

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0033 – Northwest Hills    **P.C. DATE:** February 26, 2008  
Vertical Mixed Use Building (V) Rezoning

**AREA:** 11 tracts on 44.6 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 Northwest Hills Neighborhood Planning area is bounded by Mo-Pac Expressway to the east, Northland Dr and FM 2222 to the south, Mesa Dr to the west, and Spicewood Springs Rd on the north. Vertical Mixed Use Building (V) zoning and/or an amendment to the VMU overlay district is being proposed for properties within the Northwest Hills Neighborhood Planning Area. Please refer to attachments.

**WATERSHEDS:** Shoal Creek, Dry Creek North, Bull Creek



**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Ridgetop Elementary School, Robbins High School

**APPLICABLE CORE TRANSIT CORRIDORS :** Far West Blvd. (future), Mesa Dr. (future)

**STAFF COMMENTS:**

The VMU Overlay District in the Northwest Hills Application Area includes 44.6 acres. The Northwest Austin Civic Association is recommending excluding properties from the Overlay District totaling approximately 8.5 acres. For those properties recommended to remain in the Overlay District, the neighborhood associations have recommended that 4.1 acres be opted out of all incentives (Parking Reduction, Dimensional Standards, and Additional Ground Floor Uses in Office Districts). The remaining 32.0 acres are recommended with all incentives applicable. The net acreage of the neighborhood's recommendations for properties to be given the Vertical Mixed Use (V) zoning designation is 36.1 acres.

**LIST OF ATTACHMENTS:**

**Attachment 1:** Northwest Hills VMU Neighborhood Recommendations

**Attachment 2:** List of Northwest Hills Neighborhood VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address for properties in the VMU Overlay District

**Attachment 3:** Northwest Hills VMU Application Area VMU Overlay District Tract Map

**Attachment 4:** Zoning Map

**Attachment 5:** Northwest Hills VMU Application 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:**

February 26, 2008:

- *APPROVED MOTION 1 TO EXCLUDE TRACTS 1-4 FROM THE VMU OVERLAY DISTRICT*
- *APPROVED MOTION 2 TO GRANT VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING (NO INCENTIVES) TO TRACTS 5 AND 11*



- *APPROVED MOTION 3 TO GRANT VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 6-10*
- *APPROVED AN AFFORDABILITY LEVEL OF 80% OF THE MEDIAN FAMILY INCOME (MFI) REQUIREMENT FOR VMU RENTAL DEVELOPMENTS*

**ISSUES:** None at this time.

**CITY COUNCIL DATE:** March 20, 2007

**ACTION:**

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

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Andrew Holubeck  
e-mail: [andrew.holubeck@ci.austin.tx.us](mailto:andrew.holubeck@ci.austin.tx.us)

**PHONE:** 974-2054

### **NEIGHBORHOOD RECOMMENDATION**

The Northwest Austin Civic Association noted in their application that Far West is not really served by transit while Woodhollow is and would therefore be more appropriate as a transit corridor. The neighborhood has therefore opted to exclude properties on Far West that are located west of Hart Lane. The neighborhood has also opted out of the VMU incentives for properties between Village Center and Hart Ln. However, the neighborhood is not excluding or opting out of those properties in the overlay along Far West that are in near proximity to Woodhollow (Village Center to MoPac).

Additionally, the neighborhood is willing to consider opting into VMU properties along Woodhollow, which they feel is a more appropriate transit corridor, but only through the neighborhood planning process. The neighborhood is requesting that the City move their neighborhood up on the list of neighborhoods scheduled for a neighborhood plan.

Please see Attachment 1 for additional information concerning Neighborhood Recommendations.

### **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 C14-2008-0033 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Northwest Hills Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

### **Impervious Cover**

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

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u> )

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

### **Transportation**

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

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip



generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

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

### **Water and Wastewater**

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

### **Compatibility Standards**

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



**Northwest Hills Planning Area VMU Neighborhood Recommendations  
C14-2008-0033**

**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 - 4					X
5, 11		X	X	X	
6 - 10	X				

**RECOMMENDED AFFORDABILITY LEVEL FOR 10% OF RESIDENTIAL UNITS FOR RENTAL  
WITHIN A VERTICAL MIXED USE BUILDING: 80%**

- (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.



**Northwest Austin Civic Association**  
**Meeting Minutes**  
**May 9, 2007**  
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Three proposals were put forward for recommendation at the Annual Meeting:

1. Opt out of VMU completely – most high risk of being overruled by City Council
2. Accept VMU with the following exceptions:

The NWACA wishes to amend the boundaries to exclude the following properties from the VMU Overlay District:

- All properties south of Spicewood Springs Road on Mesa Drive.
- All properties west of Hart Lane on Far West Boulevard.

The NWACA wishes to Opt-Out of the dimensional standards, the parking reductions, and the additional ground floor uses in Office Base District Zoning for the following properties:

- All properties on the north and south side of Far West Boulevard from Woodhollow Drive to Hart Lane.

NWACA wishes to review the potential for a VMU Overlay District for the balance of the properties on Far West and to Opt-In the additional properties described below contingent upon development of a formal Neighborhood Plan with specifics on:

- From MoPac Drive west on North Hills Drive for the north contiguous properties, north on Woodhollow Drive to Spicewood Springs Road for properties on the east and west of Woodhollow, and from Spicewood Springs Road to MoPac for properties on the south side of Spicewood Springs Road.
- NWACA will review the results of the Neighborhood Plan and make recommendations on the VMU Overlay District proposed for the above area.

3. Accept VMU completely as proposed

By consensus, it was decided that we would press the city to move us up on the list for a neighborhood plan, in order to rezone and add properties on Woodhollow corridor to VMU.



**Northwest Austin Civic Association**  
**Meeting Minutes**  
**May 9, 2007**  
**Page 7**

Ed Adams moved that the board recommend # 2 above at the annual meeting May 16<sup>th</sup>. Louise Geil seconded. Passed unanimously.

Louise Geil moved that the meeting be adjourned. Cecelia Burke seconded. Passed unanimously.



**Northwest Hills Planning Area VMU Application Properties  
C14-2008-0033**

<b>Vertical Mixed Use (VMU) Overlay District Properties</b>		
<b>Tract # (1)</b>	<b>TCAD Property ID (2)</b>	<b>COA Address (3)</b>
1	144829	4213 SPICEWOOD SPRINGS RD
	144830	8033 MESA DR
	144831	8017 MESA DR
	144832	8023 MESA DR
2	138483	3900 FAR WEST BLVD
		3904 FAR WEST BLVD
		3908 FAR WEST BLVD
		3910 FAR WEST BLVD
		3912 FAR WEST BLVD
		3914 FAR WEST BLVD
		3916 FAR WEST BLVD
		3918 FAR WEST BLVD
		3920 FAR WEST BLVD
		7116 1/2 CHIMNEY CORNERS
		7120 1/2 CHIMNEY CORNERS
3	138470	7111 CHIMNEY CORNERS
4	136163	3720 FAR WEST BLVD
	136164	3730 FAR WEST BLVD
		3742 FAR WEST BLVD
	138418	3818 FAR WEST BLVD
5	136151	3616 1/2 FAR WEST BLVD
		3616 FAR WEST BLVD
6	136155	3550 FAR WEST BLVD
	136156	3564 FAR WEST BLVD
	136157	3596 FAR WEST BLVD
7	135730	3410 FAR WEST BLVD
	135731	3508 FAR WEST BLVD
8	133238	6811 AUSTIN CENTER BLVD
		6835 AUSTIN CENTER BLVD
		6843 AUSTIN CENTER BLVD
9	133194	3515 1/2 FAR WEST BLVD
		3525 FAR WEST BLVD
	133196	6836 AUSTIN CENTER BLVD
		6850 AUSTIN CENTER BLVD



**Northwest Hills Planning Area VMU Application Properties  
C14-2008-0033**

<b>Vertical Mixed Use (VMU) Overlay District Properties</b>		
<b>Tract # (1)</b>	<b>TCAD Property ID (2)</b>	<b>COA Address (3)</b>
10	136160	3571 FAR WEST BLVD
		3573 FAR WEST BLVD
		3575 FAR WEST BLVD
	136161	3563 FAR WEST BLVD
		3569 FAR WEST BLVD
		7022 1/2 WOOD HOLLOW DR
11	136158	3637 FAR WEST BLVD
	136159	3601 FAR WEST BLVD

