

## SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2007-0237 – Old West Austin Vertical Mixed Use Building Rezoning

REQUEST:

Conduct a public hearing and approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by amending the boundaries of the VMU Overlay District and/or rezoning selected tracts within the Old West Austin Neighborhood Planning Area with the vertical mixed use building “V” combining district. The planning area is bounded by Enfield Road on the north; North Lamar Boulevard on the east; Lady Bird Lake on the south; and North Mopac Expressway on the west (Shoal Creek, Johnson Creek, and Town Lake watersheds)

DEPARTMENT COMMENTS:

There are three core transit corridors within the Old West Austin Neighborhood Planning Area including: West 5<sup>th</sup> Street, West 6<sup>th</sup> Street and North Lamar Boulevard. The VMU Overlay District includes approximately 30.04 acres. The following is an analysis of the Neighborhood Planning Contact Team (NPCT) recommendations:

- Apply all VMU related standards on 25.5 acres
- Apply VMU with Additional Ground Floor Office Uses only on 4.4 acres

The Old West Austin NPCT made two affordability level recommendations:

- 70% MFI level for 10 % of residential units available for rental within a vertical mixed use building
- 80% MFI level for 10% of residential units available for rental within a vertical mixed use building for properties whose affordable units are at least 1000 square feet in size, and have at least 2 bedrooms.
  - The NPCT desired a higher affordability level on these types of units to encourage the construction of larger apartment units.

ISSUES:

The application lists a recommendation to limit outdoor amplified sound on the Core Transit Corridors in order to encourage compatible development. The conditional overlay combining district (CO) cannot be used for this type of recommendation; in addition, staff is not processing conditional overlays as part of the VMU Opt-In/Opt-Out process. The Neighborhood Planning Contact Team is pursuing other methods to address this request.

APPLICANT: City of Austin, Neighborhood Planning & Zoning Department

AGENT: City of Austin, Neighborhood Planning & Zoning Department (Melissa Laursen)

DATE OF FIRST READING: February 28, 2008. The following motions were approved by consent:

- Postponed tract 1 to March 27, 2008.

- Approved vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 2-11, 17, 19-21, 24-26, and 28-34.
- Approved vertical mixed use building (V) zoning with Additional Uses in Office Districts to tracts 12-16, 18, 22-23, and 27.
- Approved an affordability level of 80% of the median family income for 10% of rental units in a vertical mixed use building to tracts 2-34 for properties whose affordable units are at least 1000 SF in size and have at least 2 bedrooms. Approved an affordability level of 70% of the median family income for 10% of the rental units in a vertical mixed use building to tracts 2-34 that do not meet the 80% MFI standards.

CITY COUNCIL HEARING DATE: March 6, 2008

CITY COUNCIL ACTION:

ASSIGNED STAFF: Melissa Laursen, e-mail: [melissa.laursen@ci.austin.tx.us](mailto:melissa.laursen@ci.austin.tx.us)

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2007-0237 – Old West Austin      **P.C. DATE:** February 12, 2008  
Vertical Mixed Use Building (V) Rezoning

**AREA:** 34 tracts on 30.04 acres

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

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD),  
Melissa Laursen

### **NEIGHBORHOOD ORGANIZATIONS:**

2222 Coalition of Neighborhood Associations  
Austin Independent School District  
Austin Neighborhoods Council  
CIM  
City of Austin Downtown Commission  
Clarksville Community Development Corporation  
Downtown Austin Neighborhood Association (DANA)  
Downtown Austin Neighborhood Coalition  
Greater West Austin Neighborhood Planning Area (Staff Liaison)  
Home Builders Association of Greater Austin  
Homeless Neighborhood Organization  
Old Austin Neighborhood  
Old Enfield Homeowners Association  
Old West Austin Neighborhood Association  
Old West Austin Neighborhood Plan Contact Team  
Save Barton Creek Association  
Save Town Lake Organization  
Sentral Plus East Austin Koalition (SPEAK)  
West Austin Neighborhood Group  
West End Austin Alliance  
Zilker Neighborhood Association

**AREA OF PROPOSED ZONING CHANGES:** The Old West Austin Neighborhood Planning Area is bounded by Enfield Road on the north; North Lamar Boulevard on the east; Lady Bird Lake on the south; and North Mopac Expressway on the west. Please refer to Attachments.

**WATERSHEDS:** Shoal Creek– Urban; Johnson Creek- Urban; Town Lake- Urban

**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Mathews Elementary School; Austin High School

**APPLICABLE CORE TRANSIT CORRIDORS:** West 5<sup>th</sup> Street; West 6<sup>th</sup> Street; North Lamar Boulevard

**STAFF COMMENTS:**

The VMU Overlay District includes approximately 30.04 acres. The following is an analysis of the Neighborhood Planning Contact Team (NPCT) recommendations:

- Apply all VMU related standards on 25.5 acres
- Apply VMU with Additional Ground Floor Office Uses only on 4.4 acres
- Amend the boundaries of the VMU Overlay to exclude Tract 1 (0.14 acres)

Several commercially zoned properties along the Core Transit Corridors are not included in the overlay because they contain contributing structures to the West Line Historic District.

The NPCT made two affordability level recommendations:

- 70% MFI level for 10 % of residential units available for rental within a vertical mixed use building
- 80% MFI level for 10% of residential units available for rental within a vertical mixed use building for properties whose affordable units are at least 1000 square feet in size, and have at least 2 bedrooms.
  - The NPCT desired a higher affordability level on these types of units to encourage the construction of larger apartment units.

**LIST OF ATTACHMENTS:**

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

**Attachment 2:** List of Old West Austin VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address

**Attachment 3:** Old West Austin VMU Neighborhood Recommendations

**Attachment 4:** Old West Austin Tract Map

**Attachment 5:** Zoning Map

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

**Attachment 7:** Public Comments

**PLANNING COMMISSION RECOMMENDATION:**

**December 11, 2007:** Approved by consent to postpone case to 1/15/08

**January 15, 2008:** Approved by consent to postpone case to 2/12/08

**February 12, 2008:**

- Postponed tract 1 to March 11, 2008.
- Approved vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 2-11, 17, 19-21, 24-26, and 28-34.

- Approved vertical mixed use building (V) zoning with Additional Uses in Office Districts to tracts 12-16, 18, 22-23, and 27.
- Approved an affordability level of 80% of the median family income for 10% of rental units in a vertical mixed use building to tracts 2-34 for properties whose affordable units are at least 1000 SF in size and have at least 2 bedrooms. Approved an affordability level of 70% of the median family income for 10% of the rental units in a vertical mixed use building to tracts 2-34 that do not meet the 80% MFI standards.

