



The North Lamar Combined Neighborhood Planning Area Land Use Workshop I, February 3, 2009

Group 1 Notes

Map Legend

Level of Change	Color
Areas not likely to change	Green
Areas with some change likely	Yellow
Areas of moderate change	Orange
Areas of significant change	Red

Areas not likely to change

- Walnut Creek Elementary and vicinity (“good location,” “helpful”)
- Chinatown Shopping Center (“attractive looking,” “diversity”)
- Wells Fargo Bank and firehouse, corner of Braker and Middle Fiskville
- Golfsmith (“clean,” “green,” “jobs”)
- Residential neighborhood, between Rundberg and Grady (“home-town feel,” “privately owned,” “majority well kept-up”)
- Commercial center at Masterson Pass and North Lamar Blvd. (“well-kept,” “professional,” “feel safe”)
- Apartments between Masterson and Longspur (“nicely kept,” “well landscaped”)
- Portion of strip mall on North Lamar Blvd. (“clean,” “professional”)
- Barrington Elementary
- Residential area south of Cooper, west of Georgian (“well-kept”)
- Georgian Drive, between Rundberg and US 183 (“small town feel,” “bike lane,” “large lots,” “mature trees”)
- Gethsemane Lutheran Church
- Hotels/commercial area directly north and south of E. Powell (“well-kept,” “modern”)

Other comments: “mature trees,” “small town feel,” “large lots,” “Georgian Drive,” “like local businesses that serve community”

Areas with some change likely

- Area near intersection of Braker and North Lamar Blvd., including Motheral (“needs to be a little cleaner,” “messy,” “less density,” “get rid of used car lot,” “like computer store”)
- Commercial area along Braker (“some good businesses but some vacant lots,” “want light retail or service,” “can’t take a lot of traffic”)

- Strip mall near Rundberg/Rutland and North Lamar Blvd. (“superficial changes,” “facelift,” “make more attractive,” “signage”)
- Vacant property off Rundberg, west of North Creek (“nice open space, but needs cleaned up”)
- Vacant property off Rundberg, east of Oriole (“open, but dirty,” “trash”)
- Commercial properties along I-35, south of Showplace Lane
- Commercial properties along North Lamar Blvd., between Rundberg and Cooper (“superficial changes,” “facelift,” “make more attractive,” “signage”)
- Commercial area between I-35, Wonsley, Georgian, and US 183 (“well-kept,” “older,” “could use a little clean-up”)

Areas of moderate change

- Properties along Provines, between Golfsmith and Motheral (“commercial encroachment,” “trailers”)
- Apartments north of Masterson (near North Lamar Blvd.) and vicinity (“needs more research”)
- Commercial area along North Lamar Blvd., north of Longspur
- Apartments and vicinity, between Longspur and Rundberg
- Residential area, between Middle Ln. and Hackberry Ln. (“needs major help”)
- Residential and commercial area, between Georgian and I-35, Middle Ln. and E. Wonsley Dr. (“needs rehab,” “salvageable”)
- Commercial/industrial/residential area along North Lamar Blvd., between Cooper and US 183 (“commercial encroachment,” “not well kept-up”)

Areas of significant change

- Area bounded by Georgian, Farley, I-35, and Golfsmith (“vacant lots,” “trashy,” “abandoned homes,” “needs redevelopment”)
- Crockett Center and vicinity along North Lamar Blvd. (“dumpy bar,” “used car lots,” “unsafe,” “not clean,” “unkempt”)
- Commercial/residential area bounded by Grady, I-35, Showplace, and Brownie (should “act as a nice buffer” for interior residential areas, “overcrowded,” “filthy,” “unsafe,” “want nice commercial establishments”)
- Commercial properties along south side of Rundberg, between Georgian and I-35, including the budget hotels (“improper uses,” “looks ugly,” “not useful,” “feels unsafe,” “trashy”)
- Georgian Manor apartment complex