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

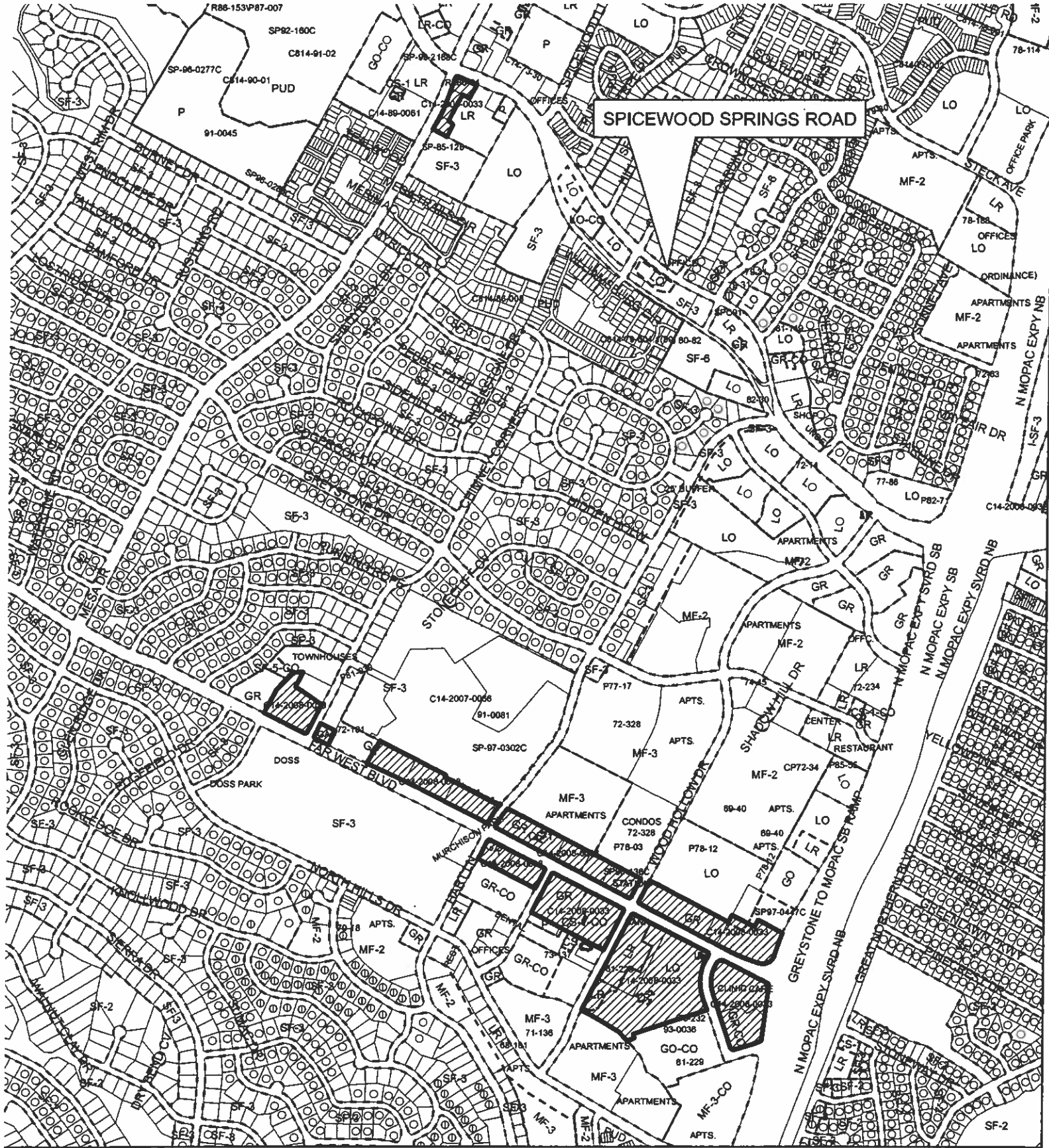
(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

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









# ZONING



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C14-2008-0033  
 ADDRESS: NORTHWEST HILLS PLANNING AREA  
 SUBJECT AREA: 44.59 ACRES  
 GRID: H29-31 & J29  
 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.



## 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](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](mailto: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\*:

Northwest Austin Civic Association  
(NWACA) PO Box 26654 Austin TX 78755

\*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 Charlie Galvin

PHONE 338-5704 wk 695-1011 cell

E-MAIL cgalvin1@austin.tx.com

MAILING ADDRESS 4105 Cat Hollow Drive, Austin TX



SECONDARY CONTACT INFORMATION:

NAME Ron Coldiron

PHONE 343-0432 wk, 346-0289 hm

E-MAIL RWCOLD1@yahoo.com

MAILING ADDRESS c/o Far West Optical  
3968 Far West Blvd.  
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/vmu\\_outreachprocess.htm](http://www.ci.austin.tx.us/planning/vmu_outreachprocess.htm).

3. IF YOU  
ATTACH

See In

A blank  
as needed



## VERTICAL MIXED USE OVERLAY DISTRICT FORM

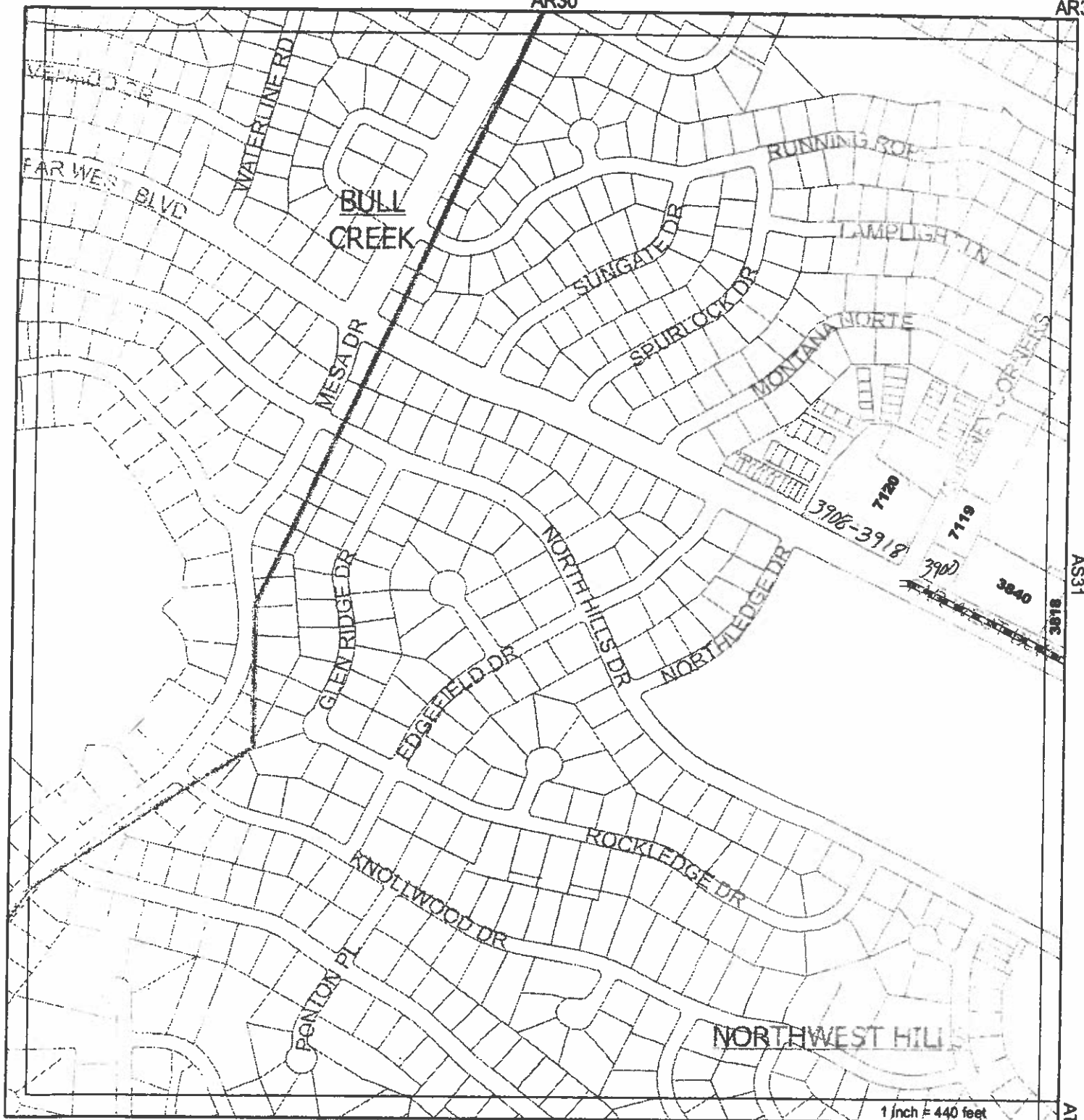
ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to 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)
3900 FAR WEST	X				
3908 " "	X				
3910 " "	X				
3916 " "	X				
3918 " "	X				

\* 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.



