



## MEMORANDUM

TO: Lee Leffingwell, Mayor  
Members of the City Council

FROM: Jacob Browning, Planning & Development Review Department, 974-7657

DATE: May 27, 2010

RE: The North Lamar Combined Neighborhood Plan  
Case Nos. NP-2010-0026, C14-2010-0048 and C14-2010-0049

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### **Description of Backup Information**

Attached you will find back-up information for the North Lamar Combined Neighborhood Plan (NLCNPA). This information includes:

- The North Lamar Combined Neighborhood Plan
- List of public meetings conducted during the NLCNPA planning process
- Neighborhood Housing and Community Development Department's Affordability Impact Statement (forthcoming)
- Future Land Use Map
- Back-up for Case # C14-2010-0048, the North Lamar Neighborhood Plan Combining District Rezoning
- Back-up for Case # C14-2010-0049, the Georgian Acres Neighborhood Plan Combining District Rezoning

### **NLCNPA Planning Process**

The North Lamar Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The first planning workshop was held on November 15, 2007. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 28 public meetings. These meetings addressed planning issue areas such as: quality of life (including crime and code enforcement issues), parks and trees, transportation, infrastructure, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the North Lamar Combined Neighborhood Planning Area's (NLCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the NLCNPA plan. Throughout the land use and zoning workshops,

PDRD staff worked with stakeholders to formulate the zoning recommendations for specific sites in the NLCNPA. At the March 6, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the NLCNPA. Below is a timeline of important dates in the planning process:

- **November 15, 2007:** Kick-off Meeting
- **December 2007 to December 2008:** Topic Meetings (e.g., transportation, parks, quality of life issues, etc.)
- **January 24, 2009:** Mid-Process Open House
  - Presentation of draft plan chapters
- **February 2009 to February 2010:** Land Use and Zoning Workshops
- **March 6, 2010:** Final Open House
  - Presentation of final draft plan, FLUM, and zoning recommendations

### **Plan Summary**

#### ***Quality of Life***

Much of the Quality of Life chapter addresses issues that affect the daily lives of those living in, working in, or visiting the NLCNPA. Crime and code enforcement issues were of the utmost concern to area stakeholders throughout the planning process and many of the plan's recommendations address these problem areas. Other topics covered by this chapter include: maintaining affordability, acknowledging the area's cultural diversity, improving community health, and encouraging a sustainable lifestyle. All of the recommendations found within this chapter are meant to improve the quality of life within the NLCNPA.

#### ***Parks and Trees***

The Parks and Trees chapter includes recommendations for improving existing park facilities (Barrington Park and Brownie Playground) within the NLCNPA. The chapter also includes recommendations regarding parkland acquisition and those amenities stakeholders would like to see in future parks located within the NLCNPA.

The chapter also provides recommendations for the enhancement of the area's tree canopy, one of the first neighborhood plans to do so. Recommendations also include the preservation and maintenance of the area's current tree canopy.

#### ***Transportation***

The Transportation chapter provides recommendations for both the pedestrian and vehicular transportation networks of the NLCNPA. Recommendations include the improvement and expansion of the pedestrian transportation systems (i.e., sidewalk and bike lane infrastructure); the provision of safety measures to protect both pedestrians and motorists; and, the expansion of public transit options within the planning area.

### ***Infrastructure***

Much of the Infrastructure chapter focuses upon the provision of curb and gutter infrastructure in particular portions of the NLCNPA that currently do not have the means to effectively control flooding problems. Also included are recommendations for providing safety improvements in the area, including safety call boxes and streetlighting.

