

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0004 – Rosedale **P.C. DATE:** February 26, 2008
Vertical Mixed Use Building (V) Rezoning

AREA: 28 tracts on 32.8 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:

West Austin Neighborhood Group
Brentwood Neighborhood Planning Contact Team
Allandale Neighborhood Association
Brentwood Neighborhood Assn.
Bryker Woods Neighborhood Assn.
Oakmont Heights Neighborhood Assn.
North Austin Neighborhood Alliance
M.K. Hage
Rosedale Neighborhood Assn.
Highland Park West Balcones Area Neighborhood Assn
Austin Independent School District
Central Austin Neighborhoods Planning Area Committee
5702 Wynona Neighbors
Home Builders Association of Greater Austin
Taking Action Inc.
Austin Neighborhoods Council
Westminister Manor Residents Association
Brentwood/Highland Combined Neighborhood Planning Team - COA Liaison
Save Barton Creek Assn.
Homeless Neighborhood Organization
2222 Coalition of Neighborhood Associations
Ridgelea Neighborhood Assn.

AREA OF PROPOSED ZONING CHANGES: The Rosedale Neighborhood Planning Area is bounded by Burnet Rd and 45th St to the east, West 35th St and West 38th St to the south, N MoPac Expwy to the west, and Hancock Dr and W North Loop Blvd on the north. Please refer to attachments.

WATERSHEDS: Town Lake, Lake Austin (urban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Rosedale Elementary School

APPLICABLE CORE TRANSIT CORRIDORS : N Lamar Ave., Burnet Rd., W. 38th St.

STAFF COMMENTS:

The VMU Overlay District in the Rosedale Neighborhood Planning Area includes 32.8 acres. The Rosedale, Ridglea and Oakmont Heights Neighborhood Associations are recommending excluding properties from the Overlay District totaling approximately 4.29 acres. For those properties recommended to remain in the Overlay District, the neighborhood associations have recommended that 27.45 acres be opted out of the Parking Reduction incentive (but the other incentives apply). The remaining 1.06 acres are recommended with all incentive applicable. The net acreage of the neighborhoods' recommendations for properties to be given the Vertical Mixed Use (V) zoning designation is 28.51 acres.

LIST OF ATTACHMENTS:

Attachment 1: Rosedale VMU Neighborhood Recommendations

Attachment 2: List of Rosedale Neighborhood VMU Application
Properties by Tract #, TCAD Property ID and City of Austin Address for
properties in the VMU Overlay District and for Opt-In Properties

Attachment 3: Rosedale Neighborhood Planning Area VMU Overlay District Tract Map

Attachment 4: Zoning Map

Attachment 5: Rosedale Neighborhood Planning Area Vertical Mixed Use (VMU) Opt-In
/ Opt-Out Application

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:

January 29, 2008: Postponed to **February 26, 2008**

February 26, 2008:

- *APPROVED AMENDED MOTION 1 TO EXCLUDE TRACTS 1-5, 8-10, AND 23-25 FROM THE VMU OVERLAY DISTRICT*
- *APPROVED AMENDED MOTION 2 TO GRANT VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 6-7, 11-12, AND 28.*

- *APPROVED AMENDED MOTION 3 TO GRANT VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH DIMENSIONAL STANDARDS AND ADDITIONAL USES IN OFFICE DISTRICTS (NO PARKING REDUCTION) TO TRACTS 15-22 AND 26-27.*
- *APPROVED AMENDED MOTION 4 TO GRANT VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH DIMENSIONAL STANDARDS AND ADDITIONAL USES IN OFFICE DISTRICTS (NO PARKING REDUCTION) AND WITH A MAXIMUM DENSITY OF 36 UNITS PER ACRE FOR VERTICAL MIXED USE BUILDING DEVELOPMENTS TO TRACTS 13 AND 14.*
- *APPROVED AMENDED MOTION 5 TO REQUIRE AN 8-FOOT MASONRY WALL ALONG ADJACENT RESIDENTIALLY ZONED PROPERTY LINES FOR VERTICAL MIXED USE BUILDING DEVELOPMENTS FOR TRACTS 13-22 AND 26-27.*
- *APPROVED AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME (MFI) REQUIREMENT FOR VMU RENTAL DEVELOPMENTS*

ISSUES: Because Tract 28 is part of the Allandale Neighborhood Association, and Allandale, not Rosedale, is making the recommendations for this tract, the Allandale Neighborhood Association is requesting a postponement of Tract 28 so that it can be considered with the Allandale Planning Area VMU Application when it is brought forward to City Council. Staff estimates that the Allandale VMU application will be brought to City Council on May 22, 2008.

Two property owners within Tract 28 do not agree with the postponement request and would like Tract 28 to be considered with the Rosedale Planning Area VMU Application at the March 20, 2008 City Council hearing, as originally scheduled.

CITY COUNCIL DATE:

ACTION:

February 14, 2008:

Postponed to March 20, 2008

March 20, 2008:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-2054

NEIGHBORHOOD RECOMMENDATION

In addition to the recommendations detailed in the Rosedale VMU Neighborhood Recommendations table (Attachment 1), the neighborhoods have requested various traffic and parking improvements. Because the requested improvements are not related to a specific development and would be difficult to include as part of a vertical mixed use building rezoning ordinance, staff is not presenting these recommendations for consideration. It is staff's understanding that the Public Works department is in discussion with neighborhoods in the Rosedale area concerning traffic calming.

In their application, the neighborhoods also recommend certain screening requirements for parking facilities and utility and service equipment on properties adjacent to single-family residential uses. However, the city's design standards for commercial development already provide the following screening requirements:

“Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for solid waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the principal building.”

Additionally, the City's compatibility standards require that developments screen mechanical equipment, storage, refuse collection, and off-street parking by providing a yard, fence, berm, or vegetation. Also, a permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from a single-family property. And compatibility standards require a setback for parking areas that is 25 feet for sites greater than 125 feet wide, with a gradually decreasing setback requirement for more narrow sites.

Staff feels that these existing standards and requirements address neighborhood concerns for screening.

Finally, Tract 28 was included as part of the Rosedale application area, but is considered part of the Allandale neighborhood. Thus, the Allandale neighborhood recommendation (opting out of all incentives) for this property will be brought forward to the Planning Commission hearing. Besides opting out of the bonus incentives, the Allandale neighborhood is requesting a 12.5 units per acre density cap for any VMU projects on this tract. If this density cap cannot be provided, then the Allandale neighborhood recommends excluding the property completely from the overlay district.

Please see Attachment 1 for additional information concerning Neighborhood Recommendations.

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 C14-2008-0004 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Rosedale Neighborhood 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 Rosedale, Ridglea and Oakmont Heights Neighborhood Associations submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on June 4, 2007. The neighborhood associations submitted an amended application on August 9, 2007.

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.

Rosedale VMU Neighborhood Recommendations
C14-2008-0004

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	
1-6; 8-10; 14					X
7; 11-12	X				
13, 15-27			X		
28*		X	X	X	

RECOMMENDED AN AFFORDABILITY LEVEL OF 60% FOR 10% OF THE RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING

- (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.

ADDITIONAL RECOMMENDATIONS

1. Require an 8-foot masonry wall for VMU developments adjacent to residential lots.
2. Tract 13 - Limit residential density to maximum density allowed under MF-3.

*Tract 28 was included as part of the Rosedale application area, but is considered part of the Allandale neighborhood. Thus, the Allandale neighborhood recommendation for this property is what is reported.

Besides opting out of the bonus incentives, the Allandale neighborhood is requesting a 12.5 units per acre density cap for any VMU projects on this tract. If this density cap cannot be provided, then the Allandale neighborhood recommends excluding the property completely from the overlay district.

North Loop District

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Overview

Neighborhood Planning & Zoning

The North Loop District consists of commercial lots between Lawnmont Avenue and Hancock Drive. The segment from North Loop to Hancock is located in Allandale but is considered part of the Rosedale Planning Area. Most of this district consists of strip malls containing clothing stores, dollar stores, liquor stores, and significant vacant space. Multi-family housing is located just west of the commercial district. Several of the apartments in the area, including a City of Austin Housing Authority block, are occupied by elderly residents. Hancock Creek begins at Burnet Road but is paved over until it reaches Yarborough Library, where it is deep and impassable to pedestrians.

Definition

The North Loop District consists of all properties bordering on the west side of Burnet Road between Lawnmont Avenue and Hancock Drive (from 5350 Burnet Road to 2101 North Loop Boulevard).

Recommendations

For all properties in this district, we accept VMU but none of the incentives defined in Section 4.3.3 of Subchapter E, subject to the following conditions. If these conditions cannot be met, then we request that all properties in this district be removed from the VMU Overlay District.

1. Residential new density shall not exceed 12.5 units per acre for any VMU development.
2. Adequate buffering for residential homes on the north side of this property is of paramount interest as this area already has a high level of residential apartments. Provisions for reducing lighting glare, noise, and other detrimental byproducts of density must be addressed at the beginning of any project.
3. An approved site plan exists for the equivalent of VMU on the SW corner of Lawnmont and Burnet Road. This density should be included in any equation relating to VMUOD.
4. It should be noted that at this location, North Loop terminates into a lopsided triangle with Hancock that is compounded by a side street entering just after the apex of the triangle, making safety an issue.
5. The width of Burnet Road in this area is severely limited, preventing turn lanes. At the same time, an existing median will force additional traffic onto neighborhood streets requiring this low density. As noted at the beginning, these older neighborhoods already suffer from design standards that can easily compromise the quality of living under added stress.

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Rosedale Neighborhood VMU Recommendations and Requests - RevisedNeighborhood Planning & Zoning
REVISED

Rosedale Neighborhood Association has reviewed the properties along 38th from Shoal Creek Blvd. to Lamar, along Lamar from 38th to 45 and along Burnet from 45th to Hancock. Other neighborhood associations in the Planning area will review properties within their neighborhood boundaries.

We are opting out on two properties, which are listed in the Application. One, 3801 Bailey, is a residence with potential historic significance. The other, Waterloo Ice House at 1106 W. 38th, is a long-standing business which the neighborhood values.

However, we do have concerns about traffic and parking generated by the additional density allowed by VMU – at least in the short-term, until better transit options are available. The expedited residential permit parking procedure, is positive, but we do not feel it will address all the issues. For this reason we request the following traffic improvements in areas that will likely be impacted by cut-through traffic and parking from new development:

- 4-way stop sign at 39 ½ and Bailey
- 4-way way stop sign at 42nd and Medical Parkway
- Installation of a crosswalk at 47th and Burnet Road
- Installation of a crosswalk at Ramsey on 45th Street
- Exploration of traffic calming measures on 39 ½

We are further concerned that current issues under consideration by the city may impact the timeliness and ability of neighborhoods to implement residential permit parking (RPP). Since this is one of the few tools provided to neighborhoods in the short-term to deal with the parking impacts of increased density, we encourage the city to honor the commitment made as part of the original ordinance. If the RPP rules are changed, we will have to reconsider our position on a number of properties.

Additionally, we have a number of shallow lots which back up directly to single family residential. We would like to see a requirement for an 8' masonry wall (or additional landscaping at the residential property owners discretion) between new VMU developments and residences. Further, any parking, parking garage, dumpsters, grease collection tanks and other noisy and odiferous uses be screened from residential uses, and preferably not be located within the 25 foot compatibility setback.

Since the 26 Doors Property backs up to single family residential, we propose the residential density of this site be limited to MF-3 levels.

Ridgelea Neighborhood Association VMU Recommendations and Requests (Amended)

Ridgelea has reviewed the properties along West 35th St. from Crawford St. to Jefferson St. We recommend removing three properties from the VMU overlay district, and leaving the others in the district with all of the incentives.

The three properties we recommend for removal from the district are 3503 Kerbey (site of the new Kaska's rugs), 1600 W. 35th (site of old Flying Tomato pizza, now vacant), and 1608 W. 35th (Brick Oven restaurant). Our recommendation on the first two properties is related to their location as the "gateway" to the Kerbey Ln. district, which we feel should be preserved because of the many well established small businesses there. As for the Brick Oven property, we feel that the restaurant is highly valued by our neighborhood and others, and, after discussion with the business owner, decided that we should take whatever steps we could to preserve it in its current location.