AR30

AR31



AS31







AT31

**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AS30**



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Vertical Mixed Use Map Grids Black and White.mxd

**Legend**

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



INCLUSION OF ALL PROPERTIES ON THIS PAGE  
CONTINGENT UPON COMPLETION AND ACCEPTANCE  
OF A FORMAL NEIGHBORHOOD PLAN INCLUDING  
CHANGE TO COMMERCIAL VMU 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.
3600 NORTH HILLS				X
6805 WOODHOLLOW				X
7015 VILLAGE CENTER				X
7032 WOODHOLLOW				X
6835 AUSTIN CENTRE BLVD				X
6818 " " "				X
6836 " " "				X
3563 FAR WEST BLVD				X
3571 " " "				X
3573 " " "				X
7117 WOODHOLLOW				X
7131 "				X
7201 "				X
7719 "				X
7718 "				X
7630 "				X
7129 "				X

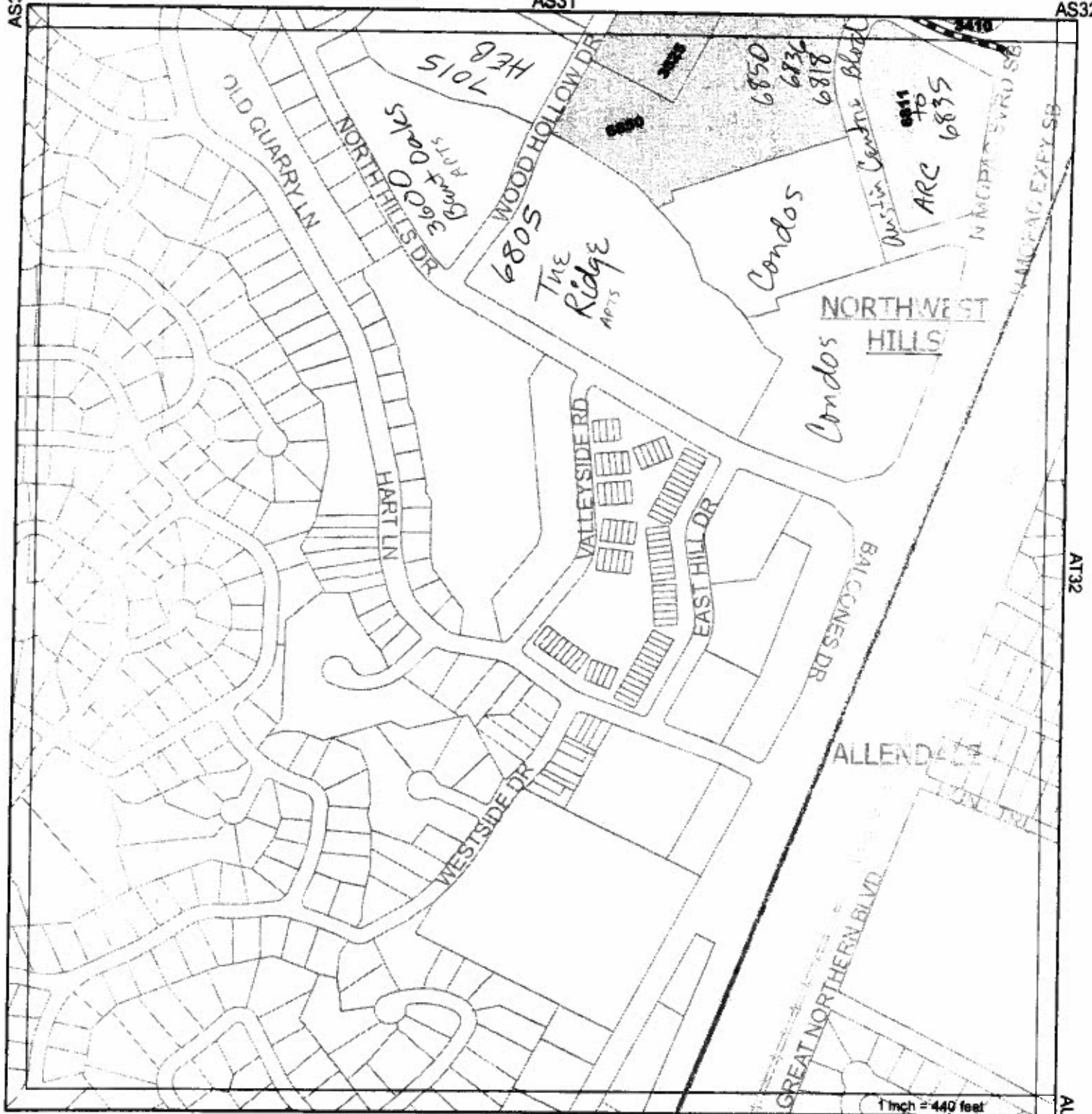


INCLUSION OF ALL THESE LISTED PROPERTIES  
CONTINGENT UPON COMPLETION AND ACCEPTANCE  
OF A FORMAL NEIGHBORHOOD PLAN INCLUDING  
CHANGE TO COMMERCIAL VMU ZONING.

### 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.
3500 GREYSTONE				X
3524 "				X
3600 "				X
3543 "				X
7800 N. MOPAC				X
3445 EXECUTIVE CENTRE				X
3429 " "				X
3409 " "				X
3420 " "				X
3520 " "				X
3636 " "				X
3724 " "				X
3737 " "				X
3721 " "				X
3701 " "				X
				X
				X











**Detailed Maps for Vertical Mixed Use  
Opt-In/Opt Out Process  
Grid Page: AT31**



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Vertical Mixed Use Map Grids Black and White.mxd

### Legend

-  **Planning Areas**  
 **Core Transit Corridor**  
 **Future Core Transit Corridor**  
 **Vertical Mixed Use Overlay District ("Opt-out")**  
 **Mixed Use Combining Districts ("Opt-in")**  
 **TCAD Parcels**



AR30

AR31

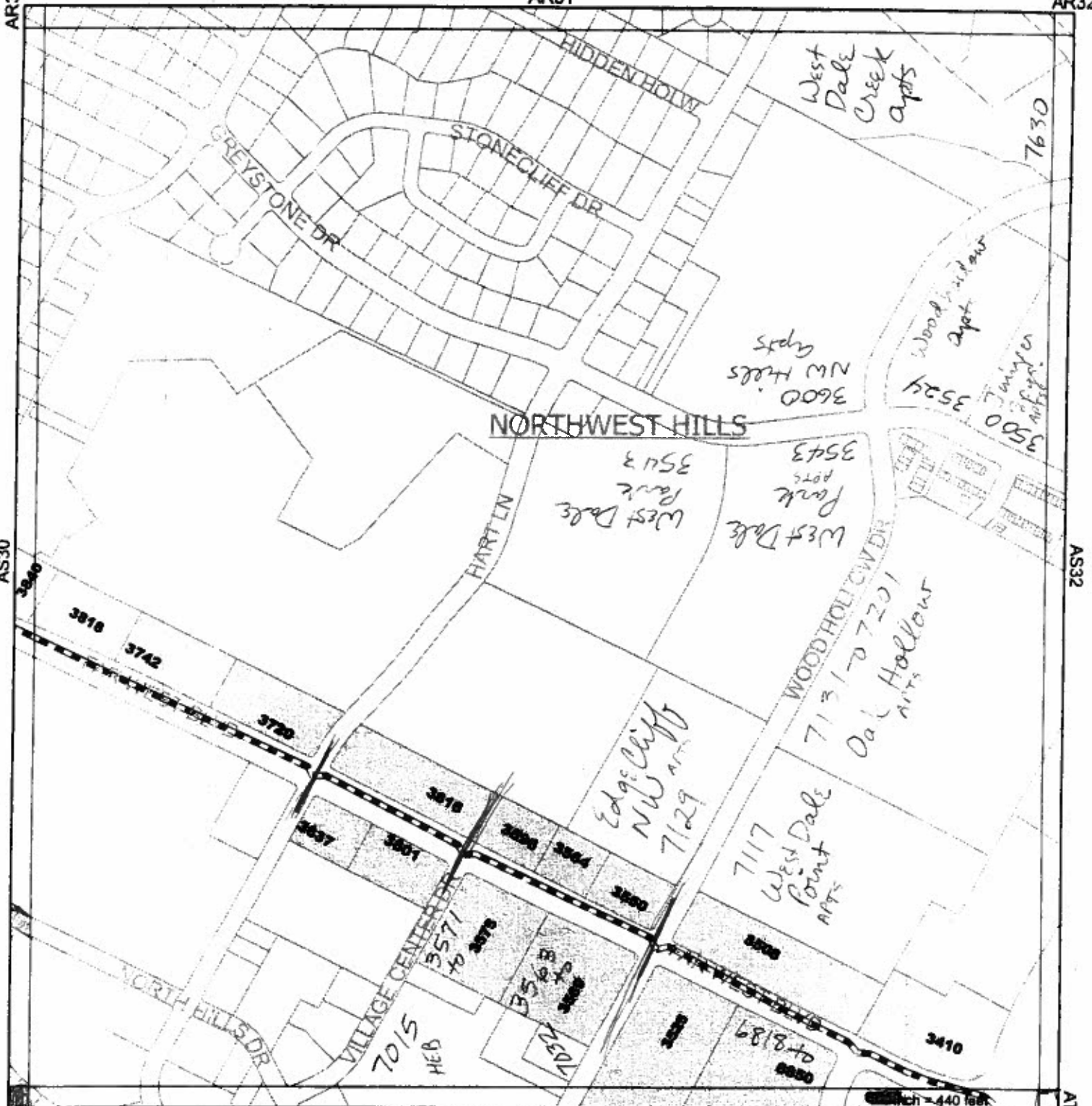
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AS30

