

## SECOND/THIRD READING SUMMARY SHEET

**ZONING CASE NUMBER:** C14-2010-0049

(Georgian Acres Neighborhood Planning Area Rezoning)

**REQUEST:**

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as the Georgian Acres Neighborhood Planning Area, generally bounded by Rundberg Lane to the north, IH-35 to the east, US Highway 183 to the south and North Lamar Boulevard to the west (Walnut Creek, Little Walnut Creek and Buttermilk Branch). The proposed zoning change will create a Neighborhood Plan Combining District (NPCD) covering the entire area. Under the proposed Georgian Acres NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions," "Garage Placement" and "Front Porch Setback". The proposed zoning change also implements the land use recommendations of the North Lamar Combined Neighborhood Plan, NP-2010-0026, on 40 tracts of land.

The Ordinance reflects those conditions imposed by Council on 1<sup>st</sup> reading.

**APPLICANT:** City of Austin (City initiated)

**AGENT:** Planning and Development Review Department  
(Mark Walters/ Jacob Browning/ Greg Dutton/ Sherri Sirwaitis)

**DEPARTMENT COMMENTS:**

On May 27, 2010, the City Council approved the Georgian Acres Neighborhood Plan Area Rezoning. Under the proposed Georgian Acres NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions," "Garage Placement" and "Front Porch Setback" (Please see Attachment J).

In addition, the staff recommends base district zoning changes for the 40 tracts shown on the attached Georgian Acres Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

**DATE OF FIRST READING/VOTE:** May 27, 2010

**CITY COUNCIL DATE:** June 24, 2010

**CITY COUNCIL ACTION:**

**ZONING CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057

**E-MAIL:** [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)

**NEIGHBORHOOD PLANNER:** Mark Walters

**PHONE:** 974-7695

**E-MAIL:** [mark.walters@ci.austin.tx.us](mailto:mark.walters@ci.austin.tx.us)

**NEIGHBORHOOD PLANNER:** Jacob Browning **PHONE:** 974-7657  
**E-MAIL:** [jacob.browning@ci.austin.tx.us](mailto:jacob.browning@ci.austin.tx.us)

**NEIGHBORHOOD PLANNER:** Greg Dutton **PHONE:** 974-3509  
**E-MAIL:** [greg.dutton@ci.austin.tx.us](mailto:greg.dutton@ci.austin.tx.us)

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010-0049  
(Georgian Acres Neighborhood  
Planning Area Rezoning)

**P.C. DATE:** May 11, 2010

**AREA:** Approximately 669.83 acres

**ADDRESS OF PROPOSED ZONING CHANGE:** The boundaries of Georgian Acres Combined Neighborhood Planning Area are:

North – Rundberg Lane  
East – Interstate Highway-35  
South – US Highway 183  
West – North Lamar Boulevard

**APPLICANT:** City of Austin (City initiated)

**AGENT:** Planning and Development Review Department  
(Mark Walters/ Jacob Browning/ Greg Dutton/ Sherri Sirwaitis)

### **SUMMARY STAFF RECOMMENDATION:**

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed Georgian Acres NPCD, the following design tools will be applied area-wide: “Parking Placement and Impervious Cover Restrictions,” “Garage Placement” and “Front Porch Setback” (Please see Attachment J).

In addition, the staff recommends base district zoning changes for the 40 tracts shown on the attached Georgian Acres Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

### **DEPARTMENT COMMENTS:**

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.

Please note that this case is scheduled for the May 27, 2010 City Council Meeting for all three readings of the Neighborhood Plan Rezoning, concurrently with the hearing of the proposed Neighborhood Plan.

**LIST OF ATTACHMENTS:**

- A. Overview of the Georgian Acres Combined Neighborhood Plan
- B. GIS Staff Zoning Map For Georgian Acres Neighborhood Planning Area
- C. Current Zoning Map
- D. Aerial Map of Plan Area
- E. Current Land Use Map
- F. Future Land Use Map
- G. Map of Recommended Zoning Changes
- H. Rezoning Tract Chart
- I. Existing and Proposed Conditional Overlays
- J. Description of Infill Options and Design Tool Recommendations
- K. Responses and Comments From Property Owners
- L. Neighborhood Housing and Community Development Affordability Impact Statement

**PLANNING COMMISSION RECOMMENDATION:**

5/11/10: Approved the proposed re-zonings for the Georgian Acres NPCD as recommended by the staff, except for following tracts: 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 115, 118, 119, 134, 136, and 137 (8-0, J. Reddy-absent); D. Chimenti-1<sup>st</sup>, M. Dealey-2<sup>nd</sup>.

Approved the staff's recommendation to rezone to Vertical Mixed-Use "V" and to remove the dimensional standards identified in Article 4.3.3 E.3 (Dimensional and Parking Requirements – reduction in parking requirements) and the Future Land Use designation of Mixed Use for the following tracts: 101, 102, 103, 104, 107, 108, 109, 110, 111, 112, 115, 118, and 119; Vote: (8-0, J. Reddy-absent); D. Chimenti-1<sup>st</sup>, M. Dealey-2<sup>nd</sup>.

Approved the staff's recommendation to rezone to Vertical Mixed-Use "V" and to remove the dimensional standards identified in Article 4.3.3 E.3 (Dimensional and Parking Requirements – reduction in parking requirements) and the Future Land Use designation of Neighborhood Mixed Use for the following tracts: 106, 136 and 137; Vote: (8-0, J. Reddy-absent); D. Chimenti-1<sup>st</sup>, M. Dealey-2<sup>nd</sup>.

Approved the staff's recommendation for the Impervious Cover & Parking Placement Restrictions, Front Porch Setback and Garage Placement design tools for the Georgian Acres Planning Area; Vote: (8-0, J. Reddy-absent); D. Anderson-1<sup>st</sup>, K. Tovo-2<sup>nd</sup>.

Approved the staff's recommendation of SF-3-NP zoning for Tract 134 (602, 604, and 606 Middle Lane); Vote: (8-0, J. Reddy-absent); S. Kirk-1<sup>st</sup>, D. Chimenti-2<sup>nd</sup>.