As part of our VMU application, Ridgelea would like to ask for consideration of the following measures which we feel would improve pedestrian access to businesses near us, and safety within our neighborhood:

- Repainting of crosswalks at 35th and Jefferson Sts.; Bull Creek Rd. and Jefferson; and 35th St. and Kerbey Lane.
- Measures, such as better signage, to prevent traffic (often during rush hour) from entering our neighborhood. Many motorists enter Ridgelea via Jefferson looking for a short cut to Mopac, or a less congested route north.
- Exploration of traffic calming measures on Bull Creek Rd., Jefferson, and 35th St. This would be for slowing down cut through traffic, and also for encouraging pedestrian mobility by enhancing safety.
- Discussion of a shared parking agreement between the Kerbey Lane businesses and the medical facilities nearby. These medical facilities have huge parking lots, which are empty on the weekends while patrons of Kerbey Lane Café, and other businesses, search for parking.

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Neighborhood Planning & Zoning

Ridgelea Neighborhood VMU Recommendations and Requests

Ridgelea has reviewed the properties along W.35th St. from Crawford St. to Jefferson St. We have voted to opt out all of these properties at this time. Our reasons for doing so include concerns about increased traffic cutting through our neighborhood; lack of adequate pedestrian facilities, including sidewalks and crosswalks; and concerns about loss of locally owned small businesses along 35th St. and Kerbey Lane. In addition, we are troubled by the "patchwork" approach to VMU that has occurred, partially as a result of Ridgelea's exclusion from the neighborhood planning process. We intend to use the 45 day extension period to gather more information, with the goal of opting back in most of the properties.

As part of our VMU application, Ridgelea would like to ask for consideration of the following measures which we feel would improve pedestrian access to businesses near us, and safety within our neighborhood.

- Repainting of crosswalks at 35th St. and Jefferson; Bull Creek Rd. and Jefferson; and 35th St. and Kerbey Lane
- Measures, such as better signage, to prevent traffic (often rush hour) from entering our neighborhood. Many motorists enter Ridgelea via Jefferson, looking for a short cut to Mopac, or a parallel route north which is less congested.
- Exploration of traffic calming measures (for those who disregard the signage) on Bull Creek Rd., Jefferson, and 35th St. This would be for slowing down cut through traffic and also for encouraging pedestrian mobility by enhancing safety
- Discussion of how to schedule Ridgelea for neighborhood planning

Thank you,

Fran Hanlon, President

Ridgelea Neighborhood Association

OHNA

**ATTACHMENT TO VMU APPLICATION FOR OAKMONT HEIGHTS NEIGHBORHOOD
PORTION OF ROSEDALE VMU APPLICATION AREA**

The Oakmont Heights Neighborhood Association Executive Committee met on Wednesday May 30, 2007, and voted to recommend amending the boundaries of the VMU overlay district to exclude properties along the north side of West 35th Street that are adjacent to the neighborhood.

The Committee voted to opt these properties out of the overlay district because of concerns that VMU on this section of West 35th Street will worsen parking in neighborhood streets, which is already a problem, increase traffic and blockages in the alley between the commercial properties and the residences, and potentially allow a degree of development and occupancy that would not be appropriate immediately adjacent to an SF-3 zoned residential area.

The commercial property owners were contacted by the neighborhood association to determine their interest in the VMU overlay, but none responded.

In addition, this segment of West 35th Street is heavily trafficked and essentially serves as an extended onramp to MoPac Expressway, and as such is not friendly to pedestrian uses or other outdoor uses.

 6/1/07

Arten Avakian, President
Oakmont Heights Neighborhood Association

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Neighborhood Planning & Zoning

**Rosedale Neighborhood Planning Area
VMU Overlay District Parcels
C14-2008-0004**

TRACT # (1)	TCAD PROPERTY ID (2)	COA ADDRESS (3)
1	121562	1906 W 35TH ST
		1910 W 35TH ST
	121563	1912 W 35TH ST
2	121560	1902 W 35TH ST
		3500 OAKMONT BLVD
3	121363	1818 W 35TH ST
	121364	1820 W 35TH ST
	121365	1822 W 35TH ST
	121370	1814 W 35TH ST
4	121360	1800 W 35TH ST
		1802 W 35TH ST
5	121463	0 W 35TH ST LOT 6 *LESS S4.97' & W10'AV LOT 7 *LESS W10'AV BLK 7 OAKMONT HEIGHTS + VAC ALLEY & 1X173' VAC ST
6	121477	1700 W 35TH ST
		1702 W 35TH ST
		1712 W 35TH ST
		3500 JEFFERSON ST
7	119378	1612 W 35TH ST
	119388	1610 W 35TH ST
8	119387	1608 W 35TH ST
9	119386	1600 W 35TH ST
10	119446	0 W 35TH ST LOT 1 *LESS NW 65X53.9 JEFFERSON STREET ADDN LESS PORTION IN STREET
11	119445	1512 W 35TH ST
12	119443	3704 CRAWFORD AVE
	119444	0 W 35TH ST LOT 1-3 BLK 17 GLENRIDGE LESS SE PT IN ST &SW PT ALLEY
13	217760	1204 W 38TH ST
		1217 1/2 W 39TH ST
	217765	1206 W 38TH ST
14	217766	1106 W 38TH ST
15	217835	1010 W 38TH ST
		3800 1/2 N LAMAR BLVD
		3800 N LAMAR BLVD

**Rosedale Neighborhood Planning Area
VMU Overlay District Parcels
C14-2008-0004**

TRACT # (1)	TCAD PROPERTY ID (2)	COA ADDRESS (3)
16	217838	3910 N LAMAR BLVD
	217839	3906 N LAMAR BLVD
	217840	0 N LAMAR BLVD W 143 FT OF LOT 6 BLK 3 SEIDERS H B SUBD
17	359180	3914 N LAMAR BLVD
		3918 N LAMAR BLVD
18	217854	4018 N LAMAR BLVD
	217855	4010 N LAMAR BLVD
		4012 N LAMAR BLVD
		4014 N LAMAR BLVD
	217856	4008 N LAMAR BLVD
	217857	4006 N LAMAR BLVD
	217858	4004 N LAMAR BLVD
	217859	4002 N LAMAR BLVD
19	217869	4106 N LAMAR BLVD
	217871	4104 N LAMAR BLVD
	217873	4108 N LAMAR BLVD
	217868	0 N LAMAR BLVD LOT 11-12 * & E 82FT OF LOT 13-15 BLK 3 LEES HILL ADDN
20	500410	4200 N LAMAR BLVD
21	219939	1003 W 44TH ST
		4330 N LAMAR BLVD
	219942	4322 N LAMAR BLVD
		4324 N LAMAR BLVD
		4326 N LAMAR BLVD
	219943	4300 1/2 N LAMAR BLVD
		4300 N LAMAR BLVD
		4316 N LAMAR BLVD
		4318 N LAMAR BLVD
		4320 N LAMAR BLVD

**Rosedale Neighborhood Planning Area
VMU Overlay District Parcels
C14-2008-0004**

TRACT # (1)	TCAD PROPERTY ID (2)	COA ADDRESS (3)
22	219957	4412 N LAMAR BLVD
		LOT 16-A LESS .029AC BLK 4 ALTA VISTA RESUB OF LOT 16-18 LOT 19 LESS .009AC, LOT 20 LESS .009AC, LOT 21 LESS .009AC & LOT 22 LESS .01AC BLK 4 ALTA VISTA PLUS PART VAC STREET
		4406 N LAMAR BLVD
		4402 N LAMAR BLVD
		4400 N LAMAR BLVD
	219963	1007 W 45TH ST
		4420 N LAMAR BLVD
		4424 1/2 N LAMAR BLVD
		4428 N LAMAR BLVD
		4444 N LAMAR BLVD
23	224618	4522 BURNET RD
	224619	4520 BURNET RD
	224620	4518 BURNET RD
	224621	4516 BURNET RD
	224622	0 BURNET RD
		LOT 4 BLK 24 ROSEDALE F
	224623	4508 1/2 BURNET RD
		4508 BURNET RD
	224624	4504 BURNET RD
	224625	4500 BURNET RD
24	224616	1407 W 46TH ST
		4526 BURNET RD
		4538 1/2 BURNET RD
25	224507	1403 W 47TH ST
	224508	4634 BURNET RD
		4636 BURNET RD
	224509	4630 BURNET RD
	224510	4626 BURNET RD
	224511	4622 BURNET RD
		4624 BURNET RD
	224512	4618 BURNET RD
	224513	4612 BURNET RD
	368903	1406 W 46TH ST
		4600 BURNET RD
		4604 BURNET RD

**Rosedale Neighborhood Planning Area
VMU Overlay District Parcels
C14-2008-0004**

TRACT # (1)	TCAD PROPERTY ID (2)	COA ADDRESS (3)
26	224830	4818 BURNET RD
	224831	0 BURNET RD LOT 10 *LESS E 104.1 SQ FT BLK 34 ROSEDALE H
	224832	4808 1/2 BURNET RD
		4810 BURNET RD
	224833	4710 BURNET RD
		4718 BURNET RD
		4800 BURNET RD
		4806 BURNET RD
	224838	4708 BURNET RD
	224839	1402 W 47TH ST
		4704 BURNET RD
27	224704	2105 HANCOCK DR
	224705	5010 BURNET RD
	224706	5000 BURNET RD
		5004 BURNET RD
		5006 BURNET RD
	224707	4930 BURNET RD
	224708	4922 BURNET RD
	224709	4902 BURNET RD
	224721	5020 BURNET RD
	224722	4912 BURNET RD
		4914 BURNET RD
	224723	2110 W 49TH ST
		4910 BURNET RD

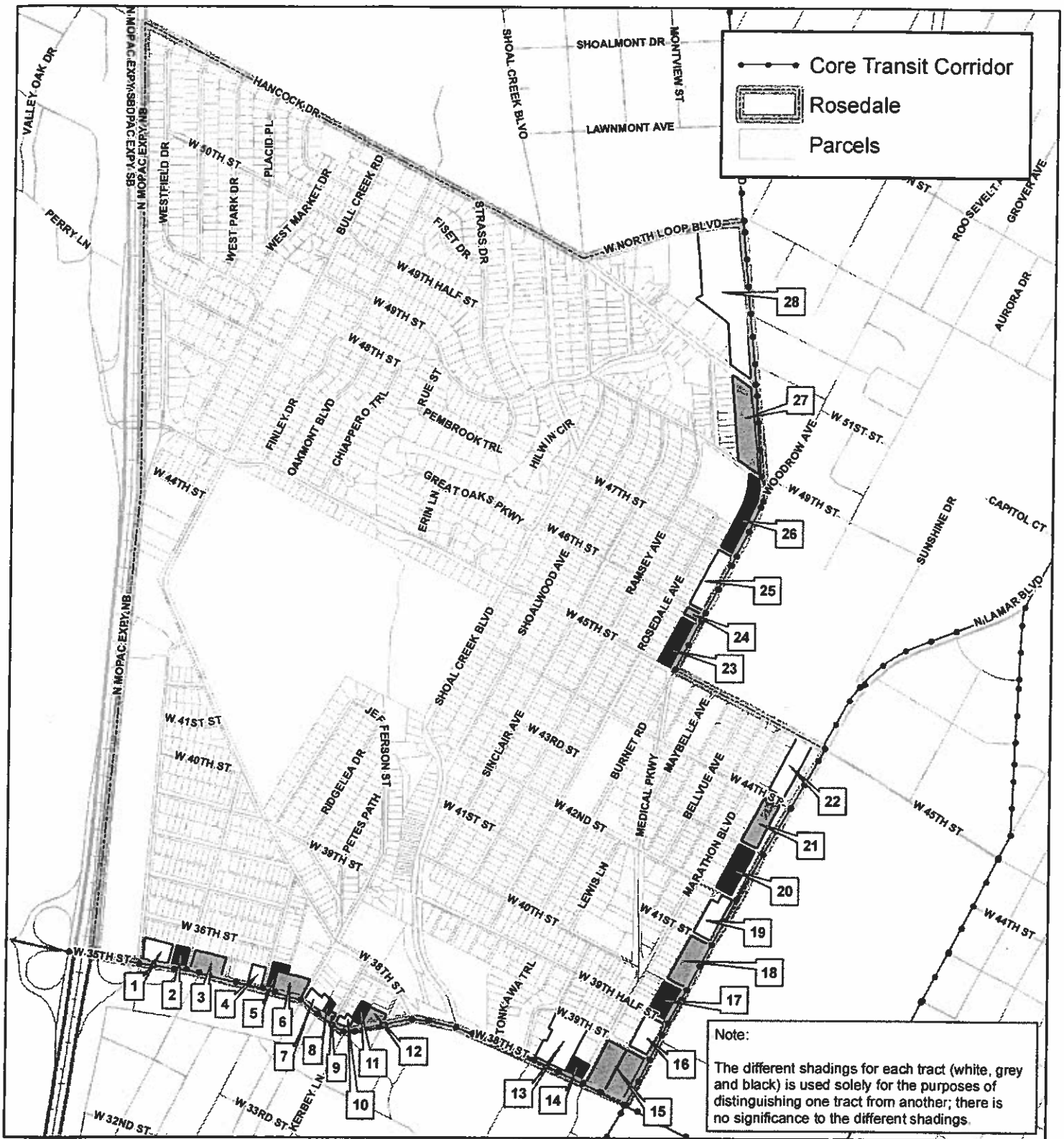
**Rosedale Neighborhood Planning Area
VMU Overlay District Parcels
C14-2008-0004**

