

## SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2008-0002 – North Loop Planning Area Vertical Mixed Use Building Rezoning

REQUEST:

Conduct a public hearing and approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by amending the boundaries of the VMU Overlay District and/or rezoning selected tracts within the North Loop Neighborhood Planning Area with the vertical mixed use building “V” combining district. The planning area is bounded by IH-35 to the east, 45<sup>th</sup> St, Red River St, and 51<sup>st</sup> St to the south, Lamar Blvd to the west, and Koenig Lane on the north. (Tannehill Branch, Waller Creek, and Boggy Creek watersheds)

DEPARTMENT COMMENTS:

There are three core transit corridors within the North Loop Neighborhood Planning Area including: N Lamar Ave, E 51<sup>st</sup> St., Airport Blvd. The VMU Overlay District includes approximately 66.51 acres. The following is an analysis of the Neighborhood Planning Contact Team (NPCT) recommendations:

- Apply all VMU related standards on 66.51 acres
- Opt in to VMU regulations (all standards apply) to 18.08 acres
- 80% MFI level for 10% of residential units available for rental within a vertical mixed use building

The properties for which a plan amendment is proposed were designated as part of the Vertical Mixed Use Overlay District adopted by City Council on August 31, 2006, or are recommended for being opted into vertical mixed use building zoning (V) by the North Loop Planning Area Contact Team. However, since the North Loop Future Land Use Map does not designate these properties as Mixed Use, a plan amendment to change the FLUM designation to Mixed Use or Office Mixed Use is needed to allow the vertical mixed use building (v) zoning designation to be applied to these properties.

ISSUES: N/A

APPLICANT: City of Austin, Neighborhood Planning & Zoning Department

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

DATE OF FIRST READING: February 14, 2008. The following motions were approved:

- Approved an amendment to the North Loop Neighborhood Plan Future Land Use Map designating Tracts 10, 22, 23, 24B, 103, and 104A as Mixed Use (6-0).
- Approved an amendment to the North Loop Neighborhood Plan Future Land Use Map designating Tracts 21, 24A, and 26 as Office Mixed Use (6-0).
- Approved vertical mixed use building (V) zoning with Dimensional standards, Parking Reduction, and Additional Uses in Office Districts to tracts 1-23, 24A, 24B, and 25-32 (6-0).

- Approved vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 101-103, 104A, 104B, 105-106, and 121 (6-0).
- Approved an affordability level of 80% of the median family income for 10% of rental units in a vertical mixed use building (6-0).

CITY COUNCIL HEARING DATE: March 20, 2008

CITY COUNCIL ACTION:

ASSIGNED STAFF: Andrew Holubeck, e-mail: [andrew.holubeck@ci.austin.tx.us](mailto:andrew.holubeck@ci.austin.tx.us)

**ZONING CHANGE AND NEIGHBORHOOD PLAN AMENDMENT  
REVIEW SHEET**

**ZONING CASE:** C14-2008-0002 – North Loop Planning Area  
Vertical Mixed Use Building (V) Rezoning

**PLAN AMENDMENT CASE:** NPA-2008-0011.01

**P.C. DATE:** January 29, 2008

**AREA:** 40 tracts on 84.59 acres

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

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

**TYPE OF PLAN AMENDMENT:**

*Change in Future Land Use Map Designation to match Vertical Mixed Use Building zoning recommendation*

The proposed amendment would change the land use designation on the North Loop Neighborhood Plan Future Land Use Map for properties shown on the North Loop Planning Area VMU Proposed Plan Amendments Map (Attachment 5) and listed on the North Loop Planning Area VMU Plan Amendments Table (Attachment 6).

**PLAN ADOPTION DATE:** May 23, 2002

**NEIGHBORHOOD ORGANIZATIONS:**

Brentwood Neighborhood Planning Contact Team  
Hancock Neighborhood Assn.  
Hyde Park Neighborhood Assn.  
Brentwood Neighborhood Assn.  
North Austin Neighborhood Alliance  
Wilshire Wood-Dellwood I Neigh. Assn.  
Ridgetop Neighborhood Association  
PODER People Organized in Defense of Earth & Her R  
Austin Independent School District  
University Hills/Windsor Park NPA Staff Liaison  
Home Builders Association of Greater Austin  
Taking Action Inc.  
Delwood II Neighborhood Organization  
Austin Neighborhoods Council  
Skyview Neighborhood Assn.  
Mueller Neighborhoods Coalition  
North Loop Neighborhood Planning Team

Keep the Land

North Loop Neighborhood Planning Liaison-COA

Alliance to Save Hyde Park

Brentwood/Highland Combined Neighborhood Planning Team - COA Liaison

Northfield Neighborhood Assn.

Homeless Neighborhood Organization

Windsor Park Neighborhood Assn.

Highland/Skyview Neighborhood Plan Contact Team

Mueller Property Owners Association

Mueller Community Association

**AREA OF PROPOSED ZONING CHANGES:** The North Loop Neighborhood Planning area is bounded by IH-35 to the east, 45<sup>th</sup> St, Red River St, and 51<sup>st</sup> St to the south, Lamar Blvd to the west, and Koenig Lane on the north. Please refer to attachments.

