



## The North Lamar Combined Neighborhood Planning Area

Zoning Workshop 2, July 29, 2009

### Meeting Notes

Several topics were discussed at the Second Zoning Workshop for the NLCNPA. The evening began with a brief process update by Jacob Browning. Jacob reminded attendees that the process will culminate with the adoption of the North Lamar Combined Neighborhood Plan by City Council. It is anticipated that the Final Open House will be held sometime in Fall 2009, where everyone will have a chance to review and give feedback on the final draft of the neighborhood plan, similar to the Mid-Process Open House that was held in January 2009.

After the process update, Margaret Valenti, the Contact Team and Education Coordinator for the Planning and Development Review Department, discussed the formation of the NLCNPA Contact Team. A contact team's members become the shepherds of the neighborhood plan and are responsible for making recommendations regarding any future amendments to the plan. Participation on the contact team is limited to representatives of the following groups within the planning area boundaries: property owners, renters, business owners, and neighborhood associations. More information regarding contact teams can be found by visiting <http://www.ci.austin.tx.us/zoning/library.htm>. Look under the Contact Teams header for this information.

Margaret mentioned that an ad-hoc committee was to be formed to create the bylaws of the NLCNPA Contact Team and asked for suggestions of meeting days, times, and locations. Meeting participants thought weekday evenings would be best for these meetings and that the Austin Revival Center could be a good location. Participants thought it best not to hold the bylaws meetings on the third Tuesday of each month because that night is set aside for the North Creek/Georgian Acres Neighborhood Association's meetings. Lyn Galbreth volunteered to book meeting times at the Revival Center for September and October.

Margaret fielded some questions during her presentation. They can be found below with their answers:

Q. What is the difference between a neighborhood association and contact team?

A. A contact team gives recommendations to the Planning Commission regarding any development that occurs within the planning area. While a neighborhood association can give an opinion regarding these projects, it is the contact team who actually makes recommendations on them. The contact team is also a point of contact between developers and the city; developers *must* meet with a contact team before proceeding with their projects, whereas it is not required to meet with a neighborhood association. The contact team helps implement the neighborhood plan and vets any changes to it; a neighborhood association does not hold these responsibilities.

Q. When did contact teams start?

A. 2003 or 2004, whenever the Neighborhood Plan Amendment ordinance was passed by City Council.

Q. Do the Planning Commission and City Council actually listen to the contact team's recommendations?

A. Absolutely, they do.

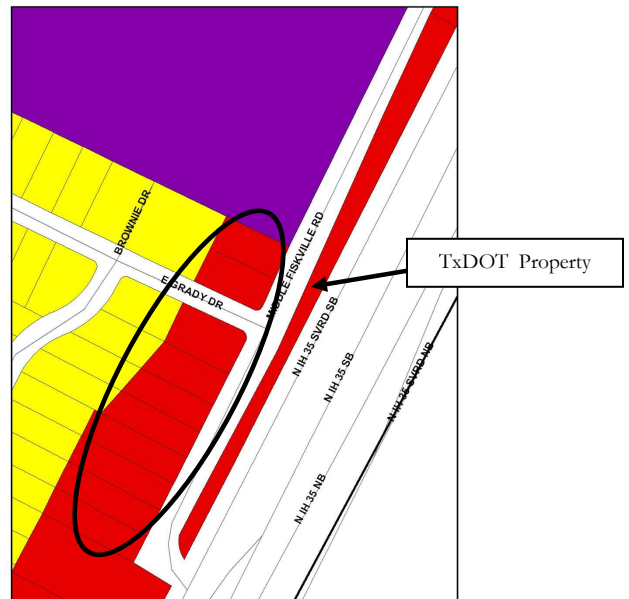
Jacob then led a discussion regarding updates to the Future Land Use Map of the NLCNPA. He mentioned the changes made to properties along Rundberg Lane at the June 24, 2009, workshop; the land use designation for these properties was changed from office to neighborhood mixed use. A brief discussion followed regarding the future land use designation of ten properties located near the intersection of Grady Drive and Middle Fiskville Road. See the map below for the area of discussion. The original future land use for this area was commercial; it was decided that neighborhood commercial would be more appropriate as these properties back up to a single family residential neighborhood and are buffered from I-35 by Middle Fiskville Road.

The property located at the end of the "island" between Middle Fiskville Road and the I-35 frontage road was also discussed. Comments and questions were raised concerning its future land use designation:

Comment: I believe this property is owned by TxDOT, and this is where they store their vehicles and other equipment.

Q. How wide is this property?

A. It's hard to tell without a proper scale, but it's probably 20 feet wide or so. Upon further investigation, the southern portion of the property is approximately 33 feet wide; the northern portion is approximately 60 feet wide.



Q. Is it feasible to put any kind of business there?

A. Probably not.

Q. Then why is it designated as commercial?

A. This is what was decided by the larger group at an earlier meeting to be an appropriate land use for this property. However, we can look into designating it as transportation.

Q. What is the difference between commercial and neighborhood commercial future land uses?

A. The basic difference is that more intensive uses (such as automotive uses) are allowed under commercial and not under neighborhood commercial.

