

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0224 – Greater South River City **P.C. DATE:** November 13, 2007
Vertical Mixed Use (VMU) Rezoning

AREA: 26 tracts on 154.71 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Andrew Holubeck

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Barton Springs/ Edwards Aquifer Conservation Dist.
Bouldin Creek Neighborhood Assn.
Bouldin Creek Neighborhood Planning Team Liaison - COA
Bouldin Forward Thinking
CIM
Dawson Neighborhood Assn.
Dawson Neighborhood Planning Team
Dawson Neighborhood Planning Team Liaison - COA
Downtown Austin Alliance
Home Builders Association of Greater Austin
Homeless Neighborhood Organization
Riverwalk Condominiums
Save Town Lake.Org
Sentral Plus East Austin Koalition (SPEAK)
SoCo-South First St.
South Austin Commercial Alliance
South Central Coalition
South Congress South First
South River City Citizens Assn.
Terrell Lane Interceptor Assn.

AREA OF PROPOSED ZONING CHANGES: The Greater South River City Planning Area is bounded by South Congress Ave. to the west, Ben White Blvd. to the south, IH-35 on the east, and Lady Bird Lake (formerly Town Lake) on the north. Please refer to Attachments.

WATERSHEDS: Town Lake, Harper's Branch, Blunn Creek (Urban)
Country Club (Suburban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS:

Travis High School Fulmore Junior High School Travis Heights Elementary
 Texas School for the Deaf St. Edwards University

APPLICABLE CORE TRANSIT CORRIDORS : South Congress Ave and Riverside Dr

SUMMARY STAFF RECOMMENDATION:

Staff supports the Greater South River City Plan Contact Team's recommendations concerning Relaxed Dimensional Standards, Parking Reduction, and Additional Ground Floor Uses in Office Districts, as detailed in Attachments 1 and 3. For Tract 327, staff recommends postponing consideration of the tract until the required plan amendment case can be brought forward concurrently.

LIST OF ATTACHMENTS:

Attachment 1: Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

Attachment 2: List of Greater South River City VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address

Attachment 3: Greater South River City VMU Neighborhood Recommendations – Opt-Out Properties

Attachments 4A & 4B: Greater South River City VMU Tract Maps – Properties Eligible for VMU Opt-Out

Attachment 5: Zoning Map

Attachment 6: Overview of Vertical Mixed Use (VMU) and the VMU Opt-In/Opt-Out Process

Attachment 7: Planning Commission Comment Forms

PLANNING COMMISSION RECOMMENDATION:

November 13, 2007:

- APPROVED MOTION 1 TO POSTPONE TRACT 327 TO 12/11/07 TO ALLOW FOR THE PLAN AMENDMENT TO OCCUR CONCURRENTLY WITH THE REZONING;
- APPROVED MOTION 2 TO IMPLEMENT VMU REGULATIONS BY REZONING TRACTS 302-322; TRACTS 324-326; AND TRACT 328. ALL VMU RELATED STANDARDS SHALL APPLY: DIMENSIONAL STANDARDS, PARKING REDUCTION, AND ADDITIONAL USES IN OFFICE ZONING;
- APPROVED A MODIFICATION OF MOTION 3 TO COMPLETELY OPT OUT TRACT 323 FROM VMU REGULATIONS; AND
- APPROVED A MODIFICATION OF MOTION 4 TO APPLY AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME (MFI) REQUIREMENT FOR VMU RENTAL DEVELOPMENTS.

ISSUES: The GSRC Contact Team and staff recommended opting out of the Relaxed Dimension Standards and Reduced Parking for Tract 323 since this tract contains an affordable apartment complex and the Contact Team did not want to incentivize redevelopment of these units. Planning Commission recommended opting this tract completely out of the VMU Overlay District and the Contact Team representative at the meeting supported this recommendation.

The Contact Team also recommended an affordability level for affordable rental units of 60% of MFI. For this hearing, the Neighborhood Housing and Community Development Department (NHCD) made an initial recommendation of 80% MFI affordability level. Planning Commission recommended in favor of the Contact Team's recommendation of 60%. Since this hearing, NHCD had made a final recommendation to support the recommendation of planning areas who recommend an affordability level of 60%.

CITY COUNCIL DATE: November 29, 2007

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Holubeck
e-mail: andrew.holubeck@ci.austin.tx.us

PHONE: 974-2054

STAFF RECOMMENDATION

Staff supports the Greater South River City Plan Contact Team's recommendations concerning Relaxed Dimensional Standards, Parking Reduction, and Additional Ground Floor Uses in Office Districts, as detailed in Attachment 3.

Tract 323 is currently an affordable housing complex. In an effort to preserve affordable housing in the area, the Greater South River City Plan Contact Team has recommended to opt out of the Relaxed Dimension Standards and Reduced Parking for Tract 323 so as not to incentivize redevelopment of these affordable units.

While both staff and the neighborhood recommend approval for the establishment of VMU regulations for Tract 327, this tract requires a plan amendment before VMU regulations could apply, so staff recommends postponing consideration of the tract until the plan amendment case can be brought forward concurrently.

BACKGROUND

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless “opted-out”. Properties not fronting on the Core Transit Corridors are not eligible for VMU unless “opted-in”.

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2007-0224 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Greater South River City application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Representatives of the Greater South River City Neighborhood Plan Contact Team submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on May 9, 2007. Representatives of Greater South River City selected only one property to opt out of certain VMU-related standards. Please refer to Attachment 1.

