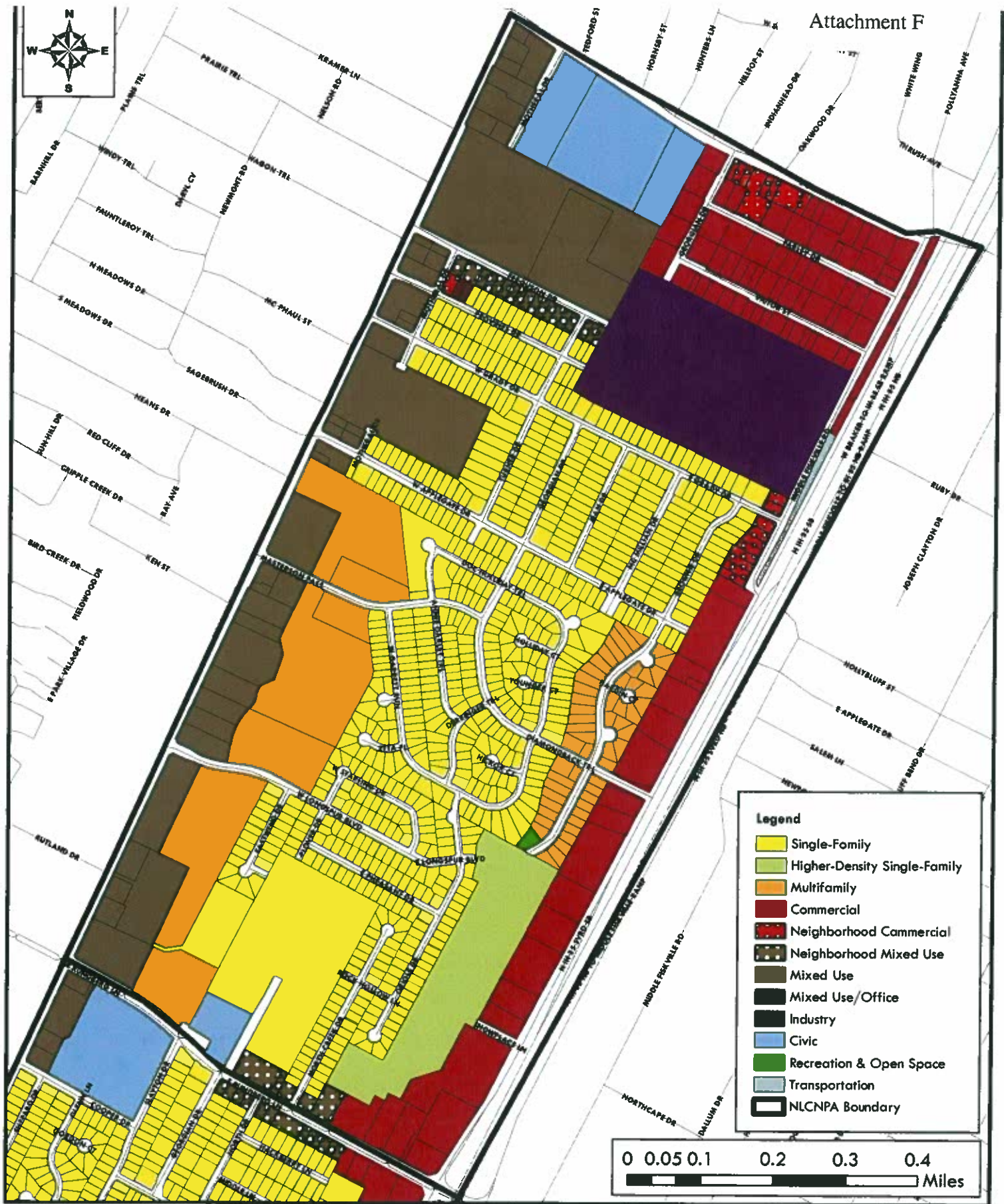


# North Lamar Combined Neighborhood Planning Area

## North Lamar Neighborhood Planning Area

### Current Land Use, 2008



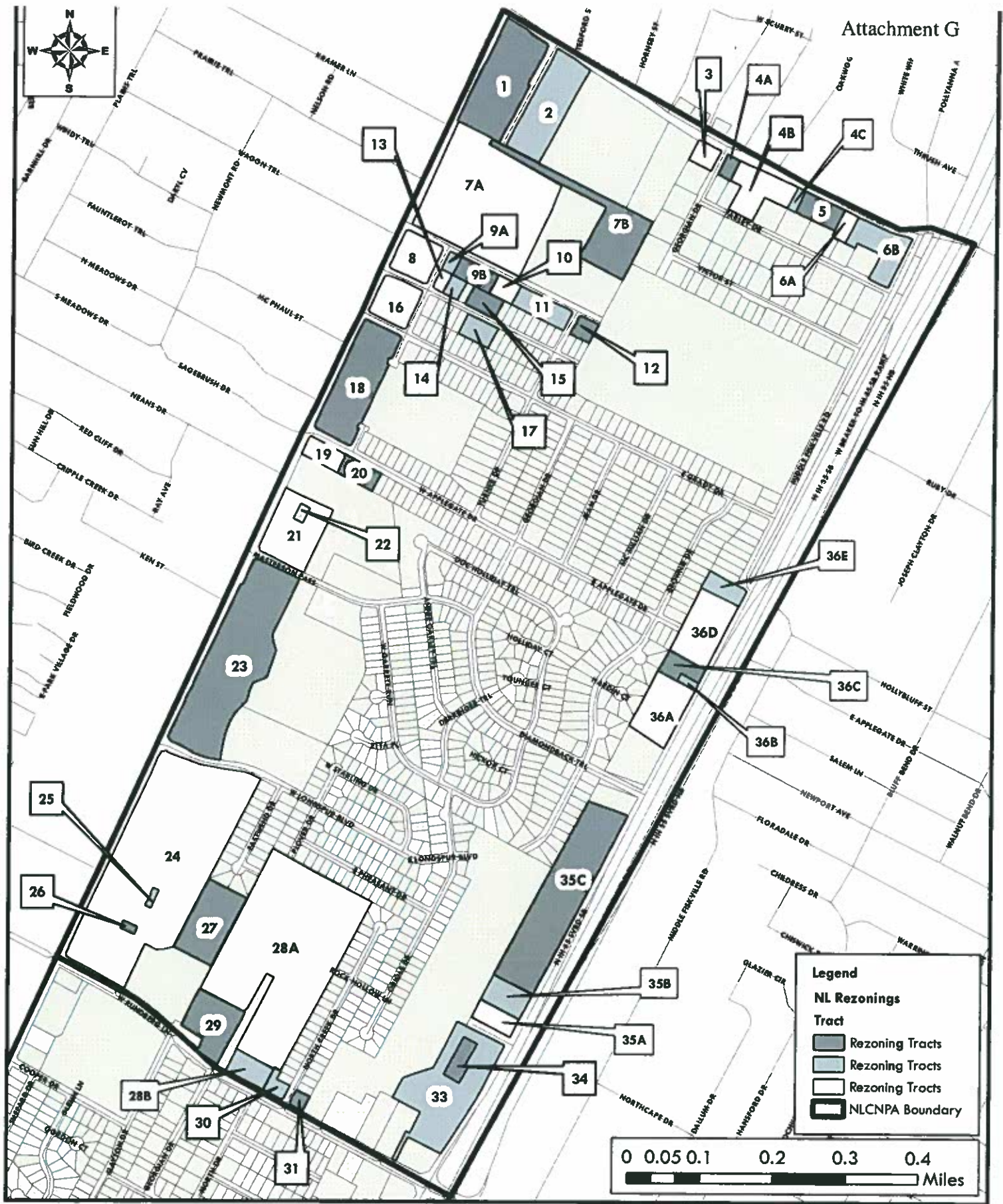


# North Lamar Combined Neighborhood Planning Area

## North Lamar Neighborhood Planning Area

### Future Land Use Map





# **North Lamar Combined Neighborhood Planning Area** **North Lamar Neighborhood Plan Combining District** **Zoning Case # C14-2010-0048**