**AREA STUDY:** North Lamar Combined Neighborhood Planning Area  
North Lamar Area Study (May 31, 1985)

**TIA:** Not required

**WATERSHEDS:** Little Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes  
Walnut Creek  
Buttermilk Branch

**CAPITOL VIEW CORRIDOR:** N/A **HILL COUNTRY ROADWAY:** N/A

**SCHOOLS:**

Walnut Creek Elementary School  
Barrington Elementary School  
Dobie Middle School  
Webb Middle School  
Lanier High School

**NEIGHBORHOOD ORGANIZATIONS:**

Georgian Manor Neighborhood Association  
St. John Neighborhood Association  
Home Builders Association of Greater Austin  
Austin Independent School District  
Austin Neighborhoods Council  
Northeast Walnut Creek Neighborhood Association  
Homeless Neighborhood Association  
Greater Northcross Area  
North Growth Corridor Alliance  
Walnut Creek Neighborhood Association, Inc.  
NACA Neighborhood Plan Contact Team  
Austin Parks Foundation  
Northcreek & Georgian Acres Neighborhood Association  
Heritage Hills/Windsor Hills Combined COA Liaison  
Pflugerville Independent School District  
Highland Neighborhood Association  
Brentwood/Highland Combined Neigh -COA Liaison  
Responsible Growth for Northcross (RG4N)  
League of Bicycling Voters  
St. Johns Advisory Board  
North Austin Neighborhood Alliance  
Austin Monorail Project  
Mockingbird Hill Neighborhood Association  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appeals Organization  
The Real Estate Council of Austin, Inc.  
North Austin Civic Association  
Highland/Skyview Neighborhood Plan Contact Team

**RELATED CASES:**

NP-2010-0026 – North Lamar Combined Neighborhood Planning Area  
C14-2010-0048 – North Lamar Combined Neighborhood Plan Area Rezoning

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Braker Lane	115'	Varies	Arterial	Yes (many sections)	Yes	Yes
Rundberg lane	100'	Varies	Arterial	Yes (many sections)	No	Yes
North Lamar Blvd	115'	Varies	Arterial	Yes (many sections)	No	Yes
IH 35	300'	Varies	Freeway	Yes (many sections)	No	No

**CITY COUNCIL DATE:** May 27, 2010**ACTION:****Motion #1**

Approved of the North Lamar Combined Neighborhood Plan as recommended by the Planning Commission except for tracts: 32 and 125A and the section of the neighborhood plan relating to tract 32 on pages 79-82, on 1<sup>st</sup> reading (6-0, Spelman-off dais); L. Morrison-1<sup>st</sup>, M. Martinez-2<sup>nd</sup>

**Motion #3**

Approved the rezonings for case C14-2010-0049 (Georgian Acres Neighborhood Plan Rezonings) as recommended by the Planning Commission, except for tract 125A, on 1<sup>st</sup> reading (6-0, Spelman-off dais); L. Morrison-1<sup>st</sup>, C. Riley-2<sup>nd</sup>.

**Motion #6**

Approved the Impervious Cover & Parking Placement Restrictions, Front Porch Setback, and Garage Placement for the North Lamar and Georgian Acres Neighborhood Planning Areas as recommended by the Planning Commission, on 1<sup>st</sup> reading (6-0, Spelman-off dais); L. Morrison-1<sup>st</sup>, S. Cole-2<sup>nd</sup>.

**Motion #11**

Approved the property owner recommendation of CS-CO-NP zoning for Tract 125A, on 1<sup>st</sup> reading (6-0, Spelman-off the dais); L. Morrison-1<sup>st</sup>, M. Martinez-2<sup>nd</sup>.

**ORDINANCE READINGS:** 1<sup>st</sup> 5/27/102<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBERS:****ZONING CASE MANAGER:** Sherri Sirwaitis**PHONE:** 974-3057**E-MAIL:** [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)**NEIGHBORHOOD PLANNER:** Mark Walters**PHONE:** 974-7695**E-MAIL:** [mark.walters@ci.austin.tx.us](mailto:mark.walters@ci.austin.tx.us)**NEIGHBORHOOD PLANNER:** Jacob Browning**PHONE:** 974-7657**E-MAIL:** [jacob.browning@ci.austin.tx.us](mailto:jacob.browning@ci.austin.tx.us)**NEIGHBORHOOD PLANNER:** Greg Dutton**PHONE:** 974-3509**E-MAIL:** [greg.dutton@ci.austin.tx.us](mailto:greg.dutton@ci.austin.tx.us)

## STAFF RECOMMENDATION

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed Georgian Acres NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions," "Garage Placement" and "Front Porch Setback" (Please see Attachment J).

In addition, the staff recommends base district zoning changes for the 40 tracts shown on the attached North Lamar Neighborhood Planning Area map (See Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

## BACKGROUND

The Austin City Council passed a resolution on December 14, 2006, which initiated the North Lamar Combined Neighborhood planning process. Following a kickoff meeting on November 15, 2007, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for the past twenty eight months.

The plan's goals, objectives, and action items were developed at numerous North Lamar Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning cases.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP modifies the base district of an individual parcel within the Georgian Acres Combined Neighborhood Planning Area to allow for the following design tools – "Parking Placement and Impervious Cover Restrictions," "Garage Placement," and "Front Porch Setback."

## BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Georgian Acres Combined Neighborhood Plan:

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the North Lamar Combined Neighborhood Plan:

**Land Use Goal:** Create a well-balanced land use pattern that benefits everybody in the North Lamar Combined Neighborhood Planning Area by assigning appropriate land uses to particular properties.

**Objective L.1:** *Preserve the residential character of the neighborhoods in the NLCNPA.*

**Recommendation 119** Non-residential uses should not encroach into the established neighborhoods of the NLCNPA.

**Recommendation 120** In order to preserve the large-lot rural character of the northeastern corner of the Georgian Acres NPA, zoning requests for intense residential development should be denied.

***Objective L.2: Maintain a balanced residential character throughout the NLCNPA.***

**Recommendation 121** Limit the construction of new, large multi-family residential complexes throughout the NLCNPA.

**Recommendation 122** New, more intense residential development should contain a mixed use element and be located along major roadways.

***Objective L.3: Establish North Lamar Boulevard as a mixed use, pedestrian-friendly corridor.***

**Recommendation 125** Incorporate small-scale, neighborhood-serving commercial or retail establishments into new mixed use developments.

**Recommendation 127** All new development (mixed use, commercial, or multi-family) must be pedestrian-friendly and oriented towards the street with parking located to the rear of the building(s).

