

## AGENDA



Thursday, May 8, 2008

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 74

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**Subject:** C14-2007-0263.001 – Hyde Park Neighborhood Planning Area Vertical Mixed Use Building (V) Zoning Opt-in/Opt-Out Process, Tract 100 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by applying Vertical Mixed Use Building (V) zoning regulations to Tract 100, located at 4000 Avenue B, within the Hyde Park Neighborhood Planning Area, from neighborhood commercial-mixed use-neighborhood conservation combining district (LR-MU-NCCD) zoning to neighborhood commercial-mixed use-vertical mixed use building-neighborhood conservation combining district (LR-MU-V-NCCD) zoning (Waller Creek watershed). Regulations governing Vertical Mixed Use Building dimensional standards; allowable uses for a Vertical Mixed Use Building in office base district zoning; relaxed parking standards for commercial uses in a Vertical Mixed Use Building; and affordability requirements for Vertical Mixed Use Building developments will be considered for adoption. The Austin City Council may consider adopting all or some of these regulations, or amending the Vertical Mixed Use (VMU) overlay district to exclude Tract 100 from the overlay district. Planning Commission Recommendation: To grant neighborhood commercial-mixed use-vertical mixed use building-neighborhood conservation combining district (LR-MU-V-NCCD) zoning. Applicant and Agent: Neighborhood Planning and Zoning Department. City Staff: Wendy Rhoades, 974-7719.

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