

# Late Backup

**NORTH LAMAR COMBINED NEIGHBORHOOD PLAN  
CITY COUNCIL MOTION SHEET, 5-27-10  
AGENDA ITEMS 86 - 89**

**North Lamar Combined Neighborhood Plan** **Agenda Items: 86, 87, 88, 89**

Motion #	Agenda Item #	Proposed Action	Comments	Votes Needed for 1st Reading
1	86	On FIRST READING, recommend approval of the North Lamar Combined Neighborhood Plan as recommended by the Planning Commission except for tracts: 10, 20, 28, 32, 125A, 134 and the section of the neighborhood plan relating to tract 32 on pages 79-82.	The future land use designations for the contested cases and the requested plan text changes will be discussed as separate motions.	4

<b>Proposed Rezoning: North Lamar NPCD</b>				
Motion #	Agenda Item #	Proposed Action	Comments	Votes Needed for 1st Reading
2	88	On FIRST READING, recommend approval of the rezonings as recommended by the Planning Commission except the following tracts: 10, 20, 28, 32	The zoning designations for the contested cases will be discussed as separate motions.	4

<b>Proposed Rezoning: Georgian Acres NPCD</b>				
Motion #	Agenda Item #	Proposed Action	Comments	Votes Needed for 1st Reading
3	89	On FIRST READING, recommend approval of the rezonings as recommended by the Planning Commission except the following tracts: 125A, 134	The zoning designations for the contested cases will be discussed as separate motions.	4

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<b>Proposed Amendment to Article 5 &amp; Figure 1 of Chapter 25-2 of the LDC, Subchapter E</b>				
<b>Motion #</b>	<b>Agenda Item #</b>	<b>Proposed Action</b>	<b>Comments</b>	<b>Votes Needed for 1st Reading</b>
4	87	On FIRST READING, approve an amendment to Article 5 and Figure 1 of Subchapter E of the Land Development Code to add North Lamar Boulevard (from West Anderson Lane/US HWY 183 to West Braker Lane) to the list of Core Transit Corridors as recommended by the Planning Commission.		4

<b>Special Use Infill Options for the North Lamar Neighborhood Plan Combining District</b>				
<b>Motion #</b>	<b>Agenda Item #</b>	<b>Proposed Action</b>	<b>Comments</b>	<b>Votes Needed for 1st Reading</b>
5	88	On FIRST READING, approve the <b>Urban Home</b> and <b>Residential Infill Special Uses</b> for Tract 27 as recommended by the Planning Commission.		4

<b>Design Tools the North Lamar and Georgian Acres Neighborhood Plan Combining District</b>				
<b>Motion #</b>	<b>Agenda Item #</b>	<b>Proposed Action</b>	<b>Comments</b>	<b>Votes Needed for 1st Reading</b>
6	88, 89	On FIRST READING, approve the <b>Impervious Cover &amp; Parking Placement Restrictions, Front Porch Setback, and Garage Placement</b> for the North Lamar and Georgian Acres Neighborhood Planning Areas as recommended by the Planning Commission.		4