**Recommendation 129** New mixed use developments must be compatible to adjacent properties and uses.

***Objective L.5: Increase the housing options and homeownership opportunities within the NLCNPA.***

**Recommendation 131** Allow the Urban Home Special Use on Tracts 1 - 3.

**Recommendation 132** Allow the Residential Infill Special Use on Tracts 1 - 3.

***Objective L.6: Provide a retail and/or mixed use component on Tracts 1 - 3.***

**Recommendation 134** Rezone the portions of Tracts 2 and 3 that front Rundberg Lane to promote neighborhood-serving commercial and mixed use developments.

***Objective L.7: Establish Ferguson Drive as a neighborhood mixed use district.***

**Recommendation 136** Limit the types and intensities of the uses allowed along Ferguson Drive.

***Objective L.8: Preserve the largely commercial environment along the I-35 Corridor.***

**Recommendation 138** Place restrictions on the development of new hotels/motels along I-35.



## EXISTING CONDITIONS

### Zoning and Land Use

#### Existing Land Use for the Combined Neighborhood Plan area:

	Total Number of Parcels	Percent Total of Parcels	Acreage
Single Family	1,453	72.9%	347.1
Mobile Home	74	3.7%	15.4
Multifamily	109	5.5%	189.2
Commercial	133	6.7%	196.3
Office	32	1.6%	23.9
Industrial	67	3.4%	111.0
Civic	17	0.9%	47.0
Open Space	3	0.2%	0.8
Transportation	9	0.5%	4.1
Roads	2	0.1%	1.5
Utilities	1	0.1%	0.5
Undeveloped	92	4.6%	107.8
Total	1,992	100.0%	1,044.6

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. It is in the Desired Development Zone.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 sq. ft. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is a flood plain within the project area.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### Impervious Cover

The site is located in the Buttermilk Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
IP, Industrial Park	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MH, Mobile Home	N/A
MF-6, Multi-family Residence – Highest Density	80 %
MF-5, Multi-family Residence - High Density	70 %
MF-4, Multifamily Residence - Moderate – High Density	70 %
MF-3, Multi-family Residence - Medium Density	65 %
MF-2, Multi-family Residence - Low Density	60 %
MF-1, Multi-family Residence - Large Lot	55 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
SF-1, Single Family Residence – Large Lot	40 %
P, Public	varies (refer to the <u>Land Development Code</u> )

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

#### **Site Plan/Compatibility Standards**

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Therefore, the following standards will apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

### **Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

#### **Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro</b>
Braker Lane	115'	Varies	Arterial	Yes (many sections)	Yes	Yes
Rundberg lane	100'	Varies	Arterial	Yes (many sections)	No	Yes
North Lamar Blvd	115'	Varies	Arterial	Yes (many sections)	No	Yes
IH 35	300'	Varies	Freeway	Yes (many sections)	No	No

### **Water and Wastewater**

FYI: The planning area is served by City of Austin water and wastewater utilities. The landowners, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed zoning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

## **Overview of the North Lamar Combined Neighborhood Plan**

### ***Plan 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.

### ***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***

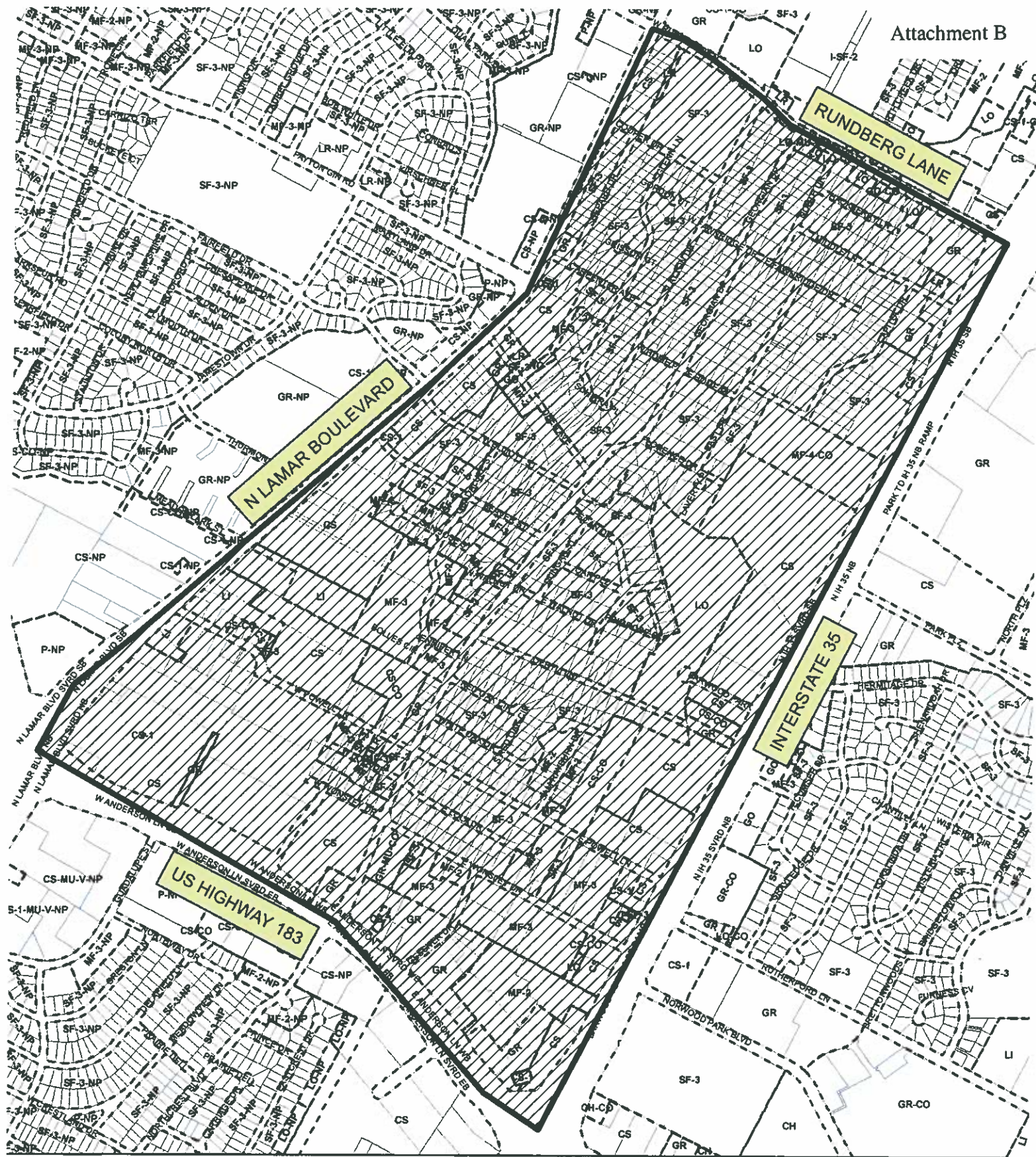
The Transportation chapter provides recommendations for both the pedestrian and vehicular transportation networks of the NLCNPA. Recommendations include the improvement and expansion of the pedestrian transportation systems (i.e., sidewalk and bike lane infrastructure); the provision of safety measures 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.