TRACT # (1)	TCAD PROPERTY ID (2)	COA ADDRESS (3)
28	227642	5200 BURNET RD
		5202 1/2 BURNET RD
		5222 1/2 BURNET RD
		5222 BURNET RD
		5242 1/2 BURNET RD
		5244 BURNET RD
		5250 BURNET RD
	227643	5202 BURNET RD
	227644	5138 BURNET RD
	227645	5134 BURNET RD
	227646	5128 BURNET RD
	227647	5124 BURNET RD
		5126 BURNET RD
	227648	5120 BURNET RD
	227649	5118 BURNET RD
	227650	0 BURNET RD LOT 8 BLK 10 ROSEDOWN
	227651	5100 BURNET RD
	476862	5256 1/2 BURNET RD
		5256 BURNET RD

(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 legal description was used.



Rosedale Neighborhood Planning Area Vertical Mixed Use (VMU) Overlay District Tract Map

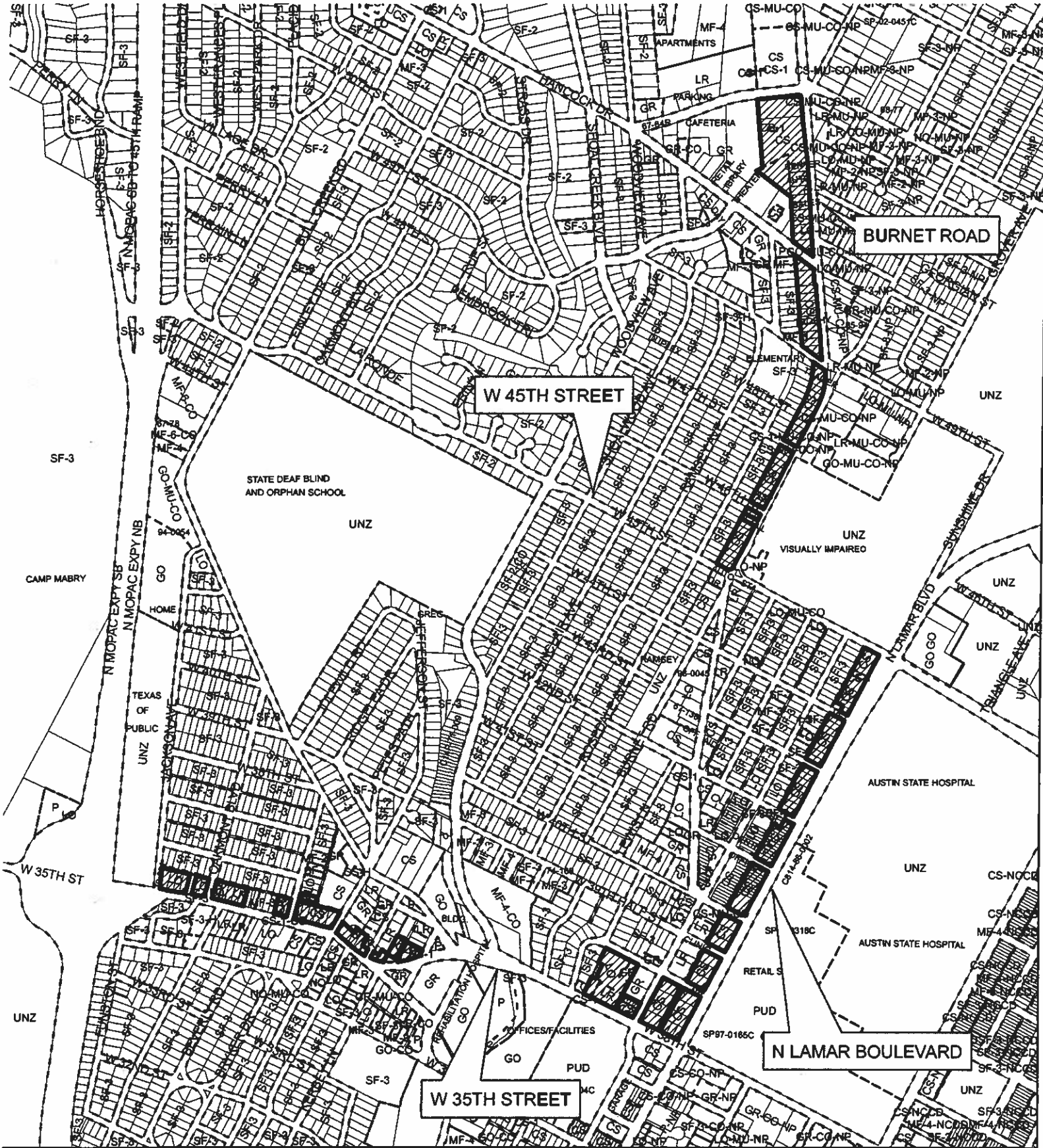


Produced by City of Austin
Neighborhood Planning and Zoning Dept.
January 8, 2008



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

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2008-0004
 ADDRESS: HANCOCK DR
 SUBJECT AREA: 33.403 ACRES
 GRID: H25-26 J25-27
 MANAGER: A. HOLUBECK

OPERATOR: S. MEEKS



1" = 1000'

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.

Ridgelea NA

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*:

Rosedale (includes Ridgelea and
Oakmont Heights NAs)

*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 Fran Hanlon (Ridgelea President)

PHONE 454-6572

E-MAIL mfrhanlon@swbell.net

MAILING ADDRESS 4010 Pete's Path Austin 78731

Ridglea NA

SECONDARY CONTACT INFORMATION:

NAME Mandy de Mayo (Ridglea VP)

PHONE 454-1006

E-MAIL mdemayo@austin.rr.com

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.

Ridgelea NA

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA: <i>Rosedale</i>			PAGE <u> </u> of <u> </u>	
	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)
<i>3704 Crawford</i>					
<i>1512 W. 35th</i>					
<i>1510 W. 35th cutoff</i>					
<i>3503 Kerbey La.</i>	✓				
<i>1600 W. 35th</i>	✓				
<i>1608 W. 35th</i>	✓				
<i>1610 W. 35th</i>					
<i>3507 Jefferson</i>					

* 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.

* 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

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 4 Against 1
Neighborhood Planning and Zoning Department

Ridglea NA

C. Number of people in attendance at the meeting: 5

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

Executive committee members were
contacted by phone. Email notice
was sent to neighborhood.

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: _____

Jan Norton
SIGNATURE OF CHAIR (OR DESIGNEE)

8/5/07
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

Fran and Mike Hanlon

From: Fran and Mike Hanlon [mfhanlon@swbell.net]
Sent: Thursday, June 14, 2007 2:31 PM
To: 'ridgelea@yahoogroups.com'
Subject: Executive committee meeting tonight

Neighbors,

The Ridgelea executive committee will meet at 8:30 tonight to discuss and vote on our amended recommendations for vertical mixed use development on W. 35th St. We will be meeting at my house, 4010 Pete's Path. All neighborhood residents are welcome.

Thanks,
Fran Hanlon
454-6572

**Ridgelea Neighborhood Association Executive Committee Meeting Minutes
June 14, 2007**

The executive committee met to review and discuss options for amending our vertical mixed use application. Much of the discussion centered on concerns regarding opting in to the parking incentive, given that current parking in the Kerbey Lane area is pushed to its limit. This prompted the committee to include in our application a request that the city become involved in arranging a shared parking agreement between the medical facilities on W. 38th St. and Kerbey Lane merchants.

The committee then voted to amend our application and remove the properties at 1600 W 35th, 1608 W. 35th, and 3503 Kerbey Lane from the VMU overlay district. We voted to opt in for all of the incentives the remaining properties within our purview (3704 Crawford, 1510 W. 35th, 1512 W. 35th, 1610 W. 35th, and 3507 Jefferson). The vote was 4 members for and 1 against, with 2 members absent.

Respectfully submitted,

Meredith McDaniel
Secretary
June 26, 2007

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**Ridgelea Neighborhood Association (RNA) E-Meeting Minutes
5/29/07**

Neighborhood Planning & Zoning

On May 29, 2007, the RNA Executive Committee voted to opt out all properties in our neighborhood. The Executive Committee intends to use the 45 day extension period to review its decision and gather more information from adjoining neighborhoods, City Council members, and City staff, in the hopes of ultimately opting in most of these properties. The RNA strongly supports the goals of the City in increasing density in the urban core, especially along the CTCs; encouraging a mixed-use environment; and increasing the pedestrian-friendly nature of our city. Votes were collected via email, with the exception of one (Jenny Bradley) which was collected over the phone.

Executive Committee Members and Votes FOR opting out all properties were:

Fran Hanlon
Mandy DeMayo
Jenny Bradley
Amy Whitsett
Meredith McDaniel

Executive Committee Members ABSTAINING were:

Tim Brackett
Andy Williams

Respectfully submitted,

Meredith McDaniel
Secretary
Ridgelea Neighborhood Association
5/30/07

Bridgela NA

Fran and Mike Hanlon

Subject: FW: URGENT! Excom re-vote on VMU!

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-----Original Message-----

From: Meredith McDaniel [mailto:Meredith.McDaniel@tmcodanco.com]

Sent: Tuesday, May 29, 2007 11:13 PM

To: Fran and Mike Hanlon; Tim Brackett; Amy Whitsell ; Mandy De Mayo; andy williams; jenny bradley

Cc: Meredith McDaniel

Subject: URGENT! Excom re-vote on VMU!

Neighborhood Planning & Zoning

Hello everyone,

After a lengthy discussion with Mandy and Fran today in response to an email sent out by ANC this weekend (see Laura Morrison's email below) and recommendations made by City staff, we are proposing a revote on the VMU properties in our neighborhood. We recommend that we opt all properties out of the overlay for the purposes of the June 4 deadline and then use the 45 day follow-up period to gather information and opt properties in as we see fit. According to City staff, if we opt-in properties for June 4, we will not be able to opt them back out again, but if we opt-out, we will be able to opt-in during the 45 days.

It is critical that Fran receive your vote ASAP as Rosedale needs our recommendation by Wednesday, May 30. Please email Fran if you are FOR opting everything out, with a more informed decision and vote to take place in the next 45 days, or AGAINST if you oppose.

Thanks.

Meredith
484-4099

5/30/2007

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Neighborhood Planning & Zoning

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.