AS32

AT32

AT31



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AS31**

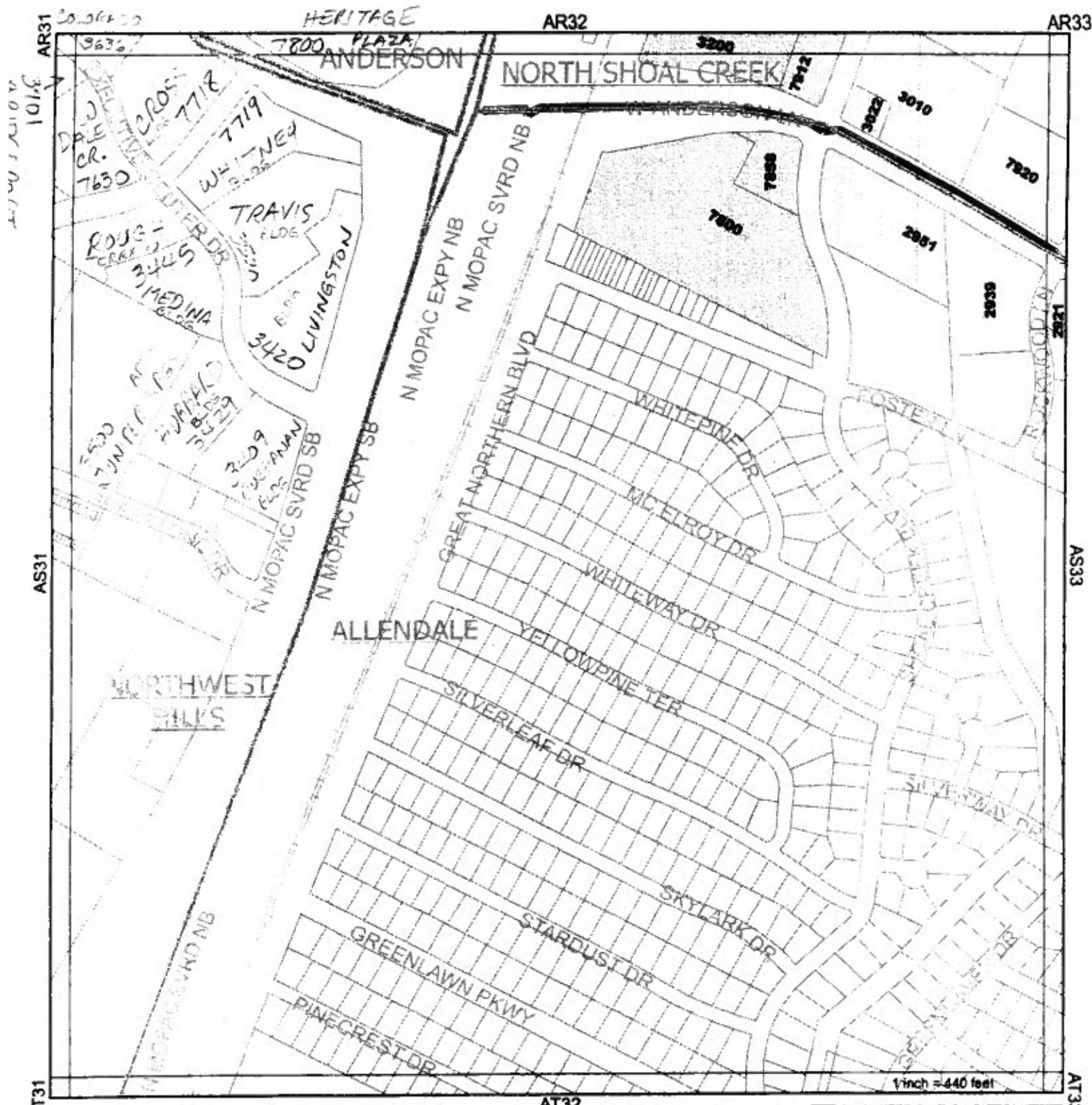
**Legend**

- Planning Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
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Vertical Mixed Use Map Grids Black and White.mxd





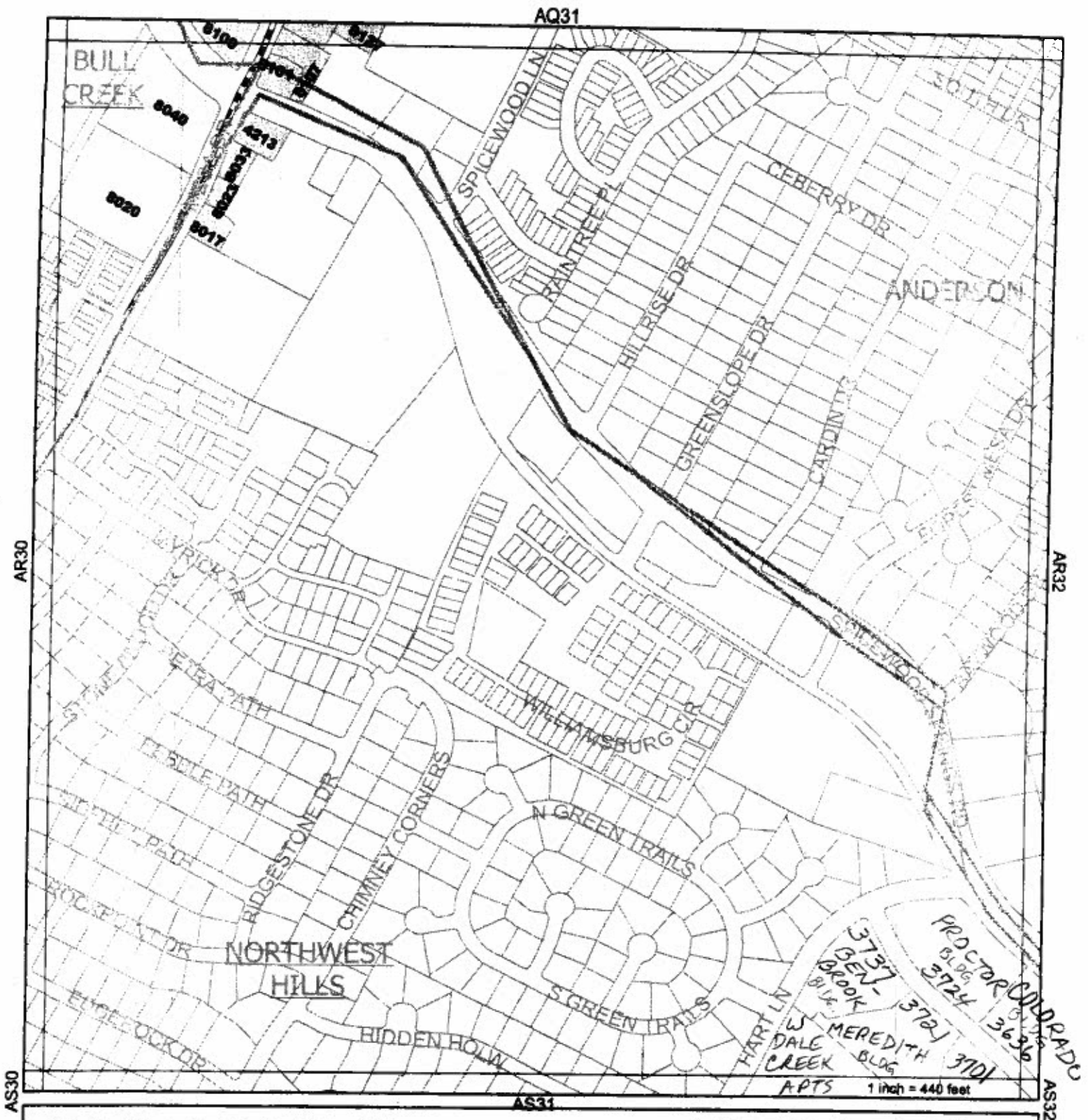
**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AS32**

- Legend**
- Planning Areas
  - Core Transit Corridor
  - Future Core Transit Corridor
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  - TCAD Parcels



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Vertical Mixed Use Map Grids Black and White.mxd





**Detailed Maps for Vertical Mixed Use  
Opt-In/Opt Out Process  
Grid Page: AR31**



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Vertical Mixed Use Map Grids Black and White.mxd

**Legend**

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# VERTICAL MIXED USE OVERLAY DISTRICT FORM

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8040 Mesa Drive	X				
8020 Mesa Drive	X				
4213 <del>Mesa Drive</del> <sup>Spkewood Springs Rd.</sup>	X				
8033 Mesa Drive	X				
8073 Mesa Drive	X				
8017 Mesa Drive	X				
<del>7120 Far West Blvd</del>	<del>X</del>				
<del>7119 Sherman Way</del>	<del>X</del>				
3840 Far West Blvd	X				
3818 Far West Blvd	X				
3742 Far West Blvd	X				
3720 Far West Blvd	X				
3637 Far West Blvd			X	X	X
3601 Far West Blvd			X	X	X
3616 Far West Blvd			X	X	X

\* 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.