**SUBJECT TRACT****ZONING BOUNDARY****PENDING CASE****ZONING**

**ZONING CASE#:** C14-2010-0049  
**ADDRESS:** GEORGIAN ACRES NEIGHBORHOOD  
**PLANNING AREA**  
**SUBJECT AREA:** 669.83 ACRES  
**GRID:** L28-30 & K29  
**MANAGER:** JACOB BROWNING

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







# North Lamar Combined Neighborhood Planning Area

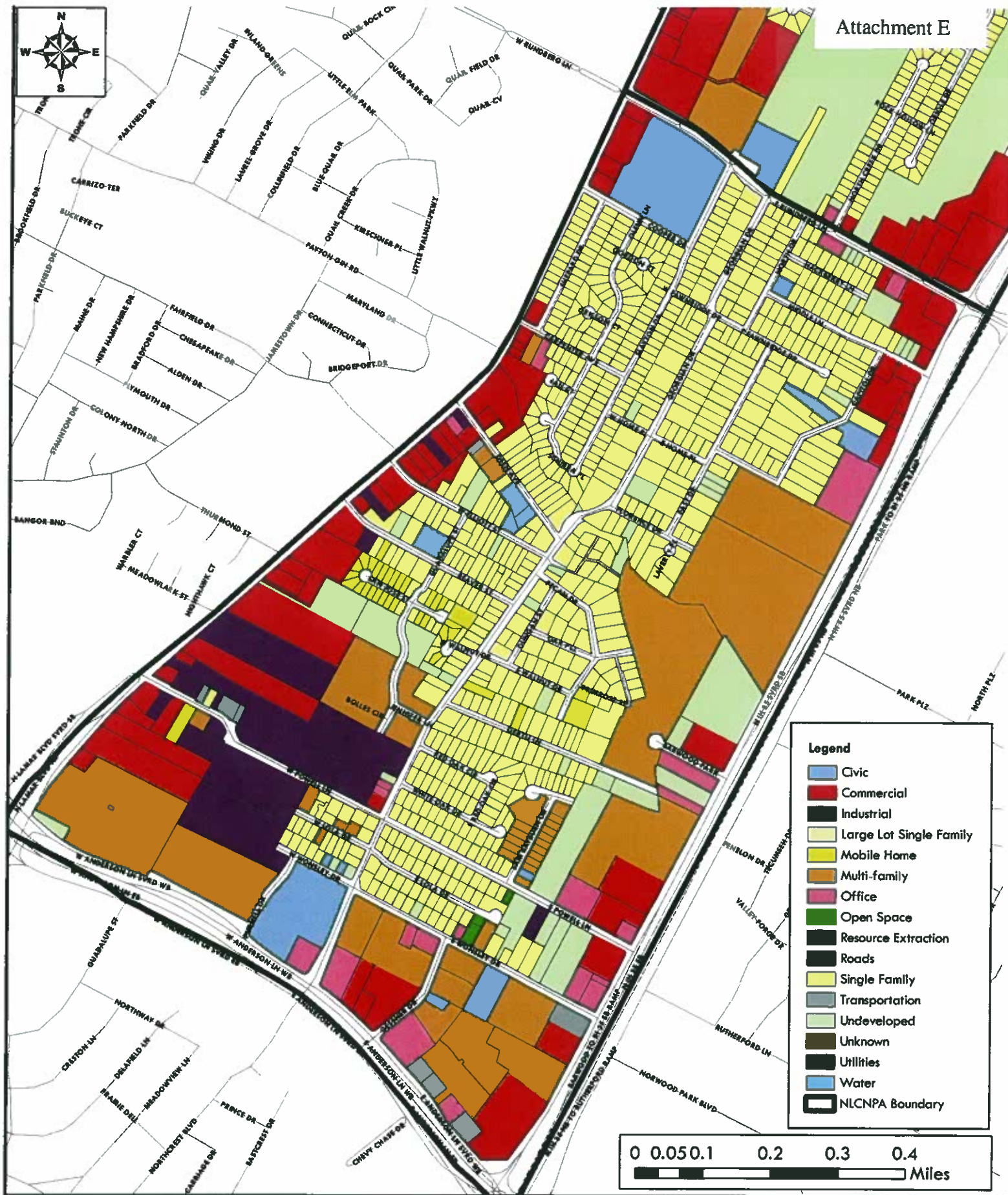
## Georgian Acres Neighborhood Planning Area