**ISSUES:** The application lists a recommendation to limit outdoor amplified sound on the Core Transit Corridors in order to encourage compatible development. The conditional overlay combining district (CO) cannot be used for this type of recommendation; in addition, staff is not processing conditional overlays as part of the VMU Opt-In/Opt-Out process. The Neighborhood Planning Contact Team is pursuing other methods to address this request.

**CITY COUNCIL DATE:**

**ACTION:**

January 10, 2008

Postponed case to 1/31/08

January 31, 2008

Postponed case to 2/28/08

February 28, 2008

Approved the following motions on 1<sup>st</sup> Reading by consent:

- Postponed Tract 1 to 3/27/08
- Approved vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 2-11, 17, 19-21, 24-26, and 28-34.
- Approved vertical mixed use building (V) zoning with Additional Uses in Office Districts to tracts 12-16, 18, 22-23, and 27.
- Approved an affordability level of 80% of the median family income for 10% of rental units in a vertical mixed use building to tracts 2-34 for properties whose affordable units are at least 1000 SF in size and have at least 2 bedrooms. Approved an affordability level of 70% of the median family income for 10% of the rental units in a vertical mixed use building to tracts 2-34 that do not meet the 80% MFI standards.

**ORDINANCE READINGS: 1<sup>st</sup>**

**2<sup>nd</sup>**

**3<sup>rd</sup>**

**ORDINANCE NUMBER:**

**CASE MANAGER:** Melissa Laursen  
E-mail: [melissa.laursen@ci.austin.tx.us](mailto:melissa.laursen@ci.austin.tx.us)

**PHONE:** 974-7226

## **NEIGHBORHOOD RECOMMENDATION**

The Old West Austin Neighborhood Planning Contact Team (NPCT) is comprised of three individuals who represent the Clarksville Community Development Corporation (CCDC), Old West Austin Neighborhood Association (OWANA), and the West End Austin Alliance (WEAA). Each of these organizations held general meetings to provide input regarding VMU to their NPCT representative. The NPCT submitted an amended Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on August 7, 2007. *Please refer to the Application (Attachment 1) for more details regarding the neighborhood recommendation.*

- The NPCT made the following recommendations for properties within the VMU Overlay District.
  - Apply all VMU related standards to tracts 2-11, 17, 19-21, 24-26, and 28-34.
  - Apply VMU with Additional Ground Floor Uses only on tracts 12-16, 18, 22-23, and 27.
  - Amend the boundaries of the VMU Overlay to exclude tract 1.  
(This tract is within the boundaries of the Old Enfield Neighborhood Association. The NPCT worked together with Old Enfield on this recommendation.)
- The NPCT recommended applying only the Additional Ground Floor uses to the properties listed above to avoid providing an incentive for redevelopment which may have negative impacts on unique characteristics of the neighborhood.
- The recommended level of affordability for future VMU rental units is 70% MFI level for 10 % of residential units available for rental within a vertical mixed use building and 80% MFI level for 10% of residential units available for rental within a vertical mixed use building for properties whose affordable units are at least 1000 square feet in size, and have at least 2 bedrooms.
  - The NPCT desired a higher affordability level on these types of units to encourage the construction of larger apartment units.

## **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 C14-2007-0237 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Old West Austin application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

### **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 <u>Land Development Code</u> )

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

### **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.

\* 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.

The lot lines on the City provided maps have some inaccuracies, and so mere assigning numbers doesn't clarify the situation. Instead we are providing, in Addendum Section II.A an alignment of city listed addresses on the maps, the TCAD parcel addresses, and the addresses used at the street.

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

X\* \_\_\_\_\_ 70% of median family income

\_\_\_\_\_ 60% of median family income

\_\_\_\_\_ Other level between 60-80% of median family income

\*We request a special waiver to use an 80% MFI level for properties whose affordable units are at least 1000 square feet in size, and have at least 2 bedrooms. See Addendum Section III.

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 X No \_\_\_\_\_

See Addendum I for explanation of OWA NCPT Bylaws and the required process for decision making.

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.

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B. Please provide the results of the vote:

For 3 Against 0  
Neighborhood Planning and Zoning Department 6

February 20, 2007

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6 - The 3 individuals making up the NPCTeam,

C. Number of people in attendance at the meeting: (see Addendum Section I) and 3 guests.

D. Please explain how notice of the meeting at which the vote was taken was provided: Arrangements were made via email amongst the 3 individuals on the NPCT and 3 others  
that had indicated interest, to coordinate a time and location for the meeting. This  
meeting followed general meetings for each of the organizations that are represented on  
the NPCT (CCDC, OWANA, WEAA) where each organization provided input to their  
representative on the NPCT on their position.

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: X  
Neighborhood Association By-Laws:         
Other, as described in question A., above:       

Laura Morris  
SIGNATURE OF CHAIR (OR DESIGNEE)

August 6, 2007  
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, 5<sup>th</sup> floor

**VERTICAL MIXED USE APPLICATION  
SUBMITTAL CHECKLIST**

- X   1. Completed application with signature of chairperson.
- X   2. Detailed maps showing locations of properties opted-in or opted-out.
- X   3. Completed VMU Opt-Out Form, if applicable
- 4. Completed VMU Opt-In Form, if applicable.
- X   5. Copy of the notice of the meeting at which the vote was taken.
- X   6. Copy of the meeting minutes at which vote was taken.

**Plus Addendum with Explanations, Address Listings and Historic  
Prproperties.**

## **Addendum to OWA VMU Application**

### **I. The OWA Neighborhood Plan Contact Team Composition and Consensus Process**

The Old West Austin (OWA) Neighborhood Contact Team (NPCT) is comprised of 3 individuals, each of which represents one of the 3 organizations that is active in the area: Clarksville Community Development Corporation (CCDC), Old West Austin Neighborhood Association (OWANA), and West End Austin Alliance (WEAA). As described in the adopted OWA NPCT Bylaws, any recommendation from the Team must reflect a consensus position of these 3 representatives which in turn, reflect the positions of their respective organizations.

Stakeholders in OWA arrived at this composition and process for the NPCT in 2005 after extensive discussion and examination of alternative approaches. The representative approach was agreed upon as a fair and efficient one, because the area has the 3 active organizations that reflect a broad base of stakeholders including residents as well as the business and development community.

In keeping with the Bylaws and this approach, the OWA NPCT VMU recommendations reflect a consensus position that was reached after examination and discussion of what were somewhat different opinions at the outset. The consensus position represents compromises that each of the representatives was able to accept, in a conclusion that best balances the priorities of all of the stakeholder groups.