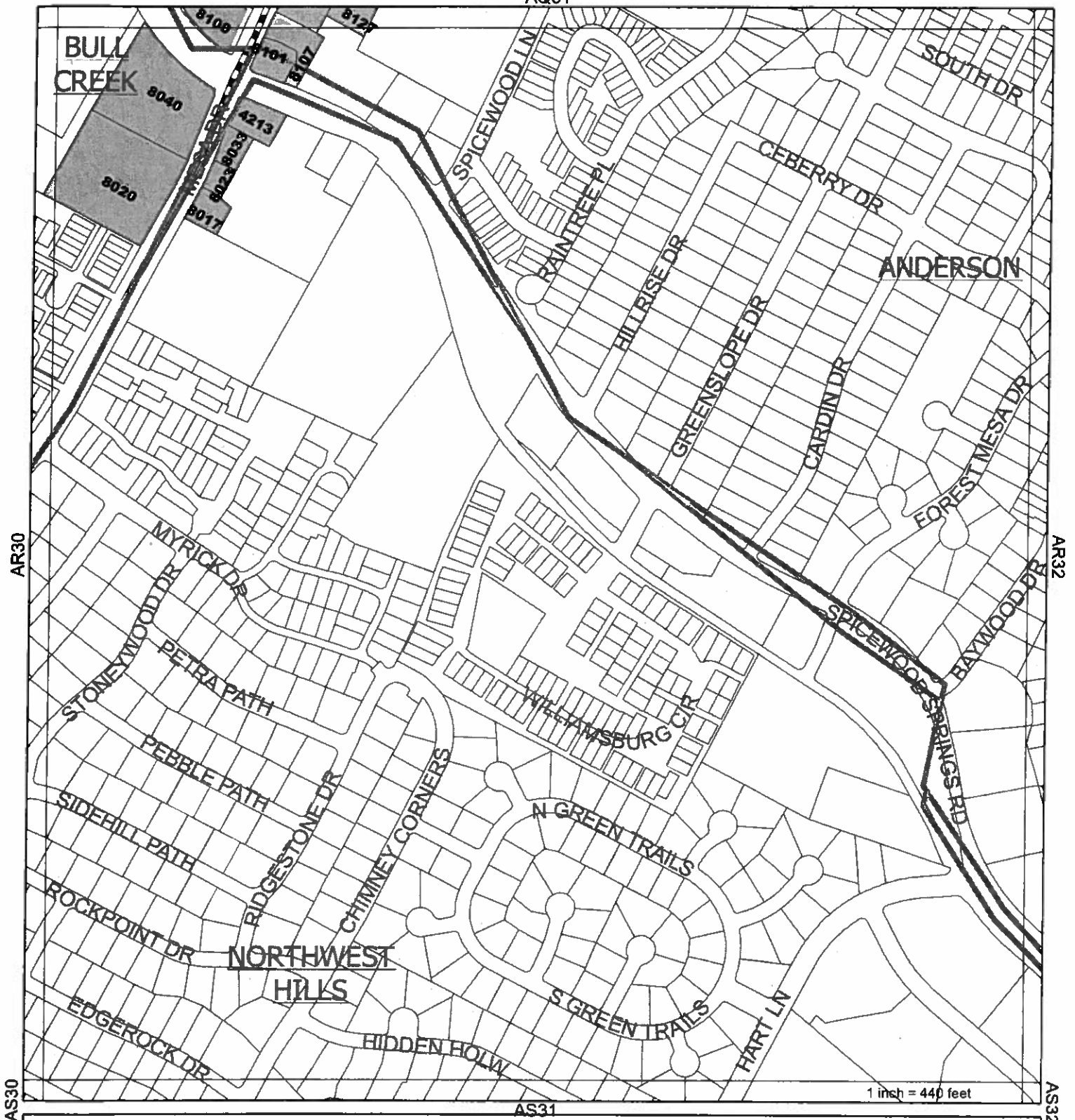


# VERTICAL MIXED USE OPT-IN FORM

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.
3596				
<del>3544</del> Far West Blvd				+
3564 Far West Blvd				+
3550 Far West Blvd				+
3575 Far West Blvd				+
3569 Far West Blvd				+
3508 Far West Blvd				+
3410 Far West Blvd				+
3525 Far West Blvd				+
6850 Executive Center Dr ?				+
6811 Executive Center Dr ?				+
All properties north of North Hills Dr west of Mopac south of Spicewood Springs Rd on the east and west side of Woodhollow Drive				X*

\* Contingent upon completion and acceptance of a formal Neighborhood Plan





**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AR31**

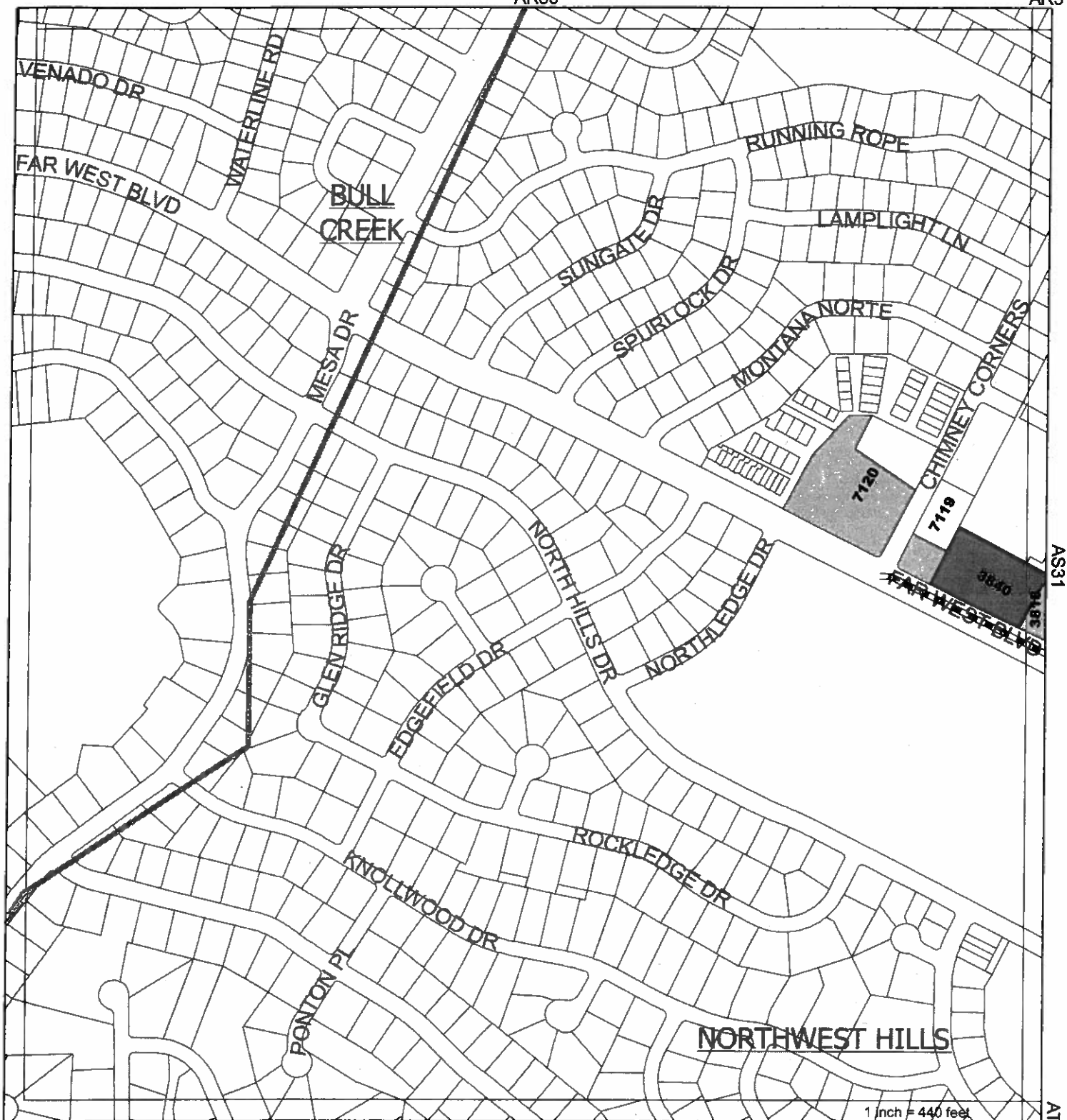


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- Planning Areas
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- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD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





1 inch = 440 feet

**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AS30**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. 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 Grids Black and White.mxd

