SECOND / THIRD READINGS SUMMARY SHEET

<u>ZONING CASE NUMBER</u>: C14-2008-0019 – South Lamar Vertical Mixed Use Building Rezoning

REQUEST:

Conduct a public hearing and approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning selected tracts within the South Lamar Neighborhood Planning Area with the vertical mixed use building "V" combining district and amending the boundary of the vertical mixed use overlay district to exclude selected tracts. The 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 (Barton Creek, West Bouldin Creek and Williamson Creek watersheds)

DEPARTMENT COMMENTS:

The VMU Overlay District along South Lamar Boulevard 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
- The recommended level of affordability for future VMU Rental Units is 60% of the median family income.

ISSUES: None at this time

APPLICANT: City of Austin, Neighborhood Planning & Zoning Department

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

DATE OF FIRST READING: May 22, 2008.

CITY COUNCIL HEARING DATE: June 18, 2008

CITY COUNCIL ACTION:

May 22, 2008: The public hearing was closed and first reading of the ordinance was approved with the following motions.

• Motion I approved to amend the boundaries of the VMU Overlay District to exclude tracts 6 and 11. (Council Member McCracken's motion, Mayor Pro Tem Dunkerly's second, 6-1 vote. Council Member Leffingwell voted nay)

- Motion 2 approved vertical mixed use building (V) zoning with dimensional standards, and additional uses in office districts for tracts 1-5, 7, 9-10, and 12-15. (Council Member McCracken's motion, Mayor Pro Tem Dunkerly's second, 7-0 vote)
- Motion 3 was to apply an affordability level of 60% of the Median Family Income (MFI) requirement for rental units in a vertical mixed use building (Council Member McCracken's motion, Council Member Martinez' second, 7-0 vote)

ASSIGNED STAFF: Melissa Laursen, e-mail: melissa.laursen@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0019 – South Lamar NPA **P.C. DATE:** February 12, 2008

Vertical Mixed Use Building (V) Rezonings

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.

<u>WATERSHEDS</u>: 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.

C14-2008-0019 Page 3

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:

ACTION:

February 28, 2008

Postponed to March 20, 2008

April 24, 2008

Postponed to May 8, 2008

May 8, 2008

Postponed to May 22, 2008

May 22, 2008

- 1) Amend the boundaries of the VMU Overlay District to exclude tracts 6 and 11.

 [B. McCracken, B. Dunkerly 2nd, 6-1]
- 2) Approved "V" zoning with Dimensional Standards and Additional Uses in Office Districts to tracts 1-5, 7, 9-10 and 12-15. [B. McCracken, B. Dunkerly 2nd, 7-0]
- 3) Approved an affordability level of 60% of the MFI for 10% of the rental units in a VMU building.

[B. McCracken, M. Martinez 2nd, 7-0]

June 18, 2008

ORDINANCE READINGS: 1st: May 22, 2008

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Melissa Laursen

E-mail: melissa.laursen@ci.austin.tx.us

PHONE: 974-7226

C14-2008-0019 Page 4

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 <u>opt-out</u> 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 <u>not</u> fronting on the Core Transit Corridors are <u>not</u> 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 %

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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 - H	igh Density 70%
MF-3, Multi-family Residence (Medium De	nsity) 65 %
MF-2, Multi-family Residence (Low Density	7) 60 %
SF-6, Townhouse & Condominium Residence	ce 55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence - Standard L	ot 45 %
P, Public	varies (refer to the Land Development Code)

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.

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Neighborhood Planning & Zoning

VERTICAL MIXED USE OVERLAY DISTRICT FORM

					
ADDRESS OF PROPERTY*	APPLICATION			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 optin 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			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 optinto 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			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 optin 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. Larnar	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.

South Lamar Neighborhood Association

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	ENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTU RESIDENT OF ENTIFY. & ZONIF IITS.
trig	icate a level of affordability for residential rental units. The affordability requirements are gered only when a VMU Building takes advantage of the dimensional standards and parking uctions approved for a site.
No Se	te: A single affordability level applies to all VMU-eligible properties within the application are e Instructions for VMU Opt-In/Opt-Out Process for more detail.
Re	commended Affordability Level for VMU-eligible properties (check one):
_	80% of median family income
	70% of median family income
	X 60% of median family income
	Other level between 60-80% of median family income
Tea A. \	The following questions refer to the official vote taken by the Neighborhood Planning on Neighborhood Association on the Opt-In/Opt-Out application. Vas the vote taken in accordance with the Neighborhood Plan Team or Neighborhood ociation by-laws?
A. \Ass Yes	was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood ociation by-laws? X No
A. \Ass Yes	or Neighborhood Association on the Opt-In/Opt-Out application. Vas the vote taken in accordance with the Neighborhood Plan Team or Neighborhood ociation by-laws?
A. \Ass Yes	was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood ociation by-laws? X No
A. \Ass Yes	was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood ociation by-laws? X No
A. \Ass Yes	was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood ociation by-laws? X No
A. \Ass Yes	was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood ociation by-laws? X No

C. Nun	nber of people in atten	dance at the meeting	g: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 0100 application. By Email to Exec & Zoning CHEE 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 odf the Zoning Committee were posted for 60 days for review by interested parties in the neighborhood.