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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*:

Rosedale
(includes Oakmont Heights & Ridgela NAS)

*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 Tracey Atkins, PE
PHONE 512-297-4493
E-MAIL atkins+@austin.rr.com

MAILING ADDRESS 4608 Shoalwood Ave, Austin 78756

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Neighborhood Planning & Zoning

SECONDARY CONTACT INFORMATION:

NAME Dianne Mountain

PHONE 512-451-7457

E-MAIL dholley@texas.net

MAILING ADDRESS 3810 Tonkawa Trail
Austin, Texas 78756

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.

Owner Name	Address	Mailing Name	Zoning	Business	Use	Neighborhood Recommendation	Property Owner Response
Dairy Investments	4600 Burnet Rd	Francois M Laggett	C8	Upper Crust	Restaurant	N	Undecided
Murray Investments	4608 Burnet Rd	Francois M Laggett	C8	Upper Crust	Restaurant	N	Undecided
Murray Investments Rogers Weldon B & Charles A	4608 Burnet Rd	Francois M Laggett Rogers Weldon B & Charles A	C8	Upper Crust	Restaurant	N	Undecided
Homesville Llc A TX Limited	4518 Burnet Rd	Homesville Llc A TX Limited Lakely Company	C8	Cochina de Corralito	Restaurant	N	
Robertson Jack P & Carole S	4518 Burnet Rd	Rodbertson Jack P & Carole S	C8	Homesville	Past Eddies	N	Yes
Bellom Paderno M Pearson Chicero E & Hilda Mae	4522 Burnet Rd	Bellon Paderno M Pearson Chicero E & Hilda Mae	C8	Air Pod	Servicos	N	
McConnell Mary S	4525 Burnet Rd	Macconnel Mary S	C8	Duraz Memorial	Retail	N	
Floyd Eddie T & Carol D	4600 Burnet Rd	Floyd Eddie T & Carol D	C8	none	Medical Office	N	
Floyd Eddie T & Carol D	4600 Burnet Rd	Floyd Eddie T & Carol D	C8	Bart & Parr	Retail	N	
Floyd Eddie T & Carol D	4612 Burnet Rd	Floyd Eddie T & Carol D	C8	Bart & Parr	Retail	N	
Payne Family Trust	4616 Burnet Rd	Payne Family Trust	C8	Mary Doerr	Retail	N	
Payne Family Trust Johnson Russell J & Pamela L	4622 Burnet Rd	Payne Family Trust Johnsson Russell J & Pamola L	C8	Paula Torres	Restaurnt	N	
Jrb Properties LLC	4630 Burnet Rd	Jrb Properties Llo	C8	Contraband/ Ballet Austin Austin Oprie	Services	N	
MA Sharon Y S	4634 Burnet Rd	MA Sharon Y S	C8	Tastes of Clay	Services	N	
MA Sharon Y S	4638 Burnet Rd	MA Sharon Y S	C8	Horne Gifts	Retail	N	
Wilder Properties Ltd	4708 Burnet Rd	Diane Wilder Howard	C8	Manu	Retail	N	
Wilder Properties Ltd	4800 Burnet Rd	Diane Wilder Howard	C8	Rosedale Village	Retail/Restaurants	N	
Wilder Properties Ltd	4808 Burnet Rd	Diane Wilder Howard	C8	Rosedale Village	Retail/Restaurants	N	
Wilder Properties Ltd	4810 Burnet Rd	Diane Wilder Howard	C8	Rosedale Village	Retail/Restaurants	N	
Wilder Properties Ltd	4818 Burnet Rd	Diane Wilder Howard	C8	Rosedale Village	Retail/Restaurants	N	
M Murphy Leonard M &	4902 Burnet Rd	Susan A M Jones & Leonard M Murphy Jr	C8	Rosedale Village	Retail/Restaurants	N	
				Top Drawer Thrift	Retail	N	

Owner Name	Address	Building Name	Zoning	Business	Use	Neighborhood Recommendation	Property Owner Response
Longhorn Trophies Inc	4912 Burnet Rd	Longhorn Trophies Inc	CS	Longhorn Trophies Inc	Retail	IN	
Collins Partners Ltd	4922 Burnet Rd	Collins Partners Ltd	CS	PP		IN	Yes
Collins Partners Ltd	4920 Burnet Rd	Collins Partners Ltd	CS	M Caserta	Retail	IN	Yes
Collins Partners Ltd	5000 Burnet Rd	Collins Partners Ltd	CS	PT/Goddess Fit	Services	IN	Yes
Wilson Donald L	5010 Burnet Rd	Wilson Donald L	CS	Don Wilson Jeweler	Retail	IN	
Panose R Ltd	5020 Burnet Rd	Panose R Ltd	CS	Austin Dentures & Dental Second Time Around	Medical Office	IN	Undecided
Reyes Alejandra B	5100 Burnet Rd	Reyes Alejandra B	CS	Arund	Retail	IN	
Four Acorns LLC	5104 Burnet Rd	Four Acorns LLC	CS	Various	Retail	IN	
Four Acorns LLC	5118 Burnet Rd	Four Acorns LLC	CS	Various	Retail	IN	
Questive Family Trust	5120 Burnet Rd	Questive Family Trust	CS	77 (Vas Motorcycle Rental)	Services	IN	
5126 Burnet Rd LLC	5126 Burnet Rd	5126 Burnet Rd LLC	CS	Texas Hydroponics	Retail	IN	
BMA Legendhead LLC	5126 Burnet Rd	BMA Legendhead LLC	CS	Pelham Ink Tattoos	Services	IN	
Goddstein Harry &	5134 Burnet Rd	Goddstein Harry & Jennifer Whitcomb	CS	Vacant Renaissance Glass Co	Retail	IN	
Renaissance Glass Co	5138 Burnet Rd	Renaissance Glass Co	CS	Renaissance Glass Co	Retail	IN	
CHS Properties Inc	5202 Burnet Rd	CHS Properties Inc	CS	Gypsy's Antiques	Retail	IN	
MMVA Fund III Ltd	5222 Burnet Rd A	MMVA Fund III Ltd	CS	North Loop Plaza	Retail/Restaurants/Services/Medical	IN	
MMVA Fund III Ltd	5228 Burnet Rd	MMVA Fund III Ltd	CS	North Loop Plaza	Retail/Restaurants/Services/Medical	IN	
Lamar Village Shopping Center	N 3800 Lamar Bv	Center LLC	CS	Lamar Village	Retail/Restaurants	IN	
Shiva Charles T	N 3800 Lamar Bv	Shiva Charles T	CS	Retail		IN	
Hughes James C & Ingeborg	N 3806 Lamar Bv	Hughes James C & Ingeborg	CS			IN	
Silk Road Inc	N 3810 Lamar Bv	Silk Road Inc	CS	Silk Road	Retail	IN	
Crockett Partners Ltd	N 3914 Lamar Bv	Crockett Partners Ltd	CS	Banzai/Ezo	Restaurant	IN	
Landbuster Jeanl	N 3914 Lamar Bv	2-Js Restaurant				IN	
Luckelinger Catherine	N 4000 Lamar Bv	Orlando Arriaga & Yolanda Arriaga (Assesee)				IN	

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Neighborhood Planning & Zoning

Owner Name	Address	Mailing Name	Zoning	Business	Use	Neighborhood Recommendation	Property Owner Response
Twenty-Six Doors Inc	W 1204 35 St	Twenty-Six Doors Inc Attn F Eugene Alvin	CS-1	Tees	Retail/Restaurants	1st	
Blue Ladies Minerals Inc	3081 124th Ave W 1212 35 St	Blue Ladies Minerals Inc	LO	Duplex	Residential Duplex	60ft-out	
Scandinavian Queen Trustee	W 1600 35 St	Kia Properties Inc				1st	
Hair Peace Inc	W 1508 35 St	Hair Peace Inc				1st	
Renaissance Businesses Partners	W 1512 35 St	Renaissance Businesses Partners				1st	
Hawthorn Properties Ltd	W 1600 35 St	Hawthorn Properties Ltd				1st	
J17 Fortune L.P.	W 1608 35 St	J17 Fortune L.P.				1st	
J17 Fortune L.P.	W 1610 35 St	J17 Fortune L.P.				1st	
Darforth Partners II Ltd	W 1612 35 St	Darforth Partners II Ltd				1st	
Darby Maynard	W 1600 35 St	First National Bank Trustee				1st	
Menderson Smith	W 1608 35 St	Mayra Castañeda				1st	
Todd Margaret Kemper	W 1610 1/2 35 St	Todd Shetley Erwin				1st	
Nicholson Louis R	W 1810 35 St	Nicholson Louis R				1st	
Schleifer Richard A & Paul H	W 1812 1/2 35 St	Schleifer Richard A & Paul H				1st	
Dallas George W III	W 1812 35 St	Dallas George W III				1st	
Waters James R	W 1814 35 St	Waters James R				1st	
Burns Hobbs L & Patrick V	W 1815 35 St	35th Street Management				1st	
Cakmont House Ltd	W 1818 35 St	Cakmont House Ltd				1st	
Seardi Julio Iko	W 1820 35 St	Seardi Julio Iko				1st	
Champion Jodie E & Alvin A M	W 1822 35 St	Champion Jodie E & Alvin A M				1st	
Wright Leslie C & John W &	W 1804 35 St	Wright Leslie C & John W &				1st	
Franklin & Morgan Lockhart Lillian Leta Trustee	W 1910 35 St	Franklin & Morgan Lockhart Lillian Leta Trustee				1st	
	W 1912 35 St	Lockhart Lillian Leta Trustee				1st	

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Neighborhood Parking & Land Use

Owner Name	Address	Mailing Name	Zoning	Business	Use	Neighborhood Recommendation	Property Owner Response
Allen Chris M & Mike Evans	N 4004 Lerner By	Allen Chris M & Mike Evans				1 ✓	
Allen Chris M	N 4008 Lerner By	Allen Chris M				1 ✓	
Karl John	N 4008 Lerner By	Karl John				1 ✓	
Meredithson Roger H	N 4010 Lerner By	Meredithson Roger H				1 ✓	
Shall William L	N 4018 Lerner By	Shall William L				1 ✓	
Jayne Calkin W & Anna T	N 4100 Lerner By	Jayne Calkin W & Anna T				1 ✓	
Jayne Calkin W	N 4108 Lerner By	Jayne Calkin W				1 ✓	
Rivers Rex B Living Trust	N 4108 Lerner By	Rivers Rex B Living Trust				1 ✓	
Seward LLC	N 4180 Lerner By	Seward LLC				1 ✓	
Daughters Of Charity Health	N 4200 Lerner By	Daughters Of Charity Health Services Of Austin	CS	Seaton	Offices	1 ✓	
Daughters Of Charity Health	N 4200 Lerner By	Daughters Of Charity Health Services Of Austin				1 ✓	
Daughters Of Charity Health	N 4200 Lerner By	Daughters Of Charity Health Services Of Austin				1 ✓	
Trans County Medical Society	N 4300 Lerner By	Trans County Medical Society Blood Bank				1 ✓	
Central Texas Regional Blood & Tissue	N 4328 Lerner By	Central Texas Regional Blood & Tissue Center				1 ✓	
Mcgrath Ltd	N 4380 Lerner By	Mcgrath Ltd				1 ✓	
Mcgrath Ltd	N 4400 Lerner By	Mcgrath Ltd				1 ✓	
Mcgrath Ltd	N 4402 Lerner By	Mcgrath Ltd				1 ✓	
Mcgrath Ltd	N 4408 Lerner By	Mcgrath Ltd				1 ✓	
Mcgrath Ltd	N 4408 Lerner By	Mcgrath Ltd				1 ✓	
Mcgrath Ltd	N 4412 Lerner By	Mcgrath Ltd				1 ✓	
Mcgrath Ltd	N 4420 Lerner By	Mcgrath Ltd				1 ✓	
Twenty-Six Doors Inc	N 1100 38 St	Twenty-Six Doors Inc Adam F	CS	Waterloo	Restaurant	OPF-001	Rick Resnick, Soden, Says "yes" to VAMU, 8/7/07
Twenty-Six Doors Inc	N 1200 38 St	Twenty-Six Doors Inc Adam F	LR, UD, GR	28 Doors	Retail/Restaurants	1 ✓	

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Neighborhood Planning & Zoning

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JUN 04 2007

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.

