



The Cherrywood Neighborhood is bounded by IH-35, 38 ½ St, Airport Blvd and Manor Road and is a flourishing neighborhood of homes, businesses, and green spaces in Central Austin.

P.O. Box 4631 | Austin, TX 78765 | www.cherrywood.org
Contact | steering@cherrywood.org

Special Meetings

On City of Austin Land Development Code rewrite

- Wed, Jan. 15, 6:30 pm @ Asbury Church, or
- Sat, Jan. 18, 10:00 am @ Cherrywood Coffeehouse

Over the first few months of 2020, Austin City Council will finalize updating the land development code (“LDC”). The LDC determines what can be built where. This is part of a process that began over seven years ago with Imagine Austin but has gained traction over the last few months. The LDC update has aspirational citywide goals, and its impacts on specific neighborhoods and specific lots are still being hotly discussed. City officials and staff have made clear that the basic zoning of property in Cherrywood will change. Our effort is to be engaged with the City in how these changes will shape Cherrywood now and in the future. For more on the City’s LDC process, check out www.austintexas.gov/lcd.

At these two meetings (you can attend either or both, the agenda will be the same), we’ll be discussing an alternative LDC map – [draft available at www.cherrywood.org/LDC-2020](http://www.cherrywood.org/LDC-2020) - and policy recommendations the Cherrywood Steering Committee hopes to forward to City staff and City Council. The map and recommendations are intended to reflect our neighborhood goals below, many of which are rooted in the Upper Boggy Creek Neighborhood Plan from 2002 (UBC NP).

Preservation of natural character

- Goal: Inventory significant trees and natural areas ahead of future development (aligned with Council compatibility)
- Goal: Maintain sustainable, functional green spaces for existing and future residents (UBC NP Goal 5)

Compatibility of new growth with residential character

- Goal: Promote new housing to be compatible with surrounding architecture at a variety of income levels (UBC NP Goal 3)
- Goal: Maintain robust, functional storm-water drainage for benefit existing and future residents (UBC NP Goal 5)
- Goal: Identify historic structures and areas within Cherrywood area
- Goal: Develop creative tools that empower owner-occupants and families to add housing on their lots

Stewardship of existing housing stock

- Goal: Promote stewardship of existing housing already occupied at a variety of income levels (UBC NP Goal 3)
- Goal: Identify and try to accommodate how future residents of Cherrywood might live, work and play

Monitor change in property tax impacts

- Goal: Monitor rate of change and type of growth; help the City and developers be good stewards of existing affordable housing, while developing new housing
- Goal: Develop programs to help existing low- to moderate-income renters / owners remain in place

Focus change on corridors

- Goal: Balance accommodation of ongoing and anticipated growth with preserving the existing character of Cherrywood. (UBC NP Goal 1 & 2)
- Goal: For near-term change (from 2020-2025), focus on non-residential parcels next to corridors where large opportunities exist, especially as identified in UBC NP.
- Goal: For long-term change (beyond 2025), focus on smaller commercial and residential lots
- Goal: Monitor rate of change and type of growth; help the City and developers shape growth that is context-sensitive and achieves neighborhood and City goals.

Ensure new housing includes affordability

- Goal: Promote stewardship of existing housing that serves a variety of income levels (UBC NP Goal 3)
- Goal: Monitor affordability of new units

Quality of infrastructure and services

- Goal: Maintain a range of services for existing and future residents that enhance the cultural, social, and educational fabric of the neighborhood (UBC NP Goal 6)
- Goal: Maintain sustainable, robust, functional storm-water drainage for existing and future residents (UBC NP Goal 5)

Enhance mobility within and to/from neighborhood

- Goal: Emphasize pedestrian safety (UBC NP Goal 4) through ongoing refinement and implementation of Cherrywood Sidewalk Master Plan
- Goal: Encourage public transit use (UBC NP Goal 4)

Our draft of an alternative map to the City’s proposed map focuses on a couple of themes (apologies for acronyms):

- **Less R4 and RM1, more R3** zoning which still allows more units, but is also more consistent with recent trends.
- **Cherrywood Road upzoning** to reflect its function as a sub-corridor and capacity for on-street parking.
- **Future planning areas** along IH-35 (pending TxDoT’s plans) and larger development opportunities in CNA area.

Check out www.cherrywood.org/LDC-2020 for more info or call 512-499-0526 and ask for copies of the proposed and alternative maps to be delivered to your residence.