

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: North Lamar Combined (Georgian Acres)

CASE#: NPA-2019-0026.01 **DATE FILED:** January 16, 2019 (Out-of-Cycle)

PROJECT NAME: Phan Mobile Home Park / City-Initiated NPA

PC DATE: May 28, 2019

ADDRESS: 711 W. Powell Lane

DISTRICT AREA: 4

SITE AREA: 0.7115 acs (approx.)

OWNER: Narciso & Moises Flores

APPLICANT: City of Austin, Planning & Zoning Dept.

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Use

To: Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2019-0012

From: CS-MU-V-NP

To: MH-NP

NEIGHBORHOOD PLAN ADOPTION DATE: June 24, 2010

PLANNING COMMISSION RECOMMENDATION:

May 28, 2019 – (pending)

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: Staff recommends the land use change to Higher Density Single Family land use with the associated proposed zoning to MH-NP Mobile Home Residence District because the intent is to help preserve this existing mobile home park. Mobile home parks can provide affordable housing opportunities for people who live in Austin and in the North Lamar Combined Neighborhood Planning Area.

Below are sections from the North Lamar Combined Neighborhood Plan document that helps support this proposed change:

Affordable Housing

The goal of many citizens is to achieve the proverbial “American Dream” of homeownership. Yet, cities are currently facing a crucial need to provide quality housing at an affordable rate to those citizens earning median or substandard incomes. Affordable neighborhoods are a vital part of any community, housing the workforce that sustains particular portions of that community’s economy.

❖ **The NLCNPA should remain an affordable neighborhood.**

Housing costs have risen considerably in recent years, especially throughout the City of Austin. However, the NLCNPA remains one of only a few affordable neighborhoods within the City. The affordable and quality entry-level housing found throughout the neighborhood is a key factor in attracting new residents (i.e., potential homeowners) to the area while retaining those residents already living within the NLCNPA. However, new housing developments could potentially threaten the affordability of the NLCNPA. Thus, stakeholders expressed the need to preserve the affordability of their neighborhood, especially within any new developments.¹²

LAND USE

Create a well-balanced land use pattern in the North Lamar Combined Neighborhood Planning Area by assigning appropriate land uses to particular properties.

Objective Q.9: Preserve housing affordability throughout the NLCNPA.

Recommendation 21 Encourage coordination between NLCNPA stakeholders and Neighborhood Housing and Community Development Department staff to determine the best policies and practices for providing and preserving affordable housing in the neighborhood.

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.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.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non- residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live- work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;

4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non- residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on- street activity in commercial areas after 5 p.m. and built- in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed- use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non- conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

PROPOSED LAND USE ON THE PROPERTY

Higher Density Single Family - Is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small- lot single family.

Purpose

1. Provide options for the development of higher- density, owner- occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

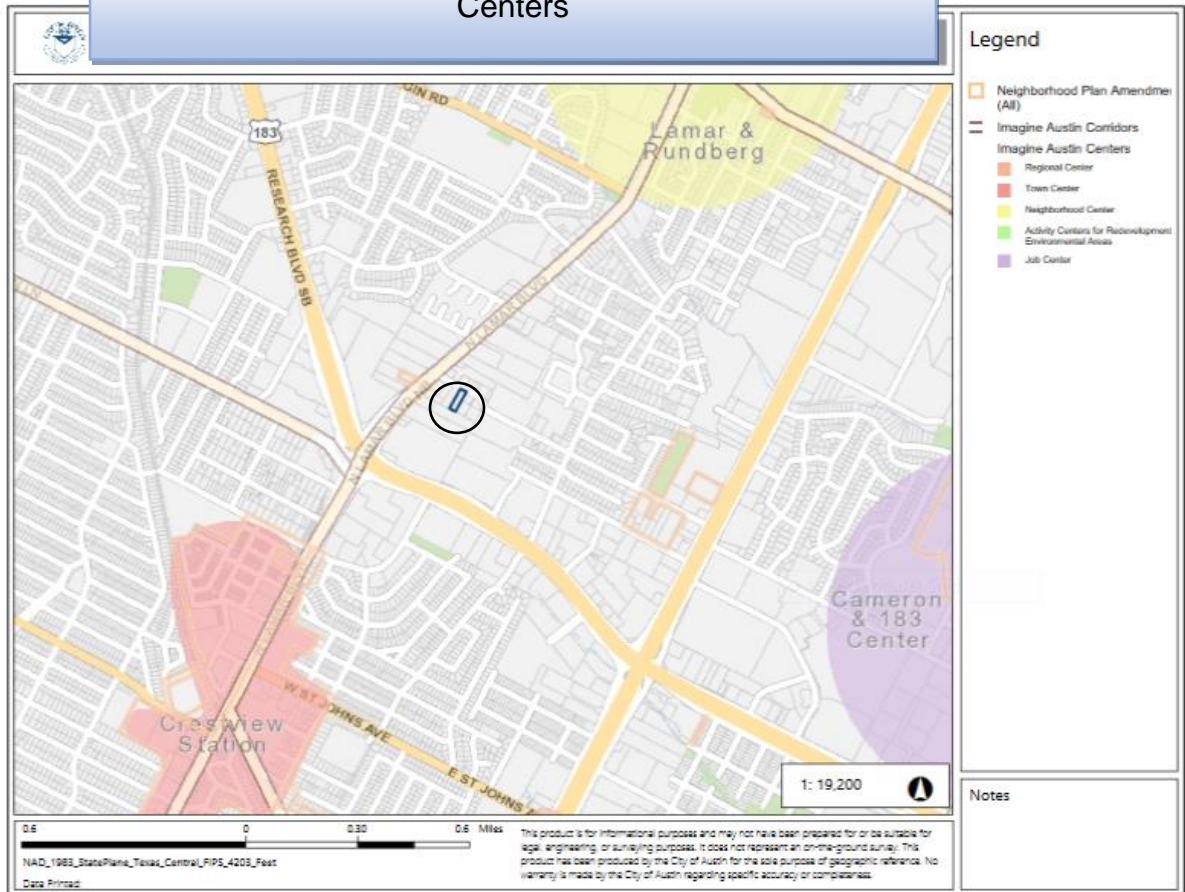
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high- density commercial and low- density residential areas.
3. Applied to existing or proposed mobile home parks.