Q. If offices were allowed to be built here, how tall could they be?

A. Offices could be built up to three stories; however, setbacks would need to be introduced due to the proximity of these lots to an adjacent residential neighborhood.

*Consensus was reached to change the future land use designation of these properties (circled in the map above) from commercial to neighborhood commercial.*

Another property came into question: A property near the intersection of Braker Lane and North Lamar Boulevard contains a “server farm,” or a large super computer or data-storage center.

Q. What should properties with a “server farm” be designated as?

A. This is something we will have to look into, because this has never come into question before.

Mark Walters then reintroduced front yard parking restrictions and the penalties related thereto. The front yard parking ordinance prohibits parking on a home’s front and side yards; parking must occur on an appropriately paved and approved driveway. Several questions came up regarding these restrictions:

Q. What constitutes a “paved” space or driveway?

A. A paved space or driveway is a parking site made of concrete.

Q. What about brick pavers for a driveway? Are they legal?

A. Driveways made of brick pavers (or any material other than concrete) must be part of an approved site plan to be legal.

Q. When do these parking restrictions go into effect?

A. Ten days after the neighborhood plan is adopted by City Council.

Comment: We have to call 311 in order to ticket people that are in noncompliance with this ordinance.

Q. Is there support to rewrite the front yard parking ordinance so to cover non-concrete driveways and/or parking spaces?

A. This is something we will have to look into and get back to you about.

*Consensus was NOT reached to adopt front yard parking restrictions alongside the neighborhood plan. It was agreed that we can maybe revisit this matter closer to the end of the planning process.*

Mark continued to discuss restrictions related to mobile food vending establishments. This ordinance regulates the location and operation of such establishments as related to zoning and their proximity to certain types of developments, especially residential neighborhoods. A few questions and comments were made regarding these restrictions:

Q. Are ice cream men mobile food vendors?

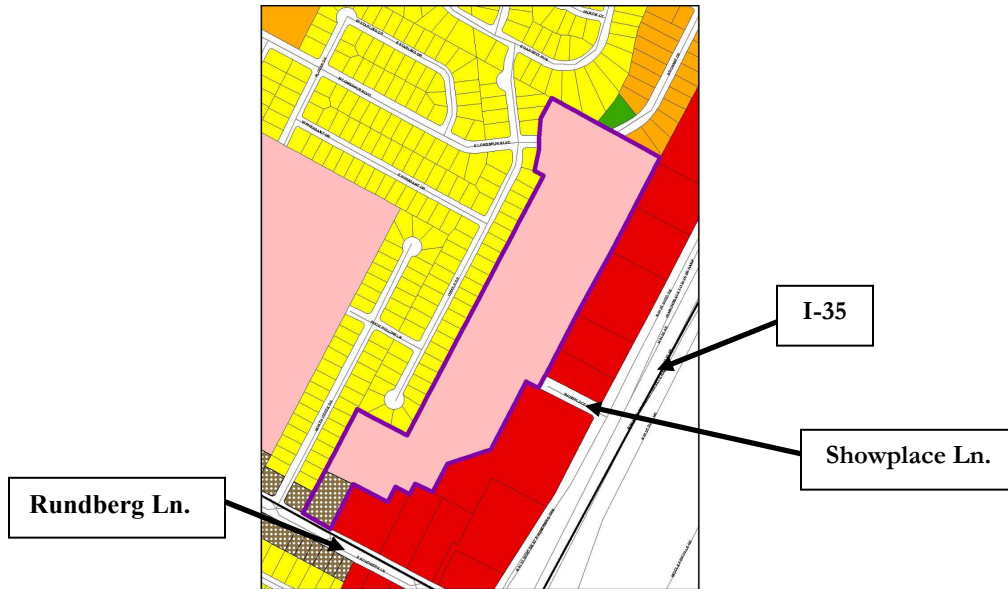
A. No, and they are usually operating illegally anyway.

Comment: We cannot exclude mobile food vending establishments from the neighborhood; this ordinance only regulates the where and when these establishments operate.

Comment: If this ordinance is adopted, mobile food vendors located along North Lamar Boulevard could operate only until 10:00 pm if they are in close proximity to any residences.

*Consensus was reached to adopt the mobile food vending restrictions as part of the neighborhood plan.*

Lyn Galbreth, an NLCNPA resident, gave the group an update regarding a proposed affordable, multifamily project for the large property located between Rundberg Lane, Showplace Lane, and Longspur Boulevard. See the map below for the project area.



After the presentation, the future land use for the property was discussed and it was determined that it was appropriate to leave it mixed residential. Under mixed residential, up to 20% of the units built can be multifamily. If the Future Land Use Map (FLUM) and plan are adopted before the proposed project breaks ground, the project would have to adhere to the FLUM and the objectives stated in the neighborhood plan related to this area. If the proposed project breaks ground *before* the FLUM and plan are adopted, the Planning Commission and City Council *should* take into consideration the FLUM and plan objectives based upon the progress made thus far in the planning process.