* Coly of EMAI NOTICE ATTACKED

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

7. MAIL SOMPLETED APPLICATION AND ILED 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 Pianning Area VMU Tract Table C14-2008-0019

TRACT#	TCAD PROPERTY IDA	COA ADDRESS	FROM	то
	303036	2101 S LAMAR BLVD	CS	CS-V
1	303037	2115 S LAMAR BLVD	CS	CS-V
	302999	LOT C WALDEN PARK NO 2	CS CS	CS-V
	302997	2149 S LAMAR BLVD	cs	-
2		2151 S LAMAR BLVD] 0	CS-V
-	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	00	00.17
3	303023	FREDERICKSBURG ROAD ACRES	CS	CS-V
	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
		2201 DEL CURTO RD		
4	303213	2239 S LAMAR BLVD	7 66	201/
	303213	2249 S LAMAR BLVD	– cs	CS-V
		2255 S LAMAR BLVD	-	
	303214	2235 S LAMAR BLVD	CS	CS-V
	303215	2203 S LAMAR BLVD	CS	CS-V
	303136	2208 DEL CURTO RD	CS	CS-V
ľ		2321 S LAMAR BLVD		
	Dartian of	2323 S LAMAR BLVD	¬j	
_	Portion of	2349 1/2 S LAMAR BLVD	d cs	CS-V
5	303138	2349 S LAMAR BLVD	- }	00 1
		2421 BLUEBONNET LN	-i i	
t		2301 S LAMAR BLVD		
		2319 S LAMAR BLVD	- cs	CS-V
		2401 S LAMAR BLVD		
ľ	- 3115175 1	2401 1/2 S LAMAR BLVD	CS; GR-CO	CS-V; GR-V-CO
.		2601 S LAMAR BLVD	· · · · · · · · · · · · · · · · · · ·	
İ		2605 S LAMAR BLVD	cs	CS-V
ļ		2611 S LAMAR BLVD	- 1	00-1
_ [2525 S LAMAR BLVD		
6		2529 S LAMAR BLVD	d cs	CS-V
- 1		2529 1/2 S LAMAR BLVD	-l	
·		2613 S LAMAR BLVD	1	
.		2633 S LAMAR BLVD	CS; LO-CO	CS-V; LO-V-CO
<u> </u>		2405 S LAMAR BLVD	1	CS-V; LR-V-CO;
i	/11//41	2501 S LAMAR BLVD	CS; LR-CO; LO-CO	LO-V-CO
	i.	2707 S LAMAR BLVD		
		2709 S LAMAR BLVD	- cs	CS-V
7 -		2701 S LAMAR BLVD		
	22/69/ F	2701 1/2 S LAMAR BLVD	- 	CS-V
	<u></u> -	2810 MANCHACA RD	CS	CS-V
⊢		2805 S LAMAR BLVD		
9 -		2801 S LAMAR BLVD	CS	CS-V
	3U243U E	2803 S LAMAR BLVD	cs	CS-V
		2901 S LAMAR BLVD	CS	CS-V
		3107 S LAMAR BLVD	CS	CS-V
		3103 S LAMAR BLVD	CS	CS-V
F		3109 S LAMAR BLVD	CS	CS-V
10		3001 S LAMAR BLVD	1	
	ি	003 S LAMAR BLVD	1	
	.aua.aay ⊨		CS; CS-1	CS-V; CS-1-V
	12	0005 S LAMAR BLVD		

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

TRACT#	TCAD PROPERTY ID#	COA ADDRESS	FROM	то
11	305351	3201 S LAMAR BLVD	CS	CS-V
	305349	3323 S LAMAR BLVD	CS; CS-1	CS-V; CS-1-V
	305350	3203 S LAMAR BLVD 3205 S LAMAR BLVD	cs	CS-V
	305354	3401 S LAMAR BLVD	CS	CS-V
12	305357	3501 S LAMAR BLVD	CS	CS-V
	305358	3503 S LAMAR BLVD	CS	CS-V
	359388	3415 1/2 S LAMAR BLVD 3503 1/2 S LAMAR BLVD	CS	CS-V
	359390	3411 S LAMAR BLVD	CS	CS-V
13	306056	3607 S LAMAR BLVD	GR-CO	GR-V-CO
13	306069	3701 S LAMAR BLVD	GR-CO	GR-V-CO
	306063	3801 S LAMAR BLVD NB 3810 1/2 VICTORY DR	GR	GR-V
	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
14	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 4001 S LAMAR BLVD NB 4015 S LAMAR BLVD NB	cs	CS-V
15	509243	2428 W BEN WHITE BLVD WB	CS	CS-V