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Motion #	Tract # & Address	Current Use Current Zoning	Planning Commission Land Use and Zoning Recommendation		Neighborhood Stakeholder Land Use and Zoning Recommendation	Property Owner Land Use and Zoning Recommendation	Valid Petition	Required Votes for 1st Reading
7	10 501, 503, 507 Ferguson	Vacant land CS-1-CO	<i>Neighborhood Mixed Use</i> CS-1-MU-CO-NP  <b>Conditions</b> Not to exceed 2,000 trips per day Max building height of 40 feet  <b>Conditional Uses:</b> Automotive repair Convenience storage Hotel/motel Laundry services Plant nursery  <b>Prohibited Uses</b> Adult oriented business Agricultural sales and services Automotive rentals Automotive sales Automotive washing—of any type Bail bond services Building maintenance services Business or trade school Business support services Campground Cocktail lounge Commercial off-street parking Construction sales and services	<b>Prohibited Uses Cont'd</b> Drop-off recycling collection facilities Electronic prototype assembly Electronic testing Employee recreation Equipment repair services Equipment sales Exterminating services Funeral services Indoor entertainment Indoor sports and recreation Kennels Monument retail sales Off-site accessory parking Outdoor entertainment Outdoor sports and recreation Pawn shop services Research services Service station Vehicle storage Custom manufacturing Limited warehousing and distribution	Same as Planning Commission	<i>Commercial</i>  CS-1-CO-NP (current Conditional Overlay)  <b>Conditions</b> Not to exceed 2,000 trips per day Max building height of 40 feet  <b>Prohibited Uses:</b> Adult oriented business Cocktail lounge Pawn shop services Exterminating services Liquor sales Vehicle storage Indoor entertainment Guidance services  The CS-1-CO zoning currently in place allows for liquor storage and distribution	No	4



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Motion #	Tract # & Address	Current Use Current Zoning	Planning Commission Land Use and Zoning Recommendation	Neighborhood Stakeholder Land Use and Zoning Recommendation	Property Owner Land Use and Zoning Recommendation	Comments	Required Votes to Pass on 1st Reading
8	<p style="text-align: center;"><b>20</b></p> <p>601 W APPLEGATE DR</p> <p>ABS 29 SUR 38 APPLEGATE J ACR .17</p> <p>LOT 1 BLK K MOCKINGBIRD HILL SEC 1</p> <p>LOT 2 BLK K MOCKINGBIRD HILL SEC 1</p>	<p>CR-CO</p> <p>Auto Repair</p> <p>Vehicle Storage</p> <p>Auto, Salvage</p> <p>Vacant land</p>	<p><i>Office Mixed Use FLUM LO-MU-CO-NP</i></p> <p><b>Conditions (pulled from previous zoning case)</b>            *A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day above the trips generated by the existing or approved development.            *Vehicular access from the Property to Applegate Drive is prohibited. All vehicular access from the Property shall be to Motheral Street by one driveway only.            *A building or structure constructed on the Property may not exceed a height of 18 feet from ground level.            *A six-foot high solid fence shall be provided and maintained:              a) along the south, east and west property lines; and              b) along the north side of the property set back 10 feet from the right-of-way of Applegate Drive.</p>	Same as Planning Commission	<p style="text-align: center;"><b>Unknown</b></p> <p>The property owner and the business owner have been mailed three notices during the planning process and mailed a notice of PC and City Council Public hearings and have not contacted staff during this time.</p>	<p>This tract was the subject of a 2006 zoning case to bring an illegal automobile repair, vehicle storage and scrap and salvage business operating in SF-2 into compliance with the code.</p> <p>Per the applicant' request, the Council approved Community Recreation zoning with conditions (CR-CO) to allow recreational vehicle and boat storage (Ord. # 20060420-072).</p> <p>In the 2 ½ years since the NLCNPA plan began, the business continued operation as an automobile repair, storage, and scrap and salvage business.</p> <p>During the planning process, community stakeholders informed staff that the business has not stored recreational vehicles or boats and has continued to operate as automobile repair, vehicle storage, and scrap and salvage.</p>	4



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9	28 204 E. Rundberg Lane	<i>Vacant Land</i> I-SF-2, SF-3	Front Portion along Rundberg Lane to a depth of 180 feet <i>Neighborhood Mixed Use FLUM</i> LR-V-NP  Back Portion <i>Single-Family FLUM</i>  SF-3-NP Allow Urban Home and Residential Infill Special Uses	Same as Planning Commission	<i>Mixed-Use FLUM</i>  Commercial Mixed-Use Zoning Designation	4