- The Plan Contact Team recommended to opt out of the relaxed Dimensional Standards and Parking Reduction for Tract 323 (2715 S Congress).
- The recommended level of affordability for future VMU Rental Units is 60% of the median family income.

Impervious Cover

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

LI, Limited Industrial Services	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 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
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 %
P, Public varies (refer to the Land Development Code)

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

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.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

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/use will be subject to compatibility development regulations.

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VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link:
ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf.

Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

vmu@ci.austin.tx.us

or (512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION

AREA*: Greater South River City Neighborhood Plan
(South River City and St. Edwards Plan Areas)

*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME _____

PHONE _____

E-MAIL _____

MAILING ADDRESS _____

SECONDARY CONTACT INFORMATION**NAME****PHONE****E-MAIL****MAILING ADDRESS****2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA**

Detailed maps for each application area can be found by going to the map located at the bottom of www.ci.austin.tx.us/planning/verticalmixeduse.htm.

3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

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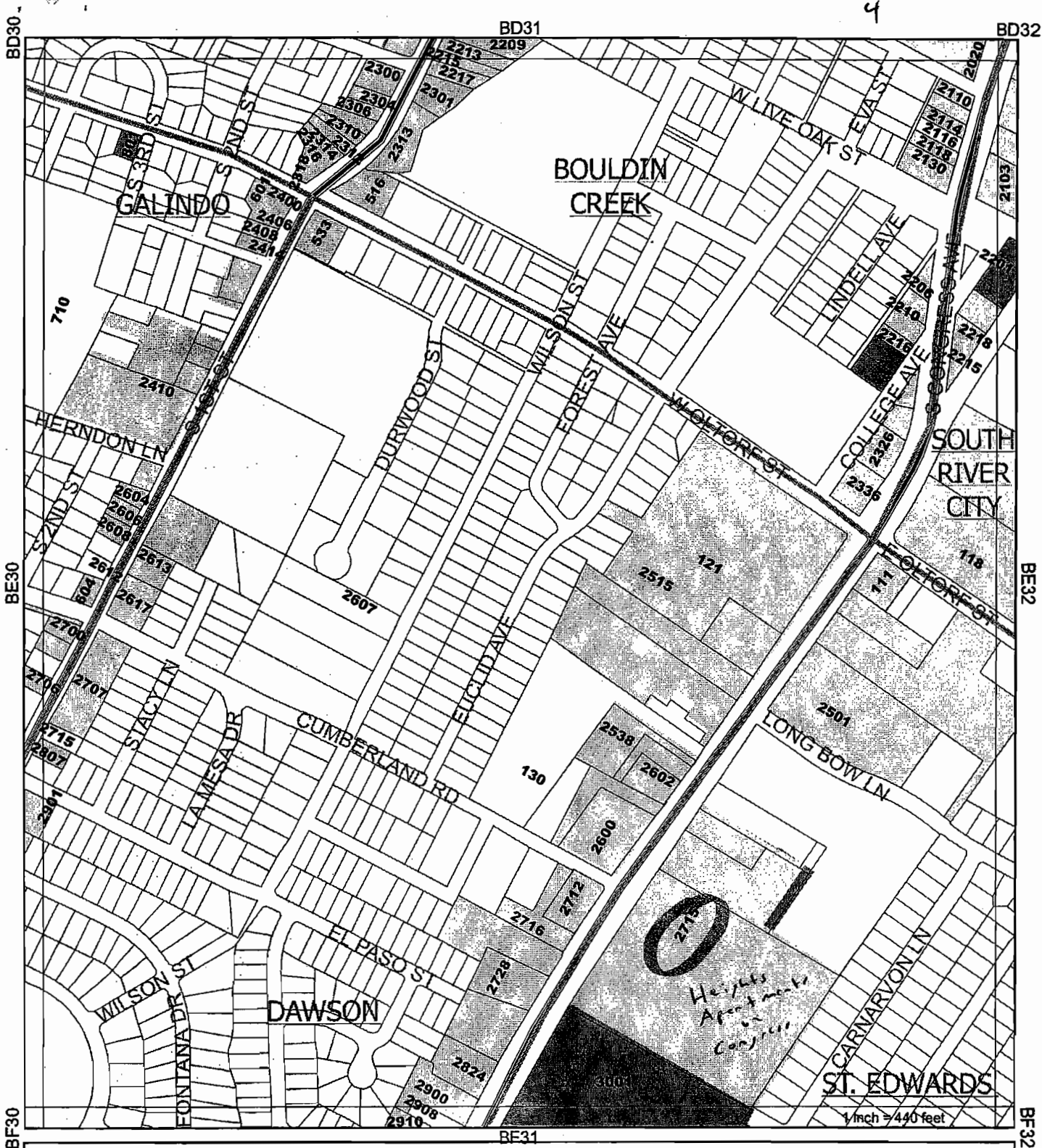
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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 1 of 1	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
2715 S. Congress (The Heights on Congress Apts.)			✓	✓	

See
attached
rationale

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.



Rationale for opting-out of VMU bonuses for
2715 S. Congress: The Heights on Congress apartments

The Greater South River City Neighborhood Plan Contact Team voted to opt-out of relaxed standards for only one property in our boundaries (which includes 2 Core Transit Corridors – S. Congress and Riverside). That property is The Heights on Congress apartments (2715 S. Congress).