### Current Zoning Districts









# North Lamar Combined Neighborhood Planning Area

## Georgian Acres Neighborhood Planning Area

### Current Land Use, 2008





# North Lamar Combined Neighborhood Planning Area

## Georgian Acres Neighborhood Planning Area

### Future Land Use Map





**Zoning Case # C14-2010-0049**

**Georgian Acres Planning Area Rezoning Tract Chart**  
**C14-2010-0049**

Tract # (1)	TCAD Prop (D (2)	COA Address (3)	Current Zoning	Proposed Zoning
101	246681	9325 N LAMAR BLVD	CS	CS-V-CO-NP
	246676 (portion)	9315 N LAMAR BLVD		
		9311.5 N LAMAR BLVD		
		9313 N LAMAR BLVD		
		9311 N LAMAR BLVD		
		9307.5 N LAMAR BLVD		
		9309 N LAMAR BLVD		
		9307 N LAMAR BLVD		
	246675	9209 N LAMAR BLVD		
	246674	9207 N LAMAR BLVD		
102	243096	700.5 COOPER DR	GR	GR-V-CO-NP
103	243027	8911 N LAMAR BLVD	CS	CS-V-CO-NP
	243029 (portion)	8905 N LAMAR BLVD		
	243028 (portion)	8833 N LAMAR BLVD		
		8901 N LAMAR BLVD		
	243030	707 CARPENTER AVE		
	243031	611 CARPENTER AVE		
	241794 (portion)	8831 N LAMAR BLVD		
		8829 N LAMAR BLVD		
		8807 N LAMAR BLVD		
		8825 N LAMAR BLVD		
		8823 N LAMAR BLVD		
		8821 N LAMAR BLVD		
		8817 N LAMAR BLVD		
		8817.5 N LAMAR BLVD		
	243017 (portion)	8827 N LAMAR BLVD		
104	241794 (portion)	8807 N LAMAR BLVD	GR	GR-MU-V-CO-NP
	241792 (portion)	8803 N LAMAR BLVD		
		608 DEEN AVE		
105	241792 (portion)	710 DEEN AVE	LR	LR-MU-NP
106	241784	606 DEEN AVE	SF-3	NO-MU-V-NP
	241794 (portion)	8807 N LAMAR BLVD	NO	
107	241805	8745 N LAMAR BLVD	CS	CS-V-CO-NP
	241804	8741 N LAMAR BLVD		
	241803	8735 N LAMAR BLVD		
	241802	8729 N LAMAR BLVD		
	241801	8723 N LAMAR BLVD		
	241800	8715 N LAMAR BLVD		
	241799	8711 N LAMAR BLVD		
	241798	8703 N LAMAR BLVD		
		8701 N LAMAR BLVD		
108	241806	607 DEEN AVE A	GR	GR-V-CO-NP
109	241807	605 DEEN AVE	GO	GO-V-NP
110	241823	8631 N LAMAR BLVD	CS	CS-V-CO-NP
		8613 N LAMAR BLVD		
		8617 N LAMAR BLVD		
	241821	8607 N LAMAR BLVD		
	241820	8605 N LAMAR BLVD		
111	241819	706 BEAVER ST		
		8603.5 N LAMAR BLVD	CS-1	CS-1-V-CO-NP
112	241832	8603 N LAMAR BLVD	CS	CS-V-CO-NP
		8543 N LAMAR BLVD		
		8545 N LAMAR BLVD		
	241827	701 BEAVER ST		
	240428 (portion)	8513 N LAMAR BLVD		
		8501 N LAMAR BLVD		
		8419 N LAMAR BLVD		
		8525 N LAMAR BLVD		
		8415 N LAMAR BLVD		
	240462	8409 N LAMAR BLVD		
	240463	8407.5 N LAMAR BLVD		
	240464	8407 N LAMAR BLVD		
	240465 (portion)	LOT 4 C B P COMMERCIAL SUBD		
	240466	8405 N LAMAR BLVD		
	240449	8321 N LAMAR BLVD		

**Georgian Acres Planning Area Rezoning Tract Chart**  
**C14-2D10-0049**

Tract # (1)	TCAD Prop ID (2)	COA Address (3)	Current Zoning	Proposed Zoning	
113	240465 (portion)	LOT 4 C B P COMMERCIAL SUBD	MF-2	SF-3-NP	
114	24044D	LOT 5 C B P COMMERCIAL SUBD	MF-2	SF-3-NP	
115	240447	8313 N LAMAR BLVD	CS	CS-V-NP	
		8319 N LAMAR BLVD			
		8235 N LAMAR BLVD			
		8305 N LAMAR BLVD			
	240446 (portion)	8227 N LAMAR BLVD			
	237937	404.5 W POWELL LN			
		404 W POWELL LN			
	237936	214 W POWELL LN			
	237935	208 W POWELL LN			
727383 (portion)	202 W POWELL LN				
	204 W POWELL LN				
	204.5 W POWELL LN				
116	240461 (portion)	8231 N LAMAR BLVD	LI	CS-NP	
		8233 N LAMAR BLVD			
		8201 N LAMAR BLVD			
117	240451	606 W POWELL LN	SF-3	CS-NP	
118	239650 (portion)	8071 N LAMAR BLVD	CS-1	CS-1-MU-V-CO-NP	
119	239650 (portion)	239652	719 W POWELL LN	CS	CS-MU-V-CO-NP
		239653	8133 N LAMAR BLVD	LI	
		239654	8145 N LAMAR BLVD		
		237967	715 W POWELL LN	CS	
		237968	711 W POWELL LN		
		236966	619 W POWELL LN		
		237990	617 W POWELL LN		
		237989	615 W POWELL LN		
		237988	611 W POWELL LN		
		239648	8129 N LAMAR BLVD		
		239647	8101 N LAMAR BLVD		
		239646	8079 N LAMAR BLVD	GR, CS	
		8071 N LAMAR BLVD			
		8071 N LAMAR BLVD			
		618.5 W ANDERSON LN W/B			
		239649	NE TRI OF LOT 2 * LESS W 17.13 AV SANTA MARIA VILLAGE	CS	
		237954	8080 PURNELL DR		
		236507	400 W ANDERSON LN W/B		
		237965	214 W WONSLEY DR		
		237964	210 W WONSLEY DR		
		237963	206 W WONSLEY DR		
		237962	204 W WONSLEY DR		
		237982	202 W WONSLEY DR		
		237981	200 W WONSLEY DR		
			200.5 W WONSLEY DR		
120	237953	501 W POWELL LN	CS	CS-V-NP	
121	237944	237949	GR	LR-NP	
		237948			
		237947			
		237946			
		237945			
		8226 GEORGIAN DR			
		8230 GEORGIAN DR			
		8238 GEORGIAN DR			
		8240 GEORGIAN DR			