**WATERSHEDS:** Tannehill Branch, Waller Creek, Boggy Creek (urban)

**DESIRED DEVELOPMENT ZONE:** Yes

**APPLICABLE CORE TRANSIT CORRIDORS :** N Lamar Ave, E 51<sup>st</sup> St., Airport Blvd.

**STAFF COMMENTS:**

The VMU Overlay District in the North Loop Neighborhood Planning Area includes 66.51 acres. The North Loop Neighborhood Plan Contact Team is recommending applying all vertical mixed use building related standards to all properties within the VMU overlay district. The Contact Team also recommends opting into VMU regulations on approximately 18.08 acres. The net acreage of the Contact Team's recommendations for properties to be given the Vertical Mixed Use Building (V) zoning designation is about 84.59 acres.

The properties for which a plan amendment is proposed were designated as part of the Vertical Mixed Use Overlay District adopted by City Council on August 31, 2006, or are recommended for being opted into vertical mixed use building zoning (V) by the North Loop Planning Area Contact Team. However, since the North Loop Future Land Use Map does not designate these properties as Mixed Use, a plan amendment to change the FLUM designation to Mixed Use or Office Mixed Use is needed to allow the vertical mixed use building (v) zoning designation to be applied to these properties.

**LIST OF ATTACHMENTS:**

**Attachment 1:** North Loop Neighborhood VMU Recommendations

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

**Attachment 3:** North Loop VMU Tract Map – VMU Overlay District Tracts

**Attachment 4:** North Loop VMU Tract Map – VMU Opt-In Tracts

**Attachment 5:** North Loop Planning Area VMU Proposed Plan Amendment Map

**Attachment 6:** North Loop Planning Area VMU Plan Amendments Table

**Attachment 7:** Zoning Maps

**Attachment 8:** North Loop Neighborhood Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

**Attachment 9:** Overview of Vertical Mixed Use (VMU) and the VMU Opt-In/Opt-Out Process

**Attachment 10:** Planning Commission Comment Forms

**PLANNING COMMISSION RECOMMENDATION:**

January 29, 2008:

- RECOMMENDED TO APPROVE AN AMENDMENT TO THE NORTH LOOP NEIGHBORHOOD PLAN FUTURE LAND USE MAP DESIGNATING TRACTS 10, 22, 23, 24B, 103, AND 104A AS MIXED USE.
- RECOMMENDED TO APPROVE AN AMENDMENT TO THE NORTH LOOP NEIGHBORHOOD PLAN FUTURE LAND USE MAP DESIGNATING TRACTS 21, 24A, AND 26 AS OFFICE MIXED USE.
- RECOMMENDED TO APPROVE VERTICAL MIXED USE BUILDING (V) ZONING WITH DIMENSIONAL STANDARDS, PARKING REDUCTION, AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 1-23, 24A, 24B, AND 25-32 (8-0).
- RECOMMENDED TO APPROVE VERTICAL MIXED USE BUILDING (V) ZONING WITH DIMENSIONAL STANDARDS, PARKING REDUCTION, AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 101-103, 104A, 104B, 106-106, AND 121 (8-0).
- RECOMMENDED TO APPROVE AN AFFORDABILITY LEVEL OF 80% OF THE MEDIAN FAMILY INCOME FOR 10% OF RENTAL UNITS IN A VERTICAL MIXED USE BUILDING (7-0).

**ISSUES:** None at this time.

**CITY COUNCIL DATE:**

February 14, 2007:

**ACTION:**

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

- Approved an amendment to the North Loop Neighborhood Plan Future Land Use Map designating Tracts 10, 22, 23, 24B, 103, and 104A as Mixed Use (6-0).

- Approved an amendment to the North Loop Neighborhood Plan Future Land Use Map designating Tracts 21, 24A, and 26 as Office Mixed Use (6-0).
- Approved vertical mixed use building (V) zoning with Dimensional standards, Parking Reduction, and Additional Uses in Office Districts to tracts 1-23, 24A, 24B, and 25-32 (6-0).
- Approved vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 101-103, 104A, 104B, 105-106, and 121 (6-0).
- Approved an affordability level of 80% of the median family income for 10% of rental units in a vertical mixed use building (6-0).

March 20, 2008:

**ORDINANCE READINGS:** 1<sup>st</sup> February 14, 2008    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

**Please see Attachment 1 for 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 C14-2008-0002 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the North Loop Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 9.

Representatives of the North Loop Neighborhood Plan Contact Team submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on June 4, 2007. The Contact Team submitted an amended application on July 9, 2007.

### **Impervious Cover**

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

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

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

### **Transportation**

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

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

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

### **Water and Wastewater**

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

### **Compatibility Standards**

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

**North Loop Planning Area VMU Neighborhood Recommendations  
C14-2008-0002**

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	
1-23, 24A, 24B, 25-32	X				

VMU Opt-In Properties				
Tract # (1)	All VMU Related Standards Apply	OPT-IN (2)		
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts
101-103, 104A, 104B, 105 -106, 121*	X			

\*Tracts 107 through 120 were not intended by the North Loop neighborhood to be opted into VMU, but due to a miscommunication were included as Opt-In parcels in the notice sent out for this case.

These tracts are not recommended for VMU by the neighborhood and are therefore not being brought forward as part of this case.

