**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0019 – South Lamar NPA Vertical Mixed Use Building (V) Rezonings **P.C. DATE:** February 12, 2008

**AREA:** 14 tracts on 72.10 acres

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

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

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District
Austin Neighborhoods Council
Barton Hills-Horseshoe Bend Assn. (Barton Hills NA)
Barton Oaks Neighborhood Assn.
Barton Springs Coalition
Barton Springs/ Edwards Aquifer Conservation Dist.
Bouldin Forward Thinking
CIM
Far South Austin Community Assn.
Galindo Elementary Neighborhood Assn.
Home Builders Association of Greater Austin
Homeless Neighborhood Organization
League of Bicycling Voters
Manchaca Village Neighborhood Association
North Southwood Neighborhood Association
Onion Creek Homeowners Assoc.
Save Our Springs Alliance
South Central Coalition
South Lamar Combined Planning Area (COA-Staff Liaison)
South Lamar Neighborhood Assn.
Southwood Neighborhood Assn.
Terrell Lane Interceptor Assn.
The Village at Kinney Court
Western Trails Neigh. Assn.
Westgate Blvd./Jones Rd. Neigh. Assn.
Zilker Neighborhood Assn.

**AREA OF PROPOSED ZONING CHANGES:** The South Lamar Neighborhood Planning Area is bounded by the Union Pacific Railroad to the east, West Ben White Boulevard to the south, South Lamar Boulevard to the west, and West Oltorf Street on the north. Please refer to Attachments.

**WATERSHEDS:** Barton Creek– Urban; West Bouldin Creek- Urban; Williamson Creek- Urban

**DESIRED DEVELOPMENT ZONE**: Yes

**SCHOOLS:** Porter Junior High

**APPLICABLE CORE TRANSIT CORRIDORS:** South Lamar Boulevard

**STAFF COMMENTS:**

The VMU Overlay District includes approximately 72.10 acres. The following is an analysis of the South Lamar Neighborhood Association Executive Committee recommendations:

- Apply Vertical Mixed Use Building (V) zoning without any of the incentives on 58.68 acres. (The neighborhood recommended to opt-out of the Dimensional Standards, Parking Reduction, and Additional Ground Floor Uses)
- Amend the VMU Overlay District to exclude 13.422 acres

**LIST OF ATTACHMENTS:**

**Attachment 1:** Vertical Mixed Use (VMU) Opt-In / Opt-Out Application
**Attachment 2:** List of South Lamar VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address
**Attachment 3:** South Lamar VMU Neighborhood Recommendations
**Attachment 4:** South Lamar VMU Tract Map
**Attachment 5:** Zoning Map
**Attachment 6:** Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process
**Attachment 7:** Public Comments

**PLANNING COMMISSION RECOMMENDATION:**

February 12, 1008:

- Approved to amend the boundaries of the VMU Overlay District to exclude tracts 6, 8, and 11 *(Note: Tract 8 has since been removed from the zoning case)*
- Approved vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 1-5, 7, 9-10, and 12-15.
- Approved an affordability level of 60% of the median family income for 10% of the rental units in a vertical mixed use building.

**ISSUES:** Subsequent to the February 12, 2008 Planning Commission Hearing, staff determined that the property locally known as 2201 and 2201 ½ Kinney Road (a portion of Tract 3) should not have been included in the VMU Overlay District. This property has since been removed and revised map and tables have been produced. In addition, Tract 8 and a portion of Tract 7 were removed from this zoning case. These properties locally known as 2711, 2711 ½, 2715, 2717 S. Lamar Blvd., and 2805, 2807 Manchaca Road were approved with VMU standards during the early determination process in June 2007.

**CITY COUNCIL DATE:** **ACTION:**

February 28, 2008 Postponed to March 20, 2008

**ORDINANCE READINGS:** 1st 2nd 3rd

**ORDINANCE NUMBER:**

**CASE MANAGER:** Melissa Laursen **PHONE:** 974-7226
E-mail: melissa.laursen@ci.austin.tx.us

## NEIGHBORHOOD RECOMMENDATION

The Executive Committee of the South Lamar Neighborhood Association voted unanimously to accept the recommendation of the Zoning Committee. The recommendations of the Zoning Committee were posted for 60 days on the SLNA website for review by interested parties in the neighborhood. ***Please refer to the Application (Attachment 1) for more details regarding the neighborhood recommendation.***

- The Executive Committee recommended the following:
  - Apply Vertical Mixed Use Building (V) zoning, but opt-out of dimensional standards, parking reduction and additional ground floor uses to tracts 1-2, 7, 9-10, and 12-15
  - Amend the VMU Overlay District to exclude tracts 3-6, and 11
- The recommended level of affordability for future VMU Rental Units is 60% of the median family income.