**North Lamar Planning Area Rezoning Tract Chart**  
**C14-2010-0048**

Tract # (1)	TCAD Prop ID (2)	COA Address or Legal Description (3)	Current Zoning	Proposed Zoning
1	255469	11213 N LAMAR BLVD	CS	CS-V-CO-NP
		11209 N LAMAR BLVD		
	255472	11207 N LAMAR BLVD		
	255471	11205 N LAMAR BLVD		
	255467	11115 N LAMAR BLVD		
		11114 MOTHERAL DR		
	255466	11111 N LAMAR BLVD		
	253411	11107 N LAMAR BLVD		
		11109 N LAMAR BLVD		
	255473	701 W BRAKER LN		
		11200 MOTHERAL DR		
253410	11100 MOTHERAL DR			
2	255465	601 W BRAKER LN	SF-5	LO-NP
3	254511	11210 GEORGIAN DR	LO	LR-NP
		11212 GEORGIAN DR		
		11216 GEORGIAN DR		
4A	254514	101 E BRAKER LN	LR-CO	LR-CO-NP
	254515	103 E BRAKER LN		
4B	254516	105 E BRAKER LN	LO	LR-NP
		107 E BRAKER LN	LO; CS	
	254524	109 E BRAKER LN		
		110 FARLEY DR		
	254519	111 E BRAKER LN	LO	
	254520	113 E BRAKER LN		
	254521	201 E BRAKER LN		
4C	254527	305 E BRAKER LN	LR-CO	LR-CO-NP
5		254528	LO	GR-CO-NP
		254529		
		403 E BRAKER LN		
	253446	401 E BRAKER LN		
6A	253451	190 X 173.3 FT ABS 29 SUR 58 APPLGATE J AKA LT 7B LUDWIG EDDIE (UNRECORDED)	GR-CO	GR-CO-NP
6B	253452	405 E BRAKER LN	LO	GR-CO-NP
		253447	GR	
	253458	707 E BRAKER LN		
	253456	11202 MIDDLE FISKVILLE RD		
	253457	11200 MIDDLE FISKVILLE RD		
7A	568797 (portion)	11101 N LAMAR BLVD	CS; CS-CO	CS-V-CO-NP
		10901 N LAMAR BLVD		
		606 FERGUSON DR		
7B	568797 (portion)	11101 N LAMAR BLVD	LO	LO-V-NP
		10901 N LAMAR BLVD		
		606 FERGUSON DR		
B	253328	10825 N LAMAR BLVD	CS	CS-V-CO-NP
	253327	703 FERGUSON DR		
	253330	10815 N LAMAR BLVD		
	253331	10804 MOTHERAL DR		
	253329	10805 N LAMAR BLVD		
9A	460613	607 FERGUSON DR	CS-CO	CS-MU-CO-NP
9B	460615	605 FERGUSON DR	CS	CS-MU-CO-NP
		603 FERGUSON DR		
	460616	601 FERGUSON DR		
	460617	507 FERGUSON DR		
	460618	505 FERGUSON DR		
10	460619	503 FERGUSON DR	CS-1-CO	CS-1-MU-CO-NP
	460620	501 FERGUSON DR		
	460621	307 FERGUSON DR		

11	460622	305 FERGUSON DR	CS	CS-MU-CO-NP
	460623	303 FERGUSON DR		
	460624	301 FERGUSON DR		
	460625	207 FERGUSON DR		
	460626	205 FERGUSON DR		
	460627	203 FERGUSON DR		
	460628	201 FERGUSON DR		
12	460645	10809 TURNER DR	CS	CS-MU-CO-NP
	460646	107 FERGUSON DR		
	460647	105 FERGUSON DR		
13	460644	606 PROVINES DR	GR	LR-CO-NP
14	460643	604 PROVINES DR	GR-CO	LO-MU-CO-NP
	460642	602 PROVINES DR		
15	460640	506 PROVINES DR	I-SF-2	SF-2-NP
	460639	504 PROVINES DR		
	460638	502 PROVINES DR		
	460637	500 PROVINES DR		
16	253333	10721 N LAMAR BLVD	CS	CS-V-CO-NP
		10715 N LAMAR BLVD		
		10709 N LAMAR BLVD		
		10705 N LAMAR BLVD		
		10701 N LAMAR BLVD		
		10711 N LAMAR BLVD		
		701 PROVINES DR		
		10706 MOTHERAL DR		
		10704 MOTHERAL DR		
	253332	10702 MOTHERAL DR		
	253334	710 W GRADY DR		
17	460657	505 PROVINES DR	I-SF-2	SF-2-NP
	460658	503 PROVINES DR		
	460659	501 PROVINES DR		
	460660	307 PROVINES DR		
18	252251	715 W GRADY DR	LI	CS-V-CO-NP
		711 W GRADY DR		
		701 W GRADY DR		
		10631 N LAMAR BLVD		
		10610 MOTHERAL DR		
	252256 (portion)	10601 N LAMAR BLVD		
	252255	10503 N LAMAR BLVD		
	252254	712 W APPEGATE DR		
	252252	10510 MOTHERAL DR		
	252253	700 W APPEGATE DR		
		10500 MOTHERAL DR		
19	369289	10411 N LAMAR BLVD	LI	CS-V-CO-NP
	369288	10409 N LAMAR BLVD		
20	369286	ABS 29 SUR 38 APPEGATE J ACR .17	CR-CO	LO-MU-CO-NP
	252331	LOT 1 BLK K MOCKINGBIRD HILL SEC 1		
	252332	LOT 2 BLK K MOCKINGBIRD HILL SEC 1		
	252333	601 W APPEGATE DR		
21	250477 (portion)	10205 N LAMAR BLVD	GR	GR-MU-CO-NP
		604 MASTERSON PASS		
22	250477 (portion)	10205 N LAMAR BLVD	CS-1	CS-1-V-CO-NP
		604 MASTERSON PASS		