### **II. Rationales for Opt-out Recommendations**

In general and as a default, the OWA NPCT consensus recommendation supports retaining the relaxed standards for properties in the VMU Overlay. The NPCT agreed however, to recommend opting out of the relaxed standards on select properties, to avoid providing an incentive for redevelopment which, in particular instances, would have negative impacts on unique characteristics of the neighborhood.

#### **A. North Side of 6<sup>th</sup> St., West of Baylor (1100 W 6<sup>th</sup> St – 1312 W 6<sup>th</sup> St)**

Our recommendation is to opt out of the dimensional standards and parking reductions for all properties on the north side of 6<sup>th</sup> St. and west of Baylor. (The W 6<sup>th</sup> St. Core Transit Corridor extends west only to Pressler.) There are several reasons that lead to the recommendation to opt out of the relaxed standards here. Over one dozen of the properties in this stretch of W 6<sup>th</sup> St. are excluded from the VMU Overlay in the first place because they are "contributing" structures to the West Line National Register Historic District. (See listing in Section V below.)

There are ongoing concerns of business interests in the area over the lack of adequate parking for many/most of the commercial uses, which is a burden to established businesses who do provide adequate customer parking. Relaxed standards in redeveloped properties would add to this burden.

The OWA Neighborhood Plan Land Use Policy for the north side of W 6<sup>th</sup> St. supports the addition of mixed use on the north side of 6<sup>th</sup> St only if the existing building and character are maintained. The VMU relaxed standards are a form of mixed use that

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would provide an incentive to redevelop many of these properties in conflict with this policy.

The labeling on the detailed maps provided by the City for the VMU exercise have some inaccuracies and do not line up with the TCAD parcel addresses nor the actual street addresses used. We have aligned all of these in the following chart, and have noted the National Register Historic District (NHRD) Status with the following codes:

C = Contributing

NC = Not Contributing

C\* = Individually eligible for NR listing

NR = Listed in the National Register.

Contributing and H-zoned properties are excluded from the VMU overlay thus we have not included them in the recommendation to opt out.

Please note there are several TCAD parcels that include both a contributing structure and a non-contributing structure on them. It is our understanding that a TCAD parcel that has both a contributing and non-contributing structure on it would also be excluded from the VMU overlay. However, for safety and clarity's sake we have listed the street addresses of those non-contributing properties (that have a contributing structure on their TCAD parcel) on the application form as recommended for opting out.

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OWA W 8th St.  
Address Alignment

Establishment	Lot is Part of TCAD Parcel Listed by TCAD at Address Below	Address Actually Used at the Establishment	Address Used in WLHD Inventory	NRHD Status	City Detailed VMU Map Reference	Comment
<i>All Properties in Overlay Area Fronting North Side of 8th</i>						
RWM Design Thundercloud	1100 W 6th St.	1100 W 6th St.	1100 W 6th St.	NC	Missing from map	Opt Out Dimensional and Parking Excluded from overlay because contributing to WLHD
	1102 W 6th St.	1102 W 6th St.	1102 W 6th St.	C*	Missing from map	Opt Out Dimensional and Parking Excluded from overlay because contributing to WLHD
Enclai Z Tejas	1106 W 6th St.	1106 W 6th St.	1106 W 6th St.	NC	1106 W 6th St.	Opt Out Dimensional and Parking Excluded from overlay because contributing to WLHD
	1110 W 6th St.	1110 W 6th St.	1110 W 6th St.	NC	1110 W 6th St.	Opt Out Dimensional and Parking Excluded from overlay because contributing to WLHD
Z Tejas Fortney's	1112 W 6th St.	1112 W 6th St.	1112 W 6th St.	NC	1112 W 6th St.	Opt Out Dimensional and Parking Excluded from overlay because contributing to WLHD
	1116 W 6th St.	1116 W 6th St.	1116 W 6th St.	C*	1116 W 6th St.	Opt Out Dimensional and Parking Excluded from overlay because contributing to WLHD
Positive Images	1118 W 6th St.	1116 W 6th St.	1118 W 6th St.	C	1118 W 6th St.	Excluded from overlay because contributing to WLHD
Sweetish Hill	1118 W 6th St.	1120 W 6th St.	1120 W 6th St.	NC		Part of TCAD parcel that includes a structure (street address 1118 W 6th) which is contributing and thus excluded from overlay
Heavens	1122 W 6th St.	1122 W 6th St.	1122 W 6th St.	C	Missing from map	Excluded from overlay because contributing to WLHD
Dakota Vintage Clothing	1126 W 6th St.	1126 W 6th St.	Missing from inventory	N/A	1126 W 6th St.	Part of TCAD parcel that includes structures (street addresses 1126 & 1130 W 6th St) which are contributing and thus excluded from overlay
Wiggy's	1128 W 6th St.	1128 W 6th St.	1126 W 6th St.	C	Missing from map	Excluded from overlay because contributing to WLHD
Wiggy's	1126 W 6th St.	1130 W 6th St.	1130 W 6th St.	C	1130 W 6th St.	Excluded from overlay because contributing to WLHD
Portasia	1200 W 6th St.	1200 W 6th St.	1200 W 6th St.	NC	Missing from map	Part of TCAD parcel that includes a structure (street address 1204 W 6th) which is contributing and thus excluded from overlay
Wally Workman Gallery	1200 W 6th St.	1202 W 6th St.	1202 W 6th St.	NC	Missing from map	Part of TCAD parcel that includes a structure (street address 1204 W 6th) which is contributing and thus excluded from overlay
Shear Madness	1200 W 6th St.	1204 W 6th St.	1204 W 6th St.	C	Missing from map	Excluded from overlay because contributing to WLHD

OWA W 6th St.  
Address Alignment

Establishment	Lot is Part of TCAD Parcel Listed by TCAD at Address Below	Address Actually Used at the Establishment	Address Used in WLHD Inventory	NRHD Status	City Detailed VMU Map Reference	Comment
Griffith's Office	1206 W 6th St.	1206 W 6th St.	1206 W 6th St.	C*	Incorrectly shown on map as eastern part of the block.	Excluded from overlay because contributing to WLHD. Note: 1206 W 6th shows on City VMU map as the eastern 1 of only 2 parcels between Blanco and Harthan. The second one showing on the map (1208) is actually just west of Harthan and not part of that block at all. 1208 is the parcel that is western most in that block.
Multifamily (at corner fronts W 6th)	800 Harthan St.	1206 W 6th St.	800 B Harthan St.	C*	800 Harthan St.	Excluded from overlay because contributing to WLHD.
Office/Residence (fronts on Harthan)	800 Harthan St.	800 Harthan St.	800 A Harthan St.	C		Excluded from overlay because contributing to WLHD.
		N/A			1212 W 6th St.	No Such Address per TCAD or at the street.
Artworks & Julian Gold	1214 W 6th St.	1214 W 6th St.	1214 W 6th St.	NC	1214 W 6th St.	Opt Out Dimensional and Parking
	1312 W 6th St.	N/A	N/A	N/A	1312 W 6th St.	Opt Out Dimensional and Parking
<i>Properties in Overlay Fronting South Side of 6th (Contributing or NR Only)</i>						
		N/A	508 Baylor St.		Incorrectly shown on map as fronting W 6th St.	508 Baylor fronts Baylor and is south of the corner at 6th. It has no frontage on W 6th.
Steven Clerk Gallery	510 Baylor St.	510 Baylor St. & 1101 W 6th St.	510 Baylor St.	NR	Missing from map	Excluded from overlay because it is zoned H Historic, and as a National Register property, is contributing to the WLHD
Active Life Chiropractors	1315 W 6th St.	1315 W 6th St.	1315 W 6th St.	C	1315 W 6th St.	Excluded from overlay because contributing to WLHD.
Lyons Advertising	1317 W 6th St.	1317 W 6th St.	1317 W 6th St.	C	1317 W 6th St.	Excluded from overlay because contributing to WLHD.