## BACKGROUND

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

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

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2008-0019 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the South Lamar application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

### Impervious Cover

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

| | |
|---|---|
| LI, Limited Industrial Services | 80 % |
| CS, Commercial Services | 95 % |
| CS-1, Commercial – Liquor Sales | 95 % |
| W/LO, Warehouse Limited Office | 70% |
| GR, Community Commercial | 90 % |

| | |
|---|---|
| LR, Neighborhood Commercial | 80 % |
| LO, Limited Office | 70 % |
| MH, Mobile Home | N / A |
| MF-4, Multifamily Residence Moderate – High Density | 70% |
| MF-3, Multi-family Residence (Medium Density) | 65 % |
| MF-2, Multi-family Residence (Low Density) | 60 % |
| SF-6, Townhouse & Condominium Residence | 55% |
| SF-5, Urban Family Residence | 55% |
| SF-3, Family Residence | 45 % |
| SF-2, Single Family Residence – Standard Lot | 45 % |
| P, Public | varies (refer to the Land Development Code) |

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

**Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

**Water and Wastewater**

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

**Compatibility Standards**

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

RECEIVED
AUG -9 2007
Neighborhood Planning & Zoning

VERTICAL MIXED USE OVERLAY DISTRICT FORM

| ADDRESS OF PROPERTY* | APPLICATION AREA: | | | PAGE 1 of 3 | |
|---|---|---|---|---|---|
| | 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 optin 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) |
| 2101 S. Lamar | No | No | Yes | Yes | Yes |
| 2113 S. Lamar | No | No | Yes | Yes | Yes |
| 2115 S. Lamar | No | No | Yes | Yes | Yes |
| 2119 S. Lamar | Yes | Yes, no opt-in | Yes | Yes | Yes |
| 2121 S. Lamar | Yes | Yes, no opt-in | Yes | Yes | Yes |
| 2151 S. Lamar | No | No | Yes | Yes | Yes |
| 2153 S. Lamar | No | No | Yes | Yes | Yes |
| 2159 S. Lamar | No | No | Yes | Yes | Yes |
| 2201 Kinney Rd. | Yes | No | Yes | Yes | Yes |
| 2201 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2205 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2223 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2235 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2239 S. Lamar | Yes | No | Yes | Yes | Yes |

* 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.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

| ADDRESS OF PROPERTY* | APPLICATION AREA: | | | PAGE 2 of 3 | |
|---|---|---|---|---|---|
| | 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 optin 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) |
| 2255 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2208 S. Lamar (actually 2301) | Yes | No | Yes | Yes | Yes |
| 2319 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2321 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2401 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2405 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2525 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2601 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2613 S. Lamar | Yes | No | Yes | Yes | Yes |
| 2701 S. Lamar | No | No | Yes | Yes | Yes |
| 2707 S. Lamar | No | No | Yes | Yes | Yes |
| 2711 S. Lamar | No | No | Yes | Yes | Yes |
| 2803 S. Lamar | No | No | Yes | Yes | Yes |
| 2805 Manchaca | No | No | Yes | Yes | Yes |
| 2807 Manchaca | Yes | No | Yes | Yes | Yes |

* 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.

RECEIVED
AUG - 9 2007
Neighborhood Planning & Zoning

VERTICAL MIXED USE OVERLAY DISTRICT FORM

| ADDRESS OF PROPERTY* | APPLICATION AREA: | | | PAGE 3 of 3 | |
|---|---|---|---|---|---|
| | 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 optin 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) |
| 2810 S. Lamar | No | No | Yes | Yes | Yes |
| 2901 S. Lamar | No | No | Yes | Yes | Yes |
| 3001 S. Lamar | No | No | Yes | Yes | Yes |
| 3107 S. Lamar | No | No | Yes | Yes | Yes |
| 3201 S. Lamar | Yes | No | Yes | Yes | Yes |
| 3505 S. Lamar | Yes | Yes, no opt-in | Yes | Yes | Yes |
| 3607 S. Lamar | No | No | Yes | Yes | Yes |
| 3701 S. Lamar | No | No | Yes | Yes | Yes |
| 3801 S. Lamar | No | No | Yes | Yes | Yes |
| 3815 S. Lamar | No | No | Yes | Yes | Yes |
| 3901 S. Lamar | No | No | Yes | Yes | Yes |
| 3909 S. Lamar | No | No | Yes | Yes | Yes |
| 3941 S. Lamar | No | No | Yes | Yes | Yes |
| 3949 S. Lamar | No | No | Yes | Yes | Yes |
| 4211 S. Lamar | No | No | Yes | Yes | Yes |

* 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.

