



The North Lamar Combined Neighborhood Planning Area

Land Use Workshop I, February 3, 2009

Group 2 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

- House with bomb shelter on Capitol Dr.
- Open spaces, especially the drainage area near Masterson (behind the 7-11) and along Rundberg
- Trees on the median at Masterson and North Lamar Blvd.
- Barrington and Walnut Creek Elementary Schools (“not in their current conditions”)
- Golfsmith
- Churches: Gethsemane Lutheran, St. Mark United Methodist, 7th Day Adventist, Korean Church
- Humane Society (Gethsemane and the Humane Society serve as “nice anchors” for the US 183 corridor)
- Single-family neighborhoods (“affordability,” “low density,” “large lots,” “country feel,” “meandering streets,” “large, mature trees”)
- Chinatown Shopping Center
- Senior Center near Braker
- Office and car wash near Braker and North Lamar Blvd. (“it’s convenient”)
- Mockingbird Hill neighborhood, south of Grady
- Apartments on south side of Masterson
- Office buildings on US 183, including Frost Bank (“appropriate uses for their location along a highway”)
- Drainage easement behind Brownie apartments
- Hotels along I-35, including the Holiday Inn, Howard Johnson, Motel 6, and Super 8 (“appropriate for their location”)
- Commercial center with Maudie’s, a social service center, and Clicks at Masterson and North Lamar Blvd. (“nice,” “well-kept,” “diversity of shops”)
- Wells Fargo bank and fire station at Middle Fiskville and Braker

Areas with some change likely

- Georgian Drive (“as a concept, it could really be nice if it’s well-maintained”)
- Little Walnut Creek

- Strip commercial center at Rundberg/Rutland and North Lamar Blvd. (“good design,” “diversity of stores,” “easily accessible from the neighborhood”)
- Walgreen’s and Sonic at Rundberg and North Lamar Blvd.
- Santa Maria Village Apartments (the complex’s “density and size are good”)
- Georgian Manor apartment complex (“well-maintained,” “good density”)
- SAIA trucking depot near W. Powell (“good neighbors,” “small company”)
- Commercial/industrial area on North Lamar Blvd., between Beaver and US 183 (“good mixture of businesses,” “nicely maintained,” “appropriate use for location” near a busy highway)
- Duplexes on Doc Holliday and Annie Oakley (“need repair”)
- Apartments on north side of Masterson, near North Lamar Blvd.
- Commercial properties along North Lamar Blvd., between Masterson and Cooper (“types of businesses is sufficient”)

Areas of moderate change

- Area bounded by Georgian, Braker, I-35, and Golfsmith (“inappropriate mixture of uses”)
- Crockett Center (“could continue to be useful as a commercial building,” “change the parking lot to include a park,” “change the building”)
- Apartments along I-35 (“unsafe”)
- Grady Drive (“traffic is too heavy for current residential uses,” “could be appropriate for small businesses”)
- Commercial area along North Lamar Blvd., between Beaver and Deen (“car lots,” “needs fundamental change”)
- Gas stations, especially ones along I-35

Other Comments: “need appropriate uses along I-35 compatible to what’s across the freeway,” “the quality and character

Areas of significant change

- Businesses along Provines, near Motheral (“trashy”)
- Brownie apartment complexes (“beyond change”)
- Mardi Gras adult entertainment facility and vicinity (“an underutilized area for its location along I-35”)
- Sam Rayburn area (“unsafe,” “problems spill into other, nearby parts of the neighborhood”)
- Underutilized parcels, including those along Rundberg, behind the Chinatown Shopping Center (along Ferguson), between E. Wonsley and E. Powell, and between E. Powell and Oertli (“could become parkland”)
- Budget hotels along I-35 and Rundberg
- Residential area on W. Lola (“unsanitary conditions,” “substandard housing”)