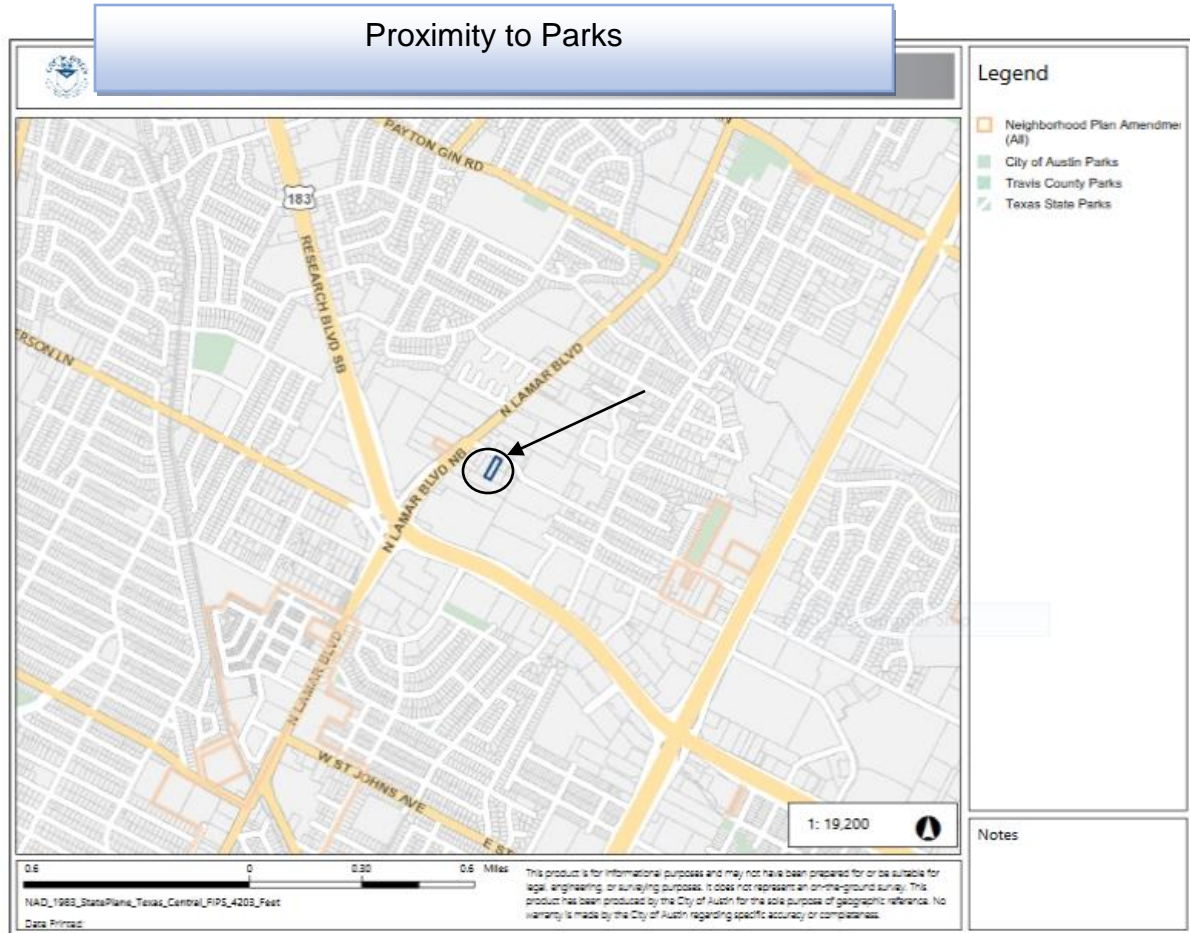
IMAGINE AUSTIN PLANNING PRINCIPLES

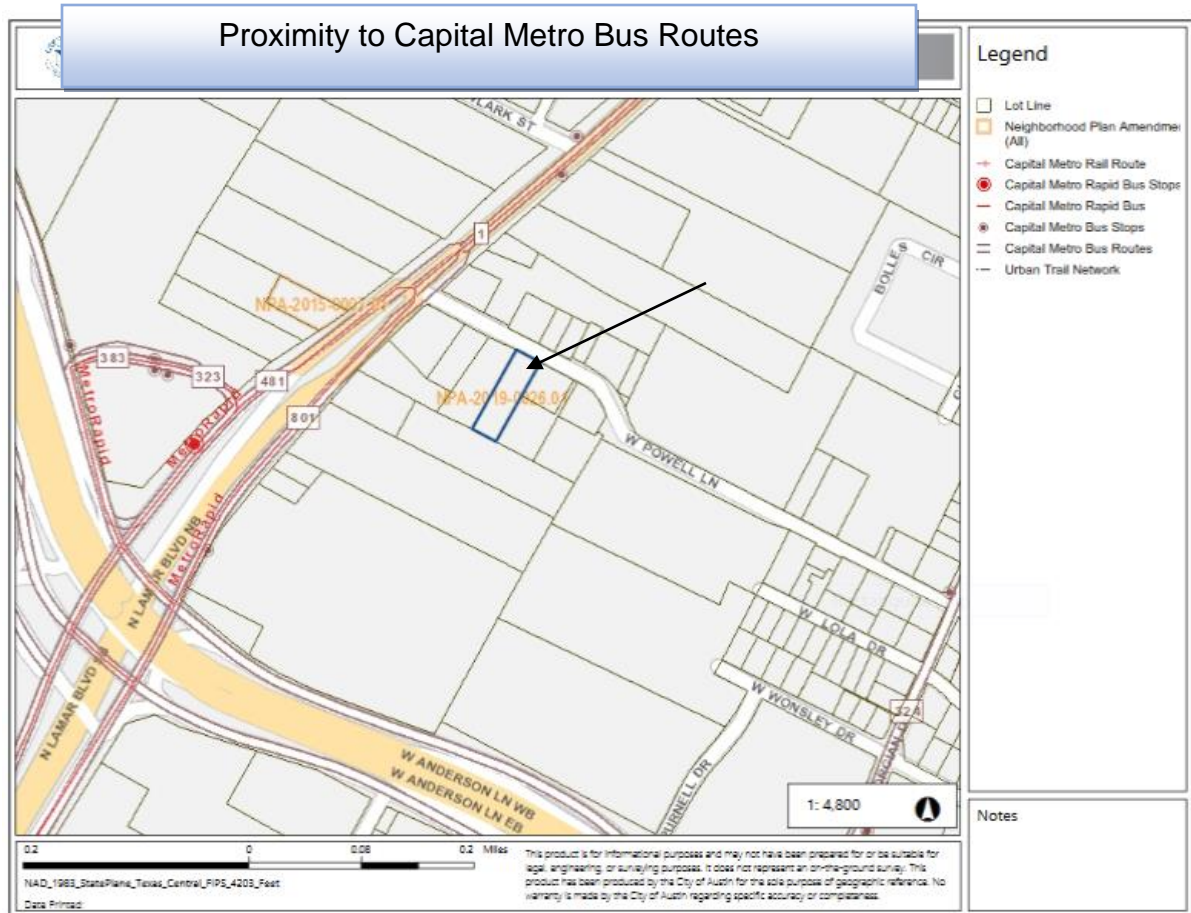
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The property is currently an existing mobile home park which can provide affordable housing and offer a mix of housing types for households of various needs and incomes. North Lamar Boulevard has public transportation routes operating on it and has a range of businesses and employment opportunities.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is located near North Lamar Boulevard which is designated as an Activity Corridor on the Growth Concept Map of the Imagine Austin Comprehensive Plan and has bus routes operating on it.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is located near North Lamar Boulevard which is designated as an Activity Corridor on the Growth Concept Map of the Imagine Austin Comprehensive Plan.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The property is an existing mobile home park. Mobile home parks can provide affordable housing and increase the housing choices in Austin and the planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The property is located within an area with Mixed Use land use. Higher Density Single Family land use would not be wholly inappropriate in this area.***

