

The North Lamar Combined Neighborhood Planning Area

Final Workshop

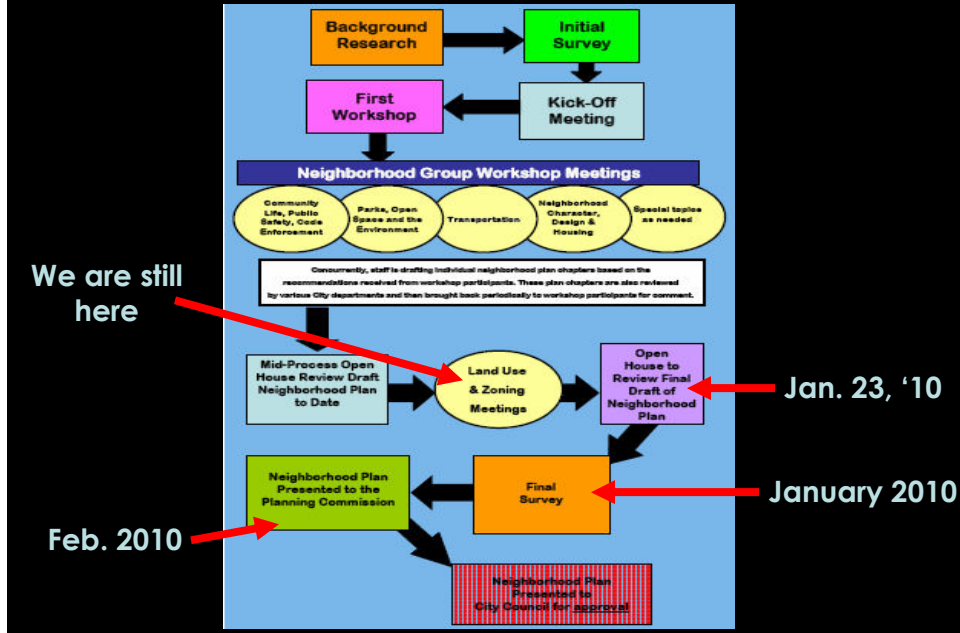
November 2, 2009



Tonight's Presentation

- Process Update
- Residential Design Guidelines
- Front Yard Parking Update
- Streetlight Recommendations Update
- Future Land Use Map (and Zoning) Update

Process Update



REMINDER

The NLCNPA Contact Team needs **your** support!

Bylaws have been formed—see them on the NL website
 Need officers and other members-at-large
 More information will be given out at the Final Open House

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 margaret.valenti@ci.austin.tx.us

974-2648

RESIDENTIAL DESIGN GUIDELINES



RESIDENTIAL DESIGN GUIDELINES

Applicable to new Single-Family Development

- Parking Placement/Impervious Cover
- Garage Placement
- Front Porch Setback

Can be applied to an entire area or a *subdistrict*

RESIDENTIAL DESIGN GUIDELINES

What is a *subdistrict*?

A *subdistrict* is a specific section within a neighborhood planning area to which infill options, design tools, and other options are applied.

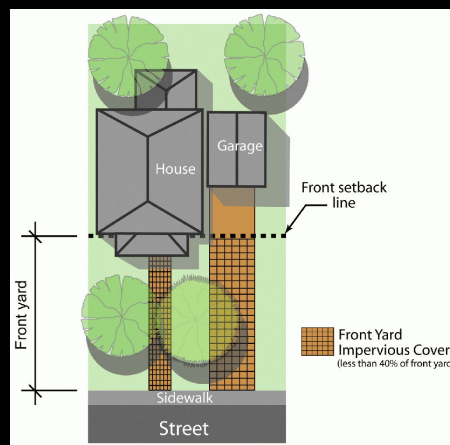
A *subdistrict*:

- may not contain another subdistrict nor have overlapping boundaries
- must meet certain characteristics
- must be bounded by a right-of-way, natural feature, historic district or subdivision boundary, or a corridor subdistrict

RESIDENTIAL DESIGN GUIDELINES

Parking Placement/Impervious Cover

- No more than forty percent (40%) of the front yard may be impervious cover—sidewalks and driveways
- Interior lots (not located on a corner) may have no more than four parking spaces in the front yard. Corner lots may have no more than four parking spaces in the front and side yards combined.



RESIDENTIAL DESIGN GUIDELINES

Parking Placement/Impervious Cover

The Director of the Watershed Protection Department (WPD) may grant a waiver to this requirement if it is determined that a circular driveway or turnaround is necessary to address traffic safety issues associated with vehicles backing onto the adjacent street or roadway.



