

## SECOND / THIRD READINGS SUMMARY SHEET

**ZONING CASE NUMBER:** C14-2008-0004 – Rosedale Vertical Mixed Use Building (V) Zoning Opt-In/Opt-Out Process

**REQUEST:**

Conduct a public hearing and approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning selected tracts within the Rosedale Neighborhood Planning Area with the vertical mixed use building “V” combining district. The planning area is bounded by Burnet Rd and 45<sup>th</sup> St to the east, West 35<sup>th</sup> St and West 38<sup>th</sup> St to the south, N MoPac Expwy to the west, and Hancock Dr and W North Loop Blvd on the north (Town Lake, Lake Austin watersheds).

**DEPARTMENT COMMENTS:**

There are three core transit corridors within the Rosedale Neighborhood Planning Area including: N Lamar Ave., Burnet Rd., and W. 38<sup>th</sup> St. The VMU Overlay District includes approximately 32.8 acres. The following is an analysis of the Neighborhood Planning Contact Team (NPCT) recommendations:

- Exclude 4.29 acres from the VMU Overlay District
- Apply all VMU related standards on 1.06 acres
- Opt out of the Parking Reduction for 17.75 acres (but the other incentives apply)
- Opt out of the Parking Reduction and a maximum density of MF-3 standards to 2.4 acres
- Opt out of all incentives and a maximum density of 12.5 units per acre for 7.3 acres (recommendation from Allandale Neighborhood Association for a Tract that is part of this neighborhood but was included in the Rosedale Planning Area).

**APPLICANT:** City of Austin, Neighborhood Planning & Zoning Department

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

**DATE OF FIRST READING:** March 20, 2008 - The following motions were approved:

- Approved amending the boundaries of the VMU Overlay District to exclude Tracts 1-4, 8-10 and 23-25 (6-0).
- Approved vertical mixed use building (V) zoning with dimensional standards, parking reduction, and additional uses in office districts for Tracts 5-7 and 11-12 (6-0).
- Approved vertical mixed use building (V) zoning with dimensional standards, additional uses in office districts, and a requirement of an 8-foot high solid wall along adjacent residentially zoned property lines for Tracts 15-22 and 26-27 (6-0).

- Approved vertical mixed use building (V) zoning with dimensional standards, additional uses in office districts, a requirement of an 8-foot high solid wall along adjacent residentially zoned property lines, and a maximum density of MF-3 zoning (36 units per acre) for Tracts 13 and 14 (6-0).
- Approved an affordability level of 60% of the median family income for 10% of rental units in a vertical mixed use building (6-0).

CITY COUNCIL HEARING DATE: April 10, 2008

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

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

## **ZONING CHANGE REVIEW SHEET**

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

**AREA:** 28 tracts on 32.8 acres

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

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

### **NEIGHBORHOOD ORGANIZATIONS:**

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

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

**WATERSHEDS:** Town Lake, Lake Austin (urban)

**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Rosedale Elementary School

**APPLICABLE CORE TRANSIT CORRIDORS :** N Lamar Ave., Burnet Rd., W. 38<sup>th</sup> St.

**STAFF COMMENTS:**

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

**LIST OF ATTACHMENTS:**

**Attachment 1:** Rosedale VMU Neighborhood Recommendations

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

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

**Attachment 4:** Zoning Map

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

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

**Attachment 7:** Planning Commission Comment Forms

**PLANNING COMMISSION RECOMMENDATION:**

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

February 26, 2008:

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

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

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

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

**CITY COUNCIL DATE:**

**ACTION:**

February 14, 2008:

Postponed to March 20, 2008

March 20, 2008:

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

- Approved amending the boundaries of the VMU Overlay District to exclude Tracts 1-4, 8-10 and 23-25 (6-0).
- Approved vertical mixed use building (V) zoning with dimensional standards, parking reduction, and additional uses in office districts for Tracts 5-7 and 11-12 (6-0).
- Approved vertical mixed use building (V) zoning with dimensional standards, additional uses in office districts, and a requirement of an 8-foot high solid wall along adjacent residentially zoned property lines for Tracts 15-22 and 26-27 (6-0).
- Approved vertical mixed use building (V) zoning with dimensional standards, additional uses in office districts, a requirement of an 8-foot high solid wall along adjacent residentially zoned property lines, and a maximum density of MF-3 zoning (36 units per acre) for Tracts 13 and 14 (6-0).

- Approved an affordability level of 60% of the median family income for 10% of rental units in a vertical mixed use building (6-0).

April 10, 2008:

**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**

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

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

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

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

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

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

Please see Attachment 1 for additional information concerning Neighborhood Recommendations.

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

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

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2008-0004 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Rosedale Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Representatives of the Rosedale, Ridglea and Oakmont Heights Neighborhood Associations submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on June 4, 2007. The neighborhood associations submitted an amended application on August 9, 2007.

### **Impervious Cover**

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

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

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

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

### **Transportation**

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

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

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

### **Water and Wastewater**

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



**Compatibility Standards**

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

**Rosedale VMU Neighborhood Recommendations  
C14-2008-0004**

**VMU Overlay District (Opt-Out)**

Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1-6; 8-10; 14					X
7; 11-12	X				
13, 15-27			X		
28*		X	X	X	

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

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

**ADDITIONAL RECOMMENDATIONS**

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

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

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

**North Loop District****Overview****Neighborhood Planning & Zoning**

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

**Definition**

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

**Recommendations**

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

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

AUG - 9 2007

**Rosedale Neighborhood VMU Recommendations and Requests - Revised**Neighborhood Planning & Zoning  
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Rosedale Neighborhood Association has reviewed the properties along 38<sup>th</sup> from Shoal Creek Blvd. to Lamar, along Lamar from 38<sup>th</sup> to 45 and along Burnet from 45<sup>th</sup> to Hancock. Other neighborhood associations in the Planning area will review properties within their neighborhood boundaries.

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

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

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

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

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

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

## **Ridgelea Neighborhood Association VMU Recommendations and Requests (Amended)**

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

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

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

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

**RECEIVED**

**JUN 04 2007**

**Neighborhood Planning & Zoning**

### **Ridgelea Neighborhood VMU Recommendations and Requests**

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

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

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

Thank you,

Fran Hanton, President

Ridgelea Neighborhood Association

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

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

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

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

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

 6/1/07

Arten Avakian, President  
Oakmont Heights Neighborhood Association

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**JUN 04 2007**

**Neighborhood Planning & Zoning**

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

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



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

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

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

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

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

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

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

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

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

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

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



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



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






0 500 1,000 2,000  
Feet

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



**ZONING**

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

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

**OPERATOR:** S. MEEKS

1" = 1000'

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



Ridgelea NA

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

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

**Detailed instructions for completing this application can be found by clicking on this link:**  
[ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu\\_instructions.pdf](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\*:**

Rosedale (includes Ridgelea and  
Oakmont Heights NAs)

\*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

**B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.**

**NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:**

NAME Fran Hanlon (Ridgelea President)

PHONE 454-6572

E-MAIL mfrhanlon@swbell.net

MAILING ADDRESS 4010 Pete's Path Austin 78731

Ridglea NA

**SECONDARY CONTACT INFORMATION:**

NAME Mandy de Mayo (Ridglea VP)

PHONE 454-1006

E-MAIL mdemayo@austin.rr.com

MAILING ADDRESS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA**

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



# Ridgelea NA

## VERTICAL MIXED USE OVERLAY DISTRICT FORM

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

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

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

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

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

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

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

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

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

☒ 60% of median family income

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

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

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

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

Yes ☒ No \_\_\_\_\_

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

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**B. Please provide the results of the vote:**

For 4 Against 1  
Neighborhood Planning and Zoning Department

Ridglea NA

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

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

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

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

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

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws:

Neighborhood Association By-Laws:

Other, as described in question A., above:

Fran Hanlon

SIGNATURE OF CHAIR (OR DESIGNEE)

✓

DATE

8/5/07

**7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:**

Neighborhood Planning and Zoning Department

Attn: George Adams

P.O. Box 1088

Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center

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

## **Fran and Mike Hanlon**

---

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

Neighbors,

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

Thanks,  
Fran Hanlon  
454-6572

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

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

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

Respectfully submitted,

Meredith McDaniel  
Secretary  
June 26, 2007

**RECEIVED**

**JUN 04 2007**

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

**Neighborhood Planning & Zoning**

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

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

Fran Hanlon  
Mandy DeMayo  
Jenny Bradley  
Amy Whitseil  
Meredith McDaniel

**Executive Committee Members ABSTAINING were:**

Tim Brackett  
Andy Williams

**Respectfully submitted,**

Meredith McDaniel  
Secretary  
Ridgelea Neighborhood Association  
5/30/07

*Ridgely NA*

**Fran and Mike Hanlon**

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

**RECEIVED**

**JUN 04 2007**

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

**From:** Meredith McDaniel [mailto:Meredith.McDaniel@trncdanco.com]

**Neighborhood Planning & Zoning**

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

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

**Cc:** Meredith McDaniel

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

Hello everyone,

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

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

Thanks.

Meredith  
484-4099

5/30/2007

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Neighborhood Planning & Zoning

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

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

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If you have questions or need additional information please contact the VMU Help Line at:

[vmu@ci.austin.tx.us](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\*:

Rosedale  
(includes Oakmont Heights & Ridgela NAS)

\*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT:

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME Tracy Atkins, PE  
PHONE 512-297-4493  
E-MAIL atkins+t@austin.rr.com

MAILING ADDRESS 4608 Shoalwood Ave, Austin 78756



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Neighborhood Planning & Zoning

**SECONDARY CONTACT INFORMATION:**

NAME Dianne Mountain

PHONE 512-451-7457

E-MAIL dholley@texas.net

MAILING ADDRESS 3810 Tonkawa Trail  
Austin Texas 78756

**2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA**

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

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

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

Owner Name	Address	Mailing Name	Zoning	Business	Use	Neighborhood Recommendation	Property Owner Responses
Murray Investments	4600 Burnet Rd	Frances M Largent	C8	Upper Cretel	Restaurant	NV	Undecided
Murray Investments	4608 Burnet Rd	Frances M Largent	C8	Upper Cretel	Restaurant	NV	Undecided
Murray Investments	4608 Burnet Rd	Frances M Largent	C8	Upper Cretel	Restaurant	NV	Undecided
Rogers Weston B & Charles A	4618 Burnet Rd	Rogers Weston B & Charles A	C8	Cooking Up	Restaurant	NV	
Homesville Lb A Tx Limited	4618 Burnet Rd	Homesville Lb A TX Limited	C8	Homesville	Real Estate	NV	Yes
Roberson Jack P & Carole S	4620 Burnet Rd	Roberson Jack P & Carole S	C8	Air Pad	Services	NV	
Bellom Fekenne M Pearson Casero E & Hilda Mae	4622 Burnet Rd	Bellom Fekenne M Pearson Casero E & Hilda Mae	C8	Dietz Memorial	Retail	NV	
Mcswell Mary S	4628 Burnet Rd	Mcswell Mary S	C8	none	Residential	NV	
Floyd Eddie T & Carol D	4600 Burnet Rd	Floyd Eddie T & Carol D	C8	Mcswell Mary S	Medical Office	NV	
Floyd Eddie T & Carol D	4600 Burnet Rd	Floyd Eddie T & Carol D	C8	Burt & Purr	Retail	NV	
Floyd Eddie T & Carol D	4600 Burnet Rd	Floyd Eddie T & Carol D	C8	Burt & Purr	Retail	NV	
Floyd Eddie T & Carol D	4612 Burnet Rd	Floyd Eddie T & Carol D	C8	Mary Doerr	Retail	NV	
Payne Family Trust	4618 Burnet Rd	Payne Family Trust	C8	Payla Traces	Restaurant	NV	
Payne Family Trust Johnson Russell J & Pamela L	4622 Burnet Rd	Payne Family Trust Johnson Russell J & Pamela L	C8	Contribution/ Bell & Austin Austin Opils Salvage	Services	NV	
Jrb Properties LLC	4630 Burnet Rd	Jrb Properties Llo	C8	Feats of Clay	Retail	NV	
MA Sharon Y S	4634 Burnet Rd	MA Sharon Y S	C8	Horne Gile	Retail	NV	
MA Sharon Y S	4636 Burnet Rd	MA Sharon Y S	C8	Maru	Retail	NV	
Wilder Properties Ltd	4708 Burnet Rd	Diane Wilder Howard	C8	Rosedale Village	Retail/Restaurants	NV	
Wilder Properties Ltd	4800 Burnet Rd	Diane Wilder Howard	C8	Rosedale Village	Retail/Restaurants	NV	
Wilder Properties Ltd	4806 Burnet Rd	Diane Wilder Howard	C8	Rosedale Village	Retail/Restaurants	NV	
Wilder Properties Ltd	4810 Burnet Rd	Diane Wilder Howard	C8	Rosedale Village	Retail/Restaurants	NV	
Wilder Properties Ltd	4818 Burnet Rd	Diane Wilder Howard	C8	Rosedale Village	Retail/Restaurants	NV	
Murphy Leonard M &	4902 Burnet Rd	Susan A M Jones & Leonard Murphy Jr	C8	Top Drawer Thrift	Retail	NV	

Owner Name	Address	Meeting Name	Zoning	Business	Use	Neighborhood Recommendation	Property Owner Response
Longhorn Trophies Inc	4912 Burnet Rd	Longhorn Trophies Inc	CS	Longhorn Trophies Inc	Retail	IN	
Collins Partners Ltd	4822 Burnet Rd	Collins Partners Ltd	CS	??		IN	Yes
Collins Partners Ltd	4820 Burnet Rd	Collins Partners Ltd	CS	M Caserio	Retail	IN	Yes
Collins Partners Ltd	5000 Burnet Rd	Collins Partners Ltd	CS	Procedures Fit	Services	IN	Yes
Wilson Donald L	5010 Burnet Rd	Wilson Donald L	CS	Don Wilson Jeweler	Retail	IN	
Parsons R Ltd	5020 Burnet Rd	Parsons R Ltd	CS	Austin Dornier & Daniel	Medical Office	IN	Undecided
Royce Alexandria B	5100 Burnet Rd	Royce Alexandria B	CS	Second Time Around	Retail	IN	
Four Acorns L.L.C	5104 Burnet Rd	Four Acorns L.L.C	CS	Various	Retail	IN	
Four Acorns L.L.C	5118 Burnet Rd	Four Acorns L.L.C	CS	Various	Retail	IN	
Gastine Family Trust	5120 Burnet Rd	Gastine Family Trust	CS	?? (was Motorcycle Rental)	Services	IN	
5126 Burnet Rd L.L.C	5126 Burnet Rd	5126 Burnet Rd L.L.C	CS	Texas Hydroponics	Retail	IN	
BMA Legermeyer L.L.C	5128 Burnet Rd	BMA Legermeyer L.L.C	CS	Padman fix Tapco	Services	IN	
Gouldish Harry &	5134 Burnet Rd	Gouldish Harry & Jennifer Whitford	CS	Recent Renaissance Glass Co	Retail	IN	
Renaissance Glass Co	5138 Burnet Rd	Renaissance Glass Co	CS	Renaissance Glass Co	Retail	IN	
GHS Properties Inc	5202 Burnet Rd	GHS Properties Inc	CS	Gryphon Antiques	Retail	IN	
MMW Fund III Ltd	5222 Burnet Rd A	MMW Fund III Ltd	CS	North Loop Plaza	Services/Medical	IN	
MMW Fund III Ltd	5228 Burnet Rd	MMW Fund III Ltd	CS	North Loop Plaza	Retail/Restaurants/Services/Medical	IN	
Lamar Village Shopping Center	N 3800 Lamar By	Center L.C	CS	Lamar Village	Retail/Restaurants	IN	
Silva Charles T	N 3800 Lamar By	Silva Charles T	CS	Retail		IN	
Hughes James C &	N 3806 Lamar By	Hughes James C & Ingeborg	CS			IN	
5281 Road Inc	N 3810 Lamar By	Silk Road Inc	CS	Silk Road	Retail	IN	
Crooked Partners Ltd	N 3914 Lamar By	Crooked Partners Ltd	CS	Bauzel/ZZs	Restaurant	IN	
Ladbetter Jean	N 3914 Lamar By	2-4 Restaurant				IN	
Ludwig Catering	N 4000 Lamar By	Orlando Artage & Yolanda Artage (Lasee)				IN	

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Neighborhood Planning & Zoning

Owner Name	Address	Mailing Name	Zoning	Business	Use	Neighborhood Recommendation	Property Owner Response
Twenty-Six Doors Inc	W 1204 36 St	Twenty-Six Doors Inc Attn F	CS-1	Town	Retail/Restaurants	100	
Blue Ladies Minerals Inc	3901 36th St NW 1212 36 St	Eugene Albi		Duplex	Residential Duplex	opt-out	
Sandelman Susan Trustee	W 1800 36 St	Km Properties Inc				100	
Hair Peace Inc	W 1508 36 St	Hair Peace Inc				100	
Renaissance Businesses Partners	W 1512 36 St	Renaissance Businesses Partners				100	
Handford Properties Ltd	W 1800 36 St	Handford Properties Ltd				100	
J17 Fortune L P	W 1808 36 St	J17 Fortune L P				100	
J17 Fortune L P	W 1810 36 St	J17 Fortune L P				100	
Danforth Partners II Ltd	W 1812 36 St	Danforth Partners II Ltd				100	
Danforth Partners II Ltd	W 1800 36 St	Proet National Bank Trustee				100	
Terril Margaret Kemper	W 1808 36 St	Maryann Casteline				100	
Todd Shelby Ervin	W 1810 1/2 36 St	Todd Shelby Ervin				100	
Nicholson Louis R	W 1810 36 St	Nicholson Louis R				100	
Schlefer Richard A & Pat H	W 1812 1/2 36 St	Schlefer Richard A & Pat H				100	
Dallas George W III	W 1812 36 St	Dallas George W III				100	
Western James R Burns Hobbs L & Parish V	W 1814 36 St	Western James R				100	
W 1815 36 St	W 1815 36 St	35th Street Management				100	
Oakmont House Ltd	W 1818 36 St	Oakmont House Ltd				100	
Sawett Julie Inc	W 1820 36 St	Sawett Julie Inc				100	
Champion Joelle E & Amanda A M	W 1822 36 St	Juanita Baker & Mary M Robertson Et Al				100	
Wright Leslie C & John W &	W 1804 36 St	Ellis E Wright Processor & Madelon Vitois Wright				100	
Franklin & Morgan Lookhart Lillian Lora Trustee	W 1810 36 St	Franklin & Morgan Properties Ltd				100	
W 1812 36 St	W 1812 36 St	Lookhart Lillian Lora Trustee				100	

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JUN 04 2011

Neighborhood Planning & Safety

Owner Name	Address	Meeting Name	Zoning	Business	Use	Neighborhood Recommendation	Property Owner Response
Allen Chris M & Mike Evans	N 4004 Lerner By	Allen Chris M & Mike Evans				1 ✓	
Allen Chris M	N 4008 Lerner By	Allen Chris M				1 ✓	
Kear John	N 4008 Lerner By	Kear John				1 ✓	
Mendenhall Roger H	N 4010 Lerner By	Mendenhall Roger H				1 ✓	
Small William L	N 4018 Lerner By	Small William L				1 ✓	
Jayne Calvin W & Anna T	N 4100 Lerner By	Jayne Calvin W & Anna T				1 ✓	
Jayne Calvin W	N 4108 Lerner By	Jayne Calvin W				1 ✓	
Rivers Rex B Living Trust	N 4108 Lerner By	Rivers Rex B Living Trust				1 ✓	
Sarand LLC	N 4180 Lerner By	Sarand LLC				1 ✓	
Daughters Of Charity Health	N 4200 Lerner By	Daughters Of Charity Health Services Of Austin Ash Peter Rieck	CS	Salon	Offices	1 ✓	
Daughters Of Charity Health	N 4200 Lerner By	Daughters Of Charity Health Services Of Austin Ash Peter Rieck				1 ✓	
Travis County Medical Society	N 4200 Lerner By	Travis County Medical Society Blood Bank				1 ✓	
Central Texas Regional Blood & Tissue Center	N 4208 Lerner By	Central Texas Regional Blood & Tissue Center				1 ✓	
Mcgehee Ltd	N 4280 Lerner By	Mcgehee Ltd				1 ✓	
Merriingside Ltd	N 4400 Lerner By	Live Oak Development				1 ✓	
Merriingside Ltd	N 4402 Lerner By	Live Oak Development				1 ✓	
Merriingside Limited	N 4408 Lerner By	Live Oak Development				1 ✓	
Merriingside Ltd	N 4412 Lerner By	Live Oak Development				1 ✓	
Merriingside Ltd	N 4420 Lerner By	Live Oak Development				1 ✓	
Twenty-Six Doors Inc	N 1100 38 St	Twenty-Six Doors Inc Attn F Eugene Attil	CS	Waterloo	Restaurant	OPF-out	Rick Remick, Sdon, Says "yes" to VNU, 8/7/07
Twenty-Six Doors Inc	N 1200 38 St	Twenty-Six Doors Inc Attn F Eugene Attil	LR, LD, GR	26 Doors	Retail/Restaurants	1 ✓	

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JUN 04 2007

Neighborhood Planning & Zoning

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**JUN 04 2007**

4. **IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.