**Georgian Acres Planning Area Rezoning Tract Chart**  
**C14-2010-0049**

Tract # (1)	TCAD Prop ID (2)	COA Address (3)	Current Zoning	Proposed Zoning
122	238191	408 E WONSLEY DR	MF-3	LO-MU-NP
	238195	93.83X100FT AB 5789 SUR 57 WALLACE J P		
	238190	410 E WONSLEY DR		
	238197	501 E POWELL LN		
	238189	500 E WONSLEY DR		
	238189	508 E WONSLEY DR		
123	238188	502 E WONSLEY DR	SF-3	LR-MU-NP
	238196	501 E POWELL LN		
	238192	503 E POWELL LN		
	238193	601 E POWELL LN	MF-3	
	238187	504 E WONSLEY DR		
	238186	602 E WONSLEY DR		
	238185	700.5 E WONSLEY DR		
124	238199	704 E WONSLEY DR	CS	CS-CO-NP
	238198	8100 N IH 35 SVRD SB	CS; I-SF-3	
		8112.5 N IH 35 SVRD SB	CS	
		8114.5 N IH 35 SVRD SB		
	238200	8120 N IH 35 SVRD SB	CS	
		8122.5 N IH 35 SVRD SB		
		8128.5 N IH 35 SVRD SB	CS-I	
	238203	707.5 E POWELL LN		
		8128 N IH 35 SVRD SB		
		8142 N IH 35 SVRD SB		
125A	238213	500 E POWELL LN	CS-CO	CS-CO-NP
125B	238212	600 E POWELL LN	CS	CS-CO-NP
	238211	700 E POWELL LN		
		8214 N IH 35 SVRD SB		
		8210 N IH 35 SVRD SB		
	238210	8200 N IH 35 SVRD SB		
	238208	8222.5 N IH 35 SVRD SB		
126	238214	8302 N IH 35 SVRD SB	CS	MF-3-CO-NP
127	238204	505 OERTLI LN	SF-3	SF-6-NP
	238207	511 OERTLI LN		
128A	239690	8312 N IH 35 SVRD SB	GR	CS-CO-NP
128B	568102	8408 N IH 35 SVRD SB	CS-CO	CS-CO-NP
128C	568101	8416 N IH 35 SVRD SB	CS	CS-CO-NP
129	239677	600 BARWOOD PK	LO	MF-3-NP
		601 BARWOOD PK		
		604.5 BARWOOD PK		
130	426174	606 BARWOOD PK	CS	CS-CO-NP
	426173	700.5 BARWOOD PK		
		8500 N IH 35 SVRD SB		
		8502.5 N IH 35 SVRD SB		
131	239687	8610 N IH 35 SVRD SB	CS	MF-4-CO-NP
		8618 N IH 35 SVRD SB		
		8630 N IH 35 SVRD SB		
		8720.5 N IH 35 SVRD SB		
		8820 N IH 35 SVRD SB		
132	242067	9000 N IH 35 SVRD SB	SF-3	CS-CO-NP
	242066	9010 N IH 35 SVRD SB	CS	
		9014 N IH 35 SVRD SB		
		9038 N IH 35 SVRD SB		
	242065	9034 N IH 35 SVRD SB		
	243377	9038 N IH 35 SVRD SB		
	243378 (portion)	9106 CAPITOL DR		
	243376	9120 N IH 35 SVRD SB		

**Georgian Acres Planning Area Rezoning Tract Chart**  
**C14-2010-0049**

Tract # (1)	TCAD Prop ID (2)	COA Address (3)	Current Zoning	Proposed Zoning
133	243378 (portion)	9106 CAPITOL DR	GR	GR-CO-NP
	243375	601 MIDDLE LN		
134	243358	602 MIDDLE LN	LR	SF-3-NP
	243361	604 MIDDLE LN		
	243360	606 MIDDLE LN		
135	243345	700 MIDDLE LN	GR	GR-CO-NP
		9200 N IH 35 SVRD SB		
		9204 N IH 35 SVRD SB		
	243367	9220 N IH 35 SVRD SB		
		93D4.5 N IH 35 SVRD SB		
	243344	9318 N IH 35 SVRD SB		
	243357	505 E RUNDBERG LN		
243356	503 E RUNDBERG LN	LO		
136	243343	411 E RUNDBERG LN	LO	LR-MU-V-NP
	243342	409 E RUNDBERG LN	SF-3	
	243366	407 E RUNDBERG LN		
	243365	405 E RUNDBERG LN	GO-CO	
	243364	403 E RUNDBERG LN		
	243363	401 E RUNDBERG LN		
	243341	311 E RUNDBERG LN	LO	
		313 E RUNDBERG LN		
	244948	305 E RUNDBERG LN	SF-3	
	244947	301 E RUNDBERG LN		
	137	244932	205 E RUNDBERG LN	
		9306.5 NORTH DR	LO	
244931		201 E RUNDBERG LN		
244930		105 E RUNDBERG LN	LO-MU-CO	
244929		101 E RUNDBERG LN		

(1) The Tract # refers to the numbered tracts on the Georgian Acres Planning Area Zoning Recommendation Tract Map.

(2) Each TCAD Prop ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Address or Legal Description listed for each property are those addresses on file with the City pertaining to that property. The legal descriptions are those on file with the Travis Central Appraisal District pertaining to that property.



## **Georgian Acres Neighborhood Plan Combining District C14-2010-0049**

### ***Existing and Proposed Conditional Overlays***

*Please note: For tracts with **existing** conditional overlays (conditions, prohibited uses, and conditional uses), City of Austin staff will maintain these conditional overlays as part of the rezonings for the North Lamar Combined Neighborhood Planning Area.*

*If certain conditions are not to be maintained, they will be noted as ~~striketrough-text~~.*

*Additions or changes in **red** were made by the City Council on May 27, 2010.*

#### **Tracts 101, 102 - 104, 107, 108, 110 - 112, 118, 119**

##### ***Proposed Conditional Uses:***

Automotive washing

Hotel/motel

Automotive repair

Drive through accessory use

Automotive sales

#### **Tracts 124, 126, 130, 132, 133, 135**

##### ***Proposed Conditional Uses:***

Hotel/motel

#### **Tract 125A**

##### ***Existing Conditions:***

1) Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time of an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 675 trips per day.

2) A structure or portion of a structure may not exceed 40 feet about ground level on the Property.

3) A privacy fence shall be provided and maintained along the perimeter of the Property at the westernmost and northernmost property lines.

4) A **50-foot wide** undisturbed buffer shall be provided on the **northernmost** property line.

5) A **25-foot** wide undisturbed buffer shall be provided on the westernmost and northernmost property lines.