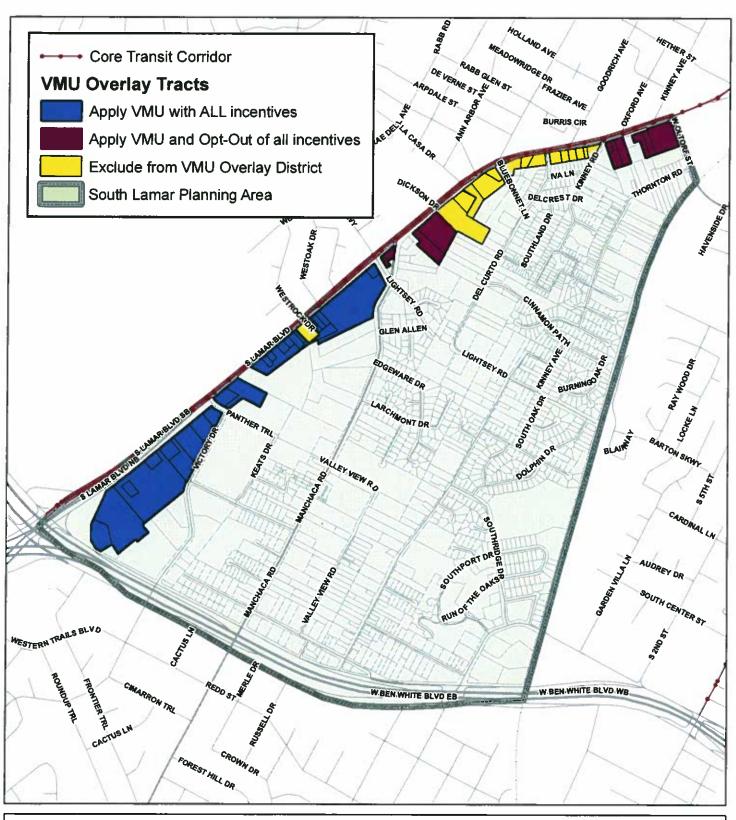
South Lamar VMU Neighborhood Recommendations Revised on 3/17/08 C14-2008-0019

		VMU Ove	erlay District		
	All VMU-	THE REAL PROPERTY.	OPT OUT (2)	12 May 1 - 11 10000	
Tract # (1)	Related Standards Apply	Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	Exclude from VMU Overlay District
1, 2, 7, 9		Х	_ X	Х	
3-6 11					х
10, 12-15	Х			1	

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.



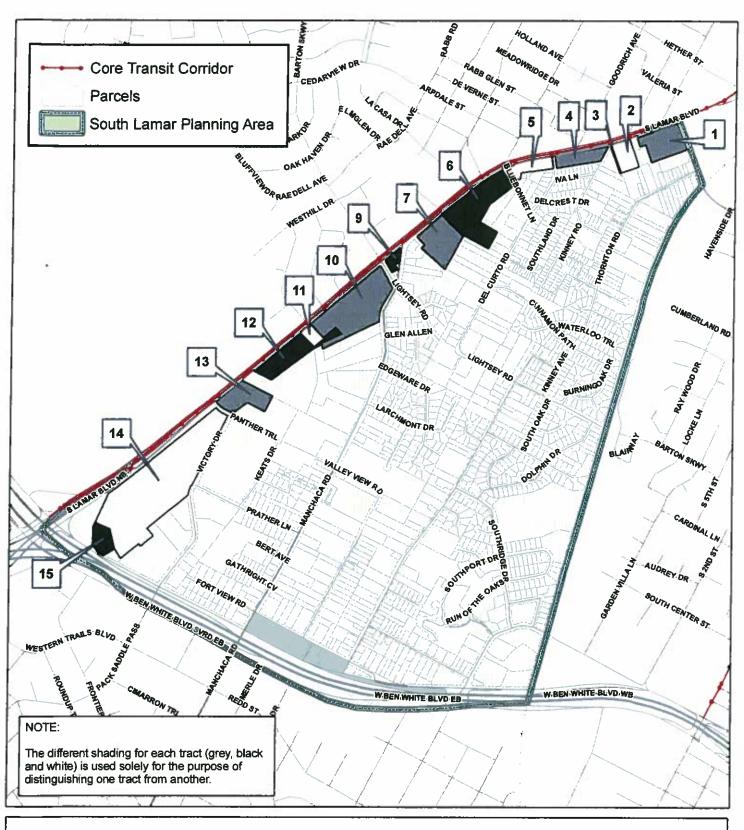




500 1,000 2,000

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.