23	250473	10111 N LAMAR BLVD	GR	GR-V-CO-NP
	250475	609 MASTERSON PASS		
		607 MASTERSON PASS		
	377752	10107 N LAMAR BLVD		
	377751	10105 N LAMAR BLVD		
		10101 N LAMAR BLVD		
	477451	10009 N LAMAR BLVD		
	477450	9909 N LAMAR BLVD		
	377749	9905 N LAMAR BLVD		
	377748	9901 N LAMAR BLVD		
	377747	9813 N LAMAR BLVD		
	9815 N LAMAR BLVD			
	249292	9801 N LAMAR BLVD		
		9813 N LAMAR BLVD		
24	249274	9717 N LAMAR BLVD	GR	GR-V-CO-NP
	249275	701 W LONGSPUR BLVD		
	249277	9523 N LAMAR BLVD		
	249273 (portion)	9515 N LAMAR BLVD		
	249278	9511 N LAMAR BLVD		
	246688	9425 N LAMAR BLVD		
	246685	9411 N LAMAR BLVD		
25	249273 (portion)	9515 N LAMAR BLVD	CS-1	CS-1-V-CO-NP
26	249273 (portion)	9515 N LAMAR BLVD	CS-1-CO	CS-1-V-CO-NP
27	249273 (portion)	9515 N LAMAR BLVD	SF-3	SF-3-NP
28A	244909 (portion)	204 E RUNDBERG LN	I-SF-2	SF-3-NP
28B	244909 (portion)	204 E RUNDBERG LN	SF-3	LR-V-NP
29	244892	100 W RUNDBERG LN	I-SF-2; SF-3	LR-V-NP
30	244893	302 E RUNDBERG LN	LR	LR-V-NP
	244908	306 E RUNDBERG LN	GR	
		308 E RUNDBERG LN		
31	244955	310 E RUNDBERG LN	GR	LR-V-NP
		312 E RUNDBERG LN		
33	243372	9430 N IH 35 SVRD SB	CS; GR	CS-CO-NP
		9420 N IH 35 SVRD SB		
		9500 N IH 35 SVRD SB		
	246693 (portion)	9504 N IH 35 SVRD SB	CS; GR	
34	246693 (portion)	700 SHOWPLACE LN	CS-1-CO	CS-1-CO-NP
		9504 N IH 35 SVRD SB		
35A	246692	9510 N IH 35 SVRD SB	CS	CS-CO-NP
		9508 N IH 35 SVRD SB		
35B	246691	9600 N IH 35 SVRD SB	CS-CO	CS-CO-NP
35C	246690	9602 N IH 35 SVRD SB	SF-2	CS-CO-NP
	246709	9606 N IH 35 SVRD SB	CS	
		9616 N IH 35 SVRD SB		
		9900 N IH 35 SVRD SB		
		9900 N IH 35 SVRD SB		
	246707	9914 N IH 35 SVRD SB		
		9918 N IH 35 SVRD SB		
		10010 N IH 35 SVRD SB		
246705	10100 N IH 35 SVRD SB			
	10106 N IH 35 SVRD SB			
36A	249369	10214 N IH 35 SVRD SB	CS	CS-CO-NP
	249367	10300 N IH 35 SVRD SB		
		10306 N IH 35 SVRD SB		
36B	249377	10308 N IH 35 SVRD SB	CS-CO	CS-CO-NP
36C	249374	10310 N IH 35 SVRD SB	CS-CO	CS-CO-NP
36D	249362	10350 N IH 35 SVRD SB	CS-CO	CS-CO-NP
		10448 N IH 35 SVRD SB		
		10450 N IH 35 SVRD SB		
		10500 N IH 35 SVRD SB		
		10502 N IH 35 SVRD SB		
36E	249361	10580 N IH 35 SVRD SB	LR	CS-CO-NP

(1) The Tract # refers to the numbered tracts on the North Lamar 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.