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Neighborhood Planning & Zoning

VERTICAL MIXED USE OPT-IN FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	The neighborhood recommends opt-in for all VMU related standards.
	N/A			

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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.
Neighborhood Planning & Zoning

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

Rosedale

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

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 _____

Rosedale

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 9 Against 0
Neighborhood Planning and Zoning Department 6

February 20, 2007

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C. Number of people in attendance at the meeting: 20 (not all on Steering Committee) ^{Neighborhood Planning & Zoning}

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

Neighborhood list serve was used as means
of notification. Time was during the
regular monthly steering committee meeting

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

see attached

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

see attached

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:

✓

George Adams

SIGNATURE OF CHAIR (OR DESIGNEE)

DATE

5/30/07

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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Neighborhood Planning & Zoning

**VERTICAL MIXED USE APPLICATION
SUBMITTAL CHECKLIST**

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

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May Rosedale Steering Committee Meeting - VMU

M

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Message #11818 of 11947 < Pre

Please join the Rosedale Neighborhood Association Steering Committee at our regularly scheduled monthly meeting on Monday, May 21. The meeting will begin at 6:45 p.m at the Yarborough Library.

Sat May 19, 2007

[Show Message](#)

May 21, 2007 - 6:45 PM
Yarborough Library

AGENDA:

- Vertical Mixed Use (VMU) Preliminary Recommendations
- Zoning and Variances
- Triangle Update
- Fourth of July Carnival and Parade
- June Newsletter
- The Parks Grant
- Tree Planting in the Park
- Formation of Committees
- Other Updates from SC Coordinators

"Dianne Holle Mountain"
<[dholley@...](#)>
[diannemountain](#)
Offline
[Send Email](#)
[Invite to Yahoo](#)

This is your opportunity to ask questions and voice your opinions. Please plan to attend on Monday and let your neighbors, who may not be on this list-serve, know about the meeting.

Dianne Mountain
Co-president

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[Neighborhood Planning & Zoning](#)

Rosedale Neighborhood Association
dholley@...

[Non-text portions of this message have been removed]

 Forward

Message #11818 of 11947 < Prev

Expand Messages	Author	Sort
May Rosedale Steering Committee Meeting - VMU Please join the Rosedale Neighborhood Association Steering Committee at our regularly scheduled monthly meeting on Monday, May 21. The meeting will begin at ...	Dianne Holley Mountain diannemountain   	May : 5:13
< Prev Topic Next Topic >		

Message #  Search:  Search [Advanced](#)

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RNA Meeting Summary for May 21st

Posted by: "mjbrown@austin.rr.com" mjbrown@austin.rr.com mincbrown
Tue May 22, 2007 2:55 pm (PST)

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RNA Meeting Summary
May 21, 2007

AGENDA ITEMS:

Vertical Mixed Use (VMU)

Tracy, Dianne and Ambrose presented an overview of Vertical Mixed Use Development. The designated corridors for possible VMU development in Rosedale (with the Steering Committee member in charge of gathering information about that area) are:

- 35th and 38th Street (Dianne)
- Burnet Rd (Tracy)
- North Lamar (Ambrose)

Waterloo and 1212 W. 38th Street are two properties that will be excluded from the VMU overlay. After discussion, the following options were considered for vote:

- Opt in to an across the board 60% Affordability Level (Ambrose made the motion and Karen seconded it and motion passed).
- Opt out of the across the board 20% Additional Parking Reduction with parking for specific projects to be considered on a case by case basis as plans are submitted for approval and development. (Joyce made the motion and Chris seconded it and the motion passed).
- Opt in to across the board Dimensional Standards (Ambrose made the motion and Vicki seconded it and the motion passed).

The VMU application will be submitted by June 4th with the note that it may be amended within a 45 day window. Many thanks were extended to Tracy, Dianne and Ambrose for their coordination of all aspects related to VMU.

Triangle Update

Dianne reported that she attended the last meeting scheduled to discuss current development issues at the Triangle. The only topic discussed at this meeting was the different options for landscaping various areas within the development.

June Newsletter

Articles for the June RNA Newsletter should be turned in to Gina by Friday, June 22nd. Diana will help Karen in coordinating newsletter delivery.

July 4th Parade and Carnival
Plans for both are underway!

Committee Reports

Neighborhood Features Committee -- Sam reported that the City of Anstin Forestry Department will do a major tree planting project this fall in Ramsey Park. He is also pursuing more information about a parks grant that could be used to enhance the park. Thanks were extended to Sam for working with the City of Anstin aquatic staff on the extended pool hours for Ramsey Pool.

Other Business

The RNA is seeking additional residents to contribute to the various committees. Vicki will send out a survey via the neighborhood mailing list and there will be a note about this in the next newsletter.

The search for a projection device for the neighborhood will branch out to seek neighborhood residents who can advise, and perhaps help secure, a device that has the features we need at an acceptable cost. Vicki will send this message out via the listserv. Richard and Kim will begin planning for Movies in the Park events as soon as they know we will have a device to use for this.

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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:

Oakmont Heights neighborhood sub-area within Rosedale VMU area

*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 Arten Avakian, President, Oakmont Heights N.A.
PHONE Business: (512) 239-4419 Home: (512) 452-6188
E-MAIL ajavakian@aol.com

MAILING ADDRESS 1813 W 36th St.; Austin TX 78731-6132

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SECONDARY CONTACT INFORMATION:

NAME Tom Whatley, Secretary, Oakmont Heights N.A.

PHONE (512) 323-5051

E-MAIL tom.whatley@earthlink.net

MAILING ADDRESS 1916 W 40th St.; Austin TX 78731

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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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 1 of 2	
	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)
3500 Jefferson	✓				
1702 W 35 th	✓				
X 1 (approx. 1704-1706 W 35 th)	✓				
1708 W 35 th	✓				
1712 W 35 th	✓				
X 2 (approx. 1714 W 35 th)	✓				
1800 W 35 th	✓				
1802 W 35 th	✓				
1814 W 35 th	✓				
X 3 (approx. 1816 W 35 th)	✓				
1818 W 35 th	✓				
1820 W 35 th	✓				
1822 W 35 th	✓				
continued on next page					

see attached
copy of AX31see att.
copy of AX31

* 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.

OHNA

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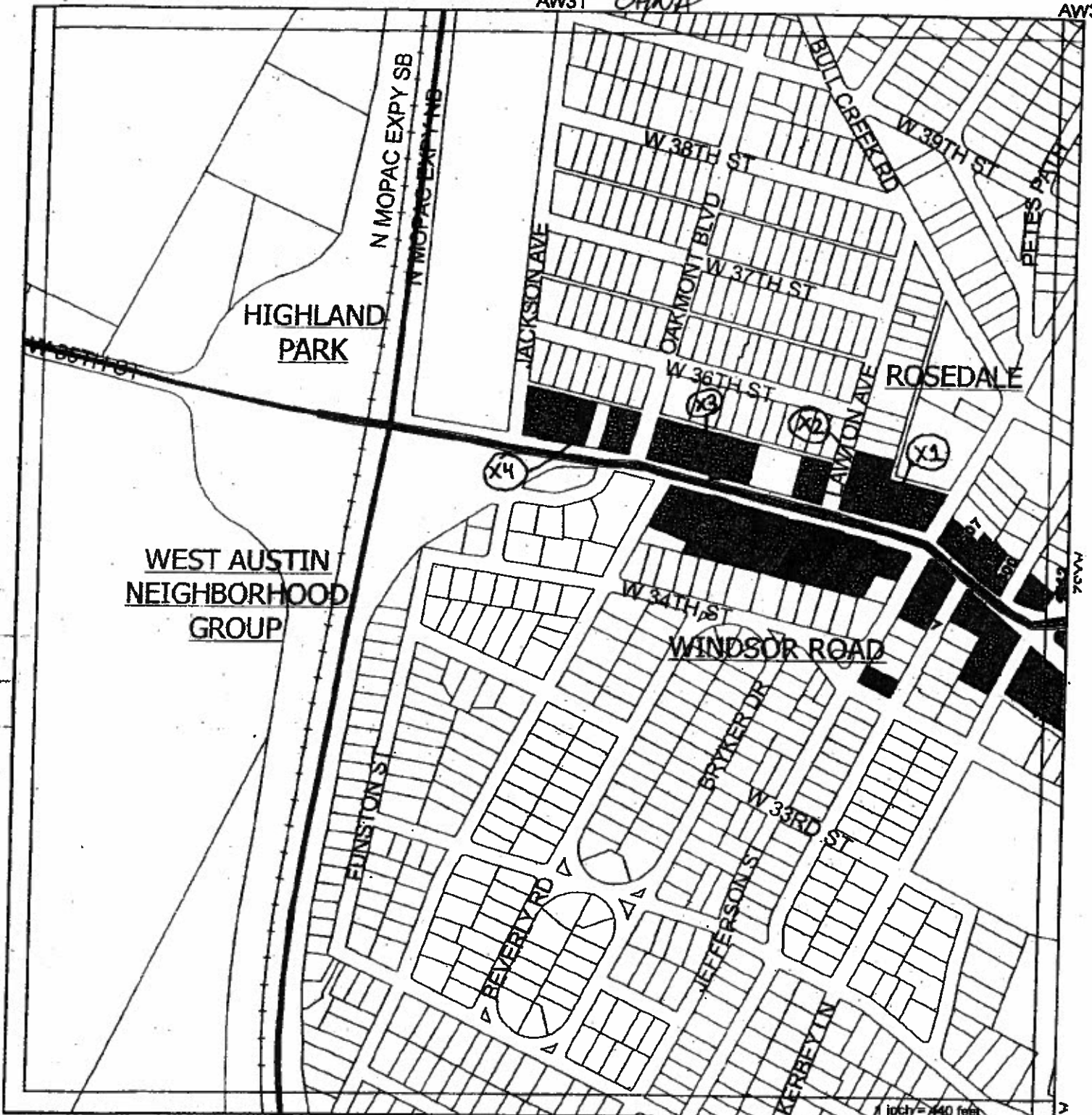
JUN 04 2007

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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 2 of 2	
	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)
continued from previous page	✓				
3500 Oakmont Blvd	✓				
1902 W 35 th	✓				
X4	✓				
1906 W 35 th	✓				
1910 W 35 th	✓				
1912 W 35 th	✓				

* 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.



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX31**

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Legend	
	Planning Areas
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2000. 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.
Vertical Mixed Use Map Guide Black and White.mxd

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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.

Neighborhood Planning & Zoning

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

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 4 Against 0
Neighborhood Planning and Zoning Department 6

February 20, 2007

OMNA

- C. Number of people in attendance at the meeting: Four of seven neighborhood association Executive Committee members were present for the vote. A fifth committee member was present but needed to leave before the VMD discussion. Four neighborhood association members were also present and in agreement with the Executive Committee.
- D. Please explain how notice of the meeting at which the vote was taken was provided: the Executive Committee

Notice was sent by e-mail to the neighborhood e-mail group (copy attached), and by Newsletter delivered to every residence in the neighborhood.

- E. Please attach a copy of the notice of the meeting at which the vote was taken.
(attached)

- F. Please provide a copy of the meeting minutes at which the vote was taken.
(attached)

- G. Please read and sign the following:

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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: _____

Art Ol
SIGNATURE OF CHAIR (OR DESIGNEE)

6/1/07
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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**OAKMONT HEIGHTS NEIGHBORHOOD ASSOCIATION
EXECUTIVE COMMITTEE MEETING MINUTES – May 30, 2006
Westminster Manor, Game Room**

Present: Arten Avakian (President), Glenn Meter (Vice President), Tom Whatley (Secretary/Treasurer), Carl Helmsuth (At-large), Laura Lund (At-large)

Absent: Samuel Galifaro (At-large), Teresa Canfield Johnson (At-large)

Association President Arten Avakian called the meeting to order at 7:05 p.m.

Tom Whatley, seconded by Carl Helmsuth, moved to dispense with reading and to approve the minutes of the June 14, 2006, Executive Committee meeting. The motion was adopted without objection.

The President recognized Brett Denton of Ardent Residential to make a presentation on the preliminary design plans for the Bull Creek Apartments project.