**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-In and Opt-Out options.

**North Loop Planning Area VMU Application Properties  
C14-2008-0002**

<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	359189	5101 N LAMAR BLVD
2	223212	5115 N LAMAR BLVD
		5117 N LAMAR BLVD
3	223213	5201 N LAMAR BLVD
	223214	5209 N LAMAR BLVD
	223215	0 N LAMAR BLVD LOT 6-7 BLK B MURRAY PLACE
	223216	5213 N LAMAR BLVD
	223218	0 N LAMAR BLVD LOT 11-14 BLK B MURRAY PLACE
	223219	5237 N LAMAR BLVD
	223220	5241 N LAMAR BLVD
	223221	5253 N LAMAR BLVD
	Portion of 223217	5225 N LAMAR BLVD
4	226688	5301 N LAMAR BLVD
	226689	5315 N LAMAR BLVD
		5319 N LAMAR BLVD
5	226619	5405 N LAMAR BLVD
	226620	5415 N LAMAR BLVD
	226621	5417 N LAMAR BLVD
	226622	5419 N LAMAR BLVD
		5421 N LAMAR BLVD
	226626	0 N LAMAR BLVD S20FT OF LOT 35 NORTHFIELD ADDN
6	226520	0 N LAMAR BLVD LOT A COMMERCE SQUARE ADDN
	226522	5545 N LAMAR BLVD
		5555 N LAMAR BLVD
		5607 1/2 N LAMAR BLVD
		5607 N LAMAR BLVD
7	226750	629 E KOENIG LN
	226751	5600 MIDDLE FISKVILLE RD
8	221905	5500 AIRPORT BLVD
	221906	0 AIRPORT BLVD .167AC BLK 1 HILL LOU H MRS SUBD
	221907	0 AIRPORT BLVD .16 AC BLK 1 HILL LOU H MRS SUBD
9	221776	5330 AIRPORT BLVD
	221777	5324 AIRPORT BLVD
	221778	0 AIRPORT BLVD 189X76FT AV BLK 1 HILL LOU H MRS SUBD
	221779	5410 AIRPORT BLVD

**North Loop Planning Area VMU Application Properties  
C14-2008-0002**

Tract # (1)	TCAD Property ID (2)	COA Address (3)
10	220253	5216 1/2 AIRPORT BLVD
	220254	5300 1/2 AIRPORT BLVD
		5310 AIRPORT BLVD
	221865	5312 AIRPORT BLVD
		5314 AIRPORT BLVD
11	220251	5106 CLARKSON AVE
	220252	0 CLARKSON AVE LOT 1-2 *& S50 FT OF LOT 3 BLK 10 HIGHLANDS THE
12	216480	4511 AIRPORT BLVD
	216485	4507 AIRPORT BLVD
	216487	0 E 46TH ST .55ACR OF BLK W OLT 17 DIV C RIDGETOP FOURTH ADDN
	359179	4508 N IH 35 SVRD SB
		4510 N IH 35 SVRD SB
13	216432	4631 AIRPORT BLVD
	216439	4721 AIRPORT BLVD
		4729 1/2 AIRPORT BLVD
	216441	4709 AIRPORT BLVD
14	216442	4711 AIRPORT BLVD
	216457	4801 AIRPORT BLVD
15	216458	4803 AIRPORT BLVD
	216459	4807 AIRPORT BLVD 903 E 49TH ST
16	220269	0 E 49TH ST LOT 66 HARMON TERRACE
	220270	4901 AIRPORT BLVD
		4903 1/2 AIRPORT BLVD
17	220273	4905 AIRPORT BLVD
	220274	4915 AIRPORT BLVD
18	220286	4909 AIRPORT BLVD
	220275	4917 AIRPORT BLVD
19	220303	5001 AIRPORT BLVD
		5003 AIRPORT BLVD
		5005 AIRPORT BLVD
20	220287	5009 AIRPORT BLVD
	220288	5011 AIRPORT BLVD
21	220305	905 E 51ST ST
22	220441	1004 1/2 E 50TH ST
	220442	0 E 50TH ST LOT 2 *3407 SF BLK L RIDGETOP
	220443	1006 E 50TH ST
		1008 E 50TH ST
	220444	0 N IH-35 LOT 2 * 272 SQ FT OF BLK B RIDGETOP

**North Loop Planning Area VMU Application Properties  
C14-2008-0002**

Tract # (1)	TCAD Property ID (2)	COA Address (3)
23	220447	1000 E 51ST ST
		5105 HARMON AVE
24A	220407	940 E 51ST ST
24B	220405	944 E 51ST ST
25	220315	910 E 51ST ST
		912 E 51ST ST
26	220318	900 E 51ST ST
27	220260	5101 AIRPORT BLVD
28	220256	5111 AIRPORT BLVD
29	220265	5201 AIRPORT BLVD
30	220261	5205 AIRPORT BLVD
	220266	5207 AIRPORT BLVD
31	221886	5301 AIRPORT BLVD
		5307 AIRPORT BLVD
		5309 AIRPORT BLVD
32	221924	5412 1/2 HELEN ST
		5501 AIRPORT BLVD
	221925	5335 AIRPORT BLVD
		818 E 53RD HALF ST
	221926	5325 AIRPORT BLVD
	221927	5555 AIRPORT BLVD
	225495	5639 1/2 AIRPORT BLVD
		5639 AIRPORT BLVD
	225503	5617 AIRPORT BLVD
		5619 AIRPORT BLVD
		5621 AIRPORT BLVD