RESIDENTIAL DESIGN GUIDELINES

Garage Placement

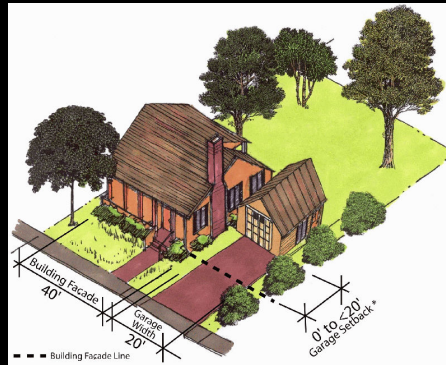
- Deemphasizes the garage for new single-family construction
- Attached or detached garages and/or carports with entrances that face a front yard must be located flush with or behind the front façade of a house



RESIDENTIAL DESIGN GUIDELINES

Garage Placement

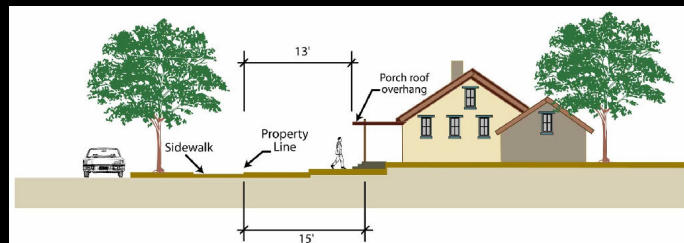
- The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house
- There is no garage width limitation for side entry garages or for attached or detached garages and/or carports located twenty feet (20') or more behind the front façade of a house



RESIDENTIAL DESIGN GUIDELINES

Front Porch Setback

- Covered and uncovered front porches shall be allowed to extend within 15 feet (15') of the front property line
- **Porch roof overhangs may extend no more than two feet (24") into the setback**
- Support columns—but not walls—are allowed within the footprint of the porch



QUESTIONS?

**Residential Infill Options
and Front Yard Parking
(revisited)**

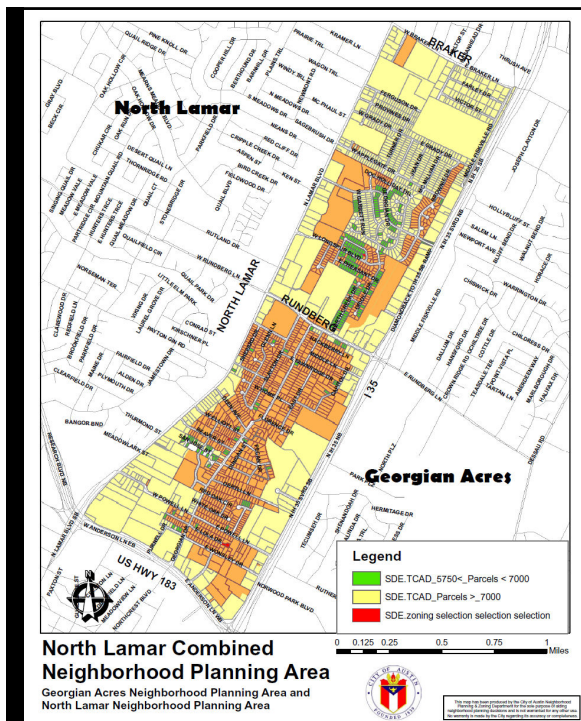


RESIDENTIAL INFILL TOOLS, revisited

Secondary (Garage) Apartments

Allows for a garage or small apartment to be located to the rear of a house on lots that are between 5,750 and 7,000 sq/ft

- May be no larger than 850 sq/ft total and only 550 sq/ft may be located on a 2nd story and limited to 30 feet in height
- Allowed in SF-1, SF-2, SF-3, SF-5, SF-6, all MF districts, and MU combining district
- Additional regulations govern design elements
- Can be applied to an entire area or subdistrict

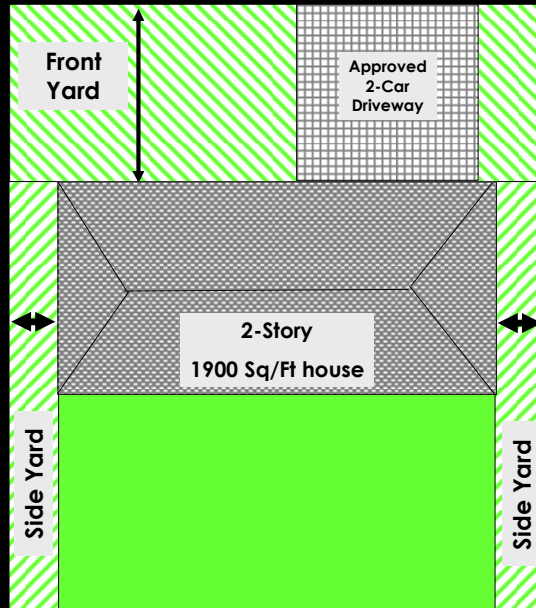


RESIDENTIAL INFILL TOOLS, revisited

Secondary (Garage) Apartments

FRONT YARD PARKING, revisited

Typical
Suburban-Styled
Residential Lot
Configuration



FRONT YARD PARKING, revisited

The Austin City Code states:

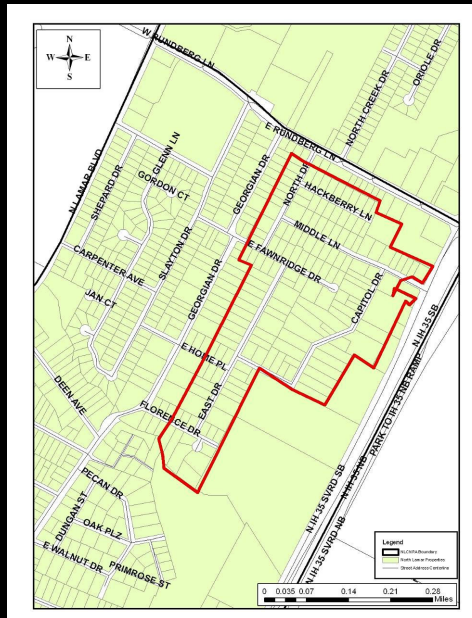
A person may not park a motor vehicle in the front or side yard of a residential property, except in:

- a driveway
- a paved parking space depicted on an approved site plan
- an area adjacent to a driveway that when measured with the driveway is not wider than 50% of the minimum lot width established by the zoning district

FRONT YARD PARKING, revisited

Front yard parking restrictions can be applicable planning area-wide or to subdistricts

Subdistricts can decide not to adopt or enforce the front yard parking ordinance



QUESTIONS?

STREETLIGHT RECOMMENDATIONS UPDATE

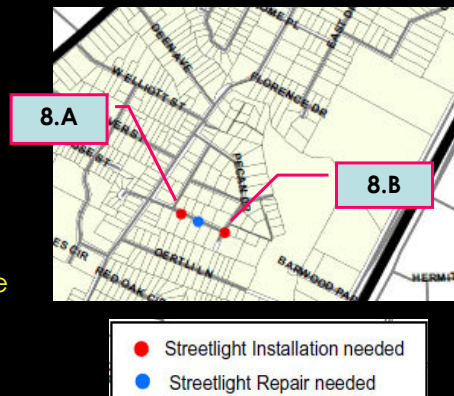


STREETLIGHT RECOMMENDATIONS UPDATE

Objective X.X: Improve streetlighting in the NLCNPA.

Recommendation: Install streetlights at the following locations:

- 8.A. Corner of Dungan Street and East Walnut Drive
- 8.B. Corner of East Walnut Drive and Pecan Drive

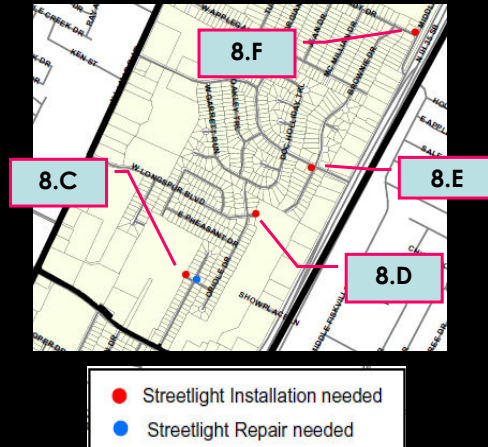


STREETLIGHT RECOMMENDATIONS UPDATE

Objective X.X: Improve streetlighting in the NLCNPA.

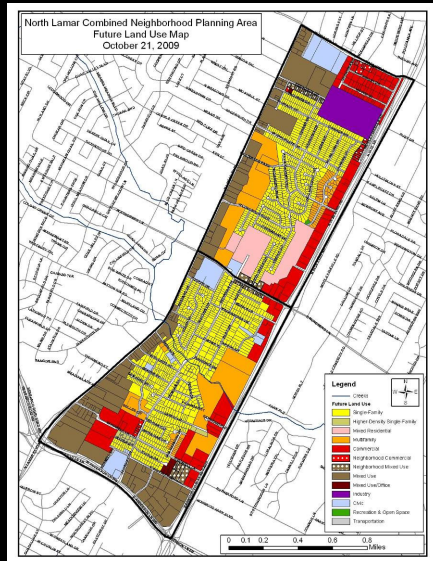
Recommendation: Install streetlights at the following locations:

- 8.C. West end of Rock Hollow Lane
- 8.D. East end of Longspur Boulevard
- 8.E. Corner of Brownie Drive and Diamondback Trail
- 8.F. Corner of East Grady Drive and Middle Fiskville Road



QUESTIONS?

