



The North Lamar Combined Neighborhood Planning Area

Land Use Workshop II, March 3, 2009

Meeting Notes

The purpose of the workshop was to continue the discussion to identify/determine areas of possible change within the NLCNPA with a focus along both North Lamar Boulevard and Rundberg Lane. The Land Use Workshop II began with a presentation given by Jacob Browning in which a review of the previous workshop's results and an overview of the North Lamar Corridor Workshops (from last summer) were given. The presentation can be found on the NLCNPA website: http://www.ci.austin.tx.us/zoning/north_lamar.htm.

The exercise followed in which meeting attendees discussed changes needed to areas that were not clearly decided upon at the previous workshop and to those areas identified as needing "moderate" or "significant" change. Refer to our website for the Consent Areas of Change maps for both February 3rd and March 3rd to see the areas discussed at both workshops thus far. Areas with no color (green, orange, or red) need further discussion as do the orange and red areas.

Several questions were asked at the beginning of the exercise. They can be found below with their responses.

Q. What kinds of changes are we supposed to be talking about in this exercise?

A. Changes in land use.

Q. What if the look or design of a particular use (e.g., a shopping center) prevents me from going there?

A. That's a valid point; however, we aren't going to focus on the aesthetic or design values of buildings/uses just yet. The design aspect of the discussion will come later in the land use/zoning portion of the planning process.

Q. Are all the topics you all have talked about and are going to talk about consolidated together?

A. Yes, all of the information received throughout the planning process including decisions made at previous and future meetings will be consolidated into the North Lamar neighborhood plan.

Q. How do we think about what changes to make to these areas?

A. Imagine a blank slate--what uses would you like to see in these particular areas?

AREAS OF CHANGE EXERCISE

We divided the discussion into 2 focus areas: Rundberg Lane and North Lamar Boulevard. Each corridor was split into broader sections to easily see those specific areas needing further discussion. Pictures of each area were provided so to give attendees a frame of reference regarding current land uses there.

For a reference of those areas discussed at this workshop, refer to the Consent Areas of Change map from February 3, 2009.

The exercise involved asking the group two sets of questions--one regarding those areas without coloring (green, orange, or red) and those orange and red areas:

1) Areas without color: Do you want these areas to change? If so, how do you want them to change? What would you like to see there in the future?

2) Orange and red areas: How do you want these areas to change? What would you like to see there in the future?

The group's responses regarding future uses for specific areas are found below.

RUNDBERG LANE & VICINITY

Open space/Vacant land west of North Creek Drive:

- Change vacant land--become a park or open space
- Shops? Maybe small shops
- Is it a retention area? (research needs to be done regarding this question)
- Does the tax office have a foreclosure?
- Use it in some way to alleviate parking along North Creek and Oriole Drives
- Use it as open space to connect bike trails
- Possible single-family housing? Maybe
- Possible offices, including medical clinics

Northchase Apartments:

- Current use (multifamily) seems fine

Open space/Vacant land east of North Creek Drive:

- Single-family homes
- Expanded parking for single-family homes on North Creek and Oriole Drives
- Commercial seems appropriate
- Concerned that commercial may intrude upon nearby single-family neighborhood
- Do commercial properties have to have fences and obey noise regulations? Yes, they do.

Conoco/Farmers' Bureau buildings (east and west corners of North Creek at Rundberg):

- Commercial uses are ok here

South side of Rundberg, east of Georgian Drive:

- Office or retail is appropriate (current uses are okay)

North side of Rundberg, east of Georgian Drive:

- Commercial uses are okay to maintain

Hackberry Lane:

- Multifamily? Is it appropriate next to Single-Family?
- Maybe smaller-lot Single-Family uses
- Some kind of Multifamily?
- Single-Family? Townhomes?

NORTH LAMAR BOULEVARD & VICINITY

North Lamar & US 183 Intersection:

- Can a business-owners association govern that area?
- Mixed-use?
- Difficulty to cross North Lamar may hinder development
- Commercial--too much?
- Mixed-use could work if the development was done well
- What about increased traffic with mixed-use
- Commercial would be appropriate

North Lamar and Powell:

- More user-friendly commercial
- What is the ripple effect between having more industrial uses and commercial uses?
 - Industrial or warehousing uses have little traffic, not much activity
 - Commercial uses have traffic at different hours (more evening traffic)
- More expensive construction has a beneficial effect on surrounding properties, but property values go up and gentrification can occur
- Sidewalk are already set back along this stretch of North Lamar
- More “active” commercial, neighborhood-friendly, consumer retail
- More like the northern part of North Lamar Boulevard

North Lamar, between Carpenter and Cooper:

- Keep the Single-Family homes

North Lamar, between Carpenter and Little Walnut Creek:

- Commercial and office uses are appropriate
- Mixed-use would be okay

Georgian Manor Apartments:

- Keep as is

San Jose Street (mobile homes):

- Keep as is

West Lola Dr.:

- Keep Single-Family homes
- Townhomes?

- Could be good multifamily
- Student housing?

West Wonsley Dr.:

- Keep as Single-Family homes

It was mentioned that Mixed-Use would be an appropriate use for all properties along North Lamar Boulevard located south of Walnut Creek.