Joe Snyder, executive director of Westminster Manor, discussed the Manor's long-term expansion plans.

The President reviewed the MoPac Blvd. expansion project, and the committee discussed the exclusion of the Oakmont Heights area east of MoPac from coverage by sound walls in the Texas Department of Transportation's preliminary plans. Brett Denton and Joe Snyder both expressed support for including the Oakmont Heights area in coverage of the sound walls. Tom Whatley, seconded by Glenn Meter, moved that the Oakmont Heights Neighborhood Association endorse inclusion of the entire east side of MoPac from W. 35th St. to W. 45th St. within the planned sound walls. The motion was adopted without objection. Laura Lund agreed to lead neighborhood efforts to include the Oakmont Heights area within the sound walls.

The Executive Committee and neighborhood residents discussed the proposed Vertical Mixed Use (VMU) overlay for the W. 35th St. corridor. President Arten Avakian and Vice President Glenn Meter reviewed the VMU ordinance and the outreach efforts made by the neighborhood association to the property owners on W. 35th St. within the Oakmont Heights Neighborhood Association boundaries. None responded to requests for their opinions about whether their properties should or should not be covered by the VMU overlay. The President and Vice President also reviewed the decisions of the nearby Bryker Woods, Ridgelea, and Rosedale neighborhoods concerning VMU on W. 35th St.

Page Two

Oakmont Heights Neighborhood Assn. Executive Committee minutes
May 30, 2007

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Arten Avakian, seconded by Tom Whatley, moved that the Oakmont Heights Neighborhood Association recommend to the city that the properties on the north side of W. 35th St. from Jackson Ave. to Jefferson Blvd. be opted out of the VMU overlay, for the reasons that (1) the rear of the W. 35th St. properties share an alley with the residences on W. 36th St. and VMU would result in increased traffic and parking; (2) no property owner on W. 35th St. within our neighborhood boundaries expressed any interest in being included in the VMU overlay; (3) the area of W. 35th St. within our neighborhood boundaries is subject to heavy traffic and is not pedestrian-friendly, making it less appropriate for VMU; and (4) the need for consistency with other nearby neighborhoods that have decided to opt-out the properties in their portions of W. 35th St. The motion was adopted by four ayes, 0 nays (Laura Lund now absent), with all neighborhood residents in attendance who were not Executive Committee members in agreement. The Executive Committee agreed that individual properties seeking in the future to opt-in to the VMU overlay would be reviewed on a case-by-case basis.

The President updated the Executive Committee on other neighborhood developments, including the installation of new above-ground gas meters and recent property appraisals.

The President announced that Vice President Glenn Meter would be vacating his position due to moving from the neighborhood and that the Executive Committee would be seeking volunteers to fill the vacancy.

There being no further business, on a motion by the President the meeting adjourned at 9:10 p.m.

 5/31/07
Arten Avakian, President

 5/31/07
Tom Whatley, Secretary

Arten Avakian - [oakmont] Neighborhood Assoc. Executive Committee Meeting Wed, May 30, 7 pm,
Westminster

From: ajavakian@aol.com
To: <oakmont@yahoogroups.com>
Date: 5/29/07 10:01 PM

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Subject: [oakmont] Neighborhood Assoc. Executive Committee Meeting Wed, May 30, 7 pm, Westminster

Hi Neighbors,

The Executive Committee of the Oakmont Heights Neighborhood Association (OHNA) will meet at 7 p.m. on Wednesday, May 30, in the Game Room at Westminster

Manor, to decide on recommendations regarding the application of vertical mixed use (VMU) zoning overlays for commercial properties on 35th Street, along the south edge of the neighborhood.

At the meeting we will also have an opportunity to see preliminary drawings for redevelopment of the Bull Creek and Kingswood apartments, as well as discuss the status of MoPac expansion plans and the omission of noise walls along the Oakmont stretch. The Game Room is on the main floor of Westminster, to the right of the main entrance on the circle drive; if driving, park in the lots at Jackson and Bull Creek Road.

The meeting is open to all. Residents along the south side of 36th Street, which shares an alley with potential VMU properties along 35th Street, residents along the western edge most affected by MoPac noise, and residents along 44th Street (technically not in the Oakmont neighborhood, but directly across from the Bull Creek apartments and with many of the same interests as Oakmont) are especially encouraged to attend.

More information about VMU is available in the neighborhood newsletter delivered this weekend. You can view a copy of the newsletter on the Oakmont web site at <http://www.main.org/oakmont/newsletter.html> (<http://www.main.org/oakmont/newsletter.html>).

See you there!

-Arten Avakian
President, OHNA

***** See what's free at <http://www.aol.com>.

[Non-text portions of this message have been removed]

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Messages

Oakmont web site: <http://www.main.org/oakmont>

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Neighborhood Planning & Zoning

OAKMONT HEIGHTS NEIGHBORHOOD NEWS

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Neighborhood Planning & Zoning

Number 07-01

May 25, 2007

Executive Committee Meeting Wednesday May 30, 2007

The Executive Committee of the Oakmont Heights Neighborhood Association (OHNA) will meet at 7 p.m. on Wednesday, May 30, in the Game Room at Westminster Manor, to decide on recommendations regarding the application of vertical mixed use (VMU) zoning overlays for commercial properties on 35th Street, along the south edge of the neighborhood. At the meeting we will also have an opportunity to see preliminary drawings for redevelopment of the Bull Creek and Kingswood apartments, as well as discuss the status of MoPac expansion plans and the omission of noise walls along the Oakmont stretch. The Game Room is on the main floor of Westminster, to the right of the main entrance on the circle drive; if driving, park in the lots at Jackson and Bull Creek Road.

The meeting is open to all. Residents along the south side of 36th Street, which shares an alley with potential VMU properties along 35th Street, residents along the western edge most affected by MoPac noise, and residents along 44th Street (technically not in the Oakmont neighborhood, but directly across from the Bull Creek apartments and with many of the same interests as Oakmont) are especially encouraged to attend.

More About VMU

Last year, the City of Austin passed an ordinance creating vertical mixed-use overlays that apply to commercially zoned properties along certain high-traffic corridors, including West 35th Street. Vertical mixed use (or VMU for short) allows residential uses of upper floors overlying commercial space on the ground floor. VMU is

intended to promote higher density within the city, and are meant to be pedestrian friendly. By placing VMU along transportation corridors, the city hopes to reduce pressure for denser development within the middle of neighborhoods as well as increasing the use of and demand for public transportation.

Neighborhoods must make recommendations to the City by June 4, regarding properties in their areas. The recommendations include whether properties should be included in the VMU Overlay District (VMU zoning would be overlain on top of the current commercial zoning), and if added to the Overlay District which development bonuses could be given for VMU development. Any building not added to the Overlay District could later be rezoned for VMU development through the existing zoning process.

OHNA Vice President Glenn Meter has been serving as the lead for the neighborhood in this effort. The OHNA recommendations will be combined with those of the Ridgelea and Rosedale neighborhood associations, which are together in one planning area.

The Allandale Neighborhood Association has compiled information on VMU and made it available at <http://allandale.typepad.com/vmu/>. Glenn and OHNA President Arten Avakian have been attending meetings to learn about the VMU process and how it may affect the neighborhood.

The commercial businesses in the 1800 and 1900 blocks of W 35th St. have been queried about their interest in being included in the VMU Overlay District. To date, no business owners have responded to our query.

At the May 30 meeting, Glenn and Arten will make recommendations to the full Executive Committee on the VMU properties that border our neighborhood along 35th Street

MoPac and Noise Walls

At recent open houses, TXDOT presented the preferred plan for adding capacity to MoPac, consisting of adding one managed lane in each direction, with no increase of right-of-way. As part of the capacity increase, noise impact has been analyzed, and neighborhoods along certain stretches of MoPac are expected to have an opportunity to vote yes or no on walls along their stretch. Because the neighborhood is separated from MoPac by the TXDOT property and Westminster Manor, noise walls were not included for Oakmont in the preliminary plan. Several residents have expressed concern about this omission, and TXDOT has indicated that they may be able to revisit the issue. The Executive Committee is seeking a potentially affected neighbor close to MoPac to pursue this with TXDOT.

Redevelopment of Bull Creek and Kingswood Apartments

Brett Denton of Ardent Residential, the developer of the Bull Creek and Kingswood apartments, will present sketches at the May 30 OHNA meeting illustrating how the redeveloped property may look.

About the Executive Committee

The Executive Committee is the association's governing board. At the May 30 meeting, the Executive Committee will also seek nominations to fill the position of Vice President of the association, which will become vacant this summer. If you have the time and interest to serve, please come to the meeting and or contact association president Arten Avakian at 452-6188 or at Ajavakian@aol.com.

Join the Oakmont E-Mail List

If you have not done so already, join the OHNA e-mail list, a relatively low-traffic forum for neighborhood news, events, and other information. To join, simply send a message oakmont-subscribe@yahoogroups.com.

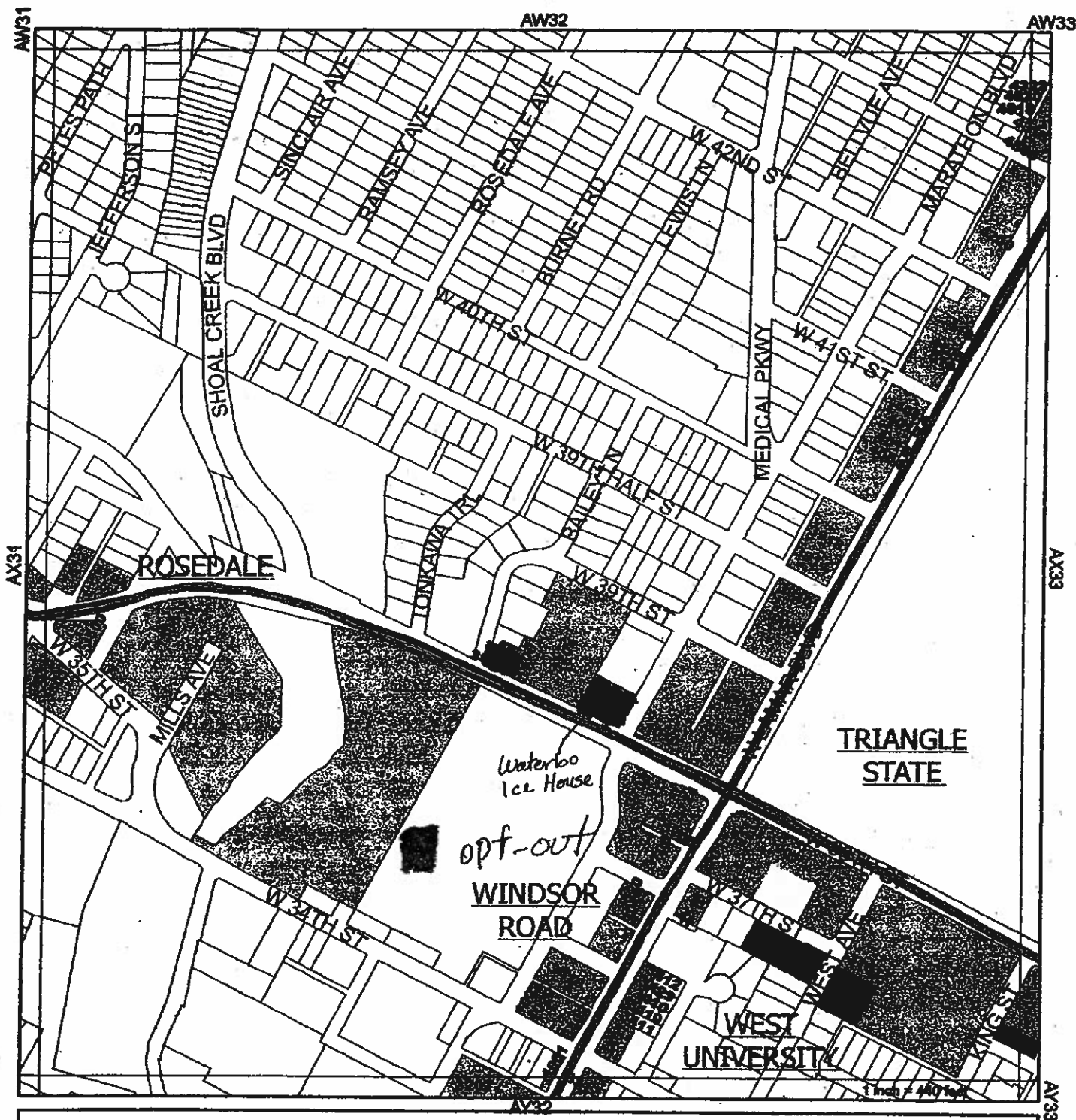
Oakmont Web Site

Remember to visit the Oakmont Heights web site, at <http://www.main.org/Oakmont>, prepared and maintained by our neighbor Carl Hehmsoth. Please e-mail any comments and suggestions for content and links to Carl using the contact link on the site.