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**B. South Side of W 6<sup>th</sup> St. Rounders and Texas Ceiling Fan Sites (1203 – 1207 W 6<sup>th</sup> St.)**

These properties offer significant enhancements to the scale and character of the streetscape in this area. They represent what were originally single family structures. Razing and replacement of these structures should be discouraged.

This approach is consistent with the OWA Neighborhood Plan Land Use Policy for the south side of W 6<sup>th</sup> St., which supports the addition of mixed use on the south side of 6<sup>th</sup> St *only* if the existing building and character are maintained. The VMU relaxed standards are a form of mixed use that would provide an incentive to redevelop these properties in conflict with this policy. In addition, Objective 13.4 of the OWA Neighborhood Plan specifically addresses this issue, "Businesses on the north side and south side of 6th street should keep single-house character as a transition to the residential area of the neighborhood."

**C. 500 Oakland Ave. and 501 Oakland Ave.**

These 2 small lots have frontage on the W 5<sup>th</sup> St. Core Transit Corridor, but their structures face Oakland, which is a modestly scaled, historically intact street. Although the structures at both 500 and 501 Oakland are not considered "contributing" structures to West Line Historic District (as are the majority on this block), they are in line with the rest of the modest scale streetscape of Oakland. Redevelopment should be discouraged.

**D. Donn's Depot and El Arroyo (1600-1602 W 5<sup>th</sup> St. and 1624 W 5<sup>th</sup> St.)**

Both of these establishments are long-term iconic businesses that continue to add significant character to the area. Redevelopment of these properties is not desirable. The OWA Neighborhood Plan encourages maintenance of long term businesses, in Objective 13.6: "Support the long term businesses in the neighborhood- their success is our success and part of the overall history of the neighborhood."

**III. Affordability Level**

There is particular concern over a future lack of housing for families with children in the Old West Austin area. A 70% MFI affordability level was agreed upon, with the added condition that a more relaxed level be allowed if the project provided housing that would be suitable for families with children. While there is some difficulty in capturing exactly what "suitable" entails, it was agreed that the size of the home is important, and therefore the OWA NPCT recommendation is that the affordability level be increased to 80% MFI for projects where the affordable units are at a minimum 2 bedrooms and 1000 square feet of living space.

**IV. Conditional Overlay Limiting Outdoor Amplified Sound on OWA Core Transit Corridors**

Over the past year or so, the entertainment district on 5<sup>th</sup> & 6<sup>th</sup> St. has been spreading west, almost, at this point, to Lamar. The vision for the OWA area among residential and commercial stakeholders does not include an entertainment district.

August 6, 2007

Outdoor amplified sound is one of the main components of incompatibility. In order to guide OWA toward redevelopment that fits our vision, the OWA NPCT recommends implementation of a conditional overlay that limits outdoor amplified sound as a general rule.

On the other hand, the OWA stakeholders understand that there are special circumstances when outdoor amplified sound is entirely appropriate for a special occasion, for example Waterloo Records recent 25<sup>th</sup> Birthday Party. In order to allow for special occasions but not regular events with outdoor amplified sound upon which a business model is based, we recommend allowance for an outdoor amplified sound permit for any given property for an event no more than once every 6 months.

In addition, we understand that there may be some contextually appropriate outdoor amplified sound events such as a classical quartet performing regularly at a Sunday brunch. Because these instances are difficult if not impossible to qualify in code, we recommend that additional permits for outdoor amplified sound be allowed if accompanied by a positive recommendation by the OWA NPCT.

#### **V. Properties Contributing to the West Line Historic District**

As noted in Title 25-2, Subchapter E, Section 4.2.2.B.3, the VMU Overlay does not apply to properties that are contributing structures to a National Register District. The National Register West Line Historic District includes several contributing structures that have frontage on the Core Transit Corridors in Old West Austin, and thus are not included in the VMU Overlay. These include properties at the following street addresses:

1102	W. 6th Street
1116	W. 6th Street
1118	W. 6th Street
1122	W. 6th Street
1128	W. 6th Street
1130	W. 6th Street
1204	W. 6th Street
1206	W. 6th Street
1315	W. 6th Street
1316	W. 6th Street
1317	W. 6th Street
600 A & B Harthan Street	
510	Baylor Street (Zoned H)
510 Rear Baylor	

Please see extract from the West Line Historic District Application following this sheet, and listing that compares the addresses shown on the City VMU Detailed Maps with the TCAD parcels and street addresses (Section II.A above).

**Old West Austin VMU Application Properties  
C14-2007-0237**

TRACT # (1)	TCAD PROPERTY ID # (2)	COA ADDRESS (3)
1	199592	1209 PARKWAY
2	199660	1206 PARKWAY
	199661	1002 W 12TH ST
		1200 N LAMAR BLVD
	199670	1204 N LAMAR BLVD
3	107088	1104 N LAMAR BLVD
	107090	1112 N LAMAR BLVD
		1105 1/2 BAYLOR ST
		1107 BAYLOR ST
		0 N LAMAR LOT 1-6 BLK 1 OLT 5 DIV Z SILLIMAN SUBD
4	107084	1003 W 11TH ST
		1014 N LAMAR BLVD
5	107078	1010 N LAMAR BLVD
		1012 N LAMAR BLVD
	107079	1000 N LAMAR BLVD
6	107071	908 N LAMAR BLVD
		910 N LAMAR BLVD
		914 N LAMAR BLVD
7	107075	900 N LAMAR BLVD
		902 N LAMAR BLVD
		904 N LAMAR BLVD
		906 N LAMAR BLVD
8	107064	724 N LAMAR BLVD
9	107065	708 N LAMAR BLVD
	107066	706 N LAMAR BLVD
	107067	704 N LAMAR BLVD
	107069	700 N LAMAR BLVD
		702 N LAMAR BLVD
10	106584	632 N LAMAR BLVD
	106585	626 N LAMAR BLVD
	358904	626 N LAMAR BLVD (IMPS ONLY)
	106586	624 N LAMAR BLVD
11	106587	1004 W 6TH ST
		1006 W 6TH ST
		1012 1/2 W 6TH ST
		1012 W 6TH ST
		1014 W 6TH ST
		1016 W 6TH ST
		600 N LAMAR BLVD
12	106523	1100 W 6TH ST

