP process brings together neighborhood residents, businesses, institutions, and city staff to create a shared vision for the future of an individual neighborhood. The City has completed 23 neighborhood plans to date, and no two plans are the same. The Zilker area (see the map on the back of this survey) will start neighborhood planning this winter.

➤ To learn what our community wants, the City will be inviting you to various workshops and focus groups throughout 2005 and sending you its own standard survey form. ZNA urges you to watch for these opportunities to learn about neighborhood planning and to help shape our future. Your participation is critically important to the success of the plan. If you would like to get an early start, call 447-7681 to join the ZNA neighborhood planning committee. *Warning:* If you call this number, Lorraine will put you to work.

❖➤ The ZNA Neighborhood Planning Surveys

➤ The Zilker Neighborhood Association (ZNA) is a group of about 200 residents who have organized to improve the quality of life in the neighborhood. In our bylaws, this encompasses "land use, environmental protection, public services, consumer protection, preservation of historic and unique character of the community; to provide support in other matters of neighborhood concern; and to promote and participate in the civic life of the city." To ful-

fill this charge and to be an effective advocate for the neighborhood's future, our association needs to know what your hopes are for the neighborhood and your vision of our future.

➤ We need to hear from you ◀

➤ The following survey is intended to help us define some crucial neighborhood characteristics and to find out what the neighbors think about them before the formal planning process begins. It is being distributed with the ZNA quarterly newsletter to more than 2,500 households, and the responses will be used to inform our positions on these important topics. We also hope to conduct surveys on other planning topics, such as transportation and walkability, in 2005.

➤ Your input is very important. We hope you will take a few minutes to answer these questions and return the survey.

❖➤ Survey Instructions

➤ The survey contains nine questions focusing on land use, density, and the future of South Lamar. Please circle your selected responses. You may answer as many or as few questions as you like; all your responses will be counted. There is space at the end of the survey for your own comments. If you have questions, call 447-7681 or e-mail ZNAec@yahoo.com.

➤ Please bring your completed survey with you to the ZNA meeting on Monday, October 25, or mail it to the association at:

NEIGHBORHOOD PLANNING SURVEY
ZILKER NEIGHBORHOOD ASSOCIATION
P.O. BOX 33546
AUSTIN, TX 78764-0546

Thanks for your participation
ZNA Executive Committee



Please turn the page to begin the survey. ➤

❖ ➤ **Neighborhood Character**

➤ The character of our neighborhood is the result of many factors. The types of housing, the streets, the trees and other natural features, all play a part in defining what the Zilker neighborhood is. Land use and density (people per acre) are important elements of neighborhood character, and they are central to the city's formal planning process. The area of the neighborhood is 745 acres, and in the 2000 Census our total population is 5,936, including all residents of single and multifamily housing, for a density of about 8 people per acre. Austin's citywide density is about 4 people per acre; of the neighborhoods that have completed a formal plan, the densest is Hyde Park, with about 10 people per acre.

➤ **Proportion of neighborhood zoning**

In our neighborhood 63% of the land area is zoned residential (single family and multifamily). The remainder, 37%, is commercial or other zoning.

1. As we consider the mix of residential and commercial uses over the next 20 years,

- A.** should the residential percentage be increased?
- B.** should the residential percentage remain the same?
- C.** should the residential percentage be reduced?
- D.** Don't know.

➤ **Proportion of types of residential zoning**

Of the residentially zoned areas of our neighborhood, 83% (52% of the total area) is zoned single family and 17% is zoned for multifamily.

2. As we consider the mix of single-family and multifamily housing over the next 20 years,

- A.** should the amount of single-family zoning be reduced and multifamily increased?
- B.** should the proportion of single-family to multifamily zoning remain the same?
- C.** should the amount of single-family zoning be increased and multifamily reduced?
- D.** Don't know.

3. What aspects of neighborhood character would you be willing to change to allow more people to live here?

➤ **Capacity of current zoning**

It is estimated that if all residential properties in the neighborhood were fully utilized at their current zoning, there could be about 3,000 more people in the neighborhood. Although it is unlikely that all properties would be built out to their maximum, the resulting density would be just over 12 people per acre, or an increase of 50%.