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.

No VMU opt-in under this section at this time.

RECEIVED
AUG - 9 2007
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

____X_____ 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___X____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_____

C. Number of people in attendance at the meeting:_____4_____

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

The SLNA bylaws empower the SLNA Executive Committee to act on behalf of the membership when an issue requires a decision between general membership meetings. No general membership meeting was scheduled during a time compatible with a full review of this information.

The SLNA Zoning Committee met to review the VMU OIOO maps for our areas. By unanimous vote (6-0), the Zoning Committee recommended the attached OIOO determinations to the Executive Committee. The decisions were posted on the SLNA website and available for comment for 60 days.

The Executive Committee voted 4-0 to accept the recommendation of the Zoning Committee and submits this VMU OIOO application.

* NOTICE PROVIDED BY EMAIL to Exec & Zoning CTTEE members.

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

As noted above, there was no general membership meeting that coincided with the VMU determination. The recommendations odf the Zoning Committee were posted for 60 days for review by interested parties in the neighborhood.

* Copy of EMAIL NOTICE ATTACHED

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

NOT AVAILABLE at this time

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:



7. MAIL COMPLETED APPLICATION AND [illegible]ILED MAPS TO:

South Lamar Neighborhood Association 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

**South Lamar Neighborhood Planning Area**
**VMU Tract Table**
**C14-2008-0019**

| TRACT # | TCAD PROPERTY ID# | COA ADDRESS | FROM | TO |
|---|---|---|---|---|
| 1 | 303036 | 2101 S LAMAR BLVD | CS | CS-V |
| | 303037 | 2115 S LAMAR BLVD | CS | CS-V |
| | 302999 | LOT C WALDEN PARK NO 2 | CS | CS-V |
| 2 | 302997 | 2149 S LAMAR BLVD | CS | CS-V |
| | | 2151 S LAMAR BLVD | | |
| | 303034 | 2153 S LAMAR BLVD | CS | CS-V |
| | 303035 | 2159 S LAMAR BLVD | CS | CS-V |
| 3 | 303025 | 15 X 370FT OF LOT 9 BLK 2 FREDERICKSBURG ROAD ACRES | CS | CS-V |
| 4 | 303199 | 2223 S LAMAR BLVD | CS | CS-V |
| | 303200 | LOT 11&12 DELCREST ADDN | CS | CS-V |
| | 303202 | 2205 S LAMAR BLVD | CS | CS-V |
| | 303213 | 2201 DEL CURTO RD | CS | CS-V |
| | | 2239 S LAMAR BLVD | | |
| | | 2249 S LAMAR BLVD | | |
| | | 2255 S LAMAR BLVD | | |
| | 303214 | 2235 S LAMAR BLVD | CS | CS-V |
| | 303215 | 2203 S LAMAR BLVD | CS | CS-V |
| 5 | 303136 | 2208 DEL CURTO RD | CS | CS-V |
| | Portion of 303138 | 2321 S LAMAR BLVD | CS | CS-V |
| | | 2323 S LAMAR BLVD | | |
| | | 2349 1/2 S LAMAR BLVD | | |
| | | 2349 S LAMAR BLVD | | |
| | | 2421 BLUEBONNET LN | | |
| | Portion of 303139 | 2301 S LAMAR BLVD | CS | CS-V |
| | | 2319 S LAMAR BLVD | | |
| 6 | 303123 | 2401 S LAMAR BLVD | CS; GR-CO | CS-V; GR-V-CO |
| | | 2401 1/2 S LAMAR BLVD | | |
| | 303423 | 2601 S LAMAR BLVD | CS | CS-V |
| | | 2605 S LAMAR BLVD | | |
| | | 2611 S LAMAR BLVD | | |
| | 303424 | 2525 S LAMAR BLVD | CS | CS-V |
| | | 2529 S LAMAR BLVD | | |
| | | 2529 1/2 S LAMAR BLVD | | |
| | 552898 | 2613 S LAMAR BLVD | CS; LO-CO | CS-V; LO-V-CO |
| | | 2633 S LAMAR BLVD | | |
| | 707241 | 2405 S LAMAR BLVD | CS; LR-CO; LO-CO | CS-V; LR-V-CO; LO-V-CO |
| | | 2501 S LAMAR BLVD | | |
| 7 | 552896 | 2707 S LAMAR BLVD | CS | CS-V |
| | | 2709 S LAMAR BLVD | | |
| | 552897 | 2701 S LAMAR BLVD | CS | CS-V |
| | | 2701 1/2 S LAMAR BLVD | | |
| 9 | 305428 | 2810 MANCHACA RD | CS | CS-V |
| | 305429 | 2805 S LAMAR BLVD | CS | CS-V |
| | 305430 | 2801 S LAMAR BLVD | CS | CS-V |
| | | 2803 S LAMAR BLVD | | |
| 10 | 305346 | 2901 S LAMAR BLVD | CS | CS-V |
| | 305352 | 3107 S LAMAR BLVD | CS | CS-V |
| | 305353 | 3103 S LAMAR BLVD | CS | CS-V |
| | 305356 | 3109 S LAMAR BLVD | CS | CS-V |
| | 305359 | 3001 S LAMAR BLVD | CS; CS-1 | CS-V; CS-1-V |
| | | 3003 S LAMAR BLVD | | |
| | | 3005 S LAMAR BLVD | | |
| | | 3104 MANCHACA RD | | |