**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



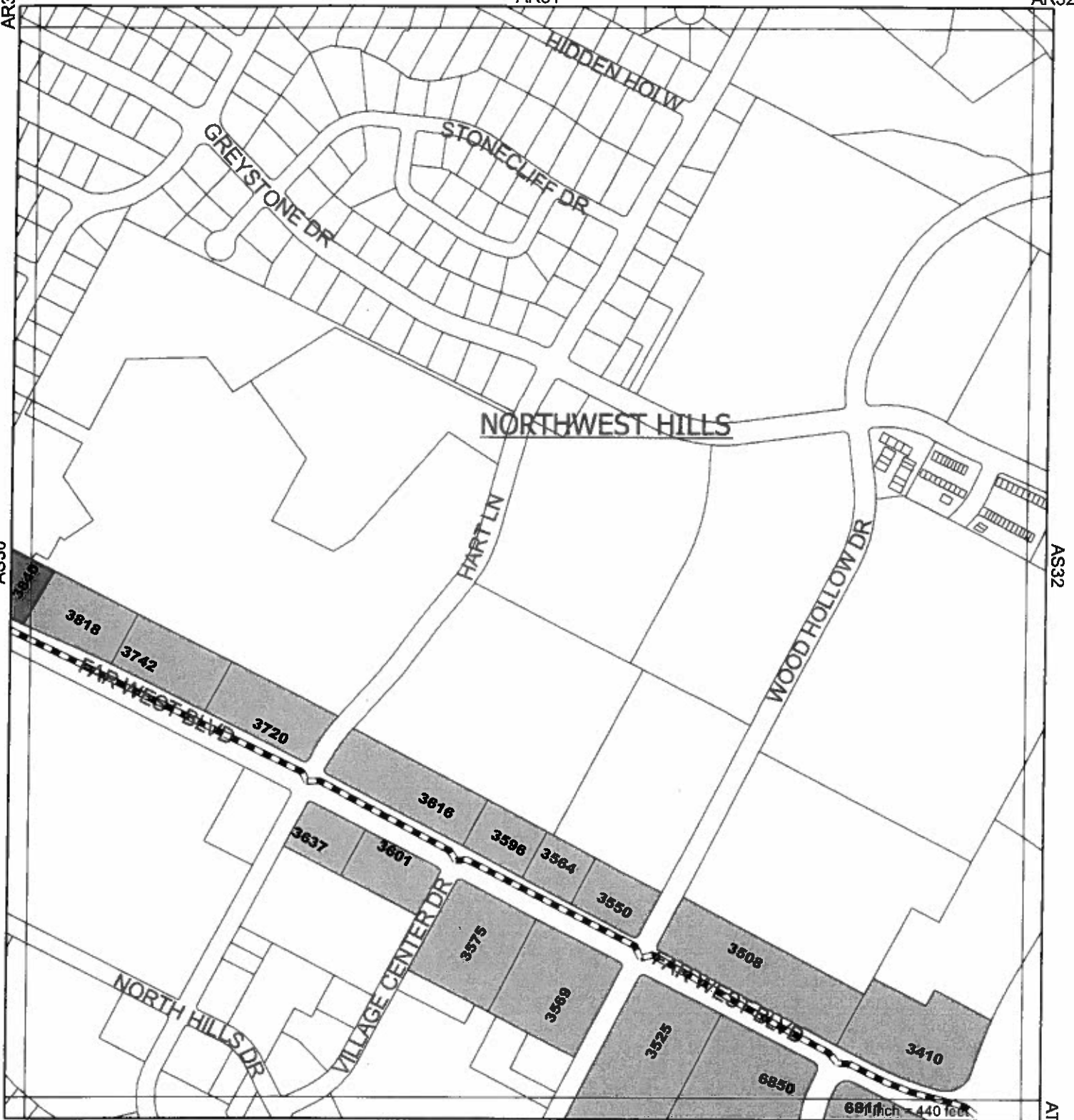
AR30

AR31

AR32

AS30

AS32



AT31

AT32

**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AS31**



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Vertical Mixed Use Map Grids Black and White.mxd

**Legend**

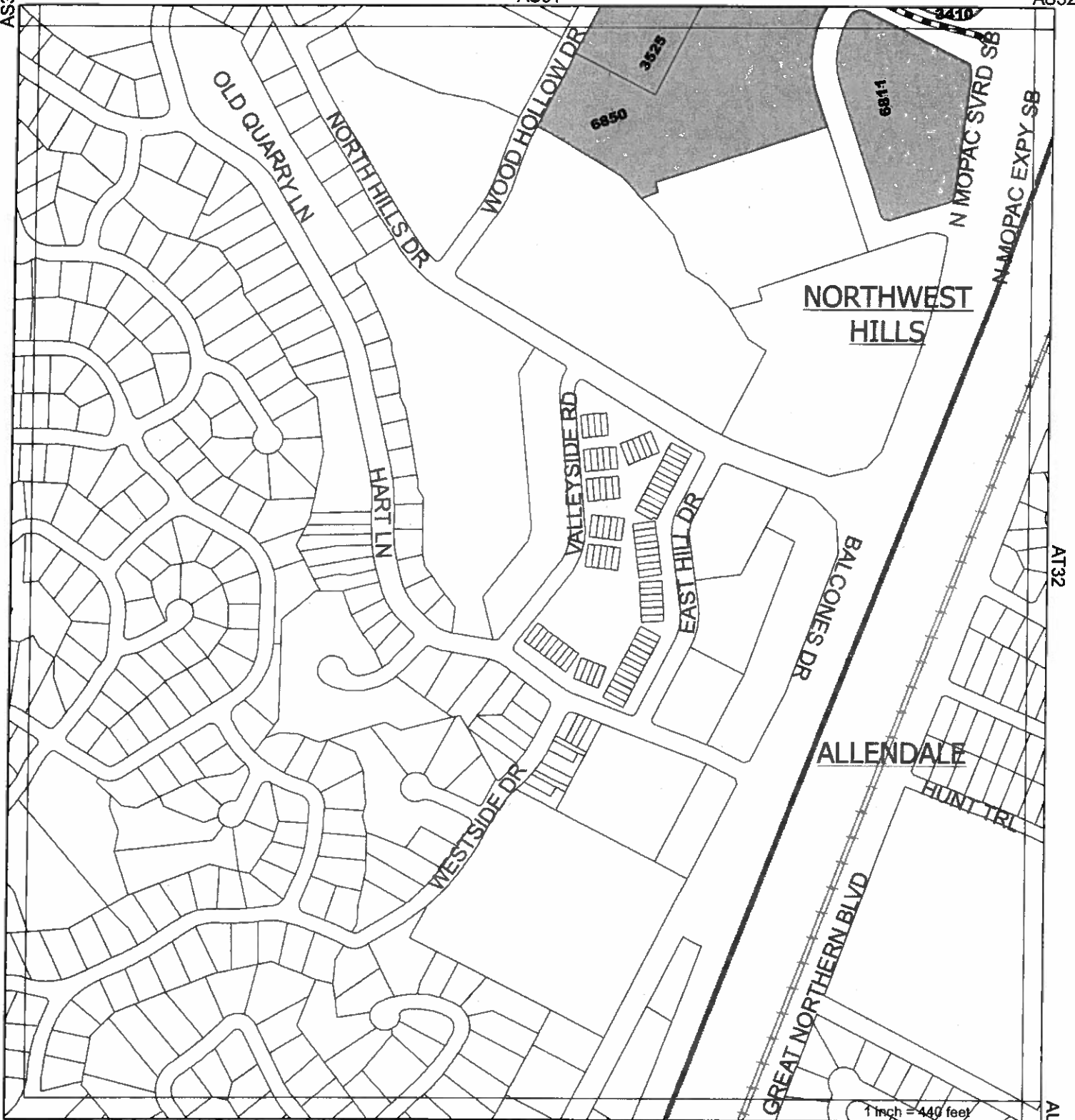
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AS30

AS31

AS32



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AT31**



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- TCAD Parcels



\* 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.*

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B. Please provide the results of the vote:

For 250 Against 8  
Neighborhood Planning and Zoning Department



# NWACA

northwest  
austin civic  
association

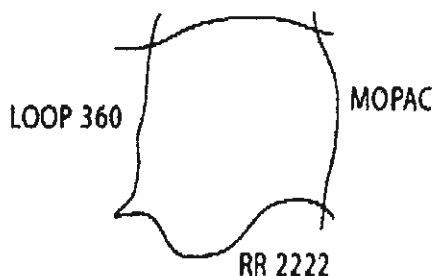
P.O. Box 26654  
Austin, TX 78755-6654

[www.nwaca.org](http://www.nwaca.org)

Bruce Smith, President,  
E-mail: [NWACA@austin.rr.com](mailto:NWACA@austin.rr.com)

## NEIGHBORHOOD BORDERS:

SPICEWOOD SPRINGS



## How can you get involved?

- Candidate Forums
- NWACA Annual Meeting
- 4th of July Parade
- Zoning Committee
- Governmental Affairs Committee
- Fundraising Committee
- Membership Committee

**Join Today!** Membership form is on the back of this page—it only takes a minute.

## NORTHWEST AUSTIN CIVIC ASSOCIATION

### ANNOUNCES A GENERAL MEETING FOR 2007

**Wednesday, May 16<sup>th</sup> at 7:00 pm**  
**Murchison Middle School Cafeteria**

#### Topics Include:

##### About NWACA

Attributes of the organization.

