



## **The North Lamar Combined Neighborhood Planning Area**

### **Zoning Workshop I, June 24, 2009**

### **Meeting Notes**

The purpose of the workshop was to present educational material on zoning and finish discussion of the Future Land Use Map (FLUM). Zoning Workshop I began with an introduction and presentation by Jacob Browning on the final draft FLUM. Mark Walters then gave a presentation on introductory zoning principles. Mark Walters, Greg Dutton, Jacob Browning, and Sheila Balog led the exercise to determine what kinds of uses may not be desirable within the NLCNPA. In addition, front and side yard parking was discussed. The night's presentation (Zoning 101) and final draft FLUM can be found on the NLCNPA website: [http://www.ci.austin.tx.us/zoning/north\\_lamar.htm](http://www.ci.austin.tx.us/zoning/north_lamar.htm).

Questions were asked throughout the FLUM and zoning presentations. They can be found below with their responses.

Q. Is there anything the neighborhood can designate on the FLUM to facilitate the acquisition of a new park?

A. No, but in the text of the plan staff can note areas where the neighborhood would like to see parks in the future.

Q. What is mixed use?

A. Mixed use is typically commercial or office with residential above it, but it can also any one of those uses by itself.

Q. Will zoning changes affect property values in the planning area?

A. It is possible, but unlikely that zoning changes would be the primary factor in any changes in property value.

Q. What about properties that have non-conforming uses now, but were allowed when annexed by the city?

A. We will look for non-conforming and illegal uses and discuss them with the neighborhood.

Q. Can zoning be regulated in the extra-territorial jurisdiction (ETJ)?

A. No, but the some of the city's regulations (like subdivision and code enforcement) do apply.

Q. What percentage of residents in the North Lamar Combined Planning Area are renters?

A. Will look into this.

Q. Do front and side yard parking restrictions apply to residences whether or not they have curbs and gutters?

A. Yes.

Q. If a business has been operating illegally for some time, and they are cited for it, do they have to pay a retroactive fine for all the years of illegal operation?

A. We will look into this and find out the answer.

Q. Is there some way for the public to find out what zoning and/or conditional overlays apply to particular property?

A. Yes. We will post instructions for how to do this on the website

([http://www.ci.austin.tx.us/zoning/north\\_lamar.htm](http://www.ci.austin.tx.us/zoning/north_lamar.htm)).

Q. What is the regulation for how many cars a home can have in the driveway?

A. We will look into this.

Q. Are gravel driveways allowed on properties that were annexed by the city and existed on those properties at the time of annexation?

A. Yes.

Q. What about parking cars in the back yard? Are there regulations that apply to back yard parking?

A. We will look into this and find out.

Q. After we are done with our draft neighborhood plan, how long will it take for City Council to adopt it?

A. It depends. It can take a couple of months or many months.