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - *The property is located within the Desired Development Zone.*
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - *Not applicable.*
8. Protect, preserve and promote historically and culturally significant areas.
 - *Not applicable.*
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - *Not directly applicable.*
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - *Not applicable.*
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - *Not applicable.*
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - *Not applicable.*

Proximity to Imagine Austin Activity Corridors and Centers







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: On August 23, 2018 and September 20, 2018 City Council signed Resolutions Nos. 20180823-078 and 20190920-096 directing staff to initiate zoning change applications and applicable plan amendment applications on existing mobile home parks in Austin that currently do not have MH-Mobile Home Residence zoning. The Resolutions state that mobile homes parks provide a diversity of housing types; can provide affordable housing and market-rate housing options for work class families; mobile homes parks are seen by some communities as an undesirable use which has led to discriminatory and exclusionary

zoning; and mobile homes parks have been closed or slated for redevelopment leading tenants to be displaced. Copies of the Resolutions are provided in this report.

On the property is the Phan Mobile Home Park which is located less than one mile on the east side from North Lamar Boulevard which is designated as an Activity Corridor on the Imagine Austin Comprehensive Plan's Growth Concept Map.

PUBLIC MEETINGS: The ordinance-required community meeting was held on March 20, 2019. Approximately 224 meeting notices in English, Spanish and Vietnamese were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area. Four people attended the meeting, in addition to a City Council member staff representative, the plan amendment planner and a planner who provided Spanish translation.

After City staff gave a brief presentation regarding the planning process and the City Council-initiated plan amendment and zoning cases on existing mobile home parks, the following questions were asked:

Q: Why change from MU-V to HDSF?

A: Stephanie Trinh, Policy Director and Counsel to Council Member Greg Casar explains why the City Council initiated Resolution No. 20180823-078 to change any non-MH zoned mobile home parks to MH and re-FLUM if necessary.

Comment: The contact team is concerned with piecemeal zoning and change to FLUM. The neighborhood plan calls for more density. They would like to see more investment in the area.

Q: Are we restricting what the property could be in the future? Isn't the FLUM about future desired uses, not what is currently there now? The rezoning to what is there now seems ok, but why limit what could be built on that site in the future?

A: The rezoning and FLUM change will add additional steps should the owner decide to change zoning to something more intense.

Q: Are there legal issues with not keeping the FLUM together with the zoning?

A: Staff only remembers one or two instances where City Council changed the zoning without changing the FLUM.

Q: To better understand, PAZ chose to Re-FLUM to HDSF. So, if the mobile home park were to disappear the max that can be built is SF-6?

A: Yes, if the owner wants a higher zoning, they will have to ask for a zoning case which would trigger a FLUM change and community meeting. If build up to SF-6, would just need new zoning, no FLUM change.

Q: Would that trigger compatibility standards?

Q: No.

Q: Are HDSF and MF the only land use choices, why?

A: We go by the Land Use and Zoning Matrix that is in the packet of info we gave you. It is our point of reference. Those are the two FLUM categories that are compatible with the MH zoning.

Q: What else do we need to know?

A: This change does not mean this property will be mobile home forever. This change won't trigger compatibility, this change does not stop landlord from raising the rents.

Q: When will these cases go before PC and CC?

A: We don't know the dates at this time. Since we don't know the dates yet, we suggest neighborhood plan contact team send us a letter of support/non-support as soon as possible.

Q: CC wants to hear all the cases in one hearing?

A: Yes.

Q: Is there anything different about this case?

A: I believe this is the smallest MH park with a plan amendment. Most cases are similar and near commercial industrial areas.

Q: Isn't there any way to keep the land use Mixed Use? We want something cohesive on the future land use map.

A: If you don't support the rezoning, there is a valid petition process if you or owner do not agree.

Q: Stephanie, is it council's idea that this is the best place to save affordable housing?

A: From Stephanie: it is a layer of protection against the displacement of some of the hardest impacted residents in Austin.

Q: What protections does the MH zoning provide?

A: From Stephanie: The owner cannot shut down the mobile home park without rezoning. It buys the tenants time.

Q: This is more restrictive zoning and makes the property less valuable, correct?

A: Yes, in a way. The current zoning is CS-MU-V-CONP to MH.

Comment from staff: The contact team and owner can ask for a valid petition if they do not support. A few mobile home park owners have stated that they will be hiring lawyers.

Q: So, it buys them time?

A: The tenants might be eligible for relocation fee – if zoning changes, the case will have to go before city council. If not, tenants will only get notification.

Q: Has there been a comparable ask from CC to go restrictively re-FLUM areas?

A: If you mean for the other mobile home park cases, all the FLUM requests are for Higher Density Single Family.

Comment by resident: It seems like this effort is more restrictive when the city is supposed to be moving forward with more housing options and new zones. This seems counter intuitive. Why not have something more creative like allowing mobile homes on any lot in the city?