**South Lamar Neighborhood Planning Area**
**VMU Tract Table**
**C14-2008-0019**

| TRACT # | TCAD PROPERTY ID# | COA ADDRESS | FROM | TO |
|---|---|---|---|---|
| 11 | 305351 | 3201 S LAMAR BLVD | CS | CS-V |
| 12 | 305349 | 3323 S LAMAR BLVD | CS; CS-1 | CS-V; CS-1-V |
| | 305350 | 3203 S LAMAR BLVD | CS | CS-V |
| | | 3205 S LAMAR BLVD | | |
| | 305354 | 3401 S LAMAR BLVD | CS | CS-V |
| | 305357 | 3501 S LAMAR BLVD | CS | CS-V |
| | 305358 | 3503 S LAMAR BLVD | CS | CS-V |
| | 359388 | 3415 1/2 S LAMAR BLVD | CS | CS-V |
| | | 3503 1/2 S LAMAR BLVD | | |
| | 359390 | 3411 S LAMAR BLVD | CS | CS-V |
| 13 | 306056 | 3607 S LAMAR BLVD | GR-CO | GR-V-CO |
| | 306069 | 3701 S LAMAR BLVD | GR-CO | GR-V-CO |
| 14 | 306063 | 3801 S LAMAR BLVD NB | GR | GR-V |
| | | 3810 1/2 VICTORY DR | | |
| | 306064 | 3901 S LAMAR BLVD NB | GR | GR-V |
| | 306065 | 3815 S LAMAR BLVD NB | GR | GR-V |
| | 306066 | 3949 S LAMAR BLVD NB | CS | CS-V |
| | 306067 | 3909 S LAMAR BLVD NB | GR | GR-V |
| | 306068 | LOT 2 L W S ADDN NO 4 | GR | GR-V |
| | 508993 | .545 ACR OF LOT A WALTERS SUBD | CS | CS-V |
| | 508992 | 4211 S LAMAR BLVD NB | CS; CS-1 | CS-V; CS-1-V |
| | 508994 | 3941 1/2 S LAMAR BLVD NB | CS | CS-V |
| | | 4001 S LAMAR BLVD NB | | |
| | | 4015 S LAMAR BLVD NB | | |
| 15 | 509243 | 2428 W BEN WHITE BLVD WB | CS | CS-V |