6) Improvements permitted on the buffer zones shall be limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

***Existing Prohibited Uses:***

~~Guidance services~~  
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  
Commercial off-street parking  
~~Consumer convenience services~~  
~~Consumer repair services~~  
Drop-off recycling collection facility  
Equipment sales  
~~Financial services~~  
~~Food sales~~  
Funeral services  
General retail sales (convenience)  
General retail sales (general)  
Hotel/motel  
Indoor entertainment  
Indoor sports and recreation  
Kennels  
Laundry services  
~~Medical offices~~  
Monument retail services  
Off-site accessory parking  
Outdoor entertainment

Outdoor sports and recreation  
Pawn shop services  
~~Personal improvement services~~  
~~Personal services~~  
~~Pet services~~  
~~Plant nursery~~  
~~Professional office~~  
~~Research services~~  
Restaurant (general and limited)  
Restaurant (drive-in, fast food)  
Transportation terminal  
Service station  
~~Software development~~  
~~Theater~~  
Vehicle storage  
Veterinary services  
~~Congregate living~~  
~~Residential treatment~~  
~~Transitional housing~~  
Private secondary education facilities  
Public secondary education facilities  
~~Business or trade school~~  
~~Construction sales or services~~  
~~Convenience storage~~  
Equipment repair services  
Exterminating services  
~~College and university facilities~~  
Community recreation (private)  
Community recreation (public)

***Proposed Conditional Uses:***

Hotel/motel  
Plant Nursery  
Theater  
Constructions Sales or Services  
Convenience Storage

**Tract 125B**

***Proposed Conditional Uses:***

Hotel/motel

**Tract 128A**

***Proposed Conditional Uses:***

Hotel/motel

**Tract 128B**

***Existing Conditions:***

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 2,000 trips per day.

***Proposed Conditional Uses:***

Hotel/motel

**Tract 128C**

***Proposed Conditional Uses:***

Hotel/motel

**Tract 131**

***Proposed Conditions:***

Redevelopment of the entire property shall require construction and maintenance of a six foot privacy fence and a vegetative buffer 50 feet wide along the western portion of the property sufficient to insure privacy between the tract and the existing single-family development adjacent to the tract.

## The North Lamar Combined Neighborhood Plan Rezoning

### *Infill Options and Design Tools Recommendations*

The North Lamar Combined Neighborhood Planning Area (NLCNPA) is bounded by Braker Lane to the north, I-35 to the east, US Highway 183 to the south, and North Lamar Boulevard to the west.

The information below is an accumulation of recommendations made over a nine-month period that included numerous land use and zoning meetings specific to the NLCNPA.

### **Neighborhood Design Tools**

The following recommendations were made regarding the application of specific Neighborhood Design Tools within the NLCNPA:

Design Tool	Applicable Area
Parking Placement	Area-wide
Garage Placement	Area-wide
Front Porch Setback	Area-wide

The neighborhood recommends these three neighborhood design tools to improve the residential streetscape by prioritizing the residence and its interaction with the street. Once approved by the City Council, new single-family, two-family, and duplex uses built in the NLCNPA will be required to comply with the neighborhood design tool standards.

### **Infill Options**

The following recommendations were made regarding the application of specific infill options within particular portions of the NLCNPA.

Infill Option	Applicable Area
Residential Infill	Tracts 27, 28 and 32*
Urban Home	Tracts 27, 28 and 32*

\*See the North Lamar Planning Area Rezoning tract map for the location of these tracts.

The neighborhood recommends these infill options for the mentioned tracts as a means to provide residential stability in the NLCNPA. The infill option tools will provide for the development of a mixture of housing types on these currently vacant properties.

## **Special Use Infill Options & Design Tools**

### **Neighborhood Special Uses**

The following special uses are being recommended as part of the North Lamar Combined Neighborhood Plan. They are optional uses granted in addition to the uses allowed in the base-zoning district.

#### **Urban Home**

The Urban Home special use permits single-family homes on lots with a minimum area of 3,500 square feet and a minimum width of 35 feet. If chosen, the Urban Home is permitted in Sf-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and the mixed use (MU) combining district. Urban homes must comply with specific design requirements relating to front porches, garage placement, parking placement, driveway width, and the orientation of front entrances.

#### **Residential Infill**

The Residential Infill special use requires a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. If chosen, this special use is applied to specific properties of at least two acres in the SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. For a proposed Residential Infill development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission.

### **Neighborhood Design Tools**

The following design tools are being recommended as part of the North Lamar Combined Neighborhood Plan. Once adopted, the “Parking Placement and Impervious Cover Restrictions” and Garage Placement” design tools are mandatory for all new residential construction and whenever there is a change of use (e.g., from single-family use to two-family use). The “Front Porch Setback” design tool is optional.

#### **Parking Placement and Impervious Cover Restrictions**

The parking placement and impervious cover restrictions limit the number of parking spaces and the amount of impervious cover to be constructed in the front yard. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).
2. No more than 4 parking spaces may be located in a front yard, or, in the case of a corner lot, no more than 4 parking spaces may be located in the front and side-street yards combined.

#### **Garage Placement**

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development emphasizes residential façades and minimizes the parking structure aesthetics dominating single-family residential use of a property. It also allows for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur. This option allows for a side entry parking structure, which will accommodate residential design along the front wall.

**Browning, Jacob**

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**From:** Rodrigo Gomez [REDACTED]  
**Sent:** Friday, April 30, 2010 6:47 PM  
**To:** Walters, Mark; Browning, Jacob; Dutton, Greg  
**Subject:** georgian acres and north lamar zoning

Hello;

I support the rezoning in the hopes that this community will be developed where we can live and prosper and that our property values can go up.

One complain I have about Georgian Acres is that the neighborhood is plagued with prostitution. It is discouraging to come home and see prostitutes along the Georgian and Powell streets. Please step up the enforcement and treatment centers for prostitutes.

I believe this is because of these zones:

119, 120, 121, 122, 123

Can you please add this to their requirements, like 129:

Tract 129

Conditional Uses/Conditions:

Redevelopment of the entire property, shall require construction and maintenance of a six foot privacy fence and a vegetative

buffer 50 feet wide along the western portion of the property sufficient to insure privacy between the tract and the existing

single-family development adjacent to the tract

5/3/2010

## PLANNING COMMISSION COMMENT FORM

File # C14-2010-0048

Planning Commission Hearing Date: Tuesday, May 11, 2010

# C14-2010-0049

Comments: I THINK THE 1/2 ACREAGE NORTHWEST OF GEORGIAN MANOR ON  
BOLLES CIRCLE WOULD BE A GOOD LOCATION FOR THE CITY TO BUY, THEN  
BUILD 350 SQUARE FOOT, LOW INCOME APARTMENTS FOR SINGLE PEOPLE.  
AN ALTERNATIVE WOULD BE BARACKS HOUSING FOR THE HOMELESS.

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835 Attn: Jacob Browning

Name (please print) HENRY O. GARVIN JR.