Vertical Mixed Use (VMU) OPT-IN Properties		
Tract # (1)	TCAD Property ID (2)	COA Address (3)
101	223190	703 ZENNIA ST
102	546218	700 NELRAY BLVD
103	228143	301 W KOENIG LN
		313 1/2 W KOENIG LN
104A	228144	112 1/2 W 56TH ST
		211 W KOENIG LN
104B	228145	115 W KOENIG LN
	228147	101 W KOENIG LN
	228148	111 E KOENIG LN
105	226748	403 1/2 E KOENIG LN
		5613 1/2 AVENUE F
		5613 AVENUE F

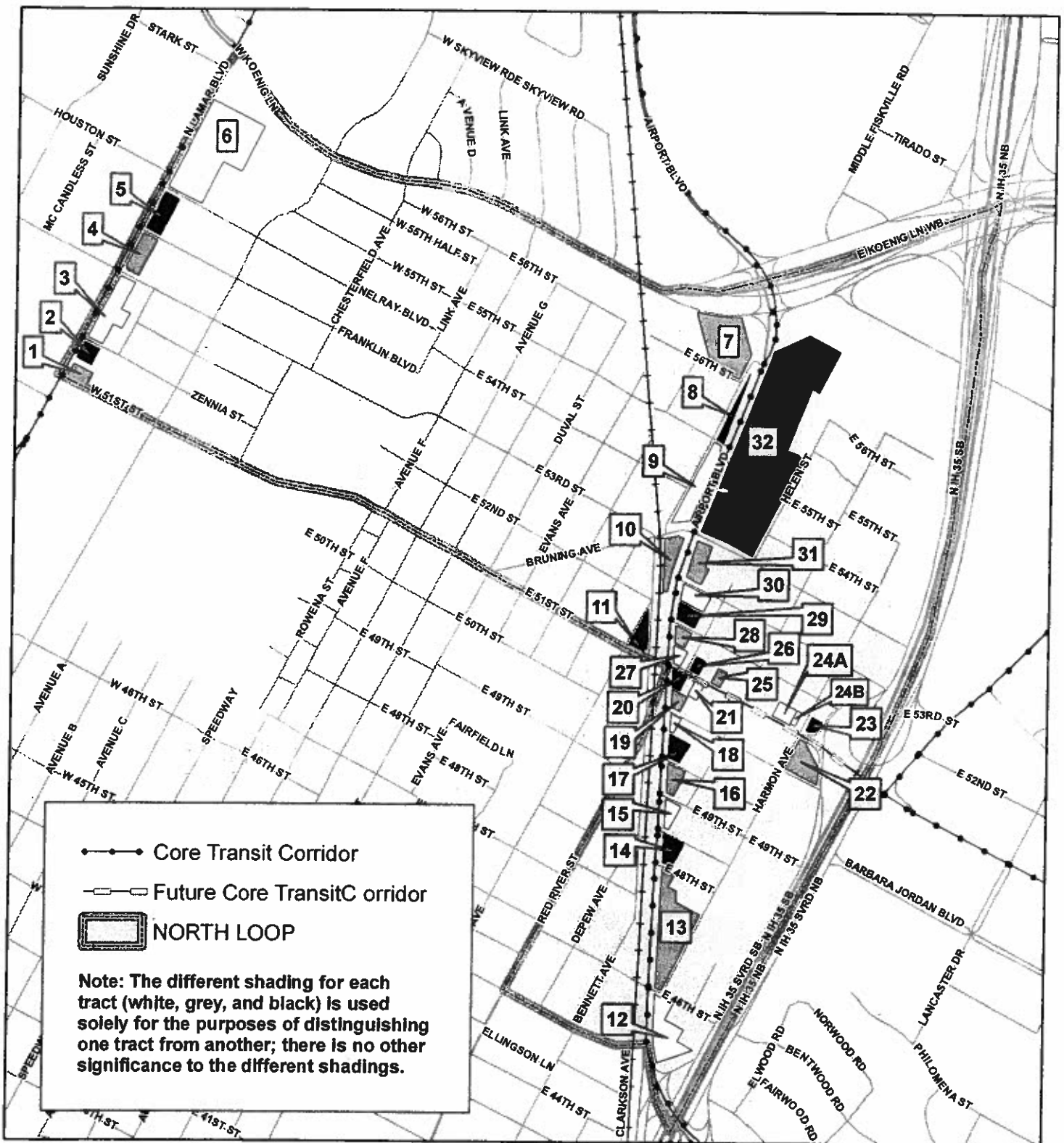
**North Loop Planning Area VMU Application Properties  
C14-2008-0002**

<b>Tract # (1)</b>	<b>TCAD Property ID (2)</b>	<b>COA Address (3)</b>
106	226749	501 E KOENIG LN
		702 E 56TH ST
121	220239	5207 EILERS AVE
		5211 EILERS AVE

(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.