##### Oak Wilt Update – Chris Dolan, City Arborist, Oak Wilt Suppression Program

We will discuss the location of a recent outbreak and how you can prevent oak wilt. **REMINDER – AVOID PRUNING OAK TREES FROM FEBRUARY THROUGH JUNE.**

##### Safety First – Fire and Crime Safety

Austin Fire Department – FireWise Communities. **Captain Rob Hayden**, Station 19 and Texas Forest Service will provide information and prevention tools as it relates to fire safety in the hills, the drought and the Texas Forest Service Wildland/Urban Interface Project.

**Captain Rob Hayden** - AFD, APD, City of Austin & EMS – National Night Out. Tuesday, August 7th, 2007.

County **Sheriff Greg Hamilton** - Family Violence and Teen Dating Violence. An innovative look at strategies for reducing violence in our community.

##### Park Bond Status Update – Warren Struss – City of Austin, Parks and Recreation Department

You'll learn about the possibility of two future parks that could be built in our own neighborhood.

##### Dell Jewish Community Center Expansion Update

Learn about the proposed expansion of the Dell Jewish Community Center Campus.

##### Vertical Mixed Use Overlay District (VMU-OD) Opt-In/Opt-Out Process and Transit Corridor Update – Brewster McCracken

The City is soliciting the neighborhood's input on the Vertical Mixed Use (VMU) plan. Affected properties in our neighborhood are Far West Boulevard from MoPac to Chimney Corners and Mesa Drive at the intersection of Spicewood Springs Road. VMU is an effort by the city to allow higher density development in return for certain affordable housing set aside and 60% of current parking allowance by code.

We'll review the City's proposal for higher population density for our neighborhoods, explain the initiative, the reasoning behind it and what it means for our neighborhoods. A vote is required by June 4, 2007.



## Galvin, Charlie

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**From:** Charlie Galvin [cgalvin1@austin.rr.com]  
**Sent:** Friday, June 01, 2007 11:12 AM  
**To:** Galvin, Charlie  
**Subject:** Fw: NWACA: Vote Total On Acceptance of Minutes of Annual Meeting

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

**From:** C Burke  
**To:** C Burke ; Ed Adams ; Richard Anton ; Dr. Parker Ray Blevins Ph.D. ; Bill Bradley ; Jason Choyce ; Nick Classen ; Ron Coldiron ; Ann & Jett Denkler ; 'Ann Denkler' ; Charlie Galvin ; Louise Geil ; Ben Luckens ; MWACA ; Bruce Smith ; Mimi Suttles  
**Sent:** Friday, June 01, 2007 10:16 AM  
**Subject:** Re: NWACA: Vote Total On Acceptance of Minutes of Annual Meeting

Effective June 1, 2005 the vote total to accept the meeting minutes from the Annual Meeting at Murchison are as follows:

12 aye votes  
0 nays  
1 abstained (Coldiron)

Cecelia Burke  
Board Secretary

**C Burke** <[rubycata0478@sbcglobal.net](mailto:rubycata0478@sbcglobal.net)> wrote:

I asked for a vote by e-mail to accept the meeting minutes from the Annual Meeting at Murchison. This had to be done in order to be a part of the VMU application to the City of Austin. Vote totals are as follows:

10 voted to accept the minutes  
1 abstained (Ron Coldiron)  
2 did not vote (Anton & Geil)

Cecelia  
Board Secretary



C. Number of people in attendance at the meeting: 300<sup>+</sup>

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

The annual meeting was May 16, 2007, 7 pm at Murchison Middle School. An e-mail was sent to all NWACIA members, notice was posted on the web site at [www.NWaca.org](http://www.NWaca.org), signs (15) were posted at all major corners in the planning area.

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:

☒  
☐  
☐

Charles Galvan Jr.  
SIGNATURE OF CHAIR (OR DESIGNEE)

5/29/07  
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, 5<sup>th</sup> floor



**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.



**NORTHWEST AUSTIN CIVIC ASSOCIATION  
ANNUAL MEETING  
MURCHISON SCHOOL  
MAY 16, 2007  
7:00 PM**

Board Member, Jason Choyce, called the meeting to order and reviewed the agenda for the evening.

**Discussed the attributes of NWACA:**

- the budget and benefits of membership
- encouraged people to sign up for committees
- reminded folks about the Fourth of July Parade and asked volunteers to send an e-mail to Jason Choyce at [jasonc@dprinc.com](mailto:jasonc@dprinc.com) indicating that you want to participate in the parade
- \$15 household annual dues can be paid to Treasurer Louise Geil, NWACA, PO Box 26654, Austin, Texas, 78755
- positions we are currently trying to fill (Webmaster, ANC rep, Newsletter Editor – Electronic and Paper).

What does membership get you if someone asks? NWACA is one of the largest neighborhood voices within the City of Austin. Your membership ensures our voice is strong and heard by City staffers and elected officials. It is essential to be heard to preserve and strengthen your neighborhood. Your contribution allows NWACA to keep residents informed of current issues and ongoing zoning and traffic concerns that affect your daily lives. Your dues fund annual programs including candidate and community forums, oak wilt education and our 4th of July parade. The NWACA boundaries are enclosed by Ranch Road 2222, Bull Creek Road, Northland Drive, West to Loop 360, North to Spicewood Springs Road, East to MoPac Blvd/Loop 1, and South to Northland Dr. at MoPac Blvd. Your neighbors are working on committees right now, protecting and improving your lives within the neighborhood. Some of the committees include: Governmental Relations, Schools, Transportation and Safety, Zoning and Subdivision, Oak Wilt & our July 4th Parade. Your membership and participation is needed and appreciated!

**Special Recognition**

Dr. Parker Blevins presented a plaque to Ann Denkler for 10 years of service on the NWACA Board of Directors, her work on zoning issues. 4 years as the chair of the 4<sup>th</sup> of July Parade Committee and as a leader of the "Lawn Chair Brigade" at the 4<sup>th</sup> of July Parade. Ms. Denkler has recently, temporarily resigned from the Board of Directors but remains on the Zoning Committee. Her husband Jett Hanna and children Katy and Will came for the presentation. She is our "Yankee Doodle Dandy"!



## **Oak Wilt Update**

Chris Dolan, City Arborist, Oak Wilt Suppression Program and Dr. Parker Blevins, NWACA Board Member.

Spring is a critical time for suppressing Oak Wilt. PRUNING OF OAK TREES SHOULD BE AVOIDED DURING FEBRUARY THROUGH JUNE which is the peak carrier beetle activity season. Studies have shown that the unpainted sap from pruned or wounded Oak trees can attract the carrier beetles in as little as 15 minutes! See the Oak Wilt information at the website for more details.  
<http://www.nwaca.org/oakwilt>

## **Safety First – Fire and Crime Safety**

Austin Fire Department – FireWise Communities. Captain Rob Hayden, Station 19 and Ms. Jan Fulkerson, Public Information Officer, Texas Forest Service provided information and prevention tools as it relates to fire safety in the hills, the drought and the Texas Forest Service Wildland/Urban Interface Project.

Captain Rob Hayden – AFD, APD, City of Austin & EMS – National Night Out. Tuesday, August 7th, 2007. Heighten crime & drug prevention, get organized and fight back and strengthen neighborhood spirit. How about a block party?, a barbeque?, flashlight parades? with APD, AFD and EMS as guests!

County Sheriff Greg Hamilton – Family Violence, Teen Dating Violence & Internet Predators... An innovative look at strategies for reducing violence in our community.

## **Park Bond Status Update**

Warren Struss, City of Austin, Parks and Recreation detailed the recent bond election results as it relates to parks.

- \$5 million for destination parks
- \$5 million for greenways
- \$10 million for infill parks around Austin

Struss asked for NWACA to form a Parks Committee to advise the City on potential sites for parks in our neighborhood.

## **Vertical Mixed Use Overlay District (VMU/OD) Opt-In/Opt-out Process and Transit Corridor Update**

Council Member, Brewster McCracken presented the City's proposals for the Vertical Mixed Use Overlay District.



The City is soliciting the neighborhood's input on the Vertical Mixed Use (VMU) plan. Affected properties in our neighborhood are Far West Boulevard from MoPac to Chimney Corners and Mesa Drive at the intersection of Spicewood Springs Road. VMU is an effort by the city to allow higher density development in return for certain affordable housing set asides and 60% of current parking allowance by code. The neighborhood association must submit an application to the City by June 4, 2007. If no application is submitted the City's proposal will be put into place as proposed. The neighborhood application will be reviewed by the Planning Commission and by the City Council. Our application may, or may not, be approved by the Council. Charlie Galvin, NWACA Board Member presented the NWACA board proposal for the application to the City.

The NWACA wishes to amend the boundaries to exclude the following properties from the VMU Overlay District:

- All properties south of Spicewood Springs Road on Mesa Drive.
- All properties west of Hart Lane on Far West Boulevard.

The NWACA wishes to Opt-Out of the dimensional standards, the parking reductions, and the additional ground floor uses in Office Base District Zoning for the following properties:

- All properties on the north and south side of Far West Boulevard from Woodhollow Drive to Hart Lane.