Neighborhood Planning and Zoning Dept. March 27, 2008



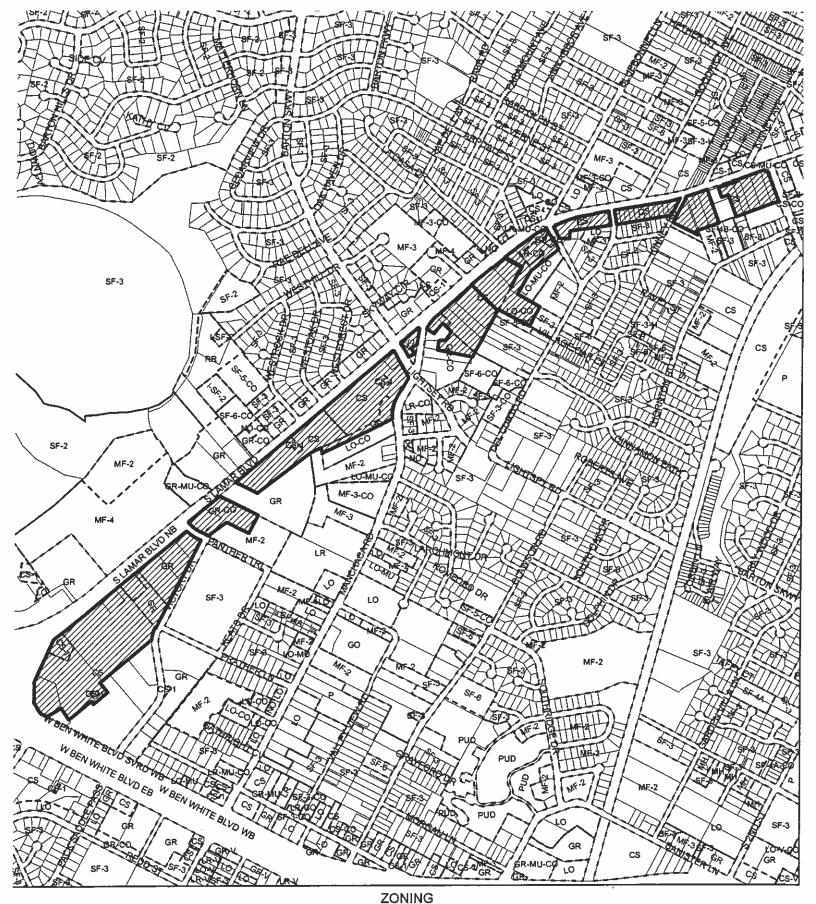


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0 500 1,000 2,000 Fee



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





SUBJECT TRACT

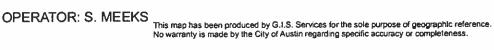
ZONING BOUNDARY



ZONING CASE#:

C14-2008-0019 **SOUTH LAMAR NPA** ADDRESS: **73.21 ACRES** SUBJECT AREA:

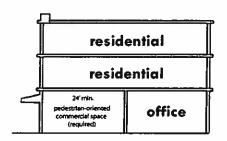
GRID: F19, G19-20 & H20 MANAGER: M. LAURSEN

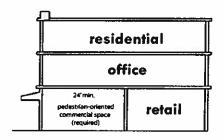


OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

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?

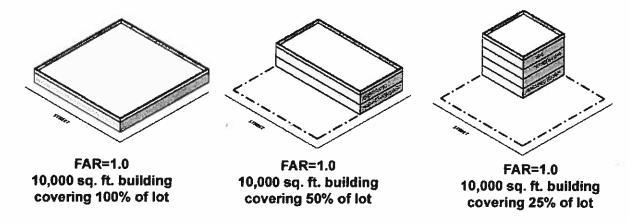
Dimensional Standards

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.



- 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?

- 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.
- 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.
- 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 Vollmer

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.

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.

Planning Commission Hearing Date: February 12, 2008	RY LOW RICH DIamin favor	(Estoy de acuerdo)	(No estoy de acuerdo)
File # C14-2008-0019	Name (please print) (JEOFF AND MARY LOW RICH	Address 2122 OKFORD AVENUE	

PLANNING COMMISSION C	DMMENT FORM
You may send your written comm 1088, C/O Melissa Laursen, Austi	ents to the Neighborhood Planning and Zoning Department, P. O. Bon, TX 78767-8835.
File # C14-2008-0019	Planning Commission Hearing Date: February 12, 2008
	Moguli I am in favor

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.

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 COM	MMENT FORM	
You may send your written commen 1088, C/O Melissa Laursen, Austin,	nts to the Neighborhood Planning and TX 78767-8835.	d Zoning Department, P. O. Box
File # C14-2008-0019	Planning Commission Hea	ring Date: February 12, 2008
Name (please print) CAMILLE Address 2211 Tra LN A	PERRY	☐ I am in favor (Estoy de acuerdo) ☐ I object (No estoy de acuerdo)

Wi		

PLANNING COMMISSION COMMEN You may send your written comments to the 1088, C/O Melissa Laursen, Austin, TX 78	he Neighborhood Planning and 2	7-0019 (74.74 Acres) Zoning Department, P. O. Box
File # C14-2008-0019	Planning Commission Hear	ing Date: February 12, 2008
Name (please print) Sharon Gr	, , , , , , , , , , , , , , , , , , ,	☐ I am in favor (Estoy de acuerdo)
Address 22/0 Del Curto	78704	'⊠ I object
I don't think the VI [adjacent/to.an. astable or in dose proximity]	10 concept works ished nesidentia	well when I neighbarhaad
or in dose proximity informat	TION ON PUBLIC HEARING	ss

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

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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) Patrick C. Garlington & Kevin Babb II am in favor (Estoy de acuerdo)

Address 3406 MANChaca rd 15, Anstin, TX, 78704 | I object (No estoy de acuerdo)

We fully 3 apport this project, Centrat for Comments

2211 Iva Lane Austin, TX 78704-4911 April 23, 2008

Ms. Melissa Laursen City of Austin Planning & Zoning Austin, TX

via Hand Delivery

Dear Ms. Laursen:

Re: Attached Petition Additions for Case # C14-2008-0019

Notice that Mr. Craig Boyce is the second person who has signed for the address, 2206 Iva Lane. This is because that house sold. The closing was last week and he is the new owner. The previous owner. Joyce Barnett, signed the first batch of petitions turned in to you.

Thank you,

Camille Perry

PETITION - addition

Date: February 21,2008
File Number: C14-2008-0019

	Address of Rezoning Request 2201 Kinney Ro (5. Lamar Self Storage & Wine Cellar)			
	To: Austin City Council			
	We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning			
	We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property.			
	Signature Printed Name Address			
(Craig Boyee 2206 IVA LAI			
3.				
3)				
5				
	Date: 2/21/2008 Contact Name: Camille Perry			
	Phone Number: (512) 444-0754			
	m Mark To ac			

444-7830

PETITION - addition

Austin City Council

To:

Date: February 21 ,2008

File Number: <u>C14-2008-0019</u>

Address of Rezoning Request 2201 S. Lamar Blvd.

or 2203 S. Lamar Blvd. (T.CAO)

(Down Under Auto Sales)