**Old West Austin VMU Application Properties  
C14-2007-0237**

TRACT # (1)	TCAD PROPERTY ID # (2)	COA ADDRESS (3)
13	106525	1106 W 6TH ST (CONDOMINIUMS)
	106526	
	106527	
	106528	
	106529	
	106530	
	106531	
	106532	
	106533	
	106534	
	106535	
	106536	
	106537	
	106538	
	106539	
	106540	
	106541	
	106542	
	106543	
	106544	
	106545	
	106546	
14	106548	1110 W 6TH ST
	106549	1112 W 6TH ST
15	106858	1212 W 6TH ST
		1214 W 6TH ST
16	106772	1312 W 6TH ST
17	107153	1624 W 5TH ST
18	107149	1604 W 5TH ST
		1610 W 5TH ST
		1612 W 5TH ST
		1614 W 5TH ST
19	107152	1616 W 5TH ST
		1602 W 5TH ST
		1600 W 5TH ST
		1508 W 5TH ST
20	106596	1510 W 5TH ST
		1512 W 5TH ST
		500 POWELL ST
		502 POWELL ST
21	106599	1516 W 5TH ST
	358905	1516 W 5TH ST
22	106588	1515 W 5TH ST
		1517 W 5TH ST

**Old West Austin VMU Application Properties  
C14-2007-0237**

TRACT # (1)	TCAD PROPERTY ID # (2)	COA ADDRESS (3)
21	106648	1501 W 6TH ST (CONDOMINIUMS)
	106649	
	106650	
	106651	
	106652	
	106653	
	106654	
	106655	
	106656	
	106657	
	106658	
	106659	
	106660	
	106661	
	106662	
	106663	
	106664	
	106665	
	106666	
	106667	
	106668	
	106669	
	106670	
	106671	
	106672	
	106673	
	106674	
	106675	
	106676	
	106678	1504 W 5TH ST (CONDOMINIUMS)
	106679	
	106680	
	106681	
	106682	
	106683	
	106684	
	106685	
22	106647	500 OAKLAND AVE
23	106715	501 OAKLAND AVE
24	106723	1400 W 5TH ST

**Old West Austin VMU Application Properties  
C14-2007-0237**

TRACT # (1)	TCAD PROPERTY ID # (2)	COA ADDRESS (3)
25	106826	1304 W 5TH ST
		1306 W 5TH ST
		1308 1/2 W 5TH ST
	106827	1310 W 5TH ST
		1312 W 5TH ST
		1314 W 5TH ST
	106831	1316 W 5TH ST
26	106810	1301 1/2 W 6TH ST
		1313 W 6TH ST
	106811	1221 W 6TH ST
	106812	1219 W 6TH ST
27	106815	1205 W 6TH ST
	106816	1203 W 6TH ST
28	106817	1201 W 6TH ST
29	106821	1200 W 5TH ST
	106822	1204 W 5TH ST
	106823	1210 W 5TH ST
	106828	W 100 FT OF LOT 23 BLK 1 OLT 1 DIV Z DUVAL SUBD
	106832	1214 W 5TH ST
30	106484	1118 W 5TH ST
		1120 W 5TH ST
31	106497	1114 W 5TH ST
32	106493	1106 W 5TH ST
		1111 W 6TH ST
		1115 W 6TH ST
		1117 W 6TH ST
	106494	E 1/2 OF LOT 1-3 BLK 1 RAYMONDS PLATEAU 1/2 INT IN 10X200 OF LOT A PETTUS ADDN
	106495	1125 W 6TH ST
		1127 W 6TH ST
	106498	1139 W 6TH ST
		1141 W 6TH ST
		1143 W 6TH ST

**Old West Austin VMU Application Properties  
C14-2007-0237**

TRACT # (1)	TCAD PROPERTY ID # (2)	COA ADDRESS (3)
33	106570	1005 W 6TH ST
		1009 1/2 W 6TH ST
		1009 W 6TH ST
		LOT 1-4 & N 104.3 FT OF LOT 13 & N 104.3 FT OF E 26 FT OF LOT 14 BLK 2 OLT 11 DIV Z RAYMONDS PLATEAU
		1011 W 6TH ST
		1015 1/2 W 6TH ST
	106573	500 N LAMAR BLVD
		S123.71 FT OF LOT 9-12 & S 104.3 FT OF LOT 13 & S 104.3 FT OF LOT 14-16 LESS 403 SQ FT OF LOT 15-16 BLK 2 OLT 11 DIV Z RAYMONDS PLATEAU
		508 1/2 N LAMAR BLVD
		505 BAYLOR ST
	106575	1003 W 6TH ST
		506 N LAMAR BLVD
		524 N LAMAR BLVD
34	106559	1015 1/2 W 5TH ST
	106560	LOT 4 BLK 3 OLT 11 DIV Z HORNADAY RESUB
	106561	1005 W 5TH ST
	106562	1001 W 5TH ST
	106563	N 52 FT OF S 104 FT OF LOT 5-8 BLK 3 *LESS E19.12'AV OLT 11 DIV Z RAYMONDS PLATEAU
	106564	316 N LAMAR BLVD
	106566	1025 W 5TH ST

(1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.

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

(3) The COA Addresses listed for each property are those addresses on file with the city pertaining to that property. If a COA address was not available for a property the TCAD address and/or legal description was used.