## North Lamar Neighborhood Plan Combining District C14-2010-0048

### *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 in red were made by the Planning Commission on May 11, 2010.*

#### **Tracts 1, 8, 16, 18, 19, 21 - 25**

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

Automotive washing	Hotel/motel
Automotive repair	Drive-through accessory use
Automotive sales	

#### **Tract 3**

##### ***Proposed Conditions:***

Access onto Braker Lane is prohibited  
A 6 foot solid fence must be constructed and maintained along Braker Lane

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

Agricultural sales and services	Exterminating services
Automotive repair	Hotel/motel
Building maintenance services	Off-site accessory parking
Business support services	Laundry services
Business or trade school	Plant nursery
Convenience storage	

##### ***Proposed Prohibited Uses:***

Automotive rentals	Funeral services
Automotive sales	Indoor entertainment
Automotive washing -- of any type	Indoor sports and recreation
Bail bond services	Kennels
Campground	Outdoor entertainment
Construction sales and services	Outdoor sports and recreation
Drive through accessory use	Pawn shop services
Drop-off recycling collection facilities	Research services
Employee recreation	Service station

#### **Tract 4A**

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

Vehicular access for ingress/egress shall be limited to one driveway cut on the Property.



***Existing Prohibited Uses:***

Service station  
Guidance services  
Off-site accessory parking  
Restaurant (limited)

Food sales  
Business or trade schools  
Consumer convenience services

**Tract 4C**

***Existing Prohibited Uses:***

Consumer convenience services  
Food sales  
Off-site accessory parking  
Pet services  
Service station  
Plant nursery  
Custom manufacturing

Financial services  
General retail sales (convenience)  
Personal services  
Restaurant (limited)  
Guidance services  
Restaurant (drive-in, fast food)

**Tract 5**

***Proposed Conditional Uses:***

Automotive washing  
Automotive repair  
Automotive sales  
Hotel/motel  
Service station

**Tract 6A**

***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 or uses, generate traffic that exceeds 2,000 trips per day.

***Existing Prohibited Uses:***

Automotive sales  
Automotive washing (of any type)  
Bed & breakfast residential (Group 1)  
Commercial off-street parking  
Consumer convenience services  
Drop-off recycling collection facility  
Funeral services  
Guidance services  
Indoor entertainment  
Outdoor entertainment  
Personal improvement services  
Theater

Automotive rentals  
Restaurant (general)  
Bed & breakfast residential (Group 2)  
Congregate living  
Consumer repair services  
Exterminating services  
General retail sales (general)  
Hotel-motel  
Off-site accessory parking  
Pawn shop services  
Residential treatment

Automotive repair

***Proposed Prohibited Uses:***

**Tract 6B*****Proposed Prohibited Uses:***

Automotive repair

**Tracts 7A & 7B*****Existing Conditions:***

1) 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, generates, traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated July 2001, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department dated January 24, 2002. The TIA shall be kept on file at the Watershed Protection and Development Review Department.

2) The following uses of the Property are prohibited:

Automotive washing (of any type)	Commercial off-street parking
Convenience storage	Equipment sales
Funeral services	Kennels
Monument retail sales	Outdoor sports and recreation
Residential treatment	Local utility services
Service station	Campground
Construction sales and services	Equipment repair services
Exterminating services	Hotel-motel
Laundry services	Outdoor entertainment
Vehicle storage	Community recreation (public)
Community recreation (private)	Off-site accessory parking
Drop-off recycling collection facility	

3) Drive-in service is prohibited as an accessory use to commercial uses within the area generally described as being 1,150 feet west and parallel to the east property line.

***Proposed Conditional Uses:***

Automotive repair

Automotive sales

**Tract 9A*****Existing Conditions:***

No structure of any kind shall be built to a height greater than 40 feet above ground level on the Property.