### ***Land Use***

Many of the NLCNPA plan's recommendations relate to land use changes in the area. As the Future Land Use Map and zoning tract maps (included in the backup), many of the land use and zoning changes occur at the periphery of the planning area, along or near its major corridors (North Lamar Boulevard, I-35, Rundberg Lane, US Highway 183, and Braker Lane). As part of the Land Use chapter, stakeholders want to: preserve the area's residential character; provide a variety of housing options on vacant or undeveloped land; create a neighborhood mixed use corridor along Ferguson Drive; retain the commercial character of I-35; preserve the commercial and industrial character of the northern portion of the planning area; create a mixed use district near the intersection of I-35 and US Highway 183; and, to make North Lamar Boulevard a mixed use corridor.

### **Survey Results**

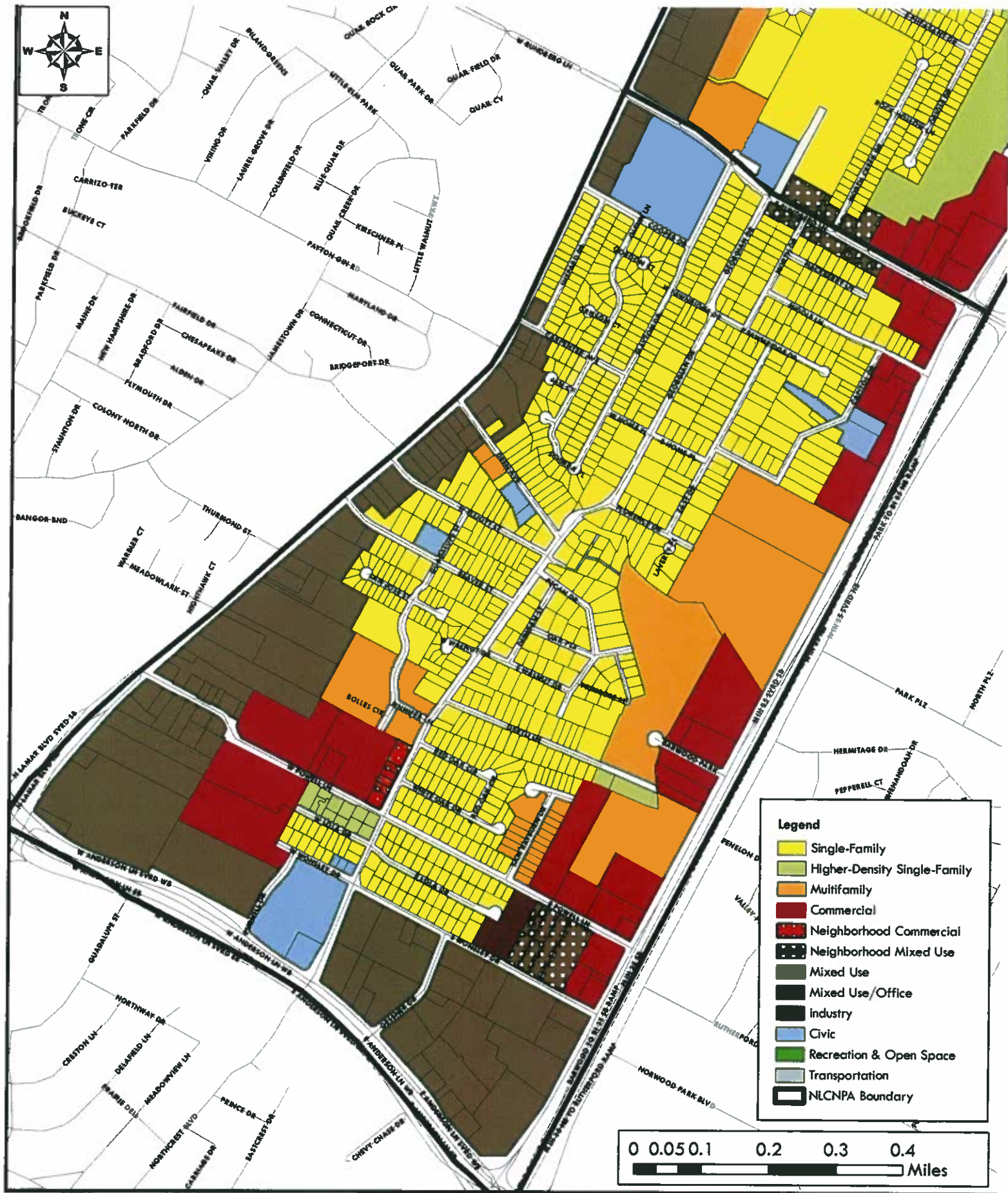
The Planning & Development Review Department made available a survey to planning area residents and property owners at the end of the planning process. The survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Below are the results of responses to the question, "Please rate your level of support for the NLCNPA Neighborhood Plan" (out of 24 total responses):