**Old West Austin VMU Neighborhood Recommendations  
C14-2007-0237**

VMU Overlay District					
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	
1					X
12-16 18 22-23 27		X	X		
2-11 17 19-21 24-26 28-34	X				

**RECOMMENDED AN AFFORDABILITY LEVEL OF:**

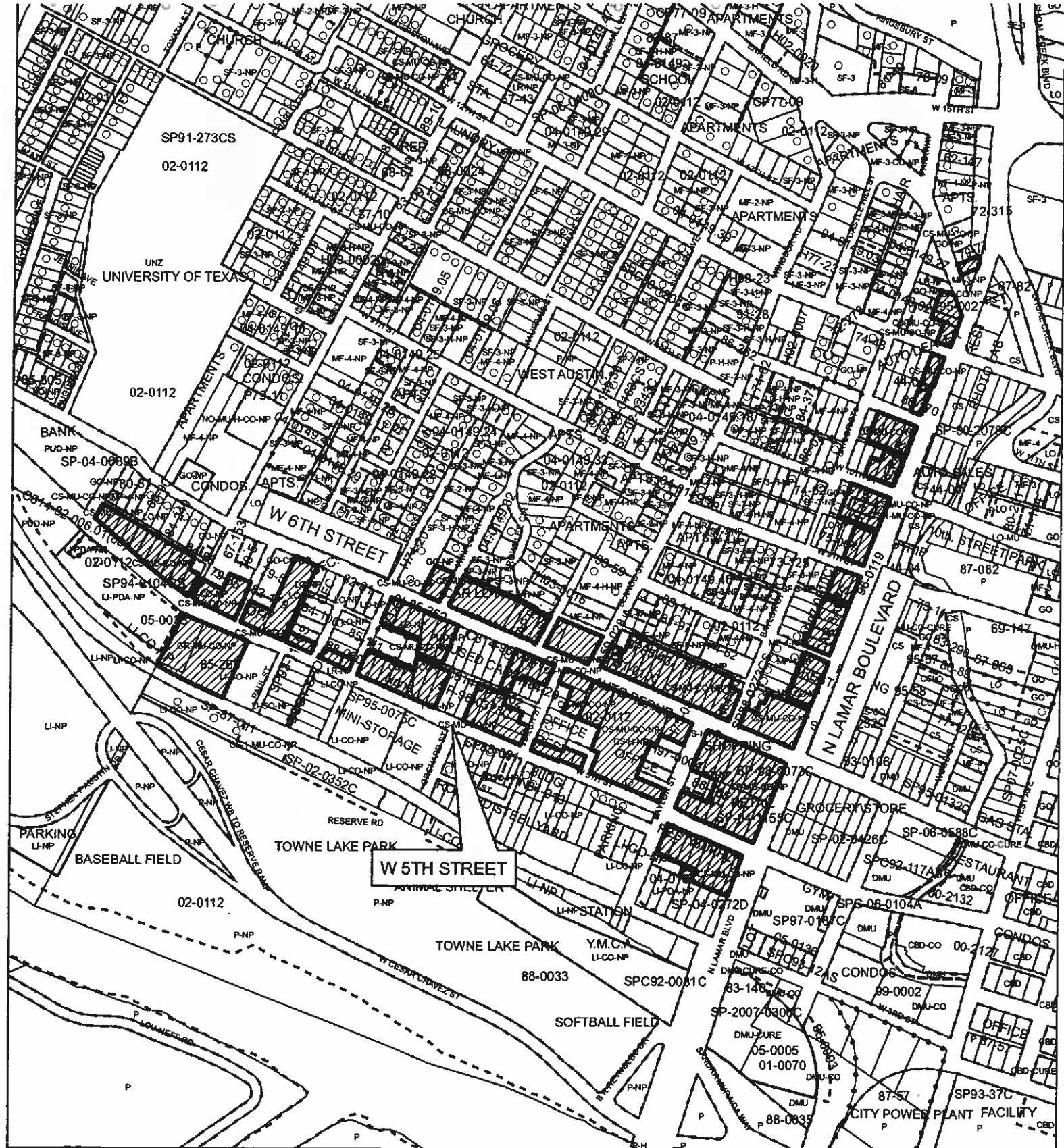
**70% OF THE MEDIAN FAMILY INCOME FOR 10% OF THE RESIDENTIAL UNITS AVAILABLE FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING**

**80% OF THE MEDIAN FAMILY INCOME FOR 10% OF THE RESIDENTIAL UNITS AVAILABLE FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING FOR UNITS THAT ARE AT LEAST 1,000 SQUARE FEET IN SIZE AND ARE AT LEAST 2 BEDROOMS**

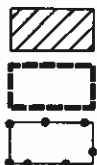
- (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.  
 (2) Please refer to attached information for explanations of Opt-Out options.







# ZONING



Subject Tract  
Zoning Boundary  
Pending Cases

ZONING CASE#: C14-2007-0237  
ADDRESS: ENFIELD RD  
SUBJECT AREA: 31.95 ACRES  
GRID: H22-23  
MANAGER: M. LAURSEN



1" = 600'

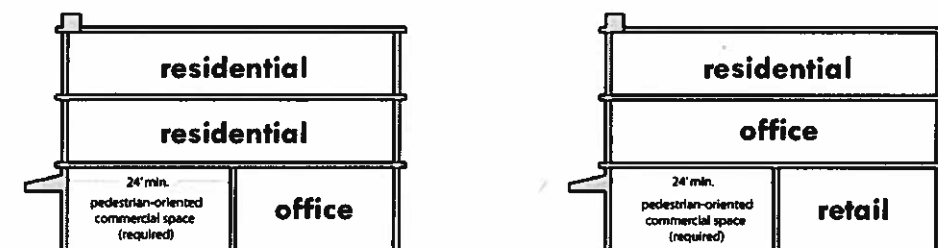
OPERATOR: S MEEKS

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**

## **WHAT IS A VERTICAL MIXED USE BUILDING?**

A vertical mixed use building contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels. Below, are some examples of a vertical mixed use building:



## **WHAT IS THE VERTICAL MIXED USE (VMU) OVERLAY DISTRICT?**

In an effort to encourage vertical mixed use buildings, the City Council established a vertical mixed use (VMU) overlay district. The district includes most commercially zoned and used properties along Core Transit Corridors and Future Core Transit Corridors as defined in the Commercial Design Standards. Core Transit Corridors include roadways that have or will have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. Examples include sections of South Congress Avenue, Riverside Drive, North and South Lamar Boulevard, and Guadalupe Street. Properties within this district have the additional option to develop a vertical mixed use building subject to specific design standards.

## **WHY VERTICAL MIXED USE BUILDINGS?**

- Encourages density on commercial corridors with higher levels of transit service
- Focused on the creation of a high quality pedestrian and transit-supportive environment
- Consistent with Envision Central Texas (ECT) Preferred Scenario
- Provides a more sustainable development pattern

## **WHAT ARE THE STANDARDS FOR A BUILDING?**

- Must have a mix of uses
- Must have pedestrian-oriented spaces on the ground floor
- Must contain residential dwelling units
- Possibility for relaxed site development standards—some of which require a residential affordability component

## WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

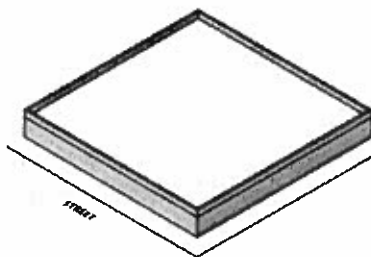
### Dimensional Standards

These dimensional standards listed below are a “package” and must be accepted or rejected as such in the opt-in/opt-out process.