Comment by staff: Portland, Oregon also passed a similar resolution on the same day Austin did.

Q: What are the dates we should pay attention to?

A: Keep an eye out for hearing notice. Again, suggest get contact team letter as soon as possible.

CITY COUNCIL DATE: June 20, 2019

ACTION: (pending)

City Council Resolutions

RESOLUTION NO. 20180823-078

WHEREAS, City of Austin has a goal of providing a diversity of housing types; and

WHEREAS, mobile home parks can provide affordable, market-rate housing options for working class families; and

WHEREAS, mobile home parks, historically, are seen by some communities as an undesirable use, which has led to discriminatory and exclusionary zoning policies; and

WHEREAS, multiple mobile home parks have been closed or slated for redevelopment in recent years, leading to tenants being displaced, including tenants at Cactus Rose Mobile Home Park and Thrasher Lane Mobile Home Park; and

WHEREAS, there are approximately 37 mobile home parks in Austin, yet a majority are not zoned mobile home residence (MH) district, including mobile home parks located in neighborhood planning areas, so a change to mobile home residence (MH) district zoning would require a zoning change and a Future Land Use Map (FLUM) amendment; and

WHEREAS, zoning mobile home parks to mobile home residence (MH) district will reduce the risk of mobile home park tenant displacement; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the rezoning and where appropriate, FLUM amendments, of the following properties:

(1) North Lamar Mobile Home Park located at 8105 Research Boulevard, Austin Texas, from general commercial services-neighborhood plan (CS-NP) combining district and single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

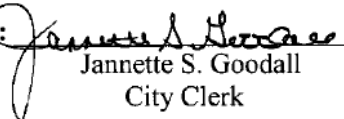
(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to identify all remaining properties currently being used as a mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases on September 20, 2018.

ADOPTED: August 23, 2018

ATTEST:


Jannette S. Goodall
City Clerk

RESOLUTION NO. 20180920-096

WHEREAS, On August 23, 2018, Council adopted Resolution No. 20180823-078, which in part, directed the City Manager to identify all remaining properties currently being used as mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases; and

WHEREAS, staff identified 20 remaining properties meeting the description in Resolution No. 20180823-078;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the zoning, rezoning, and where appropriate, future land use map (FLUM) amendments for the following properties:

(1) Royal Palms MH Community located at 7901 East Ben White Boulevard, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Palm Harbor Homes MH Park located at 810 Bastrop Highway Southbound, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(3) Go-Go MH Park located at 4811 South Congress Avenue, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood

plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(4) Phan MH Park located at 711 West Powell Lane, Austin, Texas, from general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(5) Aero Mobile Home Park located at 101 Hergotz Lane, Austin, Texas, from family residence (SF-3) district to mobile home residence (MH) district;

(6) Tejas Mobile Plaza located at 1709 East State Highway 71 Westbound, Austin, Texas, from community commercial (GR) district and neighborhood commercial (LR) district to mobile home residence (MH) district;

(7) Templeton MH Park located at 401 Chaparral Road, Austin, Texas, from single-family residence standard lot (SF-2) district to mobile home residence (MH) district;

(8) Villa Denese located at 4511 Lucksinger Lane, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(9) Mobile Home Haven located at 11606 North Lamar Boulevard, Austin, Texas from public (P) district to mobile home residence (MH) district;

(10) Congress MH/RV Park located at 6111 South Congress Avenue, Austin, Texas from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(11) Jensen's MH Park located at 3201 Burleson Road, Austin, Texas from family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(12) Little Texas MHC located at 7501 Bluff Springs Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(13) Woodview MHC, LLC located at 1301 West Oltorf Street, Austin, Texas, from general commercial services (CS) district to mobile home residence (MH) district;

(14) Cameron Loop Mobile HP located at 2807 Cameron Loop, Austin, Texas, from rural residence (RR) district to mobile home residence (MH) district;

(15) Capitol Manor Mobile Home Park, LLC located at 1308 Thornberry Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(16) Patton Courts Mobile Home Park located at 7100 East US Highway 290, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and townhouse and condominium residence (SF-6) district to mobile home residence-neighborhood plan (MH-NP) combining district;

(17) Lee Hill Park located at 8001 Lee Hill Drive, Austin, Texas from warehouse limited office-neighborhood plan (W/LO-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(18) Wallace Trailer Park located at 423 Thompson Lane, Austin, Texas, from general commercial services-conditional overlay (CS-CO) combining district to mobile home residence (MH) district;

(19) Austin Pecan Park located at 2815 East State Highway 71 Westbound Service Road, Austin, Texas, from rural residence (RR) district, interim single-family residence standard lot (I-SF-2) district, and development reserve (DR) district to mobile home residence (MH) district;

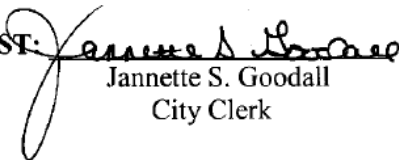
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council initiates City Code Title 25 amendments, as necessary, to implement the zoning changes.