<b>Response</b>	<b>Response Count</b>	<b>Response Percentage</b>
Fully Supportive / Yo lo apoyo completamente	11	45.8%
Generally Supportive / Yo lo apoyo en general	8	33.3%
Generally Unsupportive / Yo no lo apoyo en general	1	4.2%
No support / No tengo apoyo	1	4.2%
Unfamiliar with the Plan / No soy familiar con el plan	3	12.5%



## Future Land Use Map





# **North Lamar Combined Neighborhood Planning Area** **Georgian Acres Neighborhood Planning Area** **Future Land Use Map**

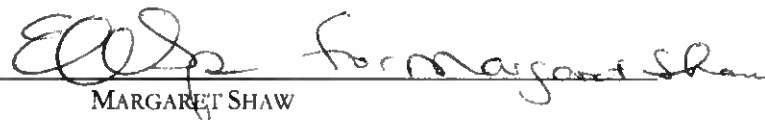




AFFORDABILITY IMPACT STATEMENT  
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT  
CITY COUNCIL AGENDA: CASE NUMBER:

- PROPOSED CODE AMENDMENT:	- IMPLEMENT NEIGHBORHOOD PLAN FOR NORTH LAMAR COMBINED NEIGHBORHOOD PLANNING AREA
- PROPOSED NEIGHBORHOOD PLAN IMPACTING HOUSING AFFORDABILITY:	<ul style="list-style-type: none"><li>- PROPOSED NEIGHBORHOOD PLAN WOULD:</li><li>- PRIORITIZE PRESERVATION OF AFFORDABLE HOUSING IN THE NEIGHBORHOOD, ESPECIALLY WITHIN ANY NEW DEVELOPMENT</li><li>- DESIGNATE 3 TRACTS (APPROX. 52 ACRES TOTAL) FOR INFILL OPTIONS (URBAN HOME AND RESIDENTIAL SPECIAL USE)</li><li>- PROVIDE FOR A SIGNIFICANT AMOUNT OF HIGH-DENSITY RESIDENTIAL LANDUSE (MULTI-FAMILY, MIXED USE, AND HIGHER DENSITY SINGLE FAMILY)</li></ul>
- ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	- NHCD STRONGLY ENCOURAGES THAT SPECIAL USE INFILL TRACT 3 BE ZONED NO LESS THAN THE HIGHEST DENSITY SINGLE-FAMILY (SF-6).
- OTHER COMMENTS:	<ul style="list-style-type: none"><li>- NHCD SUPPORTS THE INFILL OPTION PROVIDED ON SPECIAL USE INFILL TRACTS 1 AND 2.</li><li>- NHCD SUPPORTS THE OPPORTUNITY TO INCREASE AFFORDABILITY WITH AREAS DESIGNATED AS VMU</li><li>- NHCD SUPPORTS CURRENT MULTI-FAMILY AND MIXED USE ZONING IN THE FLUM, AND THE NEIGHBORHOOD'S EFFORTS TO PRESERVE AFFORDABILITY WHEN POSSIBLE.</li></ul>
- DATE PREPARED:	MAY 3, 2010

DIRECTOR'S SIGNATURE:

  
MARGARET SHAW