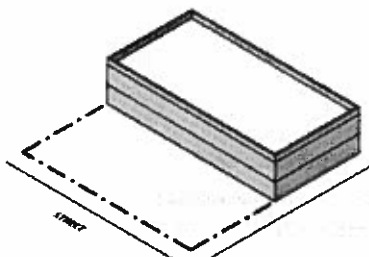
- **Setbacks**—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- **Floor to Area Ratio**—no floor to area ratio (FAR) limit.

The floor area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area in relation to the area of its zoning lot. Each zoning district has an FAR control which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable in a building on the zoning lot.

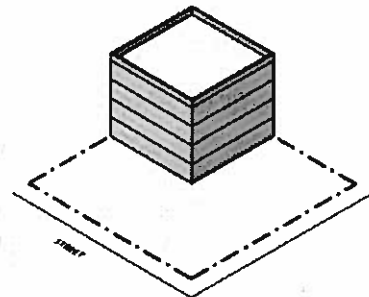
For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



**FAR=1.0**  
**10,000 sq. ft. building**  
**covering 100% of lot**



**FAR=1.0**  
**10,000 sq. ft. building**  
**covering 50% of lot**



**FAR=1.0**  
**10,000 sq. ft. building**  
**covering 25% of lot**

- **Building Coverage**—no building coverage limit. Most zoning districts place a percentage limit on the amount of a lot that may be covered by a building. This provision would not change the amount of impervious cover allowed on site. Impervious cover is anything that stops water from being absorbed into the ground and includes such things as buildings, driveways, and sidewalks.
- **Minimum Site Area**—no “minimum site area” requirements. Site area requirements limit the number of dwelling units on a site by requiring a certain amount of square footage at a site for a specific type of multi-family unit (efficiency, one-bedroom, two-bedroom, etc.). For example, if a zoning district for a 10,000 square foot lot requires 2,500 square feet for each two-bedroom unit, then four two-bedroom units can be built on that lot.

### Off-Street Parking Reduction

Minimum off-street parking for the commercial uses within a VMU building can be reduced to 60% of the normal Land Development Code requirements. Residential uses within a VMU building receive this 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. Below are some typical uses and the amount of parking required.

- A small restaurant or bar, billiard parlor—one space per 100 sq/ft of floor space
- Convenience Store, bank, bowling alley, liquor store, barber shop, yoga studio, pet shop—one space per 275 sq/ft of floor space
- Furniture or carpet store—one space per 500 sq/ft of floor space

#### Additional Ground Floor Commercial Uses in Office Districts

If approved through the opt-in/opt-out process, the following commercial uses will be allowed in a VMU building in an office zoning district (**NO, LO, GO**):

- Consumer convenience services (allows private postal boxes, safety deposit boxes, and ATMs)
- Food Sales (allows grocery stores, delicatessens, meat markets, retail bakeries, and candy shops),
- General Retail Sales Convenience and General (allows a full range of retail establishments)
- Restaurants Limited and General (without drive-thrus).

Zoning use information can be found starting on page 45 of the following document:  
[http://www.ci.austin.tx.us/zoning/downloads/np\\_guide.pdf](http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf).

#### **WHAT IS THE OPT-IN/OPT-OUT PROCESS?**

The City Council established a one-time process whereby neighborhoods provided recommendations on the location and the development characteristics of Vertical Mixed Use (VMU) buildings. Application materials were sent to each registered neighborhood planning team, or neighborhood association if there was not an established planning team.

The Neighborhood Planning & Zoning Department is currently in the process of reviewing the application submittals and forwarding the neighborhood recommendations to Planning Commission and City Council. The Planning Commission reviews the neighborhood requests and forwards a recommendation to City Council. After considering the Neighborhood's and Planning Commission's recommendations, the City Council makes a decision on the vertical mixed use application.

#### **WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?**

- 1) Amend the boundaries of the vertical mixed use overlay district to remove a property from the overlay district. If a property is removed from the overlay district, a vertical mixed use building is not permitted on the property.
- 2) Allow for the vertical mixed use building option on properties outside of the VMU Overlay. A neighborhood can recommend to opt-in a commercially zoned property with any of the relaxed dimensional standards.
- 3) VMU Overlay District Opt-Out—the neighborhood can recommend to remove some or all of the relaxed site development standards to the VMU eligible properties within the overlay district.

- 4) **Affordability Level**—If VMU Buildings are approved through the opt-in/opt-out process and take advantage of the dimensional and/or 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 current 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. This percentage can range from 80% to as low as 60 percent of the median family income. The affordability period is 40 years.

## **OTHER FREQUENTLY ASKED QUESTIONS:**

### **DO I HAVE TO BUILD A VERTICAL MIXED USE BUILDING IF I GET REZONED THROUGH THE OPT-IN/OPT-OUT PROCESS?**

The vertical mixed use combining district adds an additional development *option* to a property. Any property owner that gets their property rezoned through the opt-in/opt-out process to add the vertical mixed use building “V” combining district will still have the right to (re)develop under their existing base zoning district.

### **HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?**

A vertical mixed use building cannot be built any higher than the base zoning district. For example, if your zoning is GR-V (community commercial-vertical mixed use building-combining district), the height limit would be 60 feet which is permitted under GR zoning.

### **IF THERE IS NO MINIMUM FRONT, STREET SIDE OR INTERIOR SIDE YARD SETBACKS CAN A VMU BUILDING BE BUILT RIGHT ON MY PROPERTY LINE?**

The City of Austin requires compatibility standards to help minimize negative impacts between low-intensity and high-intensity uses. Any lot zoned for condominium, multifamily, office, commercial, or industrial uses must comply with compatibility standards if it is adjacent to, across the street from, or within 540 feet of a single-family zoning district or use.

### **HOW WILL I KNOW IF/WHEN A VERTICAL MIXED USE BUILDING IS BEING CONSTRUCTED?**

Any property owner/developer who chooses to construct a vertical mixed use building must submit a site plan to the City. Filing of a site plan requires a notice of application be sent to all property owners and registered neighborhood organizations within 300 feet of the site via US Mail.

## **WHAT CAN I DO IF I DO NOT AGREE WITH THE NEIGHBORHOOD RECOMMENDATION?**

The Opt-In/Opt-Out process includes two public hearings, first at Planning Commission and then at City Council. If you do not agree with the neighborhood recommendations you can submit a public comment form or email the zoning case manager with your comments. All comments will be forwarded to both Planning Commission and City Council. There is also an opportunity to attend the public hearings and state your comments directly to the Commissioners and City Council members.