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than commercial Services (CS) or current zoning. We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of			
neighboring residences and bu 2) there would be no re yard setbacks; no floor to ar limits; and no "minimum site 3) it would limit futur	quired minimum fro ea ratio (FAR) lim area" requirements	ont, street side, or interior nits, no building coverage , and/or	
Signature Pri	nted Name	Address	
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Tate: 2/21/2008	Contact Name:	Camille Perry	
,		(512) 444-0754	
		•	
	by Itlan	ria James	
	H	44 - 7830	

PETITION-addition

We, the undersigned owners of property affected by the requested zoning

To:

Austin City Council

Date: February 21 ,2008

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File Number: <u>C14-2008-0019</u>

(Dr. Gary H Willcox - Denotal Office)

Address of Rezoning Request 2205 S. Lamar Blvd.

change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than				
classification other than Commercial Services (CS) or eurrent zoning.				
We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property.				
Signature Printed Name Address				
Signature Printed Name Address Chaig Boyce 2206 Iva Lun				
- Tro- T- 1				
Tate: 2/ 21/2008 Contact Name: Camille Perry				
Phone Number: (512) 444-0754				
• •				
or Moris James				
444 -7830				

PETITION - Idditions for address below

PETITION - Jean	inc for Dearess believ
Date	February 21, 2008
Address of Rezoning Reques	et 2223 S. Lomor Blad.
To: Austin City Council	(Lube Pitstop)
We, the undersigned owners of property affected by the change described in the referenced file, do hereby purchange of the Land Development Code which would zone classification other than A	rotest against any
classification other than Commercial Services (C	S) or current zoning
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1) the off-street parking reduction offered wo neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, a yard setbacks; no floor to area ratio (FAR) limits, limits; and no "minimum site area" requirements, and 3) it would limit future uses of the property.	treet side, or interior
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Kristishkk 2	203 lun Lu Assent
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ate: 2/21/2008 Contact Name: Mo-	ria James
	4-7830
5777	ille Perry
	4-0754

PETITION-addition

Date: February 21 , 2008

File Number: <u>C/4-2008-0019</u>

444 - 7830

	Address of Rezoning	Request 2223 S. Lamar Olv
		(Lube Pitstop)
To: Austin City Counci	1	• •
We, the undersigned owners change described in the re change of the Land Develop classification other than	ferenced file, do he ment Code which woul	reby protest against any d zone the property to any
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Signature	Printed Name	Address
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	Craig Boyce	2207 IVA LANG 2206 IVA lANG
*is 1898 state=1911 for a 1.5 1911#S		20 (1) 1(1) 1 (1)
ate: 2/21/2008	_ Contact Name:	Camille Perry
	Phone Number:	(512) 444-0754
	٥٠	Moria James

PETITION - Idditions for address below

444-0754

			T-1
			February 21, 2008
			C14-2008-0019
	Address of Rezoning	Request	2235 S. Lamar Blud.
To: Austin City Co	ouncil	(Van	's Auto Parts)
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We/I are/am opposed to at this location becau 1) the off-stree neighboring residences 2) there would b yard setbacks; no floo limits; and no "minimum 3) it would limit	the proposed change to se: t parking reduction offe and businesses alike, a e no required minimum from to area ratio (FAR) limited area requirement future uses of the proposes.	red would nd/or; ont, stre mits, no s, and/or	Mixed Use (VMU) Zoning i be at the expense of et side, or interior building coverage
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	*************************************	 -	
			
			
			
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ate: 2/21/200	Contact Number:		- 7830
		70 W	In Parish

PETITION-addition

Tate: 2/21/2008

Address of Rezoning Request 2235 South Lamar Blvd. (Van's Auche Parts) To: Austin City Council We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services(CS) or current zoning. We/I are/am opposed to the proposed change to vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property. Signature Printed Name Address Rocwerice Stream 2207 IVA LANC Crania Boyest 2206 TVa Lance		File Num	1ber: <u>C 14</u>	- 2008-0019	
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We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (C5) or current zoning. We/I are/am opposed to the proposed change to Vertical Mixed Use (VNU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property. Signature Printed Name Address Rochelle Strowt 2207 VA LANC Crang Royate 2207 VA LANC			(Van's	Auto Parts)	
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neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property. Signature Printed Name Address Rochelle Front 2207 IVA LANC Crang Boyee 2207 IVA LANC	at this location because:				
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3) it would limit future uses of the property. Signature Printed Name Address Rocherie Brown 2207 IVA LANC Craig Boyte 2206 IVA LANC	yard setbacks; no floor to area	ratio (FAR) limit	s, no build		
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Date: February 21, 2008

or Moria James 444 - 7830

Fhone Number: (512) 444-0754

PETITION - 2dditions for address below

Eate: February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request 2239 S. Lamar Blud.