ADOPTED: September 20, 2018

ATTEST:


Jannette S. Goodall
City Clerk

Letter of Recommendation from the North Lamar
Neighborhood Plan Contact Team (NPCT)

From: Colin MacDougal
Sent: Wednesday, May 22, 2019 11:10 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Larry Reagan <>; Past Chair <>
Subject: NLGACT VOTE regarding FLUM Change

Dear Maureen,

Our electronic voting has closed regarding the proposed FLUM change for 711 W Powell.

Our vote is to not support this change.

Following is the text of the electronic vote for your information.

Colin MacDougal
Vice chair

The Austin City Council has initiated an amendment to the Future Land Use Map (FLUM) for 711 W Powell, from Mixed Use to Higher-Density Single Family.

This property is about 0.8 acres. It has been a mobile home park for more than 30 years, with seven mobile homes, owned by the park. The current Future Land Use designation is Mixed Use, just like almost all the rest of the properties along 183 and N Lamar Blvd. The mixed use and commercial area surrounding this property is about 100 acres.

The existing mobile home use is grandfathered. The mobile home park has been licensed since 2007, with annual renewals and inspections. The tenants are covered by the City's tenant relocation ordinance. Whether City Council changes the future land use or the zoning, the owner and the residents can continue to do exactly what they're doing now.

City Council did not initiate any FLUM change for the two small residential properties next to the mobile home park, 618 W Powell (one single family) or 619 W Powell (eight apartments).

Higher-Density Single Family is generally up to 15 units/acres. (The new condos on the east end of Oertli are an example of higher-density single family.)

Change the Future Land Use for 711 W Powell Ln from Mixed Use to Higher-Density Single Family:

Yes, I support.

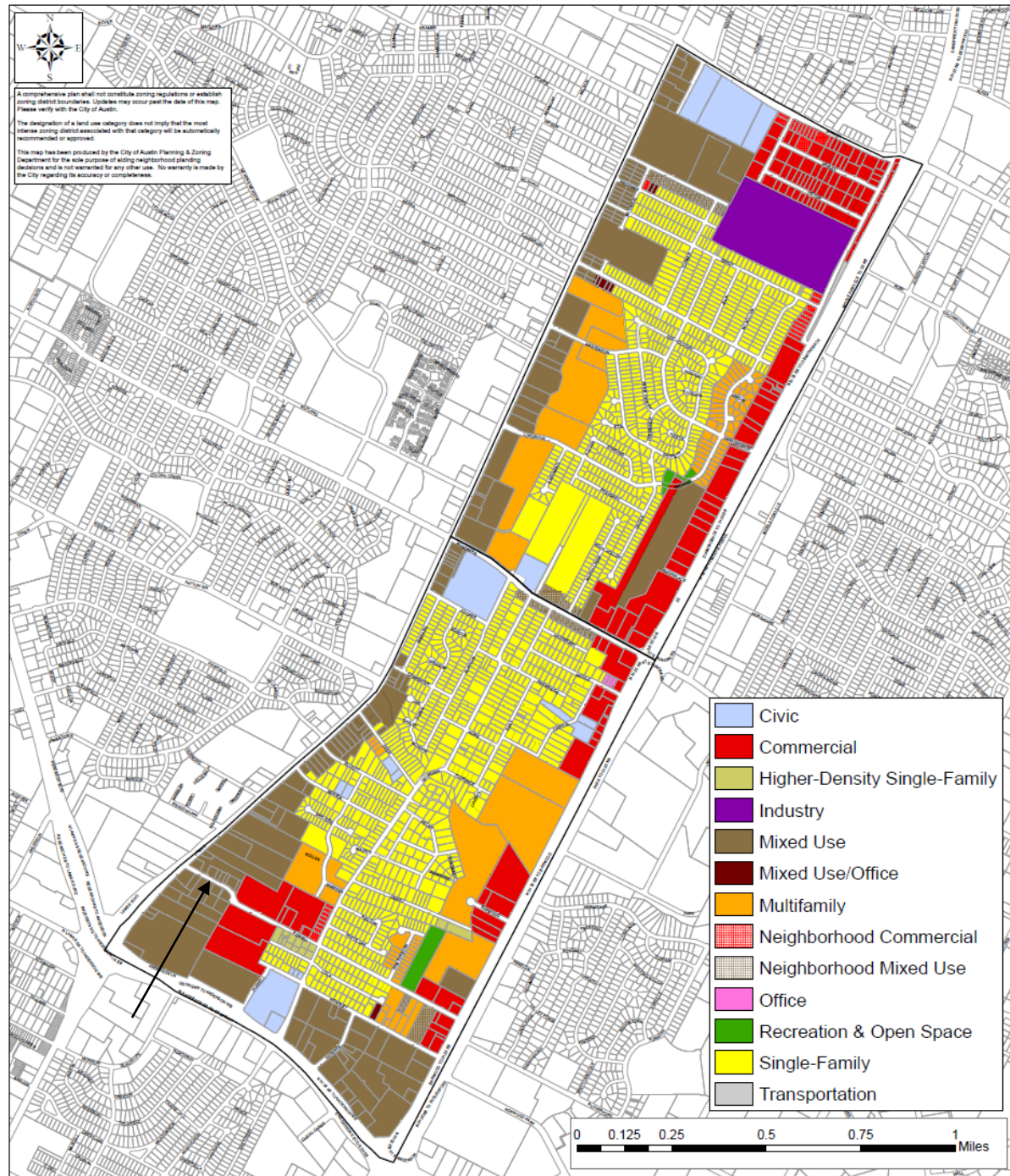
No, I do not support.