## **HOW CAN I GET A VMU BUILDING ON MY PROPERTY IF I AM NOT IN THE OVERLAY DISTRICT?**

Any property owner can apply for a rezoning of their property to add the vertical mixed use building "V" combining district. The Planning Commission reviews the applicant's request and forwards a recommendation to City Council.

## **IF THERE IS NOT A MINIMUM BUILDING COVERAGE REQUIREMENT, ARE THERE ANY OTHER LIMITATIONS ON BUILDING COVERAGE ON A LOT?**

The City's impervious cover limits and compatibility standards will still apply.

## **WHERE CAN I FIND MORE INFORMATION ABOUT THE COMMERCIAL DESIGN STANDARDS AND VMU?**

[http://www.ci.austin.tx.us/planning/downloads/Subchapter\\_E\\_Design\\_Standards.pdf](http://www.ci.austin.tx.us/planning/downloads/Subchapter_E_Design_Standards.pdf)

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

**PLANNING COMMISSION HEARING****DATE: December 11, 2007****TIME: 6:00 P.M.****LOCATION: City Hall, Rm. 1002, Council Chambers  
301 W. 2nd Street, Austin****CITY COUNCIL HEARING****DATE: January 10, 2008****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 Old West Austin Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: [melissa.laursen@ci.austin.tx.us](mailto:melissa.laursen@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 Melissa Laursen, Austin, TX 78767-8835.

**File # C14-2007-0237****Planning Commission Hearing Date: December 11, 2007****Name (please print)** Edward Delabarre☒ I am in favor  
(Estoy de acuerdo)**Address** 1209 Parkway☐ I object  
(No estoy de acuerdo)

Owner of Tract #1. I request that my property be granted VMU regulations like all the other properties on Lamar Blvd.

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:



PLANNING COMMISSION COMMENT FORM

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

File # C14-2007-0237

Planning Commission Hearing Date: December 11, 2007

Name (please print) Phil Patrone

☐ I am in favor  
(Estoy de acuerdo)

Address 606 West Lynn St  
Austin TX 78703

☒ I object  
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

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

File # C14-2007-0237

Planning Commission Hearing Date: December 11, 2007

Name (please print) PETER BERNER

☐ I am in favor  
(Estoy de acuerdo)

Address NAKOVAN APTS, 404

☒ I object  
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

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

File # C14-2007-0237

Planning Commission Hearing Date: December 11, 2007

Name (please print) Peg Patrone

☐ I am in favor  
(Estoy de acuerdo)

Address 606 West Lynn St #2  
Austin TX 78703

☒ I object  
(No estoy de acuerdo)

## PLANNING COMMISSION HEARING

DATE: December 11, 2007

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers  
301 W. 2nd Street, Austin

## CITY COUNCIL HEARING

DATE: January 10, 2008

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 Old West Austin Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: [melissa.laursen@ci.austin.tx.us](mailto:melissa.laursen@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 Melissa Laursen, Austin, TX 78767-8835.

File # C14-2007-0237

Planning Commission Hearing Date: December 11, 2007

Name (please print) BILL WITTLIFE

Address 510 BAYLOR ST.

☐ 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:

## PLANNING COMMISSION HEARING

DATE: December 11, 2007

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers  
301 W. 2nd Street, Austin

## CITY COUNCIL HEARING

DATE: January 10, 2008

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 Old West Austin Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: [melissa.laursen@ci.austin.tx.us](mailto:melissa.laursen@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 Melissa Laursen, Austin, TX 78767-8835.

File # C14-2007-0237

Planning Commission Hearing Date: December 11, 2007

Name (please print) S. JULIA CARRIER

☐ I am in favor

(Estoy de acuerdo)

Address 1115 W 7th St #102 Austin 78703

☒ I object STRONGLY

(No estoy de acuerdo)

## INFORMATION ON PUBLIC HEARINGS

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File # C14-2007-0237

Planning Commission Hearing Date: December 11, 2007

Name (please print) GREGORY R. DONLEY

Address 1115 W 7th St #102 Austin 78703

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

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File # C14-2007-0237

Planning Commission Hearing Date: December 11, 2007

Name (please print)

BROADFIELD FAMILY PARTNERSHIP  
ROBERT HEISER (AGENT)

☐ I am in favor  
(Estoy de acuerdo)

Address 3400 NORTHLAND DR. AUSTIN

☒ I object  
(No estoy de acuerdo)

NEED MORE TIME TO STUDY CHANGES.

INFORMATION ON PUBLIC HEARINGS

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# MEMO

**To:** Neighborhood Planning and Zoning Department

**From:** Bradfield Family Partnership; Robert Heiser

**Date:** 12/11/07

**Re:** Planning Commission Comment Form

**Message:**

The Bradfield Family Partnership objects to any decisions by the Planning and Zoning Department due to the insufficient notice of the hearing. The Partnership is requesting more time to study changes that would affect the property of 1612 W 5<sup>th</sup> street. The Partnership received notice of the meeting December 3<sup>rd</sup> and has not had sufficient time to gather all information to make an informed decision.

We would also like to express our concern for not being notified of the August 31, 2006 amendment of the City of Austin's Land Development Code. The Partnership never received notice of the Opt-In/Opt-Out application from the March 5, 2007 notice. The Partnership was also not informed of any of the public meetings on VMU held March 19, March 21, or April 4<sup>th</sup>. (<http://www.ci.austin.tx.us/planning/designstandards.htm>)

The Bradfield Family Partnership is requesting a postponement of the December 11, 2007 meeting so that we, and others in our position, can make informed decisions on any proposals.

Bradfield Family Partnership

Robert Heiser, Agent BFP

3400 Northland Dr.

Austin, TX 78731

512.467.1697

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**File #** C14-2007-0237

**Planning Commission Hearing Date:** December 11, 2007

**Name (please print)**

Gene Francis

**Address**

901 W. 9th #505

☐ I am in favor  
(Estoy de acuerdo)

☒ I object  
(No estoy de acuerdo)

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File # C14-2007-0237

Planning Commission Hearing Date: December 11, 2007

Name (please print)

Carole Francis

Address

901 W. 9th #505

☐ I am in favor  
(Estoy de acuerdo)

☒ I object  
(No estoy de acuerdo)

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**File #** C14-2007-0237

**Planning Commission Hearing Date:** December 11, 2007

**Name (please print)** SOPHIA L. RAFATJAH

☐ I am in favor  
(Estoy de acuerdo)

**Address** 1201 CASTLE HILL, AUSTIN, TX  
78703

☒ I object  
(No estoy de acuerdo)

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