The Heights has 34 project-based Section 8 units (the subsidy is tied to the unit rather than the family) affordable for households earning $\leq 30\%$ MFI; the remaining 142 units are LIHTC and are affordable for households earning $\leq 60\%$ MFI. 20% of those 142 units are occupied by households who have Section 8 vouchers. They have clean laundry rooms; well-kept, landscaped grounds with outdoor grills and picnic tables; a clean pool monitored by a rotating camera with sensor, so when someone opens a gate, the camera captures that image; a weight room; a learning center with computers, staffed by YMCA; supervised play for children using the learning center (in addition to the learning activities); fenced and shaded playground equipment. In other words, it is a model affordable housing facility that is very well managed and is in great shape so in no need of redevelopment.

Many of the families who live at the complex have children in our local neighborhood schools (e.g. Travis Heights Elementary). If the property is redeveloped, we would lose this deep affordable housing in our neighborhood and the neighbors who currently live in the complex would be pushed out of the neighborhood and their children out of our schools. Note that VMU affordability requirements would only require 10% of the units to be at 60% MFI whereas now 100% of the 176 units are serving families at or below 60% MFI and about 20% of the units are serving families at or below 30% MFI.

We do not wish in any way to incentivize redevelopment of this property. In fact, the Neighborhood Plan Contact Team regrets that we did not understand this issue more fully when we were going through our neighborhood plan process. If we had, we would have fought staff's proposal to upzone the property to CS-MU from CS and, in fact, would have pushed for an MF zoning if the owner was agreeable.



Danette Chimenti
Chair, GSRC Neighborhood Plan Contact Team

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4. **IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

None - Not applicable

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* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

_____ 80% of median family income

_____ 70% of median family income

☒ 60% of median family income

_____ Other level between 60-80% of median family income

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6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes ☒ No _____

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

B. Please provide the results of the vote:

For 8 Against 0 (South River City Plan Area)
Neighborhood Planning and Zoning Department 6 February 20, 2007

For 8 Against 0 (St. Edwards Plan Area - all
issues except The Heights on Congress)

For 6 Against 0 Abstain 2 (The Heights on Congress
3715 S. Congress)

C. Number of people in attendance at the meeting: 9 (1 person left early and 1 came late)

D. Please explain how notice of the meeting at which the vote was taken was provided:

All members of the NPCT were contacted via email or phone.
Notice was sent to South River City Citizens email list
and posted on the neighborhood website.
Notice was given at SRCC general meetings.

E. Please attach a copy of the notice of the meeting at which the vote was taken.

F. Please provide a copy of the meeting minutes at which the vote was taken.

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws: ✓
 Neighborhood Association By-Laws:
 Other, as described in question A., above:

D. Adams
 SIGNATURE OF CHAIR (OR DESIGNEE)

5-8-07
 DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

Neighborhood Planning and Zoning Department
 Attn: George Adams
 P.O. Box 1088
 Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center
 505 Barton Springs Road, 5th floor

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Greater South River City VMU Application Properties

Tract # (1)	TCAD Property ID (2)	COA Address (3)	Current Zoning	Proposed Zoning
302	187863	600 1/2 E RIVERSIDE DR	L-NP; CS-1-NP	L-V-NP; CS-1-V-NP
		600 E RIVERSIDE DR		
	187865	512 E RIVERSIDE DR	L-NP	L-V-NP
303	187864	400 E RIVERSIDE DR	L-NP	L-V-NP
304	Portion of 187827	Portions of 150 & 160 E RIVERSIDE DR: Property described in Ordinance No. 740214-D	CS-NP	CS-V-NP
	499181	222 E RIVERSIDE DR	L-NP	L-V-NP
305	Portion of 190741	PORTION OF LOT 1 & N 25.34 FT OF LOT 3 CROCKETT MAE ESTATE SUBD (Portion of 134 E RIVERSIDE DR)	CS-1-NP	CS-1-V-NP
306	187826	110 E RIVERSIDE DR	CS-1-NP	CS-1-V-NP
307	190743	343 S CONGRESS AVE	CS-1-NP	CS-1-V-NP
308	190744	85FT AV X 103FT ABS 8 SUR 20 DECKER I (LEASEHOLD INTEREST)	CS-1-NP	CS-1-V-NP
309	190745	311 S CONGRESS AVE	CS-1-NP	CS-1-V-NP
	190747	315 S CONGRESS AVE	CS-1-NP	CS-1-V-NP
		325 S CONGRESS AVE		
310	187763	100 1/2 ACADEMY DR	CS-MU-NP	CS-MU-V-NP
		1123 S CONGRESS AVE		
	187764	1117 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
	187765	1109 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
		1111 S CONGRESS AVE		
		1113 S CONGRESS AVE		
		1115 S CONGRESS AVE		
	187766	1009 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
	187767	907 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
	187768	1011 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
	187769	1007 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
	187770	901 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
	187771	1101 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
	187772	ABS 8 SUR 20 DECKER I ACR .465	CS-MU-NP	CS-MU-V-NP
	187773	611 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
		613 S CONGRESS AVE		
	187774	ABS 8 SUR 20 DECKER I ACR .044	CS-MU-NP	CS-MU-V-NP
	187776	125 E RIVERSIDE DR	CS-1-NP	CS-1-V-NP
	187777	127 E RIVERSIDE DR	CS-CO-NP	CS-V-CO-NP
	187778	149 E RIVERSIDE DR	CS-CO-NP	CS-V-CO-NP
	187779	203 E RIVERSIDE DR	CS-NP	CS-V-NP
	187780	205 E RIVERSIDE DR	CS-NP; CS-MU-NP	CS-V-NP; CS-MU-V-NP
	187783	153 E RIVERSIDE DR	CS-NP	CS-V-NP
	187784	201 E RIVERSIDE DR	CS-NP	CS-V-NP
	187785	515 S CONGRESS AVE	CS-1-NP	CS-1-V-NP
	187786	ABS 8 SUR 20 DECKER I N 10 X 161 FT	CS-NP	CS-V-NP
	359087	401 S CONGRESS AVE	CS-1-NP	CS-1-V-NP
		501 S CONGRESS AVE		