(AM/PM Animal Hospital)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

#	Manature	Printed Name Kvistosbkka	Address 2203 Iva Cane Av	<u>56</u>
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Pate:	2/21/20	Fhone Number	Maria James 444-7830 Camille Perry 444-0754	226

PETITION - additim

Date: February 21,2008

File Number: <u>C14-2008-0019</u>

Address of Rezoning Request 2239 5. Lamar Blvd.
(AM/PM Animal Hospital)
To: Austin City Council
We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.
We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property.
Signature Printed Name Address
ROCHELLE STORTE 2207 IVA LANE Craig Boyee 2206 Fug Law
Craig Boyee 2206 Fug Law
ate: 2/21/2008 Contact Name: Camille Perry
Phone Number: (512) 444-0754
Maria Tours

444-7830

PETITION-2ddition

Date: February 21 ,2008

File Number: <u>C/4 - 2008 - 00/9</u>

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Service (Cs) or current zoning. We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) It would limit future uses of the property. Signature Printed Name Address Rockeus Small 2207 (va Lane Crui'g Boyce Bob F Va Lane	Address of Rezoning Request 2249 5. Lamar Blvd.
We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **Commercial Services** (CS)** or current zoning**. We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property. **Signature** Printed Name** Address** **ROTHELIG STOATE** 2207 WA LANE** **Crack G. STOAT	(Eureks Car Wash)
change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (Cs) or current zoning. We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property. Signature Printed Name Address Rockeus Spart 2207 (va Lane Crusig Boyet 230b 7 va Lane	To: Austin City Council
at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property. Signature Printed Name Address Rochelle Space 2207 (VA LANE Crau'q Boyce 220h T Va Lane	change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any
ROCHEUG STORTE 2207 IVA LANE Cruig Boyce 2206 F Va LANE	at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or
Craig Boyce 3206 Fua Laux	Signature Printed Name Address
	ROCHEUG STORTE 2207 IVA LAWE CAN'G BOYCE 2206 F Va LAWE
Tate: 2/21/2008 Gontact Name: Camille Perry	- Confidence of the confidence
Date: 2/21/2008 Contact Name: Camille Perry	
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Pate: 2/21/2008 Contact Name: Camille Perry	
Pate: 2/21/2008 Contact Name: Camille Perry	
	Date: 2/21/2008 Contact Name: Camille Perry
Phone Number: (512) 444 -0754	Phone Number: (512) 444 -0754
or Moria James	
444-7830	

			Date:	February 21, 2008	
		Fil		C14-2008-0019	
		Address of Rezoning	z Request	2201 KINNEY RO	
				ge & Wine Cellar)	
To:	Austin City Co	_ 32		So i o ne consti	
chan chan	ge described in th ge of the Land Dev	ners of property affected referenced file, do le elopment Code which work han Commercial Ser	nereby pro-	test against any he property to any	é.
We/I at t neig	are/am opposed to his location because 1) the off-stree hboring residences 2) there would be setbacks; no floots; and no "minimum or minimum or	the proposed change to	o Vertical fered would and/or; front, stro limits, no nts, and/or	Mixed Use (VMU) Zoning i be at the expense of eet side, or interior building coverage	
	Signature	Printed Name	Addre	988	
Ĺ	T. 41.1		2.2	1 70 /244	
by	FAX - attached	N 0 1 4 1 1 1		ob Ira Lane	
by	FAX - ottoded	Ds Gary H. Wil			ખ
by ta	FAX - ottobed Oly. William Ul was	De Gary H. Will Paul Cuminge			ખ
by Jan	FAX - ottobed Olf William Why william	Ds Gary H. Will Paul Cumings		2205 South Las IVA Lane	બ
by Jan Jan	FAX - offected	Ds Gary H. Will Paul Cumings			બ
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by Joseph Jan	FAX - ottobed Olf William USup	DS Gary H. Will Paul Cumings			M
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Jan Jan	FAX - offected	DS Gary H. Will Paul Cumings			u

Phone Number:

or Maria James

444 - 7830

444-0754

PHTITION- Eddition for address balow)

Cate: February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request 22 01 Kinusy Ro (S. Lamar Self Storage & Wine Cellar)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services ((5) or current zoning

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yand setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

3) it would limit future uses of the property.

Signature

Printed Name

Address

Source Barnet 2206 Iva La

Source Barnet 2206 Iva La

Camille Perry

Phone Number: (512) 444-0754.

File Number:

Address of Rezoning Request 2201 S. Lamar Blvd.

444-7830

Date: February 21 ,2008

C14-2008-0019

or 2203 S. Lamar Blud. (T.CAD)

To: Austin City Cour	ncil	(Down Under Auto Sales)
change described in the change of the Land Devel	referenced file, do he opment Code which would	ed by the requested zoning ereby protest against any ld zone the property to any es (C5) or current zoning.
at this location because 1) the off-street neighboring residences a 2) there would be yard setbacks; no floor limits; and no "minimum"	parking reduction offer nd businesses alike, a no required minimum for to area ratio (FAR) li	cont, street side, or interior mits, no building coverage s, and/or
Signature	Printed Name	Address
Harry Willer D	S Gary H. Will Paul Compage	2206 Iva Lane capDD 2205 South Lama 2204 Iva Lane
<u></u>	, ,	
Date: 7/a/ /naud	Contact No-	C - '11 D
Date: 2/2/ /2008	Contact Name:	(512) 444-0754
	or	Moria James

PETITION (addition for address below)

Date: February 21, 2008

File Number: <u>C14-2008-0019</u>

Address of Rezoning Request 2301 South Lamar

or 2203 5. Lamar Blud (T-CAD)

Tot Austin City Council (Down Under Auto Sales)

we, the undersigned owners of property affected by the requested soning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signature		Address
San Barolt	- Joyce Barnott	2206 IVA LN
		· · · · · · · · · · · · · · · · · · ·
Tate: 3/21/2001	C Contact Name: C	amile Perry
Marylan delever of a special to the de	Phone Number: (512) 444-0754

