



The North Lamar Combined Neighborhood Planning Area

Land Use Workshop V, May 19, 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, completing the Future Land Use Map (FLUM). The Land Use Workshop V began with an introduction and presentation by Jacob Browning on land use – what it is and how land use decisions are made, and how the FLUM had been created up to that point. 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. Is the Civic land use category limiting in what zoning districts can be applied to it?

A. Not really. A variety of zoning districts can be applied in to Civic land use, as long as they are used to satisfy the mission of that civic institution. Any change in zoning that involved a change in land use would require a plan amendment.

Q. Can we change the zoning of the office properties along Rundberg to allow for something more intense?

A. Zoning will be discussed at the next meeting, but right now we want to focus on general land use.

Q. How dense/high is neighborhood mixed use?

A. It is meant to be compatible with surrounding single family neighborhoods, and typically is about 35-40 ft. in height, or 2-3 stories.

Q. What are some examples of buildings that are about 30,000 sq. ft. in size?

A. A Walgreens is probably about 30,000 sq. ft.

Q. From a planning perspective, what kinds of land uses are we missing in the North Lamar Combined Planning Area?

A. There's a lack of park/open space, and there seems to be a lack of connectivity that hinders the area from being more walkable.

Q. Can land use designation do anything to dictate ownership?

A. No. We can't designate what will or won't be owner occupied.

Q. Open space is needed in the community, but what about unsavory activities that can take place in parks and open space?

A. In open spaces and parks it's better to have more "eyes on the street." The land use category of Mixed Residential (proposed for the FLUM, see below) would allow for more eyes and people to be around any potential park area that goes with said land use category.

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 it possible to control the noise at businesses in the Neighborhood Mixed-Use category so that any residential areas are not disturbed?

A. With land use category like Neighborhood Mixed-Use there very likely won't be the kinds of businesses (like auto repair) that generate a lot of noise.

Q. Can the neighborhood specify where traffic goes so that more intense land uses don't generate traffic on residential streets?

A. No, we can't prohibit access on certain streets.

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 appropriate. Staff gave a suggestion on land use for each parcel/area, followed by discussion, and a final recommendation by the neighborhood.

The following numbers and final neighborhood recommendations correspond to the FLUM map located at: http://www.ci.austin.tx.us/zoning/north_lamar.htm

For more information on Staff suggestions, see the powerpoint presentation located at: http://www.ci.austin.tx.us/zoning/north_lamar.htm

1. Three parcels on the western end of Provines Dr.
STAFF SUGGESTION: Mixed-Use Office
FINAL NEIGHBORHOOD RECOMMENDATION: Neighborhood Mixed-Use and Single Family
2. Ferguson Dr., south side, opposite Chinatown shopping center.
STAFF SUGGESTION: Mixed-use
FINAL NEIGHBORHOOD RECOMMENDATION: Neighborhood Mixed-Use
3. Three parcels on the western end of Applegate Dr., south side of the street.
STAFF SUGGESTION: Mixed-Use; or Mixed-Use and Neighborhood Mixed-Use
FINAL NEIGHBORHOOD RECOMMENDATION: Single Family

4. Vacant parcels with access off Rundberg Ln.
STAFF SUGGESTION: Mixed Residential and Neighborhood Mixed-Use fronting Rundberg
FINAL NEIGHBORHOOD RECOMMENDATION: Mixed Residential and Neighborhood Mixed-Use fronting Rundberg Ln
5. Vacant parcel with access off Rundberg Ln. and Showplace Ln.
STAFF SUGGESTION: Mixed Residential and Neighborhood Mixed-Use fronting Rundberg Ln.
FINAL NEIGHBORHOOD RECOMMENDATION: Mixed Residential and Neighborhood Mixed-Use fronting Rundberg Ln
6. Parcel at the east end of Hackberry Ln.
STAFF SUGGESTION: Single Family; or Higher Density Single Family
FINAL NEIGHBORHOOD RECOMMENDATION: Single Family
7. Group of parcels fronting on E. Wonsley Dr. and E. Powell Ln., east of E. Lola Dr.
STAFF SUGGESTION: Mixed-Use Office and Neighborhood Mixed-Use
FINAL NEIGHBORHOOD RECOMMENDATION: Mixed-Use Office and Neighborhood Mixed-Use