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Neighborhood Planning & Zoning



**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AX32**

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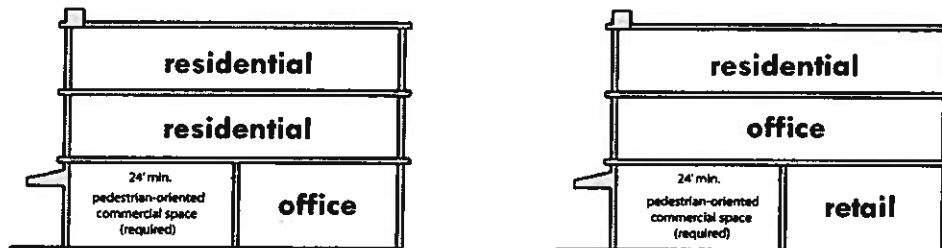
Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map is for informational purposes only. No warranty is made regarding its accuracy or completeness. Vertical Mixed Use Map Grids Black and White.cxd

Legend	
	Planning Area
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcel

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?

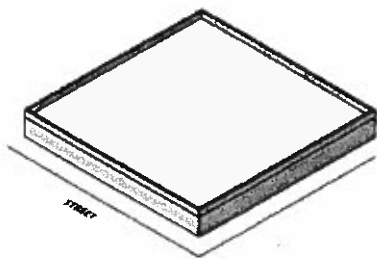
Dimensional Standards

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

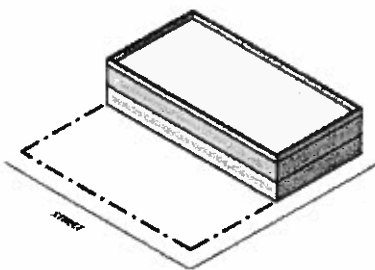
- **Setbacks**—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- **Floor to Area Ratio**—no floor to area ratio (FAR) limit.

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.

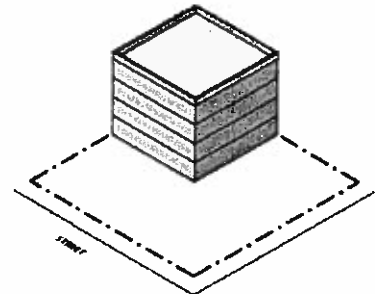
For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



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.

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 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/verticalmixeduse.htm>

PLANNING COMMISSION HEARING

DATE: January 29, 2008 TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: February 14, 2008 TIME: 4:00 P.M.

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

For questions regarding the vertical mixed use application for the Rosedale 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

4 PAGES ATTACHED

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 # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print) LEWIS TROIANO, MANAGER FOUR ACORNS LLC

☐ I am in favor
(Estoy de acuerdo)

☒ I object SEE NOTES
(No estoy de acuerdo)

Address 5118 BURNET ROAD AUSTIN, TX 78756
(512) 751-9809

My ONLY OBJECTION IS TO MY PROPERTY AS NOTED HEREIN
I WISH MY PROPERTY TCAID ID #3 227650 AND 227649 TO BE ALLOWED ALL VMU
VMU STANDARDS TO APPLY - DO NOT WANT OPT OUT OF PARKING

INFORMATION ON PUBLIC HEARINGS

Reduction as recommended by Rosedale C142008-0004
C142007-0004

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.

* Rosedale Association DID NOT ATTEMPT ANY COMMUNICATION
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 neighborhood recommendations 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.

WHAT-SO-EVER WITH ME TO ASK MY OPINION
ON MY PROPERTIES
During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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

- By attending the Planning Commission hearing and conveying your concerns at that meeting
- By writing to the Planning Commission, using the form provided on the previous page
- By writing to the city contact, listed on the previous page

AS A PROPERTY OWNER WITHIN 300 FEET, YOU ARE NOT REQUIRED TO ATTEND THESE HEARINGS, BUT IF YOU DO ATTEND, YOU WILL BE GIVEN AN OPPORTUNITY TO SPEAK FOR OR AGAINST THE PROPOSED LAND USE REGULATIONS.

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

INFORMACION TOCANTE LAS AUDIENCIAS PUBLICAS

EL DEPARTAMENTO DE PLANIFICACIÓN HA REGISTRADO UNA SOLICITUD PARA IMPLEMENTAR NUEVAS OPCIONES EN LAS REGULACIONES QUE GOBIERNAN EL DESARROLLO DE ALGUNAS PROPIEDADES COMERCIALES. SEGÚN LOS REGLAMENTOS DE LA CIUDAD, TODOS LOS DUEÑOS DE PROPIEDADES UBICADOS DENTRO DE 300 PIES DE ESTAS PROPIEDADES COMERCIALES DEBERAN SER NOTIFICADOS.

ESTA SOLICITUD SE VA A PRESENTAR EN DOS AUDIENCIAS PÚBLICAS: PRIMERO ANTE LA COMISIÓN DE PLANIFICACIÓN, Y LUEGO ANTE EL CONSEJO DE LA CIUDAD, EN LAS FECHAS Y HORAS INDICADAS. EN LA PRIMERA AUDIENCIA PUBLICA CON LA COMISIÓN DE PLANIFICACIÓN, LA COMISIÓN EVALUA LA SOLICITUD Y HACE UNA RECOMENDACION SOBRE LA SOLICITUD AL CONCILIO DE LA CIUDAD. DESPUÉS, EN LA SEGUNDA AUDIENCIA PUBLICA, EL CONCILIO HACE LA DECISION FINAL DE ACEPTAR O NO ACEPTAR ESTA SOLICITUD.

SI USTED TIENE ALGUNA PREGUNTA SOBRE ESTA SOLICITUD, POR FAVOR COMUNIQUESE CON LA PERSONA INDICADA ABAJO. SI USTED DESEA EXPRESAR SU APOYO U OPOSICION A ESTA SOLICITUD, PUEDE HACERLO DE VARIAS MANERAS:

1. ASISTIENDO A LA AUDIENCIA DE LA COMISIÓN DE PLANIFICACIÓN, Y EXPRESANDO SU OPINION EN LA AUDIENCIA.
2. POR ESCRITO, USANDO LA FORMA EN LA PAGINA ANTERIOR
3. POR CARTA (MANDARLA A LA PERSONA ABAJO)

NO SE REQUIERE QUE USTED ASISTA A ESTAS AUDIENCIAS, PERO SI ESTA PRESENTE, USTED TIENE LA OPORTUNIDAD DE COMENTAR A FAVOR O EN CONTRA DE LA SOLICITUD.

PARA MÁS INFORMACIÓN, CONTACTE A:

ANDREW HOLUBECK
(512) 974-2054
NEIGHBORHOOD PLANNING & ZONING DEPARTMENT
(EL DEPARTAMENTO DE PLANIFICACION)
505 BARTON SPRINGS RD
Austin, TX 78704

Rosedale Neighborhood Planning Area
VMU Overlay District Parcels
C14-2008-0004

TRACT # (1)	TCAD PROPERTY ID (2)	COA ADDRESS (3)
28	227642	5200 BURNET RD
		5202 1/2 BURNET RD
		5222 1/2 BURNET RD
		5222 BURNET RD
		5242 1/2 BURNET RD
		5244 BURNET RD
		5250 BURNET RD
	227643	5202 BURNET RD
	227644	5138 BURNET RD
	227645	5134 BURNET RD
	227646	5128 BURNET RD
	227647	5124 BURNET RD
		5126 BURNET RD
	227648	5120 BURNET RD
	227649	5118 BURNET RD
	227650	0 BURNET RD
		LOT 8 BLK 10 ROSEDOWN
	227651	5100 BURNET RD
	476862	5256 1/2 BURNET RD
		5256 BURNET RD

I WANT FULL/ALL
VMU STANDARDS TO
APPLY TO
my Property

- (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 legal description was used.

1/25/2008

I WANT ALL VMU STANDARDS TO
APPLY TO my Two LOTS noted
ABOVE - DO NOT WANT my ^{VMU} PARKING
LIMITED AS ROSEDALE ASSOC PROPOSED.

Lewu Tolana, manager
FOUR ACRES LLC (512) 751-9809

Rosedale VMU Neighborhood Recommendations
C14-2007-0004

C14-2008-0004

Tract # (1)	All VMU-Related Standards Apply	VMU Overlay District (Opt-Out)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1-6; 8-10; 14					
7; 11-12	X				X
13, 15-28			X		

RECOMMENDED AN AFFORDABILITY LEVEL OF 60% FOR 10% OF THE RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING

- (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.

1/25/2008

I WANT my Property ALLOWED ALL VMU RELATED STANDARDS AND DO NOT WANT TO OPT OUT 2 PARKING REDUCTION AS RECOMMENDED ABOVE. I WANT ALL VMU STANDARDS TO APPLY.

[My Property is TCAD - 227649 AND 227650

Lewis
LEWIS TRIANO, MANAGER
FOUR ALONGS LLC

(512) 751-9809.

P/S:

* ROSEDALE NEIGHBORHOOD ASSOC SHOULD HAVE CONTACTED ME AS OWNER OF THE TWO LOTS 227649 AND 227650 TO ASK MY OPINION ON WHAT WAS TO BE RECOMMENDED FOR my PROPERTY.

PLANNING COMMISSION HEARING

DATE: January 29, 2008 **TIME:** 6:00 P.M.
LOCATION: City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin

CITY COUNCIL HEARING

DATE: February 14, 2008 **TIME:** 4:00 P.M.
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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 # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print)

Rosa E. Castillo

☐ I am in favor
(Estoy de acuerdo)

Address

2122 Hancock Dr. # 111

☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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File # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print) Tom & Phyllis Teykl

Address 4607 Rosedale Ave, Austin
78756

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

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File # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print)

Kevin McCordle

Address

2300 Hancock Dr. #109

File #

C14-2008-0004



I am in favor
(Estoy de acuerdo)



I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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File # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print) Bettie J. Girling

Address 2501 El Greco Cove 78703

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

INFORMATION ON PUBLIC HEARINGS

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File # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print) Connie Hsu

Address 4419 Marathon Blvd, Austin, TX 78756

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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Jay Kaplan

From: Jay Kaplan [jaykaplan@att.net]
Sent: Monday, January 28, 2008 4:30 PM
To: 'andrew.holubeck@ci.austin.tx.us'
Subject: File C-14-2008-0004 Rosedale Neighborhood VMU recommendation

I am against the proposal for the following reasons:

1. The VMU parking reduction opt out has been placed on my shopping center located at the intersection of Burnet Road and North Loop (parcel 28). My property backs up to commercial uses and a VMU development's parking would not impact single family residential areas.
2. The commercial property owners covered by the Rosedale Neighborhood recommendations were never contacted in order to participate in neighborhood meetings on the subject. The Rosedale Neighborhood has been meeting for the better part of 2007 to formulate their recommendations and, during that time, made no effort to contact the commercial property owners for their input.
3. Of all the properties suggested by the Neighborhood for the parking opt out, mine at 5.5 acres is the most suited for VMU. The parking opt out would negate the economic viability of a VMU project.
4. The Neighborhood through its opt out recommendations for parking or total opt out override the desire of the City of Austin to facilitate mixed use developments in the Rosedale Neighborhood. This is an area of town which would be most viable for such a project and the effect of the Neighborhood's recommendation is to eliminate the possibility of VMU's in their area.
5. The notice was postmarked from the City of Austin on Friday, January 18, 2008. Receipt was Tuesday, January 23rd. It is unfair that so little notice is given to the commercial property owners to appear before the Planning Commission to make comment.