Greater South River City VMU Application Properties

Tract # (1)	TCAD Property ID (2)	COA Address (3)	Current Zoning	Proposed Zoning
311	Portion of 282706	BLK 1,2, & 8 OF FAIRVIEW PARK (Portion of 1201 S CONGRESS AVE)	CS-1-MU-NCCD-NP	CS-1-MU-NCCD-V-NP
312	282704	1303 S CONGRESS AVE	CS-NCCD-NP	CS-NCCD-V-NP
	282705	1301 S CONGRESS AVE	CS-NCCD-NP	CS-NCCD-V-NP
313	282695	106 E GIBSON ST	CS-NCCD-NP; CS-1-NCCD-NP	CS-NCCD-V-NP; CS-1-NCCD-V-NP
		1300 NICKERSON ST		
		1323 S CONGRESS AVE		
		1325 S CONGRESS AVE		
		1329 S CONGRESS AVE		
	282696	S10FT OF LOT 3 *& N15.33FT OF LOT 4 BLK 9 FAIRVIEW PARK	CS-NCCD-NP	CS-NCCD-V-NP
	282697	1321 S CONGRESS AVE	CS-NCCD-NP	CS-NCCD-V-NP
	282698	1317 S CONGRESS AVE	CS-NCCD-NP	CS-NCCD-V-NP
	282699	1315 S CONGRESS AVE	CS-NCCD-NP	CS-NCCD-V-NP
	282700	1313 S CONGRESS AVE	CS-NCCD-NP	CS-NCCD-V-NP
	282701	N25FT OF LOT 2 BLK 9 FAIRVIEW PARK	CS-NCCD-NP	CS-NCCD-V-NP
314	283171	1603 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
315	283163	103 E MILTON ST	CS-MU-NP	CS-MU-V-NP
316	283161	104 E ANNIE ST	CS-MU-NP	CS-MU-V-NP
		1711 S CONGRESS AVE		
317	283152	104 E MARY ST	CS-MU-NP	CS-MU-V-NP
		106 1/2 E MARY ST		
		1811 S CONGRESS AVE		
	283153	LOT 3 *& S10FT OF LOT 2 BLK 31 SWISHER ADDN	CS-MU-NP	CS-MU-V-NP
	283154	105 E ANNIE ST	CS-MU-NP	CS-MU-V-NP
		1801 S CONGRESS AVE		
318	284209	2109 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
	284210	2113 NICKERSON ST	GR-MU-NP	GR-MU-V-NP
	284226	110 E LIVE OAK ST	CS-MU-NP	CS-MU-V-NP
	305000	2101 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
		2105 S CONGRESS AVE		
	305001	2103 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
319	284291	LOT 16&17 BLK 1 LA PRELLE PLACE	CS-MU-NP	CS-MU-V-NP
	284292	2215 S CONGRESS AVE	CS-MU-NP	CS-MU-V-NP
		2218 POST RD		

Greater South River City VMU Application Properties

Tract # (1)	TCAD Property ID (2)	COA Address (3)	Current Zoning	Proposed Zoning
320	284327	102 E OLTORF ST	CS-NP	CS-V-NP
		104 E OLTORF ST		
		106 E OLTORF ST		
		112 E OLTORF ST		
		114 E OLTORF ST		
		118 E OLTORF ST		
		120 E OLTORF ST		
		200 E OLTORF ST		
		204 E OLTORF ST		
		208 E OLTORF ST		
		210 E OLTORF ST		
		212 E OLTORF ST		
		300 E OLTORF ST		
		302 E OLTORF ST		
		304 E OLTORF ST		
		306 E OLTORF ST		
		308 E OLTORF ST		
		310 E OLTORF ST		
		312 E OLTORF ST		
		314 E OLTORF ST		
		316 E OLTORF ST		
		318 E OLTORF ST		
		320 E OLTORF ST		
		322 E OLTORF ST		
	284328	ABS 8 SUR 20 DECKER I ACR 5.593	CS-NP	CS-V-NP
321	307026	401 1/2 E OLTORF ST	CS-NP	CS-V-NP
	307039	111 1/2 E OLTORF ST	CS-NP	CS-NP
		111 E OLTORF ST		
		2401 S CONGRESS AVE		
		2415 S CONGRESS AVE		
	307041	2501 S CONGRESS AVE	CS-NP	CS-NP
	307042	LOT 7 *3RD RESUB OF SOUTH CONGRESS SQUARE	CS-NP	CS-NP
322	307138	LOT B * LESS NE .109 AC PHARIS SUBD	CS-MU-NP	CS-MU-V-NP
	307139	LOT A PHARIS SUBD	CS-MU-NP	CS-MU-V-NP
324	307935	3001 1/2 S CONGRESS AVE	GO-MU-NP	GO-MU-V-NP
		3001 S CONGRESS AVE		
		601 ST EDWARDS DR		
	310848	121 WOODWARD ST	GO-MU-NP	GO-MU-V-NP