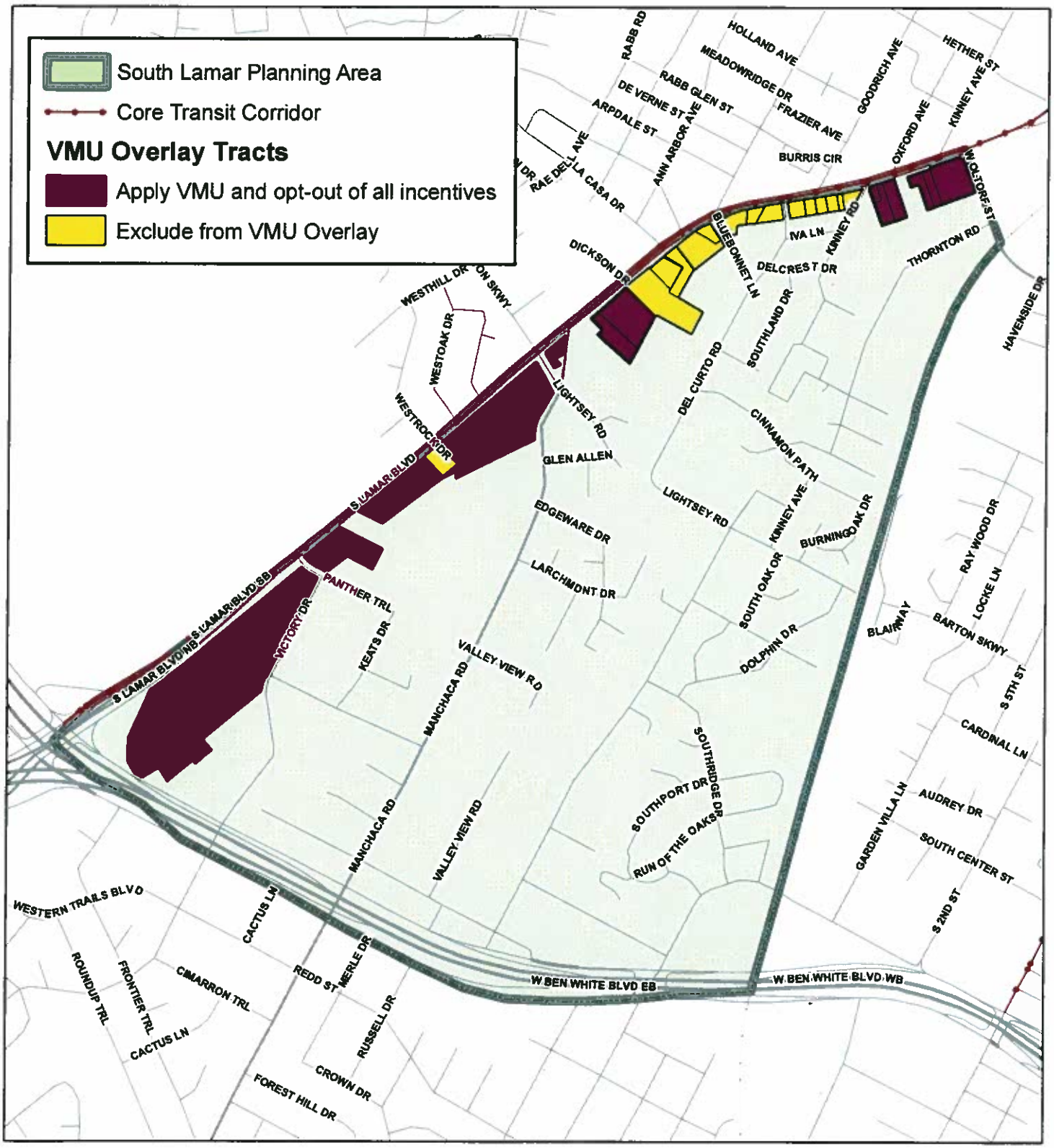
**South Lamar VMU Neighborhood Recommendations**
**C14-2008-0019**

| VMU Overlay District | | | | | |
|---|---|---|---|---|---|
| Tract # (1) | All VMU-Related Standards Apply | OPT OUT (2) | | | Exclude from VMU Overlay District |
| | | Dimensional Standards | Parking Reduction | Additional Ground Floor Uses in Office Districts | |
| 1-2<br>7<br>9-10<br>12-15 | | X | X | X | |
| 3-6<br>11 | | | | | X |

**RECOMMENDED AN AFFORDABILITY LEVEL OF:**

**60% OF THE MEDIAN FAMILY INCOME FOR 10% OF THE RESIDENTIAL UNITS AVAILABLE 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.