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10	32  320 E. Rundberg Lane	Vacant Land  MF-3, MF- 2, LO, GR-MU- CO, GR	High-Density Single- Family FLUM  SF-6-NP  Allow Urban Home and Residential Infill Special Uses  Retain the section of the North Lamar Combined Neighborhood Plan relating to tract 32.	Same as Planning Commission	<u>Northern Portion</u> Single-Family FLUM SF-3-NP  <u>Eastern Portion</u> CS-CO-NP Commercial FLUM  <b>Prohibited Uses</b> Bail Bond Services Campground Kennels Pawn Shop Services Vehicle Storage Outdoor Entertainment Hotel/Motel Adult Oriented Businesses Equipment Repair Services Equipment Sales Automotive Repair Services Automotive Sales Automotive Washing (of any type) Service Station  <b>Conditions</b> No access onto Longspur Blvd. or Brownie Dr.  <u>Western Portion</u> Commercial FLUM W/LO  <u>Southern Portion</u> Mixed-Use GR-MU-CO-NP (existing zoning)	<p>Robert Kleeman, attorney for the property owner/ receivership, has requested that at this time, Tract 32 be pulled from the plan in order to continue discussions with the neighborhood. If this request is granted, Council should also pull that section of the plan text related to Tract 32 on pages 79-82 and instruct staff to draft plan language that is in accordance with any agreement reached.</p> <p>If this is Council's desire, staff recommends the following motion:</p> <ul style="list-style-type: none"> <li>• Take no action on Tract 32</li> <li>• Pull from discussion for the FLUM and rezoning</li> <li>• Direct the property owner and the neighborhood to meet and try to come to an agreement</li> <li>• Direct staff to change the FLUM and draft language for the plan to reflect the agreement and return for 1<sup>st</sup> reading on June 24<sup>th</sup>, 2010.</li> </ul> <p>If the property owner recommendation is selected, staff should be directed to rewrite the section of the North Lamar Combined Neighborhood Plan relating to Tract 32 in the Land use section of the plan on pages 79-82 to reflect the Council's action.</p>	Pending	4



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11	125A 500 E. Powell Lane	Vacant land CS-CO	CS-CO-NP  (retain the existing Conditional Overlay except to make Hotel/Motel Use conditional instead of prohibited)	Same as Planning Commission	<p><i>Commercial FLUM</i> CS-CO-NP</p> <p><b>Prohibited Uses</b> Hospital services Maintenance and service facilities Agricultural sales and services Automotive rentals Automotive repair services Automotive sales Automotive washing (of any type) Campground Commercial blood plasma center Consumer repair services Drop-off recycling collection facility Equipment sales Funeral services General retail sales (convenience) General retail sales (general) Indoor entertainment Indoor sports and recreation Kennels Laundry services Monument retail services Off-site accessory parking Outdoor entertainment Outdoor sports and recreation Pawn shop services Restaurant (general and limited) Restaurant (drive-in, fast food) Transportation terminal Service station</p>	<p><b>Prohibited Uses (cont'd)</b> Software development Theater Vehicle storage Veterinary services Congregate living Residential treatment Transitional housing Private secondary education facilities Public secondary education facilities Equipment repair services Exterminating services Community recreation (private) Community recreation (public)</p> <p><b>Conditional Uses</b> Hotel/Motel Plant Nursery Theater Construction Sales or Services Convenience Storage</p> <p><b>Conditions</b> 50-Foot wide undisturbed buffer on the northmost property line  25-Foot wide undisturbed buffer on the westernmost property line</p>	<p><b>Previously Prohibited Uses that would become allowed:</b> Guidance services Consumer convenience services Consumer repair services Financial services Food sales Medical offices Personal improvement services Personal services Pet services Professional office Research services Software development Congregate living Residential treatment Transitional housing Business or trade school College and university facilities</p>	4



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<b>12</b>	<b>134</b> 602, 604, 606 Middle Lane	<i>Vacant land</i> LR	<i>Single-Family</i> SF-3-NP	Same as Planning Commission	<i>Commercial</i> LR-NP	No	<b>4</b>