Greater South River City VMU Application Properties

Tract # (1)	TCAD Property ID (2)	COA Address (3)	Current Zoning	Proposed Zoning
325	310855	3405 S CONGRESS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
	312544	118 E ALPINE RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		230 E ALPINE RD		
		3601 S CONGRESS AVE		
	312545	110 1/2 E ALPINE RD	CS-MU-CO-NP; CS-1-MU-NP	CS-MU-V-CO-NP; CS-1-MU-V-NP
		3615 S CONGRESS AVE		
	312547	3601 1/2 S CONGRESS AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
326	Portion of 734330	Portions of 3701, 3801, & 3803 1/2 S CONGRESS AVE:	CS-1-MU-NP	CS-1-MU-V-NP
	Portion of 734331	An area from finished grade to 19 feet over a 1.191 acre tract of land, more or less, out of Lots 20 and 21, Woodward Industrial district Subdivision, as described in Exhibit A of Ordinance No. 010823-16.	CS-1-MU-NP	CS-1-MU-V-NP
327	734360	130 E BEN WHITE BLVD WB	CS-CO-NP	CS-V-CO-NP
		150 E BEN WHITE BLVD WB		
	734361	3907 S CONGRESS AVE	GR-CO-NP	GR-V-CO-NP
		3909 1/2 S CONGRESS AVE		
328	282685	1423 S CONGRESS AVE	CS-NCCD-NP	CS-NCCD-V-NP
	282686	1415 S CONGRESS AVE	CS-NCCD-NP	CS-NCCD-V-NP

- (1) The tract number refers to the numbered tracts on the Vertical Mixed
 (2) Each TCAD Property ID number represents a separate property, as
 (3) The COA Addresses listed for each property are those addresses on file

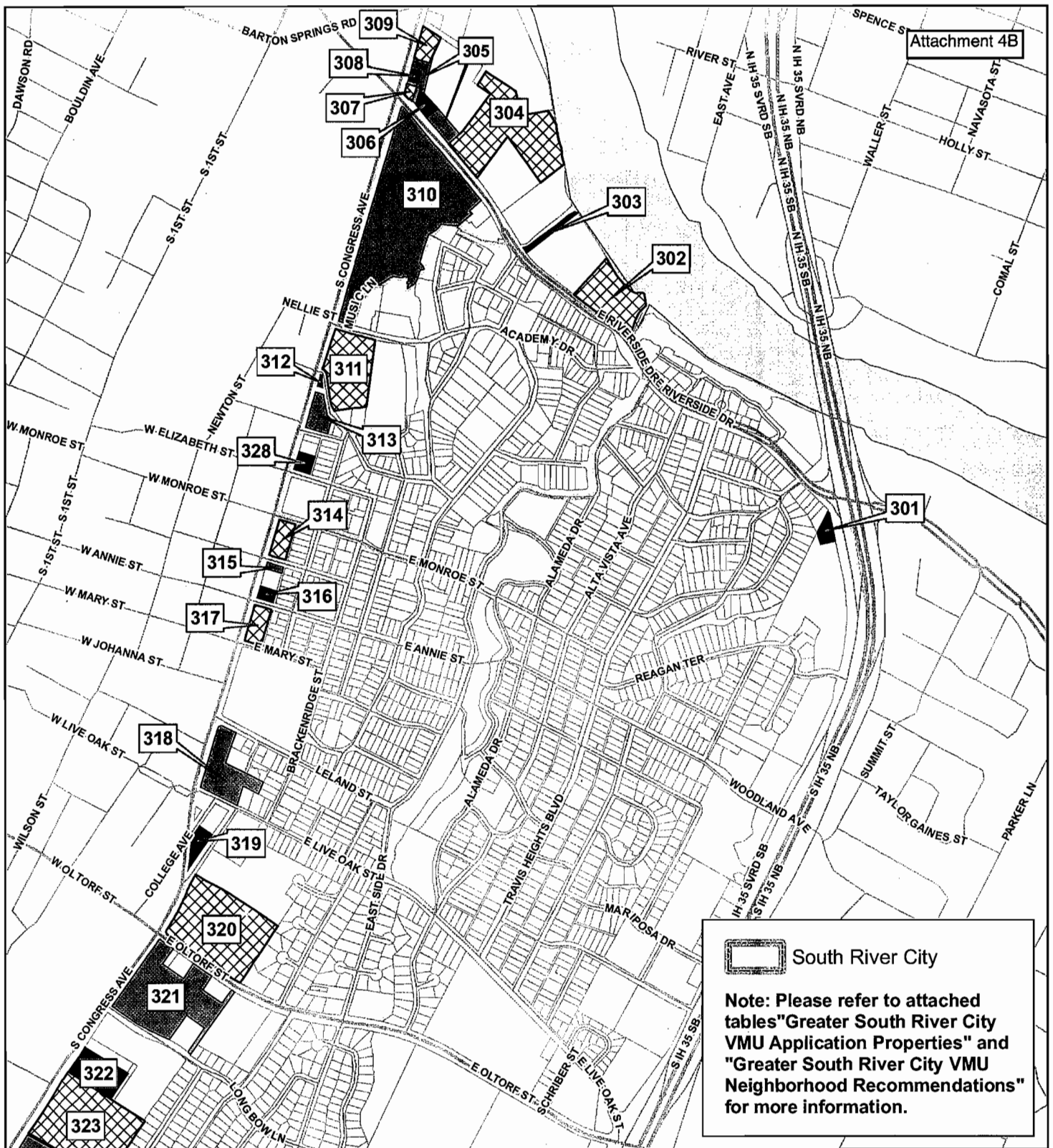
Greater South River City VMU Neighborhood Recommendations

VMU Overlay District (Opt-Out)

Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
302-322, 324-328	X				
323		X	X		

RECOMMENDED AFFORDABILITY LEVEL FOR VMU ELIGIBLE RENTAL PROPERTIES: 60%

- (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.
 (2) Please refer to attached information for explanations of Opt-Out options.



