



The North Lamar Combined Neighborhood Planning Area

Land Use Workshop IV, April 27, 2009

Meeting Notes

The purpose of the workshop was to present educational material on land use and finish discussion of desired land uses in areas previously designated. Additionally, a draft Future Land Use Map (FLUM) was presented. The Land Use Workshop IV began with an introduction and presentation by Jacob Browning on land use – what it is and how land use decisions are made. Mark Walters, Greg Dutton, Jacob Browning, and Sheila Balog led the exercise to determine appropriate land uses in those remaining areas of change within the NLCNPA. The night's presentation (i.e., areas of focus) and draft FLUM can be found on the NLCNPA website: http://www.ci.austin.tx.us/zoning/north_lamar.htm.

Questions were asked throughout the presentation. They can be found below with their responses.

Q. What is mixed-use?

A. Mixed-use combines more than one use. A mixed-use development typically has retail or office on the first floor (or bottom floors) with residential above.

Q. When will we talk about zoning?

A. Zoning will be discussed at future meetings, but right now we want to focus on general land use.

Q. What kind of height are we talking about for these different land uses?

A. Height is regulated by zoning and compatibility standards, and we will talk about that at later meetings.

Q. How is commercial land use defined?

A. Commercial land use is pretty much any place you buy stuff.

Q. Are mixed-use developments successful in attracting tenants (for commercial and office uses) and residents?

A. Yes. For instance, the Triangle and Mueller in Austin have high occupancy.

Q. Does Austin have any older mixed-use developments?

A. Not really. Most of the mixed-use developments in Austin are newer.

Q. How can industrial land use be described, generally?

A. In general, industrial land use is where things are stored, made, and a place where things are hauled from.

Q. What are the implications of changing land use designation from Single Family to Higher Density Single Family?

A. It means higher density would be allowed. However, parcels would probably have to be combined and subdivided to get the additional density allowed by Higher Density Single Family.

Q. Can we put a buffer between the large apartment complexes on I35 and the single family homes behind them?

A. No, because these developments already exist, and we can't impose conditions on them.

Q. We have very little park space in the North Lamar planning area. Why can't we designate certain parcels as park space on our future land use map (FLUM)?

A. We can't put park space on private property on the FLUM because that would restrict develop rights of the owner. Any desires the neighborhood has about the kind of park facilities it would like will be noted in the final neighborhood plan.

Q. What would be the appropriate land use designation for a food pantry and clothing distribution point that is being run by a church organization?

A. Civic land use.

After Jacob finished the presentation, discussion moved to the draft FLUM. The following areas were discussed to determine which future land use would be the most (see *draft FLUM discussion map*, at: http://www.ci.austin.tx.us/zoning/north_lamar.htm)

1. Three parcels on W. Wonsley Dr., west from Georgian Dr. It was determined that the three properties along Georgian would be made Civic land use, as these properties are owned by Gethsemane Church and they may be expanding operations to these properties in the future.
2. Area at the end of E. Lola Dr., between E. Powell Ln. and E. Wonsley Dr. High Density Single Family, Office, and Commercial land uses were discussed for this area. There was a suggestion to "step down" the intensity of land uses towards the single family in the interior of the planning area. Staff will bring a proposal back to the group at the next neighborhood meeting.
3. Area fronting E. Powell Ln., extending to just south of Oertli Ln. For this parcel, Multifamily and High Density Single Family land uses were discussed. Staff will bring a proposal back to the group at the next neighborhood meeting.
4. Smaller lot just north of the above described parcel, on Oertli Ln. It was determined that High Density Single Family land use was appropriate for this parcel.
5. Parcel just east of above described parcel. High Density Single Family and Multifamily land uses were discussed. High Density Single Family was agreed upon.
6. Hackberry Ln. After discussion the group decided that Single Family land use would be best for this area.

7. Parcel at terminus of Hackberry Ln. Single Family, High Density Single Family, and Commercial land uses were discussed for this parcel. Staff will bring a proposal back to the group at the next neighborhood meeting.
8. Area along Ferguson Dr. High Density Single Family, Neighborhood Commercial, and Neighborhood Mixed Use were proposed for this area. Staff will bring a proposal back to the group at the next neighborhood meeting.
9. To be discussed at the next neighborhood meeting.
10. To be discussed at the next neighborhood meeting.
11. To be discussed at the next neighborhood meeting.
12. To be discussed at the next neighborhood meeting.