



The North Lamar Combined Neighborhood Planning Area

Land Use Workshop III, March 31, 2009

Meeting Notes

The purpose of the workshop was to complete the discussion of identifying areas of possible change within the NLCNPA. The Land Use Workshop III began with a brief introduction by Jacob Browning. Mark Walters, Greg Dutton, and Jacob led the exercise to determine those remaining areas of change within the NLCNPA. The night's presentation (i.e., areas of focus) can be found on the NLCNPA website: http://www.ci.austin.tx.us/zoning/north_lamar.htm.

The exercise allowed meeting attendees to discuss changes needed to areas that were not clearly decided upon at previous workshops 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, March 3rd, and March 31st to see the areas discussed at all workshops. Areas with no color (green, orange, or red) need further discussion as do the orange and red areas.

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

Q. At the February workshop vacant land was identified as needing significant change (red). Is this still the case?

A. Yes, because this vacant land will change use at some point; it won't be vacant forever. So, we are still identifying vacant areas as needing significant change.

Comment: Affordable housing would be good on areas (vacant properties) that are red. Single-family or high-density housing would be a couple of suggestions for these areas.

AREAS OF CHANGE EXERCISE

The NLCNPA 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.

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: Should the current use change for these areas? If so, what use would be more appropriate there?

2) Orange and red areas: What use(s) would you like to see here in the future?

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

US HIGHWAY 183 at I-35 & VICINITY

East Lola Drive:

- Single-family use is ok
- Affordable housing would be good

Vacant lot at East Lola Drive

- Clustered housing could be a suggestion (“Clustered housing” is where a group of homes are clustered around one another to preserve open space on the property upon which they are located. The open space is then shared by those living in the clustered homes.)
- Something that preserves the open space is good

Corner of 183 and I-35 (“square area”):

- Motel could become office space
- Apartments are ok, but need to be better maintained
- Mixed-Use would be appropriate here
 - Could it be affordable? Green? (These are elements that can be included in future development, yes.)
 - Something like the Triangle or Mueller
 - What percentage of recommended affordability would be appropriate for this area? (We’ll have to look into this.)
 - Need to consider families with children in design

Area between Georgian Drive and Gessner Drive along US 183:

- Northern part: mixed-use
- Southern part: keep as is (commercial/office)

Hotels at E. Wonsley Drive and I-35:

- Keep as is (hotels are ok on major thoroughfares)
 - Is there some way to make a combination hotel/apartment complex? (Not really, as we can’t regulate the stay of tenure of “residents” of these long-term stay hotels.)
 - Change to residential?
 - Is commercial also ok?

Sam Rayburn Drive:

- The child-care center works well there, no matter the condition it’s in
 - Can we put a street through to Oertli Lane? (We’ll have to ask someone in the Transportation Department to see if this is feasible.)
 - With the vacant lot east of Sam Rayburn, could a street be built to connect John Nance Garner Circle to make a loop through this area? It may reduce criminal activities, especially if the housing was denser on both streets. (Again, we’ll have to look into this.)
- Keep the area residential

Apartments off Barwood Park and I-35:

- Apartments are ok, keep as is
- Residential is ok
- Commercial would be ok, apartments may not be appropriate so close to the interstate

DEEN AVE., W. ELLIOTT ST., & BEAVER ST.

- Keep as is (residential and civic)

NORTH LAMAR BOULEVARD & VICINITY

W. Longspur Blvd. Apartments:

- Keep as is
 - Access to buses and sidewalks needs to be improved

Eastwend Drive (duplexes):

- Keep as is

Commercial areas between W. Longspur Blvd. and Masterson Pass:

- Needs neighborhood services (like the commercial center north of Masterson Pass at N. Lamar Blvd.)
- Mixed-Use
 - What kinds of businesses are there now?
 - Maybe some kind of music studio could go in there
 - Design new developments so that the parking is in the rear, moving the buildings closer to the street
 - Make ALL of North Lamar Boulevard more pedestrian-friendly, with trees and stores in front (parking in rear)

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

Masterson Pass Apartments:

- Apartments are ok
 - Is there a way to regulate the number of people in an apartment? (Believe that 6 unrelated adults can live in a single dwelling unit, but unsure if this regulates apartment living too.)
 - It's too dense in this area causing traffic problems along N. Lamar and Masterson.
 - Needs to be more pedestrian-friendly
 - Density is good
 - Density is bad

Crockett Center:

- Mixed-Use
 - Currently an inappropriate use of location
 - Could be some kind of convention center or technology/education center (sciences and cooking)
 - Bad traffic--parking occurs along residential streets along/behind Crockett during busy events (Maybe post “No Thru Trucks” signs around area.)
 - Maybe prohibit large trucks

Ferguson Drive (South Side):

- Residential--higher density
- Neighborhood commercial, offices
 - Apartments are going in on the vacant property behind the Chinatown Shopping Center.

Ferguson Drive (North Side):

- Mixed-Use

Grady Drive & Provines Drive:

- Keep the residential uses

BRAKER LANE & VICINITY

Braker Lane:

- Mixed-Use
- Commercial (less intense)
- Light industrial
 - Remove undesirable businesses (car repairs)
 - Residential is inappropriate
 - More pedestrian-friendliness

Farley Drive and Victor Street:

- More intense commercial
- Light industrial
 - Residential is inappropriate

Strip of land between Middle Fiskville Road & I-35 Service Road:

- Commercial uses are ok
 - Car lots need to be regulated

I-35 & VICINTY

I-35, between Diamondback Trl. and Grady Dr.:

- Residential (on vacant tracts at Grady and Service Road)
- Commercial
- Office

Brownie Drive, north of W. Applegate Drive:

- Keep residential area as is

Brownie Drive, south of W. Applegate Drive (4-plexes):

- Keep multifamily use
 - Needs upgrade
 - Better design
 - Upgrade streets and sidewalks

I-35, between Diamondback Trl. and Showplace Ln.:

- Should stay commercial

Apartments north of Little Walnut Creek:

- Should stay is as
 - Improve transit access as it is poor along I-35 frontage road

Hotel/Commercial area, east of Captiol Drive:

- Use as hotel is ok

The map depicting these changes (or, no changes) is titled “Consent Areas of Change, March 31, 2009,” and can be found on the NLCNPA website at:
http://www.ci.austin.tx.us/zoning/north_lamar.htm.