Greater South River City Combined Neighborhood Planning Area
South River City Planning Area
Vertical Mixed Use Tract Map
VMU Overlay District (Opt-Out Properties)
Case # C14-2007-0224

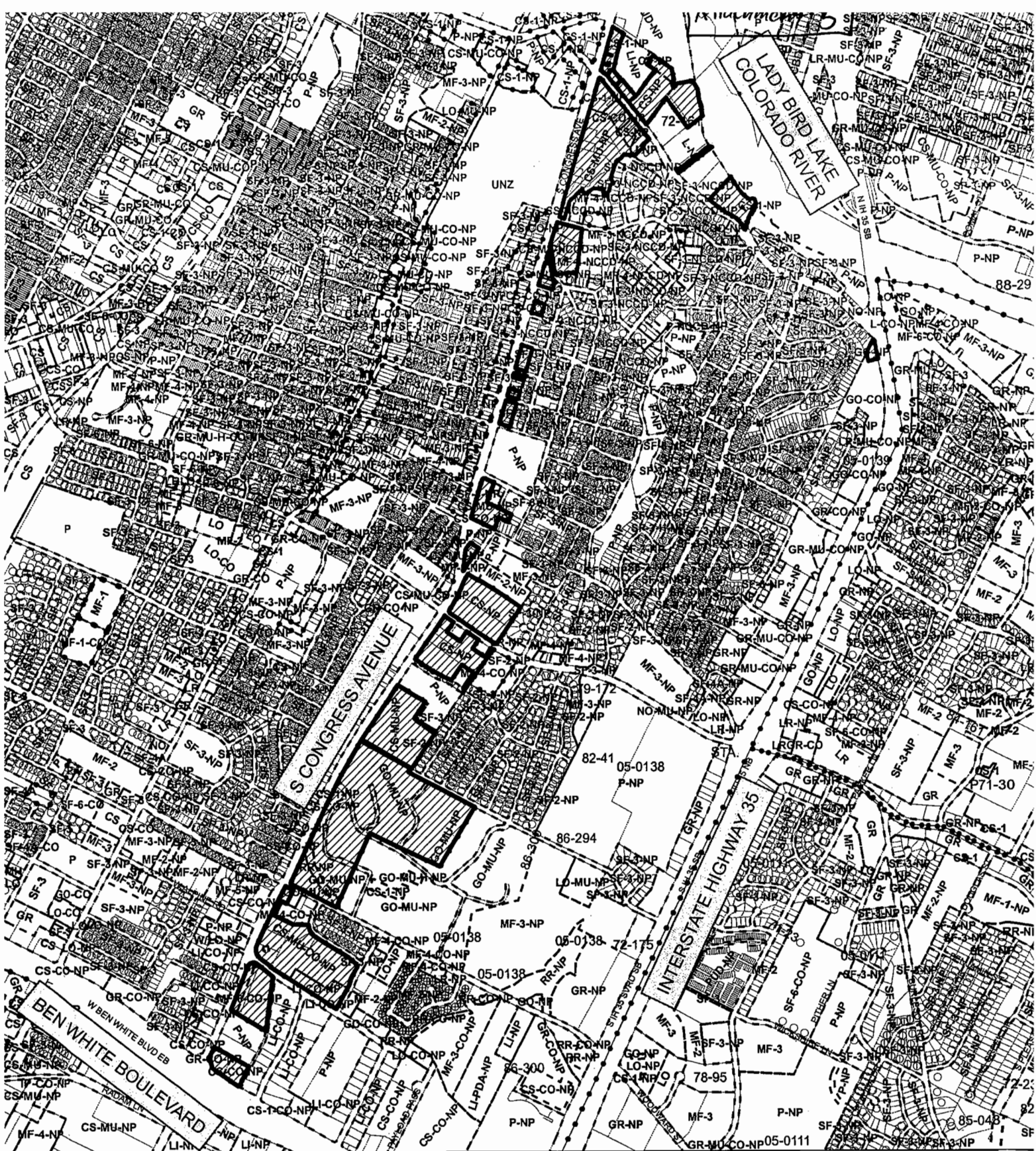


Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 October 26, 2007

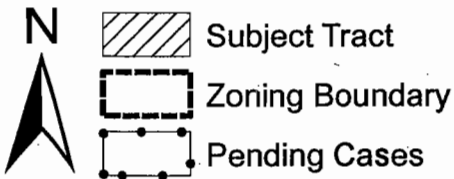


0 500 1,000 2,000 Feet

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



ZONING



ZONING CASE#: C14-2007-0224
 ADDRESS: S CONGRESS AVE
 SUBJECT AREA: 1452 ACRES
 GRID: H18-20 J20-21
 MANAGER: A. HOLUBECK



1" = 1600' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

On August 31st, 2006, the Austin City Council approved a major amendment to the city's development code—the Design Standards and Mixed Use Subchapter, also referred to as the Commercial Design Standards. The majority of the Design Standards provisions went into effect in January 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use (VMU) Buildings. The Design Standards ordinance:

- Defined a new Vertical Mixed Use (VMU) building type and specific development standards for VMU buildings
- Established a process whereby neighborhoods can provide recommendations on the standards and location for VMU buildings (the Opt-In/Opt-Out Process)
- Established locations where VMU buildings may be built
- Defined development standards that may be relaxed to encourage construction of VMU buildings.