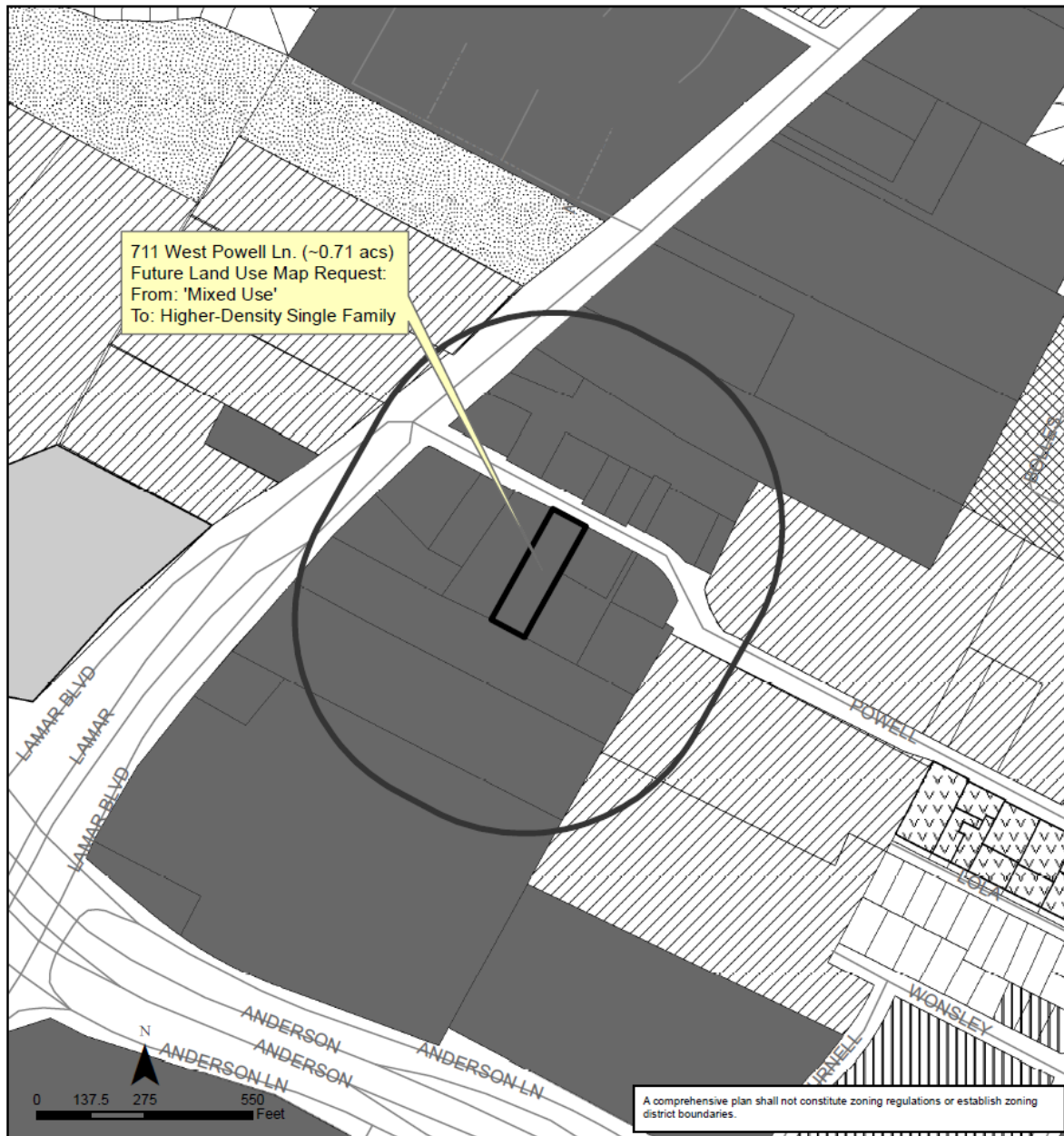


North Lamar Combined Neighborhood Planning Area Future Land Use Map

Plan Adopted: June 24, 2010

Last Amended: October 1, 2018





North Lamar Combined (Georgian Acres) Neighborhood Planning Area NPA-2019-0026.01