***Proposed Conditional Uses:***

Automotive repair  
Convenience storage  
Hotel/motel

Laundry services  
Plant nursery

***Proposed Prohibited Uses:***

Agricultural sales and services  
Automotive rentals  
Automotive sales  
Automotive washing—of any type  
Bail bond services  
Building maintenance services  
Business or trade school  
Business support services  
Campground  
Commercial off-street parking  
Construction sales and services  
Drop-off recycling collection facilities  
Electronic prototype assembly  
Electronic testing  
Employee recreation  
Equipment repair services

Equipment sales  
Exterminating services  
Funeral services  
Indoor entertainment  
Indoor sports and recreation  
Kennels  
Monument retail sales  
Off-site accessory parking  
Outdoor entertainment  
Outdoor sports and recreation  
Pawn shop services  
Research services  
Service station  
Vehicle storage  
Custom manufacturing  
Limited warehousing and distribution

**Tract 9B**

***Proposed Conditional Uses:***

Automotive repair  
Convenience storage  
Hotel/motel

Laundry services  
Plant nursery

***Proposed Prohibited Uses:***

Agricultural sales and services  
Automotive rentals  
Automotive sales  
Automotive washing—of any type  
Bail bond services  
Building maintenance services  
Business or trade school  
Business support services  
Campground  
Commercial off-street parking  
Construction sales and services  
Drop-off recycling collection facilities  
Electronic prototype assembly  
Electronic testing  
Employee recreation  
Equipment repair services

Equipment sales  
Exterminating services  
Funeral services  
Indoor entertainment  
Indoor sports and recreation  
Kennels  
Monument retail sales  
Off-site accessory parking  
Outdoor entertainment  
Outdoor sports and recreation  
Pawn shop services  
Research services  
Service station  
Vehicle storage  
Custom manufacturing  
Limited warehousing and distribution

**Tract 10*****Existing Conditions:***

- 1) The maximum height for a building or structure is 40 feet from ground level.
- 2) 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 or uses, generate traffic that exceeds 2,000 trips per day.

***Existing Prohibited Uses:***

Adult oriented business	Liquor sales
Cocktail lounge	Vehicle storage
Pawn shop services	Indoor entertainment
Exterminating services	Guidance services

***Proposed Conditional Uses:***

Automotive repair	Laundry services
Convenience storage	Plant nursery
Hotel/motel	

***Proposed Prohibited Uses:***

Agricultural sales and services	Equipment sales
Automotive rentals	Exterminating services
Automotive sales	Funeral services
Automotive washing—of any type	Indoor entertainment
Bail bond services	Indoor sports and recreation
Building maintenance services	Kennels
Business or trade school	Monument retail sales
Business support services	Off-site accessory parking
Campground	Outdoor entertainment
Commercial off-street parking	Outdoor sports and recreation
Construction sales and services	Pawn shop services
Drop-off recycling collection facilities	Research services
Electronic prototype assembly	Service station
Electronic testing	Vehicle storage
Employee recreation	Custom manufacturing
Equipment repair services	Limited warehousing and distribution

**Tract 11*****Proposed Conditional Uses:***

Automotive repair	Laundry services
Convenience storage	Plant nursery
Hotel/motel	

***Proposed Prohibited Uses:***

Agricultural sales and services	Automotive washing—of any type
Automotive rentals	Bail bond services
Automotive sales	Building maintenance services



Business or trade school  
Business support services  
Campground  
Commercial off-street parking  
Construction sales and services  
Drop-off recycling collection facilities  
Electronic prototype assembly  
Electronic testing  
Employee recreation  
Equipment repair services  
Equipment sales  
Exterminating services  
Funeral services

Indoor entertainment  
Indoor sports and recreation  
Kennels  
Monument retail sales  
Off-site accessory parking  
Outdoor entertainment  
Outdoor sports and recreation  
Pawn shop services  
Research services  
Service station  
Vehicle storage  
Custom manufacturing  
Limited warehousing and distribution

### **Tract 12**

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

Automotive repair  
Convenience storage  
Hotel/motel

Laundry services  
Plant nursery

#### ***Proposed Prohibited Uses:***

Agricultural sales and services  
Automotive rentals  
Automotive sales  
Automotive washing—of any type  
Bail bond services  
Building maintenance services  
Business or trade school  
Business support services  
Campground  
Commercial off-street parking  
Construction sales and services  
Drop-off recycling collection facilities  
Electronic prototype assembly  
Electronic testing  
Employee recreation  
Equipment repair services

Equipment sales  
Exterminating services  
Funeral services  
Indoor entertainment  
Indoor sports and recreation  
Kennels  
Monument retail sales  
Off-site accessory parking  
Outdoor entertainment  
Outdoor sports and recreation  
Pawn shop services  
Research services  
Service station  
Vehicle storage  
Custom manufacturing  
Limited warehousing and distribution

### **Tract 13**

#### ***Proposed Conditions:***

Vehicular access must be taken off of Motheral Drive.