WHAT IS A VERTICAL MIXED USE BUILDING?

A Vertical Mixed Use building contains a mix of uses; is designed with pedestrian-oriented spaces on the ground floor; is allowed exemptions from certain site development standards that would otherwise apply; and must contain residential dwelling units—some of which must be offered at certain affordability levels.

NEIGHBORHOOD OPT-IN/OPT-OUT PROCESS

The Opt-In/Opt-Out process provides neighborhood groups the opportunity to make recommendations about potential VMU buildings in their neighborhoods to the Planning Commission and City Council. These recommendations include the location of VMU buildings, the availability of relaxed development standards, and affordable housing levels for VMU buildings. The final decision whether to accept, modify, or reject neighborhood requests rests with the City Council. *See the reverse side of this page for development standards and housing affordability level information.*

“Opt-Out”—Most properties within the VMU Overlay District are eligible for the relaxed development standards/ affordable housing package unless they are “opted-out.” A property is “opted-out” of the VMU Overlay District if a neighborhood recommends and the City Council votes to remove some or all of the relaxed development standards or changes the housing affordability level. The opt-out process also allows neighborhoods to recommend certain properties be entirely removed from the VMU Overlay District. *More information on the VMU Overlay District is provided below.*

“Opt-In”—Properties outside the VMU Overlay District neighborhoods may “opt in” properties with the MU Combining District (e.g. GR-MU) to encourage VMU buildings. Opt-In means a neighborhood recommends whether a property should be eligible for VMU and whether the relaxed development standards/affordable housing should apply. An opt-in recommendation is subject to City Council approval.

POTENTIAL LOCATIONS OF VMU BUILDINGS

The Design Standards ordinance defines two principal locations where VMU Buildings may be permitted:

- The VMU Overlay District
- On properties with the Mixed Use (MU) Combining District—an example would be a property with the zoning of GR-MU (for more zoning information go to http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf).

The VMU Overlay District, created as part of the Design Standards ordinance, applies to most commercially zoned properties with frontage on a Core Transit Corridor or Future Core Transit Corridor. These Corridors are roadways that have or could have the population density and mix of uses to encourage and support transit use. Core Transit Corridors include many of the major arterial roadways in Austin's urban core such

as South Congress Avenue, Lamar Boulevard, and Riverside Drive. For a complete list of these corridors see *Article 5, Definitions* of the Design Standards ordinance at <http://www.ci.austin.tx.us/planning/designstandards.htm>.

RELAXED DEVELOPMENT STANDARDS FOR VMU BUILDINGS

The opt-in/opt-out process allows neighborhoods to recommend relaxation of certain development standards for VMU buildings: dimensional standards, off-street parking requirements for commercial uses, and additional ground floor commercial uses in office zoning districts.

Dimensional Standards

The Design Standards ordinance uses the term "Dimensional Standards" to refer to the relaxation of specific site development standards for VMU buildings. Relaxing these standards is a way to encourage the construction of VMU buildings while still meeting building height limits and compatibility standards. If approved through the opt-in/opt-out process the following relaxed standards will apply to VMU Buildings.

Note: These Dimensional Standards are a "package" and must be accepted or rejected as such in the opt-in/opt-out process.

Setbacks—No minimum front, street side or interior side yard setbacks;

Floor to Area Ratio—No floor to area ratio (FAR) limit;

Building Coverage—No building coverage limit;

Minimum Site Area—No "minimum site area" requirement (site area requirements limit the number of dwelling units on a site)

Off-Street Parking Requirements for Commercial Uses

Minimum off-street parking for the commercial uses within a VMU building can be reduced to 60% of the normal Land Development Code requirement. Residential uses within a VMU building receive the parking reduction by right and cannot be changed through this process. The parking reduction cannot be used in addition to any other parking reduction allowances such as the one for properties within the Urban Core.

Additional Ground Floor Uses in Office Base District Zoning

If approved through the opt-in/opt-out process consumer convenience services, food sales, general retail sales (convenience or general) and restaurant (limited or general) without drive-in service will be permitted in a VMU Building located in an office zoning district (**NO, LO, GO**). Zoning use information begins on page 45 of the following document: http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf.

AFFORDABILITY REQUIREMENTS FOR VMU BUILDINGS

If VMU Buildings are approved through the opt-in/opt-out process, and if they take advantage of the dimensional and parking exemptions, they are subject to certain affordability requirements.

Owner-Occupied Units—Five percent of residential units shall be affordable for households earning no more than 80 percent of the Median Family Income (MFI). Five percent of the residential units shall be affordable for households earning no more than 100 percent of the MFI. The affordability period is 99 years.

Rental Units—Ten percent of the residential units shall be affordable for households earning no more than 80 percent of the current MFI. As part of the opt-in/opt-out process, a neighborhood association or neighborhood planning team may request that the affordable rental units be available for renters earning a lower percentage of the median family income, to as low as 60 percent of the median family income. The affordability period is 40 years.

For more information on VMU:

<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>

PLANNING COMMISSION HEARING**DATE: November 13, 2007** **TIME: 6:00 P.M.****LOCATION: City Hall, Rm. 1002, Council Chambers**
301 W. 2nd Street, Austin**CITY COUNCIL HEARING****DATE: November 29, 2007** **TIME: 4:00 P.M.****LOCATION: City Hall, Rm. 1002, Council Chambers**
301 W. 2nd Street, Austin

For questions regarding the proposed application of Vertical Mixed Use (VMU) regulations in the Greater South River City Combined Neighborhood Planning Area, please call Andrew Holubeck at (512) 974-2054 or email at: andrew.holubeck@ci.austin.tx.us. Si Ud Necesita información en Español, favor de llamar a Andrew Holubeck al (512) 974-2054. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Andrew Holubeck, Austin, TX 78767-8835.