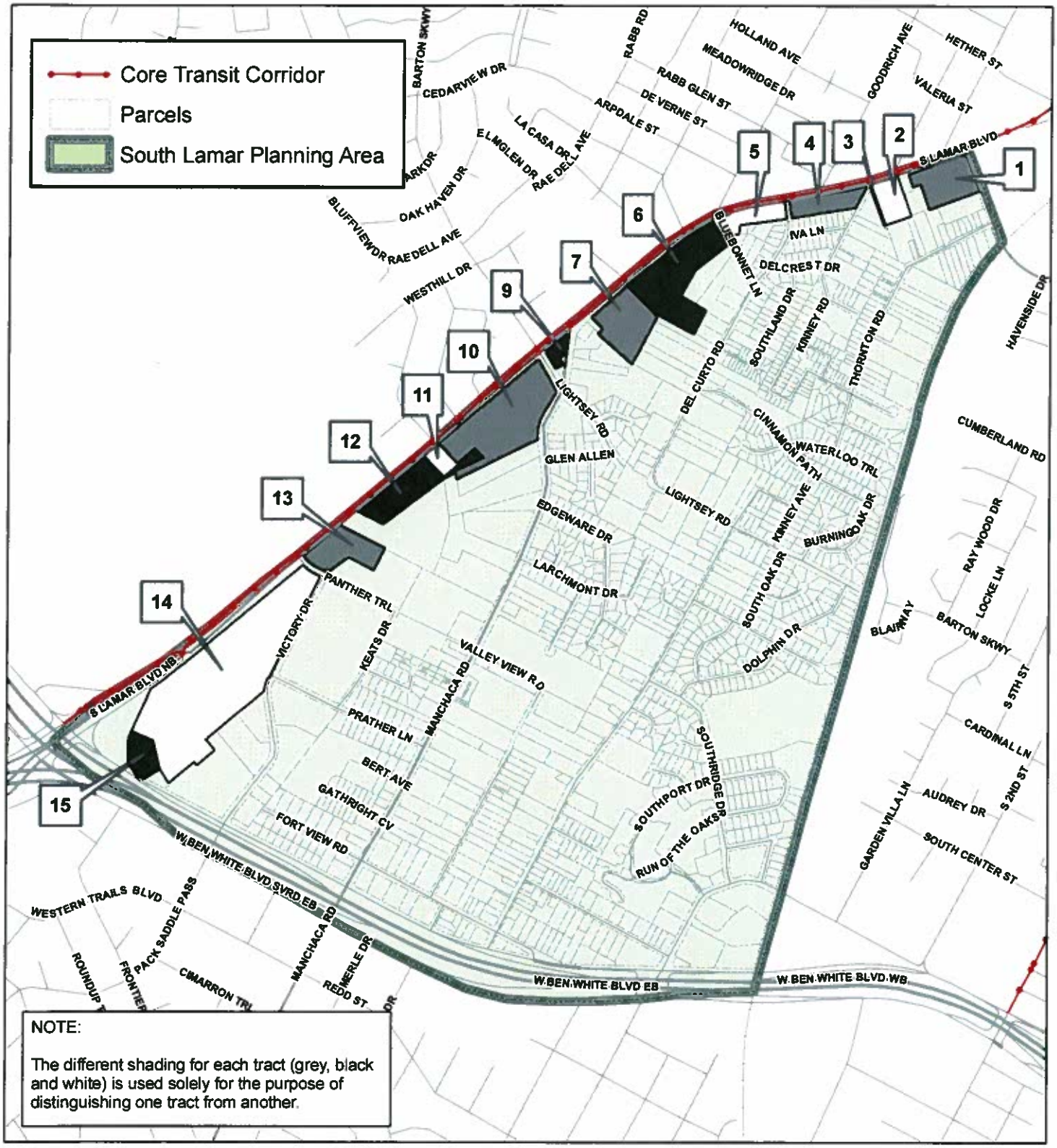

# NEIGHBORHOOD RECOMMENDATIONS
## South Lamar Neighborhood Planning Area
## Vertical Mixed Use (VMU) Overlay District
## C14-2008-0019

0 500 1,000 2,000 Feet

N

Produced by City of Austin
Neighborhood Planning and Zoning Dept.
February 20, 2008

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.




NOTE:

The different shading for each tract (grey, black and white) is used solely for the purpose of distinguishing one tract from another.