☒ I am in favor  
(Estoy de acuerdo)

Address 121-B-BOLLES CIRCLE-AUSTIN, TX-78733

☐ I object  
(No estoy de acuerdo)

### .....

#### INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the top of this page
- by writing to the city contacts, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

## PLANNING COMMISSION COMMENT FORM

File # C14-2010-0048  
# C14-2010-0049

Planning Commission Hearing Date: Tuesday, May 11, 2010

Comments: I object to the rezoning of Lots at 301 and 303 Ferguson  
located in Tract 11 in the North Lamar Neighborhood Plan. See  
attached comments.

You may also send your written comments to the Planning and Development Review Department, P. O.  
Box 1088, Austin, TX 78767-8835 Attn: Jacob Browning

Name (please print) Joe E. Truchard

Address 301 and 303 Ferguson, Tract 11

Phone: 512-836-4725

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

### INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

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You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

## **Comments in Regards to Zoning Changes to Implement the North Lamar Neighbor hood Plan**

**I own two lots located in Tract 11 with addresses 301 and 303 Ferguson. I object to the rezoning of my property from CS zoning to CS, MU, CO, NP zoning for several reasons. I have owned this property since 1981 as well as the folks who own property in Tract 12. These property were in the original Mockingbird Subdivision and were outside the city at the time. I believe the properties also may have been outside the ETJ. In the eighties these properties were brought into the city by annexation and were zoned for SF. I had two trailer rentals on the property at the time. The people in Tract 12 had the same use of their property as they do at this time, which appears to be a construction business of some type.**

In the late 1980s or early 1990s our properties were rezoned at someone's request of whom does not own property in the area now. When this happened we were told by code enforcement individuals that when and if our trailers were moved we could not replace them under the CS zoning. Well, approximately 10 years ago I had to move one of the trailers because of deterioration and the other burned down several years ago.

In the middle 1990s I put the property to use as it now is used as a home for my antique tractor and engine collection. It is not a business, but is a hobby of mine. It also serves as a small museum for interested passer-bys. My point here is that because of past rezoning, I was forced to change my use of the property with no voice in the rezoning say.

I believe that this rezoning of the property will again put my use in jeopardy or again severely restrict it's use. If I read correctly what the limited proposed use is to be, it is to be Auto Repair shops and the like only, for the most part. These Auto Shops along Ferguson are new-comers and have not paid taxes all these years. I also believe that this use is not the best use for this street. These Auto Repair shops use the street ROW for their daytime storage yards which makes the street dangerous. The street also has next door to my property a drug rehab house with completely inadequate parking space for their clients. The patients come twice a day for two hours each period and use the front of my property as a parking lot, blocking my driveways, doing U-turns in my driveways, tearing up the asphalt at the edge of the street pavement, backing into my fences and then breaking into my buildings after hours.

I think the zoning of these tracts should be left as it is now. To move to the proposed uses as you suggest will forever doom these properties to tow trucks, spray painting without spray painting booths and smashed up cars. No one else will want to do business on this street and we will eventually be unable to sell our properties. My vision for this street is small shops and services to compliment the Chinatown project across the street.

During my career I was a civil engineer who worked in both the Houston and Austin areas in the development of subdivisions and business projects. My experience suggests that if rezoning is necessary, it should be only if absolutely necessary and the property owners rights and interest should be paramount in the planning. It should not harm the property owners in any way without equivalent compensation. In this process there is no compensation, so the property owners interest ought to be honored.

I have invested quite a lot of money in these properties and paid quite a lot of property taxes over the past 30 years. It seems quite unfair that this rezoning might jeopardize my preferred use and enjoyment of my properties. Thanks for listening to my concerns.

Sincerely,

Joe Truchard  
301 and 303 Ferguson Street



## PLANNING COMMISSION COMMENT FORM

File # C14-2010-0048

Planning Commission Hearing Date: Tuesday, May 11, 2010

# C14-2010-0049

Comments: REF: Area 32 and Ferguson: For a period of four years I worked in New Hyde Park, New York. In order to get to my office from my home I had to pass through Bedford Stuyvesant Area. This, as you know, was one of the first experiments in affordable housing. Within a few short years it became a past hole for drugs, crime, and prostitution, and the murder capitol of Long Island. Let's not make the same mistake (C14-210-0048) PLEASE NO WAREHOUSES IN OUR RESIDENTIAL AREA. We want to protect our residential neighborhoods.

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835 Attn: Jacob Browning

Name (please print) Gene Zumalt

Address 603 West Grady Drive

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

### ..... INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

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- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the top of this page
- by writing to the city contacts, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

## PLANNING COMMISSION COMMENT FORM

File # C14-2010-0048  
# C14-2010-0049

Planning Commission Hearing Date: Tuesday, May 11, 2010

Comments: I totally against any change

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835 Attn: Jacob Browning

Name (please print) Jumberto Oquendo

Address 9603 Oriole Dr.

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

### ..... INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the top of this page
- by writing to the city contacts, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0048  
# C14-2010-0049

Planning Commission Hearing Date: Tuesday, May 11, 2010

Comments: *We like dividing the two planning areas. We want info for C14-2010-0048 (NLNPA) of a more residential nature. The proposed zoning has too much choppy, fly-by-night commercial zoning. It is easily exploited by short-sighted people.*

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835 Attn: Jacob Browning

Name (please print) *Marzella Zumalt*

Address *603 West Grady Drive*

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0048  
# C14-2010-0049

Planning Commission Hearing Date: Tuesday, May 11, 2010

Comments: *The proposed zoning changes encourage motels, car recycling, high density & high traffic models that destroy residential neighborhoods and no protection against storing cars & commercial vehicles on public streets. We would like to see zoning that continuity between lots & streets and leads to a pleasant, quiet neighborhood.*

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835 Attn: Jacob Browning

Name (please print) *Mrs. Zumalt*

Address *507 West Grady Dr.*

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0048  
# C14-2010-0049

Planning Commission Hearing Date: Tuesday, May 11, 2010

Comments: We want C14-2010-0048 (NLPA) to be a well-  
planned residential neighborhood in 20 years. We  
are asking the Planning/Zoning Dept. to re-think  
this proposal and give the neighborhood a more residen-  
character and discourage infill that leads to clutter, noise, congesti  
You may also send your written comments to the Planning and Development Review Department, P. O.  
Box 1088, Austin, TX 78767-8835 Attn: Jacob Browning and trash in the neighbo  
hood.

Name (please print) Marzella Zumalt

Address 11914 Pennalee Loop

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)



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:

*ECS for Margaret Shaw*  
 MARGARET SHAW