**North Loop Neighborhood Planning Area  
Vertical Mixed Use (VMU) Tract Map  
VMU Overlay District  
C14-2008-0002**



Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
January 9, 2008

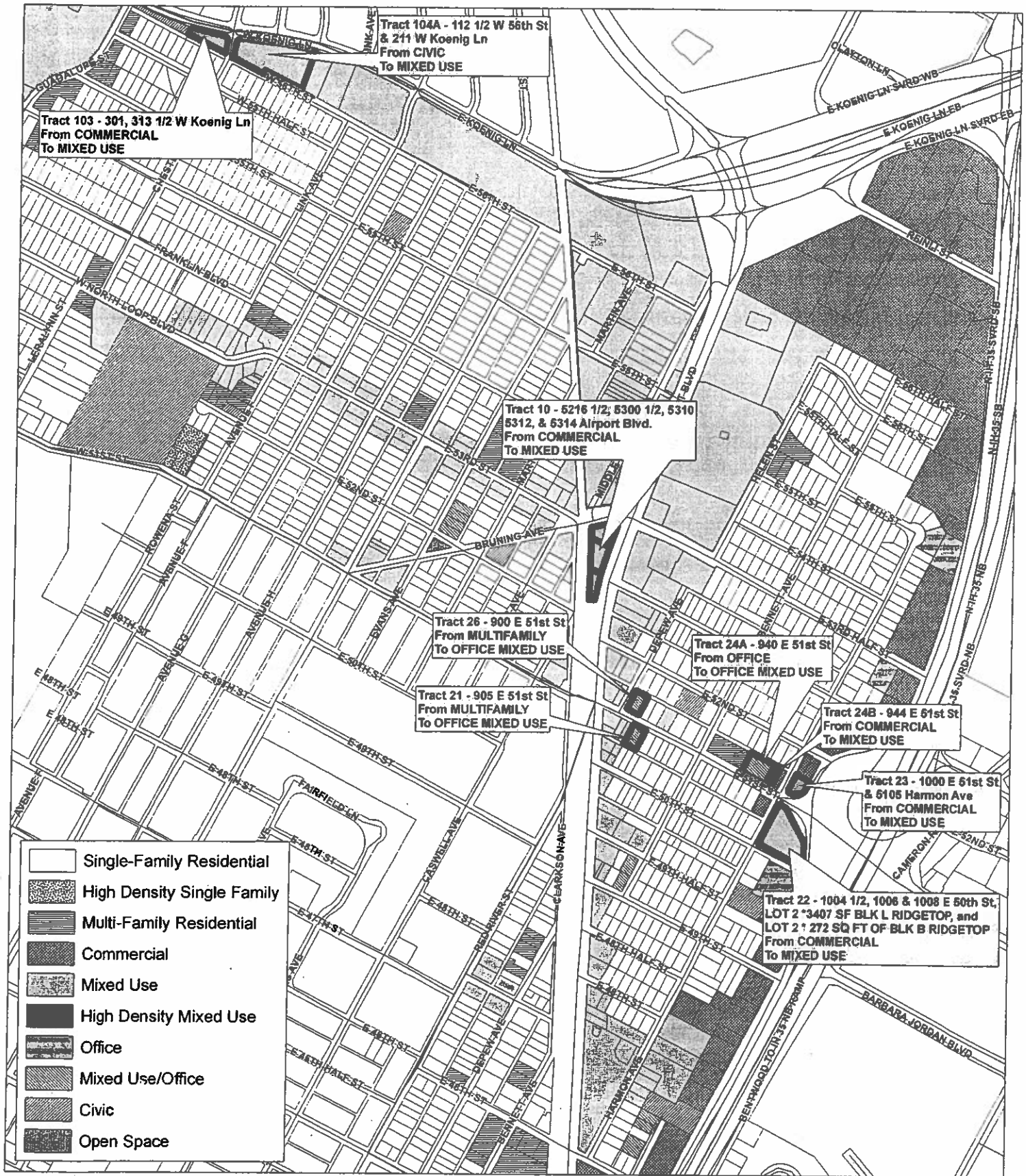
Please refer to attached tables  
"North Loop Planning Area VMU  
Application Properties" and "North  
Loop Planning Area VMU Neighborhood  
Recommendations" for more information.



0 500 1,000 2,000 Feet

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





Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
January 9, 2008

# **North Loop Planning Area** **Vertical Mixed Use (VMU)** **Proposed Plan Amendment Map** **NPA 2008-0011.01**



500 250 0 500 Feet

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**North Loop Planning Area VMU Plan Amendments  
NPA 2008-0011.01**

<b>Proposed Plan Amendments - Overlay District Properties</b>				
<b>Tract # (1)</b>	<b>TCAD Property ID (2)</b>	<b>COA Address (3)</b>	<b>Current FLUM Designation</b>	<b>Proposed FLUM Designation</b>
10	220253	5216 1/2 AIRPORT BLVD	Commercial	Mixed Use
	220254	5300 1/2 AIRPORT BLVD		
		5310 AIRPORT BLVD		
	221865	5312 AIRPORT BLVD		
		5314 AIRPORT BLVD		
21	220305	905 E 51ST ST	Multifamily	Office Mixed Use
22	220441	1004 1/2 E 50TH ST	Commercial	Mixed Use
	220442	0 E 50TH ST		
		LOT 2 *3407 SF BLK L RIDGETOP		
	220443	1006 E 50TH ST		
		1008 E 50TH ST		
23	220447	0 N IH-35	Commercial	Mixed Use
		LOT 2 * 272 SQ FT OF BLK B RIDGETOP		
24A	220407	1000 E 51ST ST	Commercial	Mixed Use
		5105 HARMON AVE		
24B	220407	940 E 51ST ST	Office	Office Mixed Use
24B	220405	944 E 51ST ST	Commercial	Mixed Use
26	220318	900 E 51ST ST	Multifamily	Office Mixed Use

<b>Proposed Plan Amendments - Opt-In Properties*</b>				
<b>Tract # (1)</b>	<b>TCAD Property ID (2)</b>	<b>COA Address (3)</b>	<b>Current FLUM Designation</b>	<b>Proposed FLUM Designation</b>
103	228143	301 W KOENIG LN	Commercial	Mixed Use
		313 1/2 W KOENIG LN		
104A	228144	112 1/2 W 56TH ST	Civic	Mixed Use
		211 W KOENIG LN		

\*Tracts 109, 111, 112, 113, and 114 were originally included as part of this VMU-related plan amendment case. However, the North Loop neighborhood never intended for these tracts to be opted into VMU (due to a miscommunication they were included as part of the Opt-In properties in the mailed notice for this case). These tracts have therefore been removed both from the VMU zoning case and the related plan amendment case.

(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#: C14-2008-0002  
 ADDRESS: E KOENIG LANE  
 SUBJECT AREA: 79.02 ACRES  
 GRID: J26-27 K25-27  
 MANAGER: A. HOLUBECK

OPERATOR: S. MEEKS

1" = 1000'

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 No warranty is made by the City of Austin regarding specific accuracy or completeness.





# ZONING

ZONING CASE#: NPA-2008-0011.01  
 ADDRESS: NORTH LOOP PLANNING AREA  
 SUBJECT AREA: 0.000 ACRES  
 GRID: K25-27  
 MANAGER: A. HOLUBECK

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS



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1" = 800'

RECEIVED

JUL - 9 2007

Neighborhood Planning & Zoning

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

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

**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\*:

NORTH LOOP AMENDED

\*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 KRIS SCHLUBERMAN, SEC.

PHONE 964-9127

E-MAIL KRISPY@AUSTIN.COM

MAILING ADDRESS 5517 LINK AVE, 78751-1221

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JUL -9 2007

Neighborhood Planning & Zoning

SECONDARY CONTACT INFORMATION:

NAME MANTHA WARD, VICE CHAIR PERSON

PHONE 452-1151

E-MAIL KROCK WARD @ YAHOO.COM

MAILING ADDRESS E 905 55 1/2 ST 78751

2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA

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

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

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

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

JUL - 9 2007

## VERTICAL MIXED USE OPT-IN FORM

[illegible]

JUL - 9 2007

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

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

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

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

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

  /   80% of median family income

       70% of median family income

       60% of median family income

       Other level between 60-80% of median family income

**6. PLEASE PROVIDE THE FOLLOWING INFORMATION:**

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

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

Yes   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.*

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B. Please provide the results of the vote:

For   8   Against   0

RECEIVED

JUL - 9 2007

Neighborhood Planning & Zoning

C. Number of people in attendance at the meeting: 26

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

NOTICE OF SPECIAL VOTE DISTRIBUTED TO  
NORTHLAKE MAILING LIST AND YAHOO GROUP

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:       

DCJ  
SIGNATURE OF CHAIR (OR DESIGNEE)

7/7/07  
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

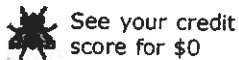
Neighborhood Planning and Zoning Department  
Attn: George Adams  
P.O. Box 1088  
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center  
505 Barton Springs Road, 5<sup>th</sup> floor

# YAHOO! MAIL

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**From:** nlnpt@yahoogroups.com [View Contact Details](#) [Add Mobile Alert](#)  
 Yahoo! DomainKeys has confirmed that this message was sent by yahoogroups.com.  
[Learn more](#)

**To:** nlnpt@yahoogroups.com

**Date:** 25 Jun 2007 23:55:55 -0000

**Subject:** [nlnpt] special meeting vote, 6/27/2007, 7:00 pm

**Folders** [Add - Edit]

**Inbox (1028)**

Draft

Sent

**Bulk (2877)** [Empty]

**Trash** [Empty]

**My Folders** [Hide]

freecycle (72)

jazzimus (17)

nlnpt (15)

**Search Shortcuts**

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Online Degree Programs

Free People Search

Find Old Friends

Degrees in as fast as 1 year

Reminder from: **nlnpt Yahoo! Group**
**Title:** special meeting vote

**Date:** Wednesday June 27, 2007

**Time:** 7:00 pm - 9:00 pm

**Location:** Ridgetop Baptist Church

**Street:** 708 E 51st St

**City State Zip:** austin, tx 78751

**Notes:** at our last planning team meeting we lack a quorum & Zoning for a vote on the VMU opt-in. so a special meeting has been called for june 27th.

the the vote being put forth is to opt-in properties with MU that are not already part of a transit corridor, affordability 80% MFI, with the following exceptions. 51st street and north loop MU properties will not be opt-in at this time but will be considered at future meetings and added using plan amendment process.

Get reminders on your mobile, Yahoo! Messenger, and email.  
[Edit reminder options](#)

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JUL - 9 2007

Neighborhood Planning &amp; Zoning

RECEIVED

JUN 04 2007

Neighborhood Planning & Zoning

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

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

**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:** NORTH LOOP

\*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** KRIS SCHLUDERMAN, SECRETARY

**PHONE** 764-9127

**E-MAIL** KRISPY@AUSTIN.COM

**MAILING ADDRESS** 5517 LINK AVE

78751-1221

SECONDARY CONTACT INFORMATION:

NAME MARHA WARD, <sup>VICE</sup> CHAIR PERSON

PHONE 452-1157

E-MAIL KODAK WARD @ YAHOO.COM

MAILING ADDRESS E 905 55 1/2 ST  
78751

2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA

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

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

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

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

JUN 04 2007

# VERTICAL MIXED USE OVERLAY DISTRICT FORM

[illegible]

\* 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.

JUN 04 2007

Neighborhood Planning &amp; Zoning

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.

JUN 04 2007

## VERTICAL MIXED USE OPT-IN FORM

[illegible]

JUN 04 2007

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

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

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

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

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

\_\_\_\_\_ 80% of median family income

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

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

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

**6. PLEASE PROVIDE THE FOLLOWING INFORMATION:**

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

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

Yes ☒ No ☒

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

Only <sup>MOTION</sup> ~~WAS~~ TO VOTE HAS BEEN RECORDED, will  
VOTE 6/13/07

B. Please provide the results of the vote:

For \_\_\_\_\_ Against \_\_\_\_\_  
Neighborhood Planning and Zoning Department

**RECEIVED**

**JUN 04 2007**

**Neighborhood Planning & Zoning**

C. Number of people in attendance at the meeting: \_\_\_\_\_

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

YAHOO GROUP POLL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

XJM  
SIGNATURE OF CHAIR (OR DESIGNEE)

6/4/07  
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

**RECEIVED**

JUN 04 2007

Neighborhood Planning & Zoning

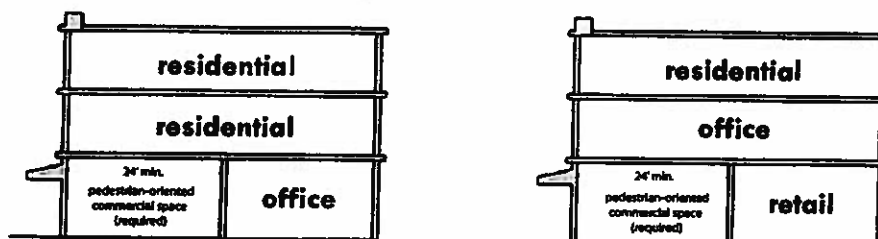
**VERTICAL MIXED USE APPLICATION  
SUBMITTAL CHECKLIST**

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

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

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

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



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

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

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

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

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

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

## WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

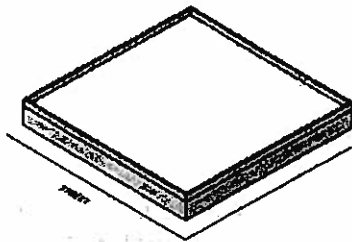
### Dimensional Standards

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

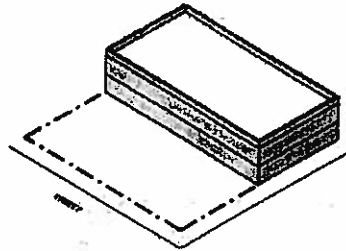
- **Setbacks**—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- **Floor to Area Ratio**—no floor to area ratio (FAR) limit.

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

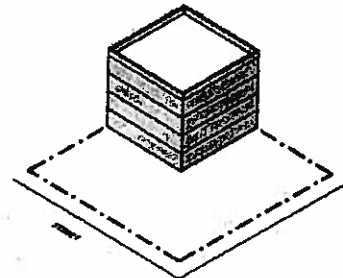
For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



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



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



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

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

### Off-Street Parking Reduction

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

such as the one for properties within the Urban Core. Below are some typical uses and the amount of parking required.

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

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

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

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

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

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

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

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

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

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

- 4) **Affordability Level**—If VMU Buildings are approved through the opt-in/opt-out process and take advantage of the dimensional and 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. Site plans approval requires a public hearing before the Planning Commission. All property owners and registered neighborhood organizations within 300 feet of a proposed vertical mixed use development will be notified of the public hearing via US Mail.

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

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

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

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

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

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

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

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

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

parking reduction must meet certain affordable housing requirements. There are different affordability requirements for ownership and rental units.

Affordability Requirements for For-Sale Residential Units

- Five percent of the residential units shall be reserved as affordable, for not less than 99 years for households earning no more than 80 percent of the current Median Family Income (MFI).
- In addition, five percent of the residential units shall be reserved as affordable, for not less than 99 years for households earning no more than 100 percent of the current MFI.

Affordability Requirements for For-Rent Residential Units

- Ten percent of the residential units shall be reserved as affordable, for a minimum of 40 years for households earning no more than 80 percent of the current MFI. The City Council may set the affordability requirement between 80 percent Median Family Income (MFI) and 60 percent MFI for rental units.

**PLANNING COMMISSION HEARING**

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

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

**CITY COUNCIL HEARING**

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

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

For questions regarding the vertical mixed use application for the North Loop Neighborhood Planning Area, please call Andrew Holubeck at (512) 974-2054 or email at: [andrew.holubeck@ci.austin.tx.us](mailto:andrew.holubeck@ci.austin.tx.us). Si Ud Necesita información en Español, favor de llamar a Andrew Holubeck al (512) 974-2054. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

.....  
**PLANNING COMMISSION COMMENT FORM**

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

File # C14-2008-0002

Planning Commission Hearing Date: January 29, 2008

Name (please print) VICTOIRE VAN DER PAS

Address 113 W 55 1/2 ST, AUSTIN TX 78750

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

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

File # C14-2008-0002

Planning Commission Hearing Date: January 29, 2008

Name (please print) DOROTHY RYDEN

Address 111 WEST 55<sup>1</sup>/<sub>2</sub> ST, Austin, TX 78751

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

To Whom It May Concern,

The city of Austin is determined  
to ruin every neighborhood!

You can't get from here to there now  
and you want to add more cars?

We have very little foot traffic  
in this area. I hope all the  
stores you plan to stick in  
these market areas have enough  
money to last - they will need it

Dorothy Ryden

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

File # C14-2008-0002

Planning Commission Hearing Date: January 29, 2008

Name (please print) DAN Richter

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

Address 1207 W ST. JOHN 78757  
OWNER - O F LIND AT 406 NORTH LOOP

**PLANNING COMMISSION COMMENT FORM**

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File # C14-2008-0002

Planning Commission Hearing Date: January 29, 2008

Name (please print) Bryan Galetano

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

Address 4604/4606 Bennett Ave

**PLANNING COMMISSION COMMENT FORM**

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

File # C14-2008-0002

Planning Commission Hearing Date: January 29, 2008

Name (please print) C.A. BRINKMAN

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

Address 107 W 55 1/2 ST AUSTIN, TX

Holubeck, Andrew

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**From:** Martin Thomen [martinthomen@gmail.com]  
**Sent:** Tuesday, January 29, 2008 4:30 PM  
**To:** Holubeck, Andrew; Tracy Atkins  
**Subject:** Please approve all VMU in North Loop Planning Area

Hello,

I am writing in regards to the zoning changes in the North Loop Planning Area on tonight's agenda:

Neighborhood Plan Amendment: NPA-2008-0011.01 - North Loop Neighborhood Planning Area - Vertical Mixed Use Building I am a community member and very active in my neighborhood association, Skyview Neighborhood Association, that borders this area in question, on the north bank of Koenig Lane.

I am in full support of the rezoning of these lots to VMU. Please let the planning commissioner know of my support and please support this rezoning. These rezonings will help us to attract more density and more mixed-use destinations that are within walking distance of many residents and well served by bus lines and the future commuter rail. This is something which is sorely lacking in our neighborhood currently and forces many neighbors feel that they must get in their cars and drive to other areas for basic services, entertainment and recreation. The VMU zoning could help change this situation.

Thank you,  
Martin Thomen  
Skyview Neighborhood Association  
380-0302

Austin Chimney Corners Townhouses Council of Co-Owners, Inc.  
P.O. Box 28293  
Austin, Texas 78755-8293

February 22, 2008

City of Austin Neighborhood Planning and Zoning Department  
C/O Andrew Holubeck  
505 Barton Springs Road / P.O. Box 1088  
Austin, Texas 78767-8835

**RE: File # C14-2008-0033**

**Planning Commission Hearing Date: February 26, 2008**

Dear Mr. Holubeck:

This letter has been written in response to the City's notice dated February 15, 2008, regarding the Vertical Mixed Use Building zoning and Vertical Mixed Use overlay. Our community comprises 26 condominium units in a townhouse style addressed from 7134 Chimney Corners through 7220 Chimney Corners. Each unit is owned individually.

At a meeting of our Board of Directors held Wednesday, February 20, 2008, the Board resolved that I would write this letter to the City on behalf of our Council of Co-Owners to inform the City that our community is opposed to any structures being permitted to be built on Tracts 2, 3, and 4 as shown on the map provided in the notice, that are taller than any of the structures already constructed and in use. To allow any buildings to be built on those tracts that are taller than any of the existing buildings on those tracts would negatively impact our community's quality of life and property value.

Sincerely,

Austin Chimney Corners Townhouses Council of Co-Owners, Inc.

By: Martha Vogt  
Martha Vogt, Secretary

## PLANNING COMMISSION HEARING

DATE: February 26, 2008

TIME: 6:00 P.M.

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

## CITY COUNCIL HEARING

DATE: March 20, 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 Northwest Hills Neighborhood Planning Area, please call Andrew Holubeck at (512) 974-2054 or email at: [andrew.holubeck@ci.austin.tx.us](mailto:andrew.holubeck@ci.austin.tx.us). Si Ud Necesita información en Español, favor de llamar a Andrew Holubeck al (512) 974-2054. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

## PLANNING COMMISSION COMMENT FORM

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

File # C14-2008-0033

Planning Commission Hearing Date: February 26, 2008

Name (please print) FREDERICK E. BROWN (COUNCILMAN 6-D)

☐ I am in favor  
(Estoy de acuerdo)

Address 203 (203) 203-203 Austin, TX 78704

☒ 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.

**PLANNING COMMISSION COMMENT FORM**

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

File # C14-2008-0033

Planning Commission Hearing Date: February 26, 2008

Name (please print) Curtis & Monie Jones

Address 7012 Northledge Dr. Austin, 78731

☐ I am in favor  
(Estoy de acuerdo)

☒ I object - Strongly!  
(No estoy de acuerdo)

Doss school is already overcrowded. Traffic on  
Far West is fast and heavy now. Do you always have to ruin existing  
neighborhoods?

**PLANNING COMMISSION COMMENT FORM**

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

File # C14-2008-0002

Planning Commission Hearing Date: January 29, 2008

Name (please print) George M. Jr. & Deborah J. Childress ☒ I am in favor  
(Estoy de acuerdo)

Address 5515 Link Ave. Austin (Property Affected) ☐ I object  
(No estoy de acuerdo)

4 Dewthread Ct.  
The Woodlands, TX 77380 - Mailing Address