Austin City Council

To:

Date: February 21 ,2008

File Number: <u>C14-2008-0019</u>

(Dr. Gary H. Willcox - Dental Office)

Address of Rezoning Request 2205 S. Lamar Blvd.

change described in change of the Land D classification other We/I are/am opposed at this location bec 1) the off-str neighboring residenc 2) there would yard setbacks; no fl limits; and no "minit	the referenced file, do evelopment Code which wo than Commercial Services to the proposed change to ause: eet parking reduction of: es and businesses alike, be no required minimum	front, street side, or interior limits, no building coverage ats, and/or
Signature	Printed Name	Address
by FAX-attached		2206 Irs Lane
Jan Willes	Brannon F Andre Paul Cenings	DDS 2205 South Lamar us 7208 Ivalane 2704 Ivalane
Date: 2/21 /20	Phone Number:	Camille Perry (512) 444-0754 Moris James

PETITION - (addition for address below)

Date: February 21 ,2008

File Number: C14-2008-0019

Address of Rezoning Request 1205 S. Lamar Blvd.

(Dr. Gary Willcox - Derfal Office)

To: Austin City Council

We, the undersigned owners of property affected by the requested soning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than <u>Commercial</u> Services (ES) or carrent <u>Zening</u>.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-streat parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

	Signature		nted Name	Address		
9	Alex Ba	nett	Jayce P	House	2206	Iva
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	,					
التقويدة البيب						
Pate:	2/21/	४ ०० ४	Contact Nam	e: <u>Camille.</u> r: (512) 44	Perry	
			Phone Numbe	x: (512) 44	4-0754	

Date:	February 2	2008
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File Number: <u>C/4-2008-0019</u>

Address of Rezoning Request 2223 S. Lamar Blvd.

(Lube Pitstop)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

- 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;
- 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or
 - 3) it would limit future uses of the property.

	•	
Signature	Printed Name	Address
by FAX - attached	V	2206 Iva Lane
Fa Lary H. Udleap	DB Gary H. W.	HearDDS 2205 South Lame
Bear of Str	Brannon F An	drews 2208 Iva Lane
faul up	Har / Curring	nes Zzoi Ivala
Mar & Bons	Moisa Jan	nes Zzoi Ivala
(4/	
Date: 2/21/2008	Contact Name:	Camille Perry
		(512) 444-0754
	or	Moria James
		444-7830

PETITION - (addition for address balow)

Date: Fabruary 21 2008

File Number: C14-2008-0019

Address of Rezoning Request 2223 S, Lamer Blvd.

(Lube Pitatop)

Tot

Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would some the property to any classification other than Commercial Services (5) or current zoning

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

	Signature	Prin	ted Name	Addre	88	12
>	Poco P	Samuel	Joyce F	BARNAH	2206 I	Top LN
					·	
•						8
April Parking -			.			
Pate:	2/21	/2008	Contact Na	me: Camil	e Perry	
	, ,		Phone Numb	ax; (5/ <u>a</u>) -	e Perry	Name of the Otto Comme

Date: February 21 , 2008

File Number: C14 - 2008 - 0019

Address of Rezoning Request 2235 South Lamar Blvd.

(Van's Auto Parts)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or:

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

	Signature	Printed Name	Address
	Ruth & James	RUTH POWERS	2207 Del Curto Rd
	by FAX - attached		2206 Iva Lane
	you Willes	Mr Garott Wille	ADS 2205 South Lamar
^	Bendale	Branna F. Andr	-
	Harlin	Paul Comings	2704 Inghane
	more	^ ·	mes ZZOI IVALY
	Carol S. Cmadd		1
	Fell	FLANK Sc	
	*		2 In Cer
	<u> </u>		
	Date: 2/21/2008	Contact Name:	Camille Perry
	/ /		(312) 444-0754
			Moria James
		<u> </u>	444 - 7830
			7 7 7 7 7 0 3 0

PETITION - addition for address below

Date: February 21 2008

File Number: C14 - 2008 - 0019

Address of Rezoning Request 2235 South Lamar Blvd.

(Van's Auto Parts)

To: Austin City Council

We, the undersigned owners of property affected by the requested sening change described in the referenced file, do hereby protest against any change of the Land Development Code which would some the property to any classification other than Commercial Services (CS) or current zening.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

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2) there would be no required minimum front, street side, or interior year setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

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Pate:	2/21/2008	Contac	t Number: (512) 4	e terry	
		Fhone i	Number: (512) 4	44-07 <u>54</u>	

Date: February 21,2008

File Number: <u>C/4-2008-0019</u>

Address of Rezoning Request 2239 5. Lamar Blvd.

(AM/PM Animal Hospital)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signature	Printed Name	Addre	<u>ss</u>	
Camille Perry	Ruth Powers	2211	Iva I	
by FAX - attached	700003		6 Iva	
Slay & Willess)	DE Gary H W;	11capts	2205	South Lagar
Ben Adla	Brauna P. Ad			lvalane
fauligo,	Paul Conjegs	2	204	Tra Lave.
Carol Waldock	Carol Mad			Two have
Dispul Morry	MICHELLE M		_	IVA LAWE
the	Frank Scl	afa-1	2212	2 ra 1 ans
0,	*:			6
	_			
Date: 2/ 21 /200	Contact Nam	ne: Cami	lle Per	ry
·	Phone Numbe	ri (512)	444-0	754
		or Moi	ris Ja	ımes
		44	4-78	30

PETITION-addition for address balow

Date: February 21 2008

File Number: C14-2008-0019

Address of Rezoning Request 2239 5. Lamar Blvd.