4. If you had the opportunity to change the neighborhood's zoning, would you

- A.** allow for more intense zoning (single family to multifamily, commercial to mixed use, etc.) to increase our density?
- B.** limit the additional density to that which is possible within our current zoning and focus on better utilization of our current zoning capacity?
- C.** reduce the intensity of our zoning (down zoning) to limit further density in the neighborhood?
- D.** Other/comment _____

5. If density is added beyond what our zoning allows now (3,000 more people), how would you prefer to handle it?

- A.** Convert some single-family zones to multifamily.
Yes ♦ No ♦ Don't know
- B.** Convert some commercial zones to residential.
Yes ♦ No ♦ Don't know
- C.** Add residential uses to existing commercial property (mixed-use zoning).
Yes ♦ No ♦ Don't know
- D.** Increase the capacity of existing low-density multifamily (max. height of 40 ft. with max. impervious cover of 55%) to higher density multifamily (max. height of 50 ft. and max. impervious cover of 80%).
Yes ♦ No ♦ Don't know
- E.** Allow more housing units in our existing single-family areas by, for instance, relaxing setbacks, increasing impervious cover, permitting higher buildings, or creating smaller lots.
Yes ♦ No ♦ Don't know

F. Other/comment _____

➤ **Covenants and zoning**

Our neighborhood is a collection of about 175 different subdivisions, each of which may have separate covenants defining the limits on development of the lots in that subdivision. These covenants are attached to deeds as part of the contract between the seller and buyer. They may contain provisions such as limiting the lot to one residence, additional setback requirements, and prohibition of certain uses. Sometimes, however, the City of Austin's zoning is in conflict with a covenant (for instance, the zoning allows three stories but the covenant limits structures to two stories). The City does not enforce covenants; therefore, any disputes between neighbors must be settled through the court system.

6. Should conflicts between proposed zoning and legal covenants be noted in our neighborhood plan?

Yes ♦ No ♦ Don't know

❖➤ **Neighborhood Infrastructure**

➤ Development and density in our neighborhood are limited by our infrastructure, such as streets, the water and wastewater system, and the drainage utility. Parts of that infrastructure are nearing their capacity in the Zilker area. For example: The city's estimates of sewer capacity in our neighborhood would indicate that our existing sewer system can handle about 2,500 more people, about the same as the potential population increase mentioned in question 4. The system, however, is divided into six separate service areas, and the areas with unused sewer capacity do not match the high-density zoning areas. In fact, our largest service area (west of South Lamar from Barton Skyway to Hether) is at 99% capacity and, theoretically, can handle only 60 more people.

7. Please rank the following two factors with regard to planning and infrastructure capacity.

A. Directing new population into parts of the neighborhood that have available infrastructure capacity is

Very Important ♦ Important ♦ Not important
Don't know (need more information)

B. Updating and adding capacity to our aging infrastructure now to allow future growth is

Very Important ♦ Important ♦ Not important
Don't know (need more information)

➤ **Cost of infrastructure improvements**

Additional development and density may require improvements to our streets, sewer, and drainage capacity, which would require additional funding to build.

8. If our infrastructure needs to be augmented to handle growth, how should it be funded?

A. Taxpayers (through property taxes, capital improvement bonds, and utility rates)

B. Developers (through capital recovery fees)

C. Combination of A and B

D. Other/comment _____

➤ **Character of South Lamar**

South Lamar Boulevard is designated a MAD-4 (4-lane divided arterial, as it is now) in the City of Austin's long-range transportation plan. CAMPO, our regional planning agency, has designated it a MAD-6, which would add a lane in each direction and a center median or turn lane. The right-of-way would have to be increased to 130 feet, which would mean tearing down or altering more than 35 buildings and removing the front parking from another 97 businesses.

9. Should South Lamar Boulevard

A. be widened to seven lanes?

B. retain its current configuration?

C. remain at five lanes but add pedestrian and bicycle improvements?

❖➤ **In Your Own Words**

➤ **What do you like most about the neighborhood?**

➤ **What do you like least about the neighborhood?**

➤ **Comments**



*Thanks for getting this far.
Please don't forget to answer the questions
on the next page and mark the map. ➤*

❖➤ **Respondent Information**

➤ **What is your stake in the Zilker neighborhood?**

1. Please circle each that applies.
 - A. Live in my own house in Zilker
 - B. Live in a rented house or apartment in Zilker
 - C. Own a business in the neighborhood
If so, what type of business? _____
 - D. Work in the neighborhood
 - E. Own property but do not live in the planning area
2. How many years have you been in the neighborhood? _____ years
3. If you are responding for a business, do you
 - A. own the business and the building?
 - B. own the business and lease the space?
 - C. manage the business?
 - D. work in the business?

Please mark the approximate location of your home or business on the neighborhood map to the right. ➤

**Boundaries of the
Zilker Neighborhood
Planning Area**



◀ **Thank you for completing the survey** ▶



----- *fold here* -----

Place
stamp
here

**Neighborhood Planning Survey
Zilker Neighborhood Association
P.O. Box 33546
Austin, TX 78764-0546**