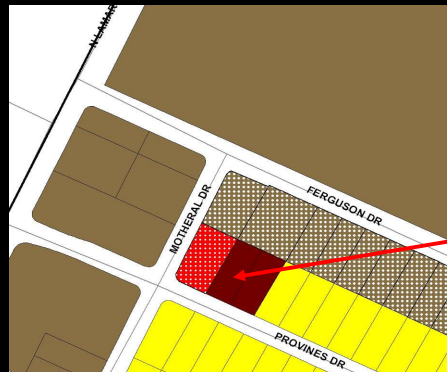
FLUM Update



Since February, you have developed a future land use map for the NLCNPA.

FLUM Update

Provines Drive



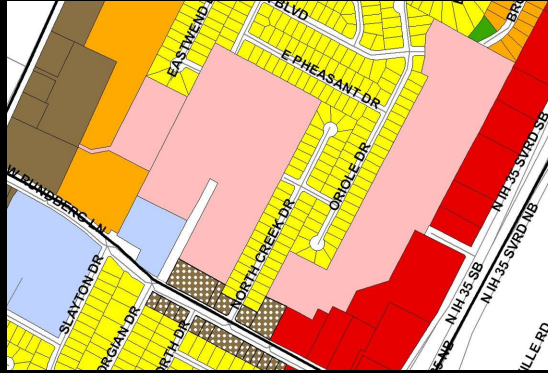
Changes based on decisions made at the Sept. 14th meeting

Original decision: **Neighborhood Mixed-Use**

New decision: **Neighborhood Commercial** and **Mixed-Use/Office** to accommodate the current land uses and to provide a decent buffer between Motheral Drive and the SF neighborhood along Provines Drive

FLUM Update

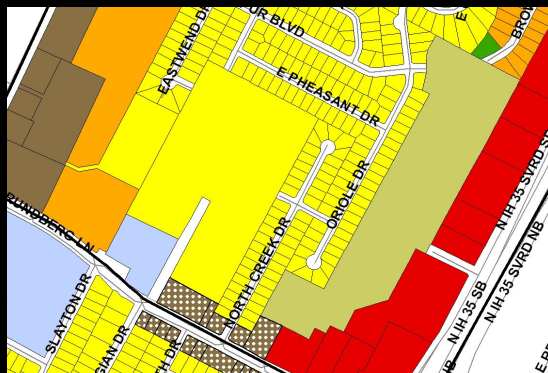
Rundberg Lane



Original decision: **Mixed Residential** with **Neighborhood Mixed-Use**

FLUM Update

Rundberg Lane

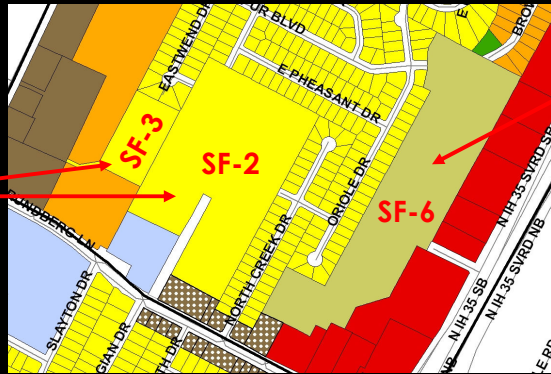


New Staff Suggestion: **Single-Family** and **High Density Single-Family** with **Neighborhood Mixed-Use**

FLUM-Zoning Update

Rundberg Lane

We changed the FLUM to match the existing zoning.



We changed the FLUM to match the proposed zoning.

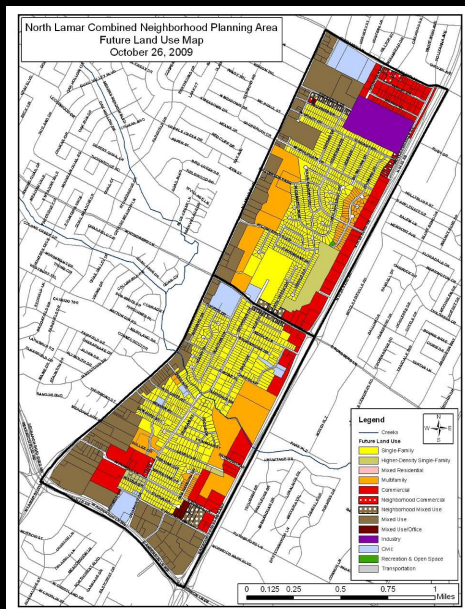
SF-6 will **NOT** allow apartments

Will be zoned to include the residential infill options as discussed

New Staff Suggestion: **Single-Family** and **High Density Single-Family with Neighborhood Mixed-Use**

FLUM Update

Can everyone live with the changes made to the FLUM?



QUESTIONS?

Next Meeting

[Final Open House](#)

Saturday, January 23, 2010

**St. Mark United Methodist Church,
Lawshae Fellowship Hall**

601 West Braker Lane

10:00 am to 12:00 pm