(AM/PM-Animal Hospital)

To: Austin City Council

We, the undersigned owners of property affected by the requested soning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Communeia! Services (CS) greatest zening.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signature	Printed Name	Address	16.5	
Spec Rant	Joyce	BARNett -	2206 Iu	is. La
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rate: 2/ 21 /2001	(lands ad	Torre A - 11-	Ð	-
10000	Phone N	ilame: <u>Camille</u> unber: (512) 44	14-0754	•

Date: February 21,2008

File Number: C/4-2008-00/9

444-7830

Address of Rezoning Request 2249 5. Lamar Blvd.

(Eureka Car Wash)

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

Signature	Printed Name	Address
Canalla Lerry	Camille Perry	2211 Iva Lane
Kutt E lowers	RUTH POWERS	2207 Del Curto Rd
by FAX-ettached		2206 Iva Lane
Burn Son	Brannon F. Andrew	5 2208 Va Lave
Paulis	Paul Cumingen	2204 Inglane
Carol Waddon	& Carol Matdock	
Durkell Moore	MICHELLE MOONE	EY 2215 IVA LANE
Tol St		i 2212 IVA LAME
Sharon the	Pespe Sharon G	Mepie 2110 Del Curto Rd
		• \
	· · · · · · · · · · · · · · · · · · ·	
Date: 2/21/20	OOS Contact Name	: Camille Perry
	Phone Number	: (512) 444-0754
	ė <u>r</u>	Moria James

4 4

PETITION->ddition for address balows

Date: February 21,2008

File Number: <u>C14-2008-0019</u>

Address of Rezoning Request 2249 S. Lamas Blad. (Euroka Car Wash)

To: Austin Gity Council

We, the undersigned owners of property affected by the requested soning change described in the referenced file, do hereby protest against any change of the Land Development Code which would some the property to any classification other than Commercial Services (CS) a carrent zoning

We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because:

1) the off-street parking reduction offered would be at the expense of

neighboring residences and businesses alike, and/or;

2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or

2	ignature	Print	ted Name		Address	101	
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fate:	2/21/2008	1	dontact i	lame: (Camille	Perry	
	And the same of th					44-075	
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Austin City Council

To:

Date: February 21, 2008

File Number: <u>C14-2008-0019</u>

(Kyle Chapman Motor Seles)

Address of Rezoning Request 2301 South Lamar

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.
We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property.
Signature Printed Name Address
Puth E Powers PAR RUTH POWERS 2207 Del Cruro R Disculle Moorie MICHELLE MOONEY 2215 IVA LANE Sharon Lillespie Sharon Gillespie 110 Del Curto F
DIALIE MOTE MICHELLE MOTALEY 2215 THE LANE
States Hills & Share Cillaria Min Dal Cuta F
ORZERO SEVERALE ONOVON GITESPIE THO DET CUITO
Date: 2/21/2008 Contact Name: Camille Perry
Phone Number: (512) 444-075-4
or Moris James
444 - 7830
444-1830

To:

Austin City Council

Date: February 21,2008

Precision Tune Auto Care

File Number: C/4-2008-0019

Address of Rezoning Request 2319 South Lamar Blud.

or 2315 S. Lamar Blud (T-CAO)

	We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than <u>Commercial Services</u> (CS) or current zoning.
	We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property.
<	Skaron Hillespie Sharon Gillospie 2210 Del Curto
	rate: 2/21/2008 Contact Name: Camille Perry
	Phone Number: (512) 444-0754 or Moria James 444-7830

Austin City Council

To:

Date: February 21, 2008

File Number: <u>C14-2008-0019</u>

(Truck Sport Imports)

Address of Rezoning Request 2323 South Lamar Blwd.

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.
We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property.
Signature Printed Name Address Kalon Killespie Sharon Gillespie 1210 Del Curto
Date: 2/21/2008 Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Moria James
444 - 7830

PETITION - 2 ddition

Date: March 17, 2008 File Number: C14-2008-0019 Address of Rezoning Request 2201 Kinney RD (South Lamar Self Storage: Wine
Address of Rezoning Request 2201 KINNEY RD
(Journ remar Jett Jimase ; Wine
To: Austin City Council
We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than CS-Commercial Services or current zoning
We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zonizat this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property.
Signature Printed Name Address
Lois Bater Jones Lois Botes Jones 2202 Iva Lan
Monte Bates Jones Lois Botes Jones 2202 Iva Lan Michael L. Workin 2210 Kinney Rac
Phone Number: (512) 444-0754

or Moris James 444-7830

PETITION-addition

		Date:	March 1	7 , 2008
	F	File Number: (C14-2008	1-0019
	Address of Rezon	ing Request 2 22015, Land	1203 5. L ar-Down U	nder Auto Sales
To: Austin City	Council			
change described in the	owners of property affi the referenced file, of evelopment Code which than <u>CS - Commerc</u>	lo hereby prote would zone the	est against e property i	any to any
at this location beca 1) the off-streeneighboring residence 2) there would yard setbacks; no floatinits; and no "minimals."	to the proposed change ause: eet parking reduction es and businesses alik be no required minimu for to area ratio (FAF num site area" require mit future uses of the	offered would ce, and/or; m front, stree ?) limits, no ? ements, and/