NWACA wishes to review the potential for a VMU Overlay District for the balance of the properties on Far West and to Opt-In the additional properties described below contingent upon development of a formal Neighborhood Plan with specifics on:

- From MoPac Drive west on North Hills Drive for the north contiguous properties, north on Woodhollow Drive to Spicewood Springs Road for properties on the east and west of Woodhollow, and from Spicewood Springs Road to MoPac for properties on the south side of Spicewood Springs Road.
- NWACA will review the results of the Neighborhood Plan and make recommendations on the VMU Overlay District proposed for the above area.

A vote was taken on whether to accept the NWACA proposal for the application to the City. Approximately 225 neighbors voted to accept the proposal and approximately 8 voted not to accept the proposal.

### **Dell Jewish Community Center Expansion Update**

Ann Denkler presented the proposed Dell Jewish Community Center expansion plans. The process is on-going and nothing has been filed with the City as of this date. Traffic counts have been requested.



**Northwest Austin Civic Association  
Meeting Minutes  
May 9, 2007  
7:00 pm  
Home of Bruce Smith**

**Present:** Cecelia Burke, Bill Bradley, Ed Adams, Charlie Galvin, Bruce Smith, Parker Blevins, Ben Luckens, Nick Classen, Richard Anton, Ron Coldiron, Louise Geil

President Bruce Smith called the meeting to order.

Bruce Smith moved that the minutes from the April 8, 2007 board meeting be adopted. Richard Anton seconded. Motion passed unanimously.

**Electronic Voting:** Discussion of electronic voting by the board. The new bylaws give the board the ability to take votes by e-mail. It was decided by consensus that the board would only use this tool for time sensitive matters and that members would **respond immediately** to a request for a vote. Two votes have been taken by e-mail – new logo and participation in RG4N (group opposing the Wal Mart on Anderson Lane). The response to the new logo adoption was not good. The response to participation/position on RG4N proposal was saved by Bruce Smith and he will furnish to Cecelia Burke, Board Secretary, so that it can become a part of the official records.

**NWACA Logo:** Cecelia Burke moved that the new logo designed by Gayle Hight be adopted. Ben Luckens seconded. Adopted unanimously.

**Oak Wilt:** Parker reviewed sign locations, including critical intersections. He has put this on a spreadsheet so that it can be used for signs for the annual meeting and for the 4<sup>th</sup> of July parade. It is available from Parker. Parker Blevins moved that we leave the oak wilt signs up until the middle of June. Bill Bradley seconded. Adopted unanimously.

**Murchison PTA Request:** We were contacted by the Murchison PTA and requested to write a letter to the AISD Board asking them to include Murchison and Anderson in the bond proposal, as they don't have enough space and are using portable buildings. Our bylaws do not permit us to take positions on bond elections but we can disseminate information in a neutral manner. Mimi will work with the PTAs on gathering information and determining how we can disseminate information to the neighborhood. It was generally felt that we want to support the schools in our neighborhood within the bounds of our bylaws.



**Northwest Austin Civic Association  
Meeting Minutes  
May 9, 2007  
Page 2**

**2007 Budget:** Cecelia presented the budget and planned expenditures for the annual meeting and the 4<sup>th</sup> of July parade. The budget for both events is not enough due to increases in printing and mailing, postage, signs and other items.

Cecelia Burke moved that we amend the 2007 budget and increase the budget for the annual meeting by \$700. Ed Adams seconded. Passed unanimously.

Cecelia Burke moved that we amend the 2007 budget and increase the budget for the 4<sup>th</sup> of July parade by \$800. Richard seconded. Passed unanimously.

Cecelia passed out the financial statements as of May 8, 2007, prepared by Treasurer, Louise Geil.

**Annual Meeting:** In the absence of Jason, Bruce reviewed the annual meeting agenda, who does what and other needs for additional volunteers. Bruce asked that all of the board members be at Murchison at 6:30.

**4<sup>th</sup> of July Parade:** In the absence of Jason, Bruce briefly reviewed 4<sup>th</sup> of July Parade efforts and need for volunteers. Cecelia passed around a copy of the sponsor letter to be used when soliciting business sponsors. Cecelia passed around a list of all of the businesses located within our boundaries. The list indicates who solicited them last year and asked board members to indicate on the list who they would solicit this year.

**Jewish Community Center:** The Annual Meeting agenda has 10 minutes designated to let the neighborhood know that the JCC may be asking for new zoning. To our knowledge, nothing has been filed. NWACA has no information and no data from the JCC and thus no position. The JCC has e-mailed approximately 9,000 members asking them to show up to vote on this issue at the May 16<sup>th</sup>, NWACA Annual Meeting. They have not coordinated this with anyone on the NWACA Board. No vote will be taken as nothing has been filed and there is nothing to vote on at this time.

**RG4N:** Louise announced that this group is putting up yard signs all over our neighborhood announcing a community meeting on the proposed Wal Mart. The meeting is the evening of May 16<sup>th</sup>.



**Northwest Austin Civic Association  
Meeting Minutes  
May 9, 2007  
Page 3**

**VMU:** George Adams, Asst. Director, Neighborhood Zoning & Planning, City of Austin gave a presentation on the proposed Vertical Mixed Use (VMU) code amendment.

Neighborhood Associations have until June 4<sup>th</sup>, 2007 to opt in or opt out of the VMU plan. No matter what position the Neighborhood Association takes in their application, the City Council can override. The Neighborhood Association's position is simply a recommendation. This effort is being coordinated by Charlie Galvin and Ron Coldiron.

VMU is part of a larger code amendment concerning commercial and retail development guidelines. In 2005, a City Council appointed study committee presented a report and made many suggestions that raise the design standards. This report is the basis for a new ordinance and it has been through the boards, commissions and stakeholder processes of the City Council. It was adopted in February of 2007.

The goals are to minimize sprawl, provide better pedestrian accessibility, better transit patterns and save the environment. VMU requires designated properties to have mixed uses, including retail on the ground floor, and at least one floor of residential use. If the property is zoned office, the remainder of the floors may be either residential or office. Some of the characteristics of VMU are that buildings are close to the street, there are wider sidewalks (7' sidewalks + 8' tree zone between curb and sidewalk, residential parking requirements are reduced by 40% and commercial parking can also be reduced by 40%. Retail on the ground floor is visible and more pedestrian-friendly and all off street parking is behind the building. Car trips are reduced by mixing the uses.

VMU applies to core transit corridors. Most are major arterials and are in the central city but there are others such as Slaughter Lane, Mesa Dr. and Far West Blvd. that are considered "future" core transit corridors and no one knows why Mesa Dr. was included.

The City Council is asking the neighborhood association to do a lot and Mr. Adams suggested that we focus on specific properties.



**Northwest Austin Civic Association  
Meeting Minutes  
May 9, 2007  
Page 4**

Properties Appropriate for VMU:

- those on a core transit corridor if zoned commercial or office
- those with mixed use (MU) zoning (no property in our neighborhood has this zoning designation)
- other commercial properties (does not apply to multi-family zoned properties)

If the neighborhood association does nothing, the default is that VMU will apply and density bonuses will all apply to office and retail zoning.

If there are properties outside the corridor with MU zoning, the default is that a property can be part of VMU zoning but no density bonuses are available unless the City Council approves.

In order to promote desirable land use patterns the City is offering three incentives/density bonuses:

1) dimensional

- a. no floor to area ratio
- b. no bldg coverage limits
- c. no set back limits
- d. minimum site area limits

Impervious cover limits still apply, permitted bldg heights not affected and compatibility standards still apply.

2) potential for 40% of commercial parking requirements to be waived; 40% of residential parking will be waived

3) office use expanded to allow for food sales, restaurants, dry cleaners, etc. on the ground floor, which must be at least 75% retail use and no drive-thru will be permitted

Ground floor design standards to accommodate retail geared to a pedestrian environment.



**Northwest Austin Civic Association  
Meeting Minutes  
May 9, 2007  
Page 5**

Affordable housing requirements are 10% for rentals and 5% for owner occupied. Prices are 80% of median family income, but can be lowered to 60% of median family income as defined by feds. Currently, 80% of median family income for a family of four is \$56,000. Affordability applies to affordable housing units for 40 years for rentals and 99 years for owner occupied.

No transit plan accompanies the VMU proposals.

Charlie and Ron noted that there are three bus routes in the neighborhood but none on Far West. There are 2 city bus routes [#19 & # 339] and 1 UT bus route.

Far West is not really a major transit corridor but Woodhollow certainly is.

Discussed the fact that we do not have a neighborhood plan and the neighborhood planning process of the City is not in sync with the VMU process. If we opt in to VMU fully, there is no point in doing a neighborhood plan because we will be locked into VMU as a plan.

Discussed parks as part of neighborhood plan and VMU. Mr. Adams stated that parks are not a consideration and cannot be considered in conjunction with VMU. We are frustrated at the lack of response by the City about parks for our neighborhood. Adams explained about the new development fee for parks but it will not really affect our neighborhood. Charlie and Ron will continue their discussions with Council Member McCracken about parks.