1/28/2008

THE SETON FUND
OF THE DAUGHTERS OF CHARITY OF ST. VINCENT DE PAUL

January 29, 2008

Chris Allen, Zoning Chair
Rosedale Neighborhood Association
1406 West 391/2 Street
Austin, Texas 78756

RE: Vertical Mixed Use (VMU) Overlay Request for 3801 Bailey and 1106 W. 38th Streets

Dear Chris,

The purpose of this letter is to request that the properties located at 3801 Bailey and 1106 W. 38th Streets be included in the VMU opt-in process that is being considered for the Rosedale Neighborhood. We believe that the VMU overlay is appropriate for these properties given their location. Both properties are located on high density, transit corridors, which are, from a planning standpoint, appropriate for vertical mixed use.

We all understand that the VMU overlay is optional, and that if one were to use it, then there are some incentives that benefit the neighborhood. If the sites are redeveloped using the VMU option, we would like the opportunity to contribute positively to the neighborhood as intended by the VMU ordinance.

Please let me know if you have any questions or need additional information. We look forward to a positive recommendation.

Sincerely,



Gene Attal

Cc: Planning Commission Members
Andrew Holubeck, Senior Planner

1201 WEST 38TH STREET
AUSTIN, TEXAS 78705-1056
512 324-1990
FAX 512 324-1989
www.setonfund.org

PLANNING COMMISSION HEARING

DATE: January 29, 2008 TIME: 6:00 P.M. 630

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

SUS BARTON SPAIN'S RM325

CITY COUNCIL HEARING

DATE: February 14, 2008 TIME: 4:00 P.M.

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

For questions regarding the vertical mixed use application for the Rosedale 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

1/29/2008
FAXED TO: ANDREW HOLUBECK
FAX 974-6054

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 # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print) PATRICIA TROIANO, member of FOUR ACRES LLC

Address 5118 BURNET ROAD, AUSTIN, TX 78756
(512) 751-9808

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

I OBJECT ONLY BECAUSE I WANT ALL VMU RELATED STANDARDS TO
APPLY TO MY PROPERTY DESCRIBED AS

TCAD ID: 227649 AND 227650

INFORMATION ON PUBLIC HEARINGS

→ I DO NOT WANT TO OPT OUT OF PARKING REDUCTION
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 neighborhood recommendations 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.

During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

PLANNING COMMISSION HEARING

DATE: January 29, 2008 TIME: 6:00 P.M.

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

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File # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print) KATHY BORTH AND RICK BORTH - CO-OWNERS

☐ I am in favor
(Estoy de acuerdo)

Address 5118 Burnet Road, Austin Texas 78756

☒ I object
(No estoy de acuerdo)

To my property @ 5118 Burnet Rd. TCAO 227650 AND 227649

TO BE ALLOWED ALL MY STANDARDS TO APPLY - DO NOT WANT TO OPT OUT OF PARKING

INFORMATION ON PUBLIC HEARINGS

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Subj: Re: C14-2008-0004 - - - TCAD-227649 and 227650
Date: 1/29/2008 4:33:45 P.M. Central Standard Time
From: LewisTroiano
To: Andrew.Holubeck@ci.austin.tx.us
CC: Ktbdesigns, Overseasspeedo, PLTroiano, LewisTroiano

TO: Andrew Holubeck

TO: Andrew Holubeck, City of Austin:

I appreciated your telephone call just a moment ago.

I accept your recommendation of Postponement on Tract #28 which includes our tcad property numbers 227650 and 227649 as owned by Four Acorns LLC.

You said that a Mr. Jay Kaplan (MWM FUND III LTD) tcad 227642 owns property located in same tract 28 has requested postponement for the entire tract 28.

The postponement is so You can arrange a meeting between the Rosedale Neighborhood association and the two concerned property owners.

Meeting would be so the parties can discuss each others concerns about the parking opt out recommendation of Rosedale Neighborhood Association and the two property owners who do not wish to opt out on parking.

Lewis Troiano
(512) 751-9809

In a message dated 1/29/2008 3:56:57 P.M. Central Standard Time, Ltcaptain writes:

Just had a call from Holubeck confirming receipt of fax and mail i sent. Stressed how important attendance would be. He wanted to pass on a phone number for the owner of the property down the street where Savers is who will not be able to make the meeting but has the same issues with the changes.

Do you want to call him and find out his thoughts. Jay Kaplan 713-621-3079.

KTB

In a message dated 1/28/2008 11:38:04 A.M. Central Standard Time, Andrew.Holubeck@ci.austin.tx.us writes:

Tuesday, January 29, 2008 America Online: LewisTroiano

Mr. Troiano,

I did receive your comment form and will pass it along to the Planning Commission at tomorrow's hearing. However, I also highly recommend that you attend the hearing if at all possible and make your position known to the Commission. This will ensure that your concerns adequately explained to the Commission. Also, the time and location of the Planning Commission hearing has been changed – the hearing will take place at the One Texas Center at 505 Barton Springs Rd in Room 325 at 6:30. Let me know if you have additional questions or concerns. Thanks

Andrew Holubeck

Senior Planner

Neighborhood Planning & Zoning Department

City of Austin

505 Barton Springs Rd.

Austin, TX 78704

Phone 512-974-2054

Fax 512-974-6054

andrew.holubeck@ci.austin.tx.us

From: LewisTroiano@aol.com [mailto:LewisTroiano@aol.com]

Sent: Friday, January 25, 2008 6:11 PM

To: Holubeck, Andrew

Cc: LewisTroiano@aol.com

Subject: C14-2008-0004 - - - TCAD-227649 and 227650

*****please reply by return email that you have received by email and the attached pdf*****

Andrew Holubeck:

attached as a pdf is my comment form for C14-2008-0004.

I am attempting comment that I am opposed to One specific recommendation of the Rosedale Neighborhood association - that which pertains to My property. I want full VMU standards to apply to my property as noted in attached pdf.

I want my property noted as TCAD-227649 and 227650 to be allowed the Full VMU Standards to apply.

Four page PDF is attached.

Tuesday, January 29, 2008 America Online: LewisTroiano

PLANNING COMMISSION HEARING

DATE: January 29, 2008 TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: February 14, 2008 TIME: 4:00 P.M.

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File # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print)

Bettie Gurling

Address

2501 El Greco Cove 78703



I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

Holubeck, Andrew

From: LewisTroiano@aol.com
Sent: Monday, February 18, 2008 3:25 PM
To: sully.jumpnet@sbcglobal.net; AMDealey@aol.com; saundra_kirk@sbcglobal.net; tracy.atkins@gmail.com; pcavazos_planning@yahoo.com; chris@brandocular.com; paulahui16@yahoo.com; jay_reddy@dell.com
Cc: Holubeck, Andrew; Laursen, Melissa; Fox, Kathleen; greg.claxton@ci.austin.tx.us; Walters, Mark; Bhakta, Minal; DiGiuseppe, Paul; Meredith, Maureen
Subject: C14-2008-0004 - Tract #28 -- lots TCAD-227649 and 227650

Honorable Planning Commission Members:

Dave Sullivan chairperson,
Mandy Dealey parliamentarian,
Sandra Kirk secretary,
Tracy Atkins, Perla Cavazos, Chris Ewen, Paula Hui, Jay Reddy

Reference:

C14-2008-0004 - - Tract #28 and specifically my two lots owned by Four Acorns LLC identified as TCAD-227649 and 227650

Please assist me in my request for Full VMU rights Including parking to apply specifically to my property but hopefully also to the entire tract #28. I request you make my request known to the entire Planning Commission as well as the entire City Council.

As a native Austinite and resident of the Allandale neighborhood for 55 years I see the VMU initiative as a positive step by allowing my neighborhood convenient and walking access to the additional services offered through full VMU zoning. Additional diversification as encouraged by successful implementation of VMU along Burnet Road would be a welcome sigh of relief from the sprawl of used furniture and junk shops. The neighborhood wants and deserves additional and convenient choices within easy walking distance to our homes.

At a minimum I specifically request Full VMU Rights including parking (No opt-out on parking) for my two lots within Tract #28 and identified as 5118 Burnet & "0" Burnet Or TCAD numbers 227650 and 227649.

Hopefully the Planning Commission and City Council will additionally recognize Tract #28 as a Unique Location in that this entire inner city core block as bounded by Hancock/Burnet/North Loop contains No single family residential and is entirely zoned as commercial/office/service/apartment. A Unique Situation offering a model location for the VMU initiative. It's generally understood that the parking reduction is a key incentive and that without it a VMU project might not be financially viable.

The entire Tract #28 along Burnet should be considered for Full VMU Rights including parking rights (No opt-out on parking).

Allowing Full VMU rights including parking Now for the entire Tract #28 will remove future uncertainty for development of VMU and promote the City Councils VMU Initiative for this inner city core area. Again, It's generally understood that the parking reduction is a key VMU incentive and that without it a VMU project might not be financially viable.

2/20/2008

I did attempt to resolve the parking issue by speaking directly with the Rosedale Association representative Chris Allen (512)467-7742. He relayed to me that I have No say in my property VMU zoning recommendation and the neighborhood has made its recommendation of VMU with opt-out on parking. Chris Allen says the city will follow the recommendation and it does not matter that I was never consulted or allowed any input into the associations recommendation on my property.

Chris Allen says I can later apply to the Planning Commission for a zoning change as my only means of changing the recommendation of VMU with opt-out on parking to full VMU including parking reduction.

To me the attitude of the Rosedale Association displays a ludicrous lack of efficiency which places a needless financial burden on me as property owner and is an Obvious attempt of the Rosedale Association to stop the VMU initiative along Burnet Road.. VMU is not viable without the parking reduction allowance.

Hopefully the Planning Commission and City Council will have the foresight to correct this misdeed and allow Full VMU rights including parking for My Two Lots Specifically and Alternatively and Most Appropriately the Entire Tract #28.

I am an individual owning the above mentioned property along with my sister Kathy Borth under the entity named Four Acorns LLC. My being unaccustomed to the political and zoning processes, I am most probably not stating my case quite properly but hopefully coherently enough as this is my first attempt to make my wishes known to the City Council and Planning Commission.

Your considerations are sincerely appreciated.

Lewis Troiano, manager
Four Acorns LLC
5118 Burnet Road
Austin, Texas 78756
tele 751-9809
fax 459-2224
email:
LewisTroiano@aol.com

Copy to:
Andrew Holubeck, Melissa Laursen, Kathleen Fox, Greg Claxton, Mark Walters, Minal Bhakta, Paul Diguseppe, Maureen Meredith,
Senior Planners, Neighborhood Planning & Zoning Department, City of Austin

Delicious ideas to please the pickiest eaters. Watch the video on AOL Living.

.....
PLANNING COMMISSION COMMENT FORM
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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 # C14-2008-0004

Planning Commission Hearing Date: January 29, 2008

Name (please print) Stephen D. Wilson

☐ I am in favor

(Estoy de acuerdo)

Address 4611 Rosedale Ave, Austin, Tx. 78756

☒ I object

(No estoy de acuerdo)

Phone - (512) 451-9478

~~(Signature)~~

Stephen Wilson
451-9478

1/28/68



AT&T

Robert R. Brown
Manager

Mr. Holubek,

I am against re-zoning
to VMU due to following factors

- ① increased parking problems.
- ② increased traffic in neighbor-
hood which already is a problem.
- ③ the area between 45th & Burnet
and 49th Burnet proposed for VMU
is comprised of short lots not
conductive to high rise expansion.
areas further north on Burnet
are more conductive to this type of
expansion.
- ④ I have lived at 4611 Rosedale
for 30 years and would like the
area be reserved for small businesses
(I work at Ometny on 49th & Burnet)

Major Customer Support
Room 5037
Bedminster, NJ 07921
Phone (201) 234-2230

Thank you,
Stephen D. Wilson
Stephen D. Wilson