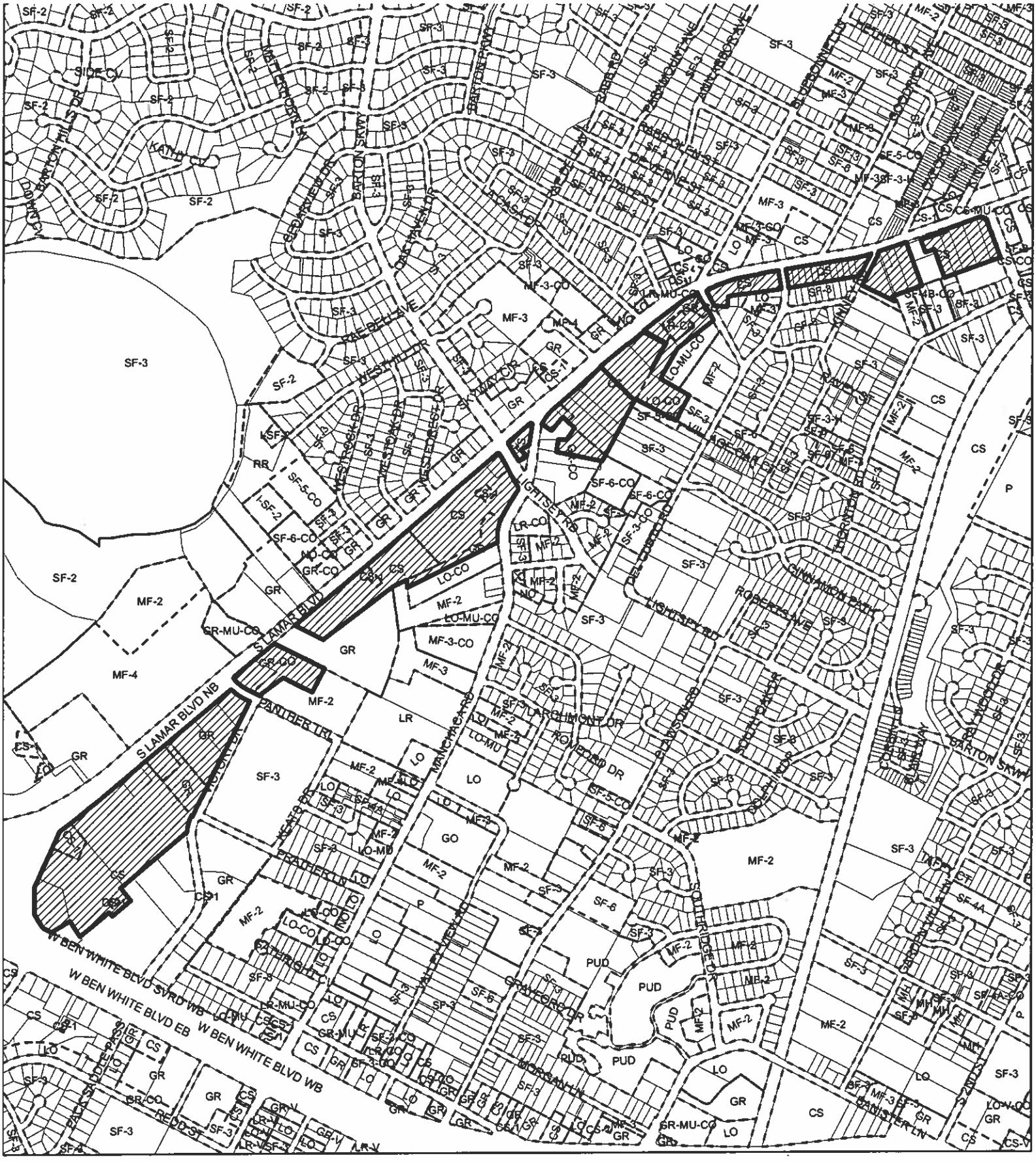
# *South Lamar Neighborhood Planning Area*
# *Vertical Mixed Use (VMU) Tract Map*
# *C14-2008-0019*

0 500 1,000 2,000 Feet

N

Produced by City of Austin
Neighborhood Planning and Zoning Dept.
February 20, 2008

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

N

**SUBJECT TRACT**

**ZONING BOUNDARY**

**PENDING CASE**

ZONING CASE#: **C14-2008-0019**
ADDRESS: **SOUTH LAMAR NPA**
SUBJECT AREA: **73.21 ACRES**
GRID: **F19, G19-20 & H20**
MANAGER: **M. LAURSEN**

OPERATOR: S. MEEKS

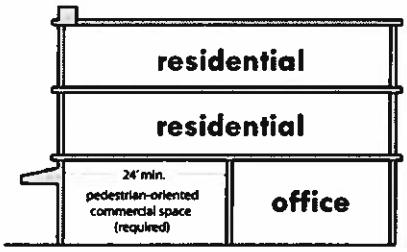
1" = 1000'

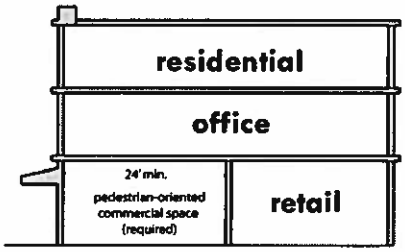
This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

# *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

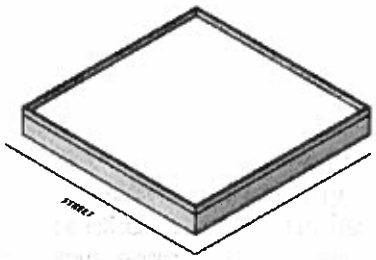
These dimensional standards listed below are a "package" and must be accepted or rejected as such in the opt-in/opt-out process.

- 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.

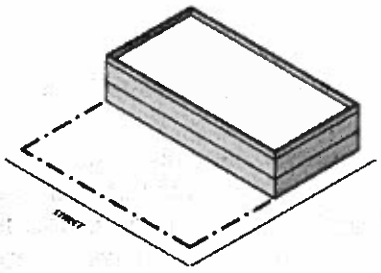
- Floor to Area Ratio—no floor to area ratio (FAR) limit.

  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.

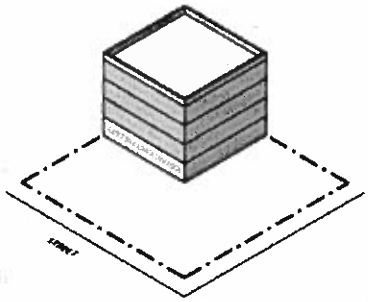
  For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



**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/or parking exemptions they are subject to certain affordability requirements.

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

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

## *OTHER FREQUENTLY ASKED QUESTIONS:*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

http://www.ci.austin.tx.us/planning/downloads/Subchapter_E_Design_Standards.pdf

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

**Laursen, Melissa**

**From:** Mitch Vollmer[redacted]
**Sent:** Monday, February 11, 2008 8:31 AM
**To:** Laursen, Melissa
**Subject:** re:planning commission hearing

Melissa,
I am writing regarding the information I received for the planning and zoning of the South Lamar neighborhood (File Number: C14-2008-0019). I will be unable to attend the meeting and wanted to make sure my voice was heard.

I am strongly opposed to the relaxed site development standards and off street parking reduction. How can our city council seriously recommend no minimum front, street side or interior yard setbacks? Or to have no Floor to Area Ratio limit? As I read on and learn there also considering no building coverage limit or minimum site area requirements? All I can think is that our city council people must be pocketing a lot of money from investors who would love to see them approve this.

Perhaps next time, if the city wants to make a significant zoning change to MY community they can give me more than ten days notice so I can attend in person. However, rest assured any of you that approve this zoning change have clearly lost my vote and also what I consider to be the best interest for my neighborhood.

Mitch Vollmers
3406 Manchaca Dr. Unit #42
Austin, TX 78704

Never miss a thing. Make Yahoo your homepage.

**PLANNING COMMISSION COMMENT FORM**

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

**File # C14-2008-0019** **Planning Commission Hearing Date: February 12, 2008**

Name (please print) GEOFF AND MARY LOU RICH

Address 2122 OXFORD Avenue

☐ I am in favor
*(Estoy de acuerdo)*

■ I object
(No estoy de acuerdo)

**PLANNING COMMISSION COMMENT FORM**

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

**File # C14-2008-0019** **Planning Commission Hearing Date: February 12, 2008**

Name (please print) Scott Magill

Address 2216 Thornton Road #431, 78704

☒ I am in favor
*(Estoy de acuerdo)*

☐ I object
(No estoy de acuerdo)

**PLANNING COMMISSION HEARING**
**DATE: February 12, 2008 TIME: 6:00 P.M.**
**LOCATION: City Hall, Rm. 1002, Council Chambers**
**301 W. 2nd Street, Austin**

**CITY COUNCIL HEARING**
**DATE: February 28, 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 South Lamar Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: melissa.laursen@ci.austin.tx.us. **Si Ud Necesita información en Español, favor de llamar a Andrew Holubeck al (512) 974-2054.** Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

**PLANNING COMMISSION COMMENT FORM**

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

**File # C14-2008-0019** **Planning Commission Hearing Date: February 12, 2008**

Name (please print) David Hamell

Address 1409 W Oltorf

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

**INFORMATION ON PUBLIC HEARINGS**

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

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the proposed VMU land use regulations to the City Council. Meeting dates and locations are shown on this notice.

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 COMMENT FORM**

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

**File # C14-2008-0019** **Planning Commission Hearing Date: February 12, 2008**

Name (please print) CAMILLE PERRY

Address 2211 IVA LN, AUSTIN TX 78704

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

**PLANNING COMMISSION COMMENT FORM** File No. C14-2008-0019 (74.74 Acres)

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

**File # C14-2008-0019** **Planning Commission Hearing Date: February 12, 2008**

Name (please print) Sharon Gillespie

Address 2210 Del Curto 78704

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

I don't think the VMU concept works well when adjacent to an established residential neighborhood... or in close proximity.

**INFORMATION ON PUBLIC HEARINGS**

**PLANNING COMMISSION HEARING**
**DATE: February 12, 2008 TIME: 6:00 P.M.**
**LOCATION: City Hall, Rm. 1002, Council Chambers**
**301 W. 2nd Street, Austin**

**CITY COUNCIL HEARING**
**DATE: February 28, 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 South Lamar Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: melissa.laursen@ci.austin.tx.us. **Si Ud Necesita información en Español, favor de llamar a Andrew Holubeck al (512) 974-2054.** Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

**PLANNING COMMISSION COMMENT FORM**

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

**File # C14-2008-0019** **Planning Commission Hearing Date: February 12, 2008**

Name (please print) Patrick C. Garlington & Kevin Babb

Address 3406 MANCHACA rd #15, AUSTIN, TX, 78704

☒ I am in favor *(Estoy de acuerdo)*

☐ I object (No estoy de acuerdo)

We fully support this project, contact for comments