File # C14-2007-0224**Planning Commission Hearing Date: November 13, 2007**

Name (please print)

Richard & Elizabeth Jones

Property Address

306 E. Live Oak St ATX 78704

mailing:

4224 Mather Kyle, TX 78640



I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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File # C14-2007-0224

Planning Commission Hearing Date: November 13, 2007

Name (please print) MATTHEW LYNALGH/GLOAA LEE

Address 110 ACADEMY DRIVE, AUSTIN

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

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File # C14-2007-0224

Planning Commission Hearing Date: November 13, 2007

Name (please print) Gordon Placette/Dale Guthrie ☒ I am in favor

(Estoy de acuerdo)

Address 400 East Riverside Dr. ☐ I object

(No estoy de acuerdo)

Mr. Holubeck, we strongly endorse this.

Thanks for your consideration. Gordon Placette

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File # C14-2007-0224

Planning Commission Hearing Date: November 13, 2007

Name (please print) Richard T. Brady

Address 1011 S. Congress

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

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File # C14-2007-0224

Planning Commission Hearing Date: November 13, 2007

Name (please print)

A. SARTI



I am in favor

(Estoy de acuerdo)

Address

101 N. LAKE HILLS DR.



I object

(No estoy de acuerdo)

AUSTIN, TEXAS 78733

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File # C14-2007-0224

Planning Commission Hearing Date: November 13, 2007

Name (please print) A.E. Jones Gravel Co.

☒ I am in favor
(Estoy de acuerdo)

Address 153 E. Riverside Drive

☐ I object
(No estoy de acuerdo)

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File # C14-2007-0224

Planning Commission Hearing Date: November 13, 2007

Name (please print)

H DEY VALDEZ

Address

312 LE GRANDE AVE 78704



I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

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Agenda Item # 11

Holubeck, Andrew

From: [REDACTED]
Sent: Tuesday, November 13, 2007 11:17 AM
To: melissa.laurensen@ci.austin.tx.us; Holubeck, Andrew
Subject: File C14-2007-0220 and File C14-2007-0224

Hello-

I am writing you in regards to the following cases/ zoning changes File C14-2007-0220 and File C14-2007-0224. I live at 1709 Eva Street and my property is effected by these changes. I am not in favor of these changes. I did not send in the Planning Commission form. Does this email count as a vote or do I need to show up to the meeting tonight?

Thanks,

Kathleen Flannery
Tailor and Sell
Delivery Integration/Portfolio Team
GeBM PMO Website
512-728-1847

11/13/2007

Holubeck, Andrew

From: Jenny Clark
Sent: Friday, November 09, 2007 8:23 PM
To: Holubeck, Andrew
Cc: Tim Jones
Subject: Comment on VMU

RE: File # C14-2007-0224

Andrew,

I object to the VMU zoning changes along South Congress. However, I assume it will happen anyway, here are my suggestions for improvement.

Thanks for talking to me today about the VMU zoning along South Congress. I am encouraged that the intent is not to create massive high rise buildings. I oppose any increase in the height allowances.

I support strong environmental protections for trees and water quality protection. Native landscapes should be required with pedestrian friendly walkways.

Rain water collection should be considered for landscape watering, and other uses. Roof tops should be required to be planted with a living roof, or painted white to limit the heat island effect, or should be required to have solar collectors. Pedestrian friendly street crossing should be included. Traffic calming devices should be used for areas that increase populations. Buildings should be architectural appropriate for historic South Congress and central Texas. The "boxy" in fill homes and businesses I have seen lately are not appropriate for this bioregion. Buildings should be designed with awareness of proper site placement to limit energy use, such as overhangs on the west facing walls. Builders should be required to implement green building materials and design.

The area that affects me most directly is the Twin Oaks shopping center and the small tract on College street. There already is a 2 story apartment/condo looming over a rental property, I do not want nearby buildings to be so tall as to overshadow this eyesore and the rental.

The quality of South Congress "funk" is why it is a popular corridor and successful business area. I oppose plans that diminish this neighborhood value.

I also strongly support public notice and public hearings on each property as it comes along. The overall VMU plan may need to be adjusted based on neighborhood concerns as they arise and new information comes available, for example, best practices in green building.

Please pass this on to the Planning Commission members and also to the Mayor and City Council, as I will not be able to attend the public hearings.

Thank you,

Jenny Clark
500 Lone Oak Dr.
78704
441-5788

11-12-07

PLANNING COMMISSION HEARING

DATE: November 13, 2007

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers
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CITY COUNCIL HEARING

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File # C14-2007-0224

Planning Commission Hearing Date: November 13, 2007

Name (please print) KATHLEEN WATKINS

Address 2215 Post RD #2094 Austin TX 78704

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

THE NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT HAS FILED AN APPLICATION TO IMPLEMENT THE VERTICAL MIXED-USE (VMU) LAND USE REGULATIONS. THIS NOTICE HAS BEEN MAILED TO YOU BECAUSE YOU OWN PROPERTY WITHIN 300 FEET OF A VMU ELIGIBLE PROPERTY OR YOU ARE A CONTACT PERSON FOR A NEIGHBORHOOD ORGANIZATION WHOSE BOUNDARIES INCLUDE A VMU ELIGIBLE PROPERTY.

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 proposed VMU land use regulations 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 Neighborhood Planning and Zoning 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: