

ZONING CHANGE REVIEW SHEET

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

AREA: 14 tracts on 72.10 acres

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

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

NEIGHBORHOOD ORGANIZATIONS:

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

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

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

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Porter Junior High

APPLICABLE CORE TRANSIT CORRIDORS: South Lamar Boulevard

STAFF COMMENTS:

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

- Apply Vertical Mixed Use Building (V) zoning with all bonuses on 47.156 acres
- Apply Vertical Mixed Use Building (V) zoning without any of the incentives on 11.526 acres. (The neighborhood recommended to opt-out of the Dimensional Standards, Parking Reduction, and Additional Ground Floor Uses)
- Amend the VMU Overlay District to exclude 13.422 acres

LIST OF ATTACHMENTS:

Attachment 1: Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

Attachment 2: List of South Lamar VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address

Attachment 3: South Lamar VMU Neighborhood Recommendations

Attachment 4: South Lamar VMU Tract Map

Attachment 5: Zoning Map

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

Attachment 7: Public Comments

PLANNING COMMISSION RECOMMENDATION:

February 12, 1008:

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

[C. Ewen, M. Dealey 2nd] (6-2) D. Sullivan, S. Kirk-NAY

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

In addition, after the Planning Commission Hearing, the neighborhood revised their recommendation to add the bonuses to several tracts where they previously did not want any bonuses applied.

CITY COUNCIL DATE:

February 28, 2008

April 24, 2008

ACTION:

Postponed to March 20, 2008

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-7226

NEIGHBORHOOD RECOMMENDATION

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

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

BACKGROUND

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

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

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

Impervious Cover

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

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %

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

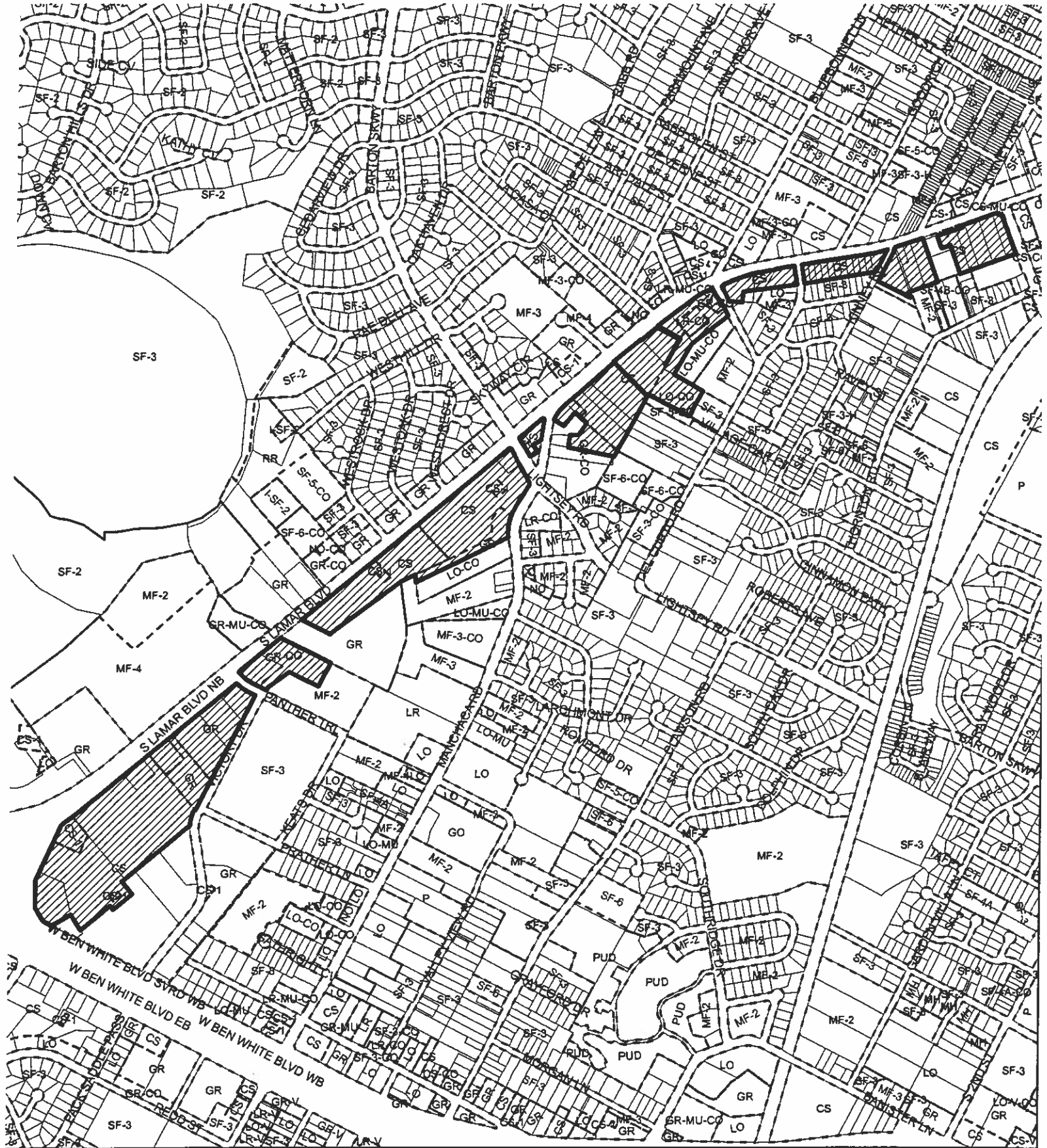
A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review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



ZONING

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

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

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.



1" = 1000'

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Neighborhood Planning & Zoning

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 1 of 3	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property 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)
2101 S. Lamar	No	No	Yes	Yes	Yes
2113 S. Lamar	No	No	Yes	Yes	Yes
2115 S. Lamar	No	No	Yes	Yes	Yes
2119 S. Lamar	Yes	Yes, no opt-in	Yes	Yes	Yes
2121 S. Lamar	Yes	Yes, no opt-in	Yes	Yes	Yes
2151 S. Lamar	No	No	Yes	Yes	Yes
2153 S. Lamar	No	No	Yes	Yes	Yes
2159 S. Lamar	No	No	Yes	Yes	Yes
2201 Kinney Rd.	Yes	No	Yes	Yes	Yes
2201 S. Lamar	Yes	No	Yes	Yes	Yes
2205 S. Lamar	Yes	No	Yes	Yes	Yes
2223 S. Lamar	Yes	No	Yes	Yes	Yes
2235 S. Lamar	Yes	No	Yes	Yes	Yes
2239 S. Lamar	Yes	No	Yes	Yes	Yes

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

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 2 of 3	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property 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)
2255 S. Lamar	Yes	No	Yes	Yes	Yes
2208 S. Lamar (actually 2301)	Yes	No	Yes	Yes	Yes
2319 S. Lamar	Yes	No	Yes	Yes	Yes
2321 S. Lamar	Yes	No	Yes	Yes	Yes
2401 S. Lamar	Yes	No	Yes	Yes	Yes
2405 S. Lamar	Yes	No	Yes	Yes	Yes
2525 S. Lamar	Yes	No	Yes	Yes	Yes
2601 S. Lamar	Yes	No	Yes	Yes	Yes
2613 S. Lamar	Yes	No	Yes	Yes	Yes
2701 S. Lamar	No	No	Yes	Yes	Yes
2707 S. Lamar	No	No	Yes	Yes	Yes
2711 S. Lamar	No	No	Yes	Yes	Yes
2803 S. Lamar	No	No	Yes	Yes	Yes
2805 Manchaca	No	No	Yes	Yes	Yes
2807 Manchaca	Yes	No	Yes	Yes	Yes

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

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Neighborhood Planning & Zoning

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 3 of 3	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property 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)
2810 S. Lamar	No	No	Yes	Yes	Yes
2901 S. Lamar	No	No	Yes	Yes	Yes
3001 S. Lamar	No	No	Yes	Yes	Yes
3107 S. Lamar	No	No	Yes	Yes	Yes
3201 S. Lamar	Yes	No	Yes	Yes	Yes
3505 S. Lamar	Yes	Yes, no opt-in	Yes	Yes	Yes
3607 S. Lamar	No	No	Yes	Yes	Yes
3701 S. Lamar	No	No	Yes	Yes	Yes
3801 S. Lamar	No	No	Yes	Yes	Yes
3815 S. Lamar	No	No	Yes	Yes	Yes
3901 S. Lamar	No	No	Yes	Yes	Yes
3909 S. Lamar	No	No	Yes	Yes	Yes
3941 S. Lamar	No	No	Yes	Yes	Yes
3949 S. Lamar	No	No	Yes	Yes	Yes
4211 S. Lamar	No	No	Yes	Yes	Yes

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

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

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

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

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

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

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

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

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

- _____ 80% of median family income
_____ 70% of median family income
☒ 60% of median family income
_____ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

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

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

Yes ☒ No _____

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

B. Please provide the results of the vote:

For 4 Against 0

C. Number of people in attendance at the meeting: 4

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

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

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

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

** NOTICE PROVIDED BY EMAIL TO EXEC & ZONING CITEE MEMBERS.*

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

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

** COPY OF EMAIL NOTICE ATTACHED*

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

NOT AVAILABLE at this time

G. Please read and sign the following:

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

Neighborhood Plan Team By-Laws:

Neighborhood Association By-Laws:

Other, as described in question A, above:



7. MAIL COMPLETED APPLICATION AND MAILED MAPS TO:

South Lamar Neighborhood Association Attn:
George Adams
P.O. Box 1088
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center
505 Barton Springs Road, 5th floor

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

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

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

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

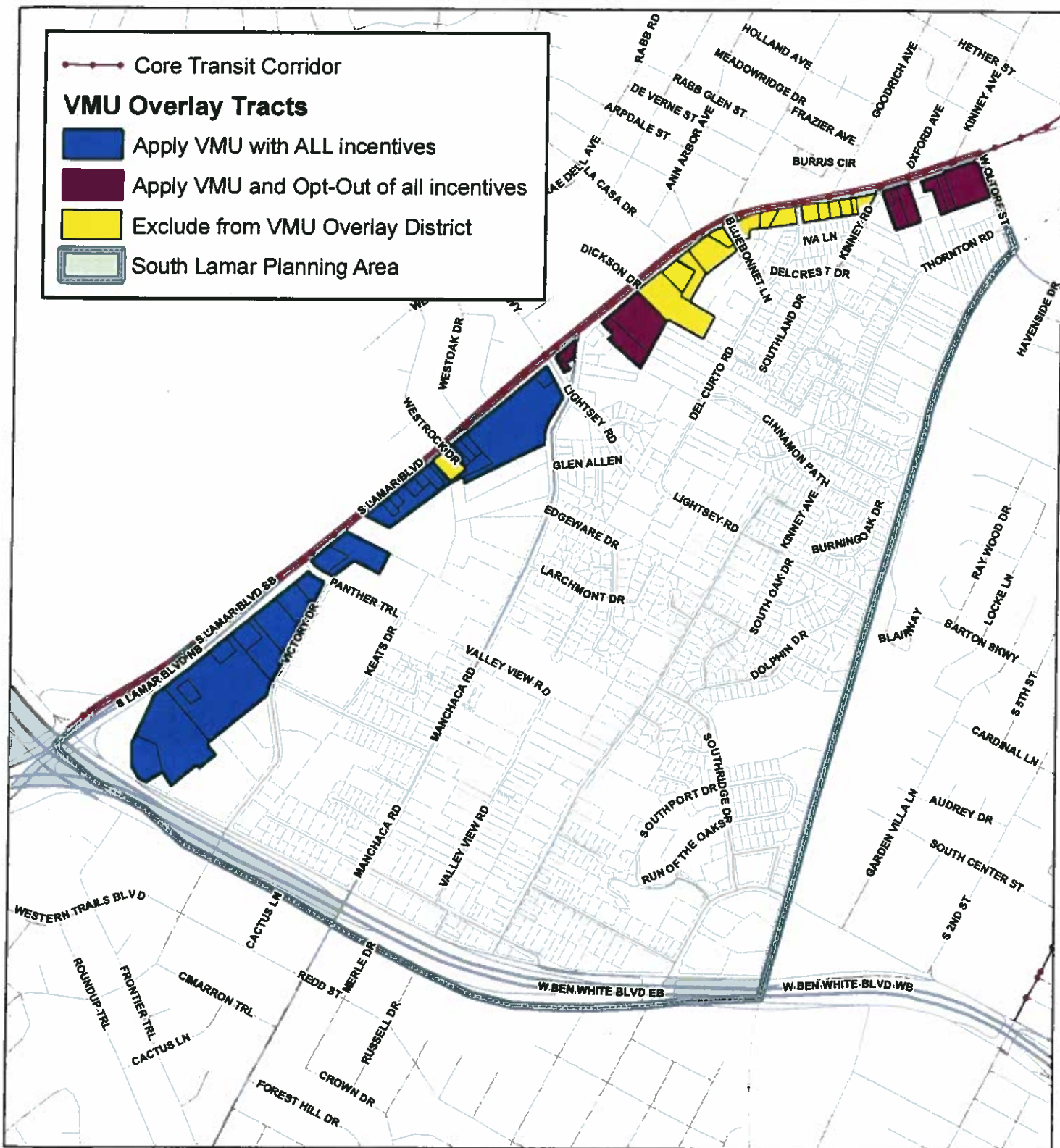
South Lamar VMU Neighborhood Recommendations
Revised on 3/17/08
C14-2008-0019

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

RECOMMENDED AN AFFORDABILITY LEVEL OF:

60% OF THE MEDIAN FAMILY INCOME FOR 10% OF THE RESIDENTIAL UNITS AVAILABLE FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING

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



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

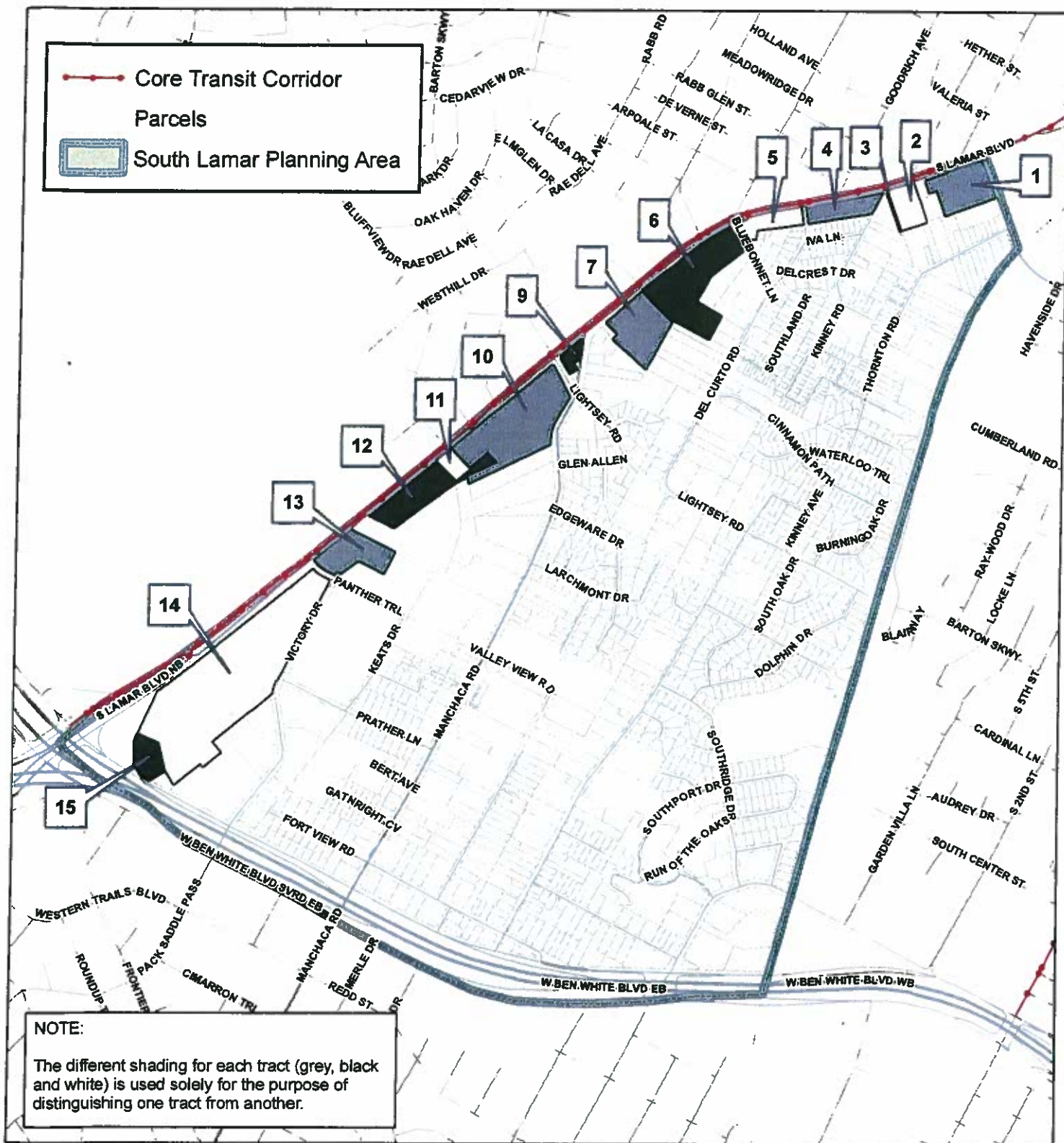
0 500 1,000 2,000 Feet



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Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 March 27, 2008



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



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



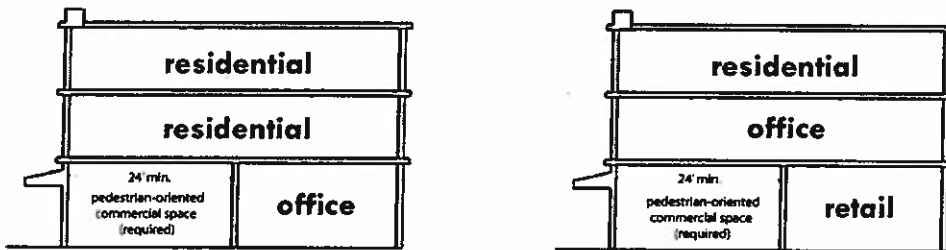
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OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

WHAT IS A VERTICAL MIXED USE BUILDING?

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



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

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

WHY VERTICAL MIXED USE BUILDINGS?

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

WHAT ARE THE STANDARDS FOR A BUILDING?

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

WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

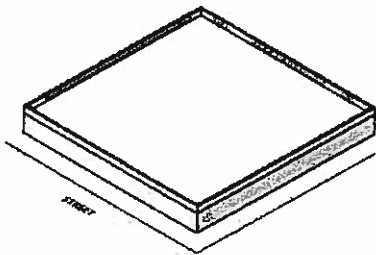
Dimensional Standards

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

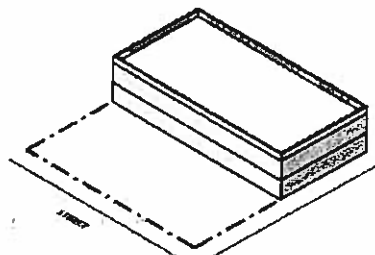
- Setbacks—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- Floor to Area Ratio—no floor to area ratio (FAR) limit.

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

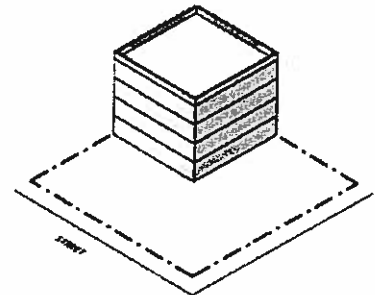
For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



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



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



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

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

Off-Street Parking Reduction

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

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

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

Additional Ground Floor Commercial Uses in Office Districts

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

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

Zoning use information can be found starting on page 45 of the following document:
http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf.

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

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

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

WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?

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

- 4) **Affordability Level**—If VMU Buildings are approved through the opt-in/opt-out process and take advantage of the dimensional and/or parking exemptions they are subject to certain affordability requirements.

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

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

OTHER FREQUENTLY ASKED QUESTIONS:

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

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

HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Laursen, Melissa

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

Melissa,

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

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

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

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

Never miss a thing. [Make Yahoo your homepage.](#)

2/11/2008

PLANNING COMMISSION COMMENT FORM

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

File # C14-2008-0019

Planning Commission Hearing Date: February 12, 2008

Name (please print) Geoff and Mary Lou Rich

Address 2122 Oxford Avenue

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

PLANNING COMMISSION COMMENT FORM

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File # C14-2008-0019

Planning Commission Hearing Date: February 12, 2008

Name (please print) Scott Magull

Address 2216 Thornton Road #431, 78704

☒ I am in favor
(Estoy de acuerdo)

☐ I object
(No estoy de acuerdo)

PLANNING COMMISSION HEARING

DATE: February 12, 2008

TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: February 28, 2008

TIME: 4:00 P.M.

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

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

PLANNING COMMISSION COMMENT FORM

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

File # C14-2008-0019

Planning Commission Hearing Date: February 12, 2008

Name (please print)

David Hamell

Address

1409 W Oltorf



I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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

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

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

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

PLANNING COMMISSION COMMENT FORM

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

File # C14-2008-0019

Planning Commission Hearing Date: February 12, 2008

Name (please print) CAMILLE PERRY

Address 2211 IVA LN, AUSTIN TX 78704

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

PLANNING COMMISSION COMMENT FORM

File No.
C14-2008-0019 (74.74 Acres)

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

File # C14-2008-0019

Planning Commission Hearing Date: February 12, 2008

Name (please print) Sharon Gillespie

Address 2210 Del Curto 78704

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

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

INFORMATION ON PUBLIC HEARINGS

PLANNING COMMISSION HEARING

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

CITY COUNCIL HEARING

DATE: February 28, 2008 **TIME:** 4:00 P.M.
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File # C14-2008-0019

Planning Commission Hearing Date: February 12, 2008

Name (please print) Patrick C. Garlington & Kevin Babb ☒ I am in favor
(Estoy de acuerdo)

Address 3406 Manchaca rd #15, Austin, TX, 78704 ☐ I object
(No estoy de acuerdo)

We fully support this project, contact for comments