#### ***Proposed Prohibited Uses:***

Drive through accessory use

## **Tract 14**

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

No structure of any kind shall be built to a height greater than 40 feet above ground level on the Property.

## **Tract 20**

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

~~1) Except as provided in this ordinance, the Property shall be developed in accordance with the townhouse and condominium residence (SF-6) district site development regulations of the Code.~~

2) A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day above the trips generated by the existing or approved development.

3) Vehicular access from the Property to Applegate Drive is prohibited. All vehicular access from the Property shall be to Motheral Street by one driveway only.

4) A building or structure constructed on the Property may not exceed a height of 18 feet from ground level.

5) A six-foot high solid fence shall be provided and maintained:

- a) along the south, east and west property lines; and
- b) along the north side of the property set back 10 feet from the right-of-way of Applegate Drive.

~~6) A 10-foot wide vegetative buffer shall be provided and maintained along and adjacent to the north property line between the six-foot high fence and Applegate Drive. The vegetative buffer is subject to the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the buffer zone are 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:***

Art gallery  
Campground  
Hotel/motel  
Indoor sports and recreation  
Outdoor entertainment  
Recreational equipment sales  
Service station  
Theater  
Hospital service (limited)

Art workshop  
Consumer convenience services  
Indoor entertainment  
Marina  
Outdoor sports and recreation  
Restaurant (general)  
Special use historic  
Counseling services

### ***Existing Conditional Uses:***

Community recreation (private)  
Cultural services



Community recreation (public)

**Tract 26**

***Existing Prohibited Uses:***

Adult oriented business

***Proposed Conditional Uses:***

Automotive washing

Automotive repair

Automotive sales

Hotel/motel

Drive-through accessory use

**Tract 32**

***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.

Allow access to the Property from Longspur Boulevard and Brownie Drive.

***Existing Prohibited Uses:***

Bail bond services

Pawn shop services

**Tract 33**

***Proposed Conditional Uses:***

Hotel/motel

**Tract 34**

***Existing Prohibited Uses:***

Adult-oriented commercial establishments, as defined in Section 4350 of Chapter 13-2A of the Austin City Code.

***Proposed Conditional Uses:***

Hotel/motel

**Tract 35A**

***Proposed Conditional Uses:***

Hotel/motel

**Tract 35B**

***Existing Conditions:***

Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time 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 2,000 vehicle trips per day.

***Proposed Conditional Uses:***

Hotel/motel

**Tract 35C**

***Proposed Conditional Uses:***

Hotel/motel

**Tract 36A**

***Proposed Conditional Uses:***

Hotel/motel

**Tract 36B**

***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.

***Existing Prohibited Uses:***

Adult oriented business

***Proposed Conditional Uses:***

Hotel/motel

**Tract 36C**

***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.

***Existing Prohibited Uses:***

Pawn shop services

***Proposed Conditional Uses:***

Hotel/motel



**Tract 36D**

***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 36E**

***Proposed Conditional Uses:***

Hotel/motel

## 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's 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 6.1 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 BARRACKS 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

☐ I am in favor  
(Estoy de acuerdo)

Address 301 and 303 Ferguson, Tract 11

☒ I object  
(No estoy de acuerdo)

Phone: 512-836-4725

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## **Comments in Regards to Zoning Changes to Implement the North Lamar Neighborhood 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 properties 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 its 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 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) Gene Zumalt

Address 603 West Grady Drive

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

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## 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) Juanberto Ojervides

Address 9603 Oriole Dr.

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

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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 resident  
character and discourage infill that leads to clutter, noise, congestion  
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 neighbor  
hood.

Name (please print) Marzella Zumalt

Address 11914 Rennalee Loop

- ☐ 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 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*

☐ I am in favor  
(Estoy de acuerdo)

Address *603 West Grady Drive*

☒ 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 over all.*

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*

☐ I am in favor  
(Estoy de acuerdo)

Address *507 West Grady Dr.*

☒ I object  
(No estoy de acuerdo)