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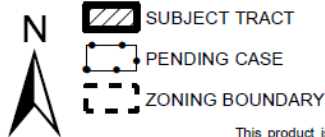
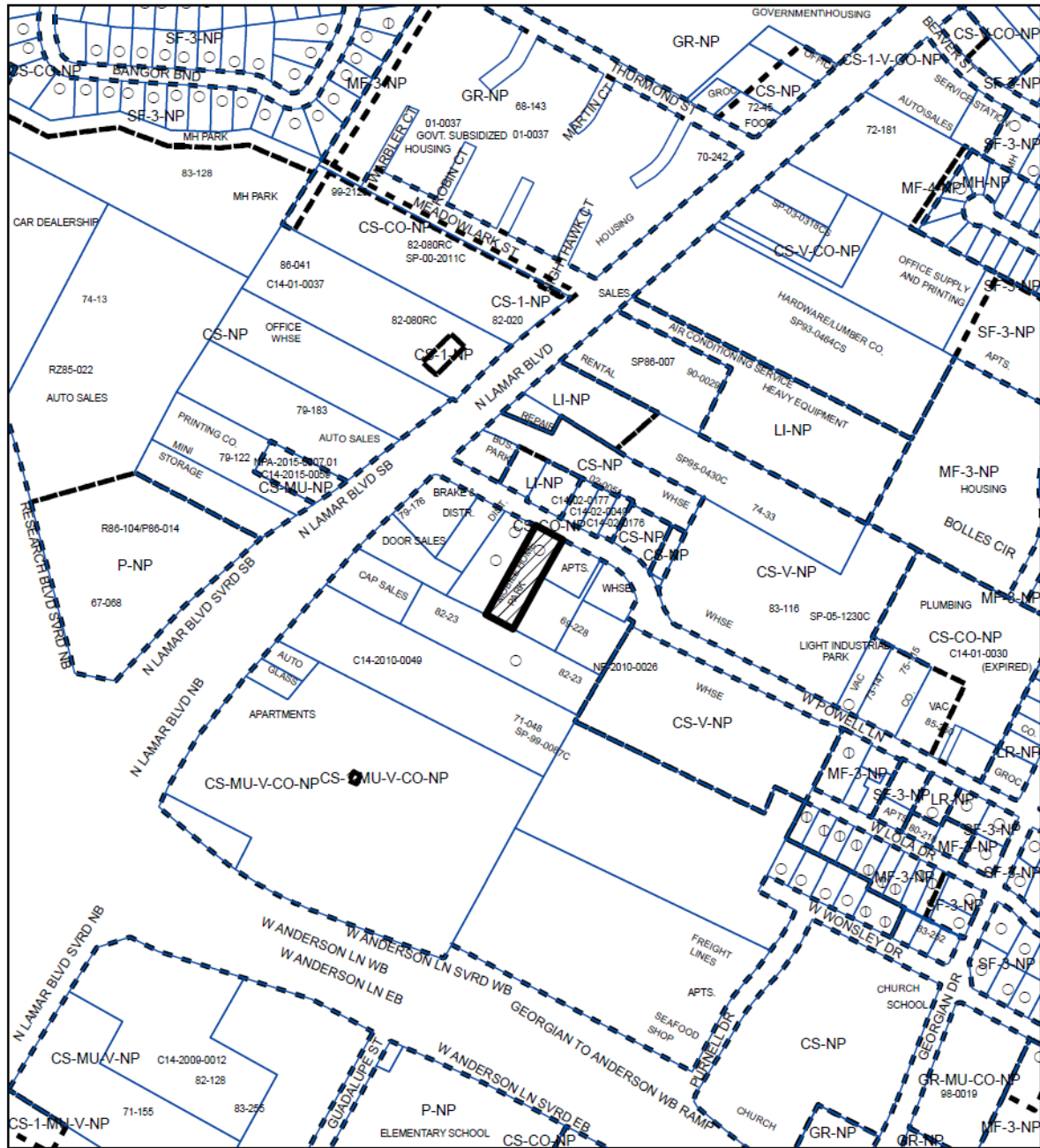
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City of Austin
Planning and Zoning Department
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Future Land Use

500 notifi. boundary	Commercial
Subject Property	Neighborhood Commercial
Single-Family	Mixed Use
Higher-Density Single-Family	Civic
Mobile Homes	Recreation & Open Space
Multi-Family	Transportation



1" = 400'

ZONING

ZONING CASE#: C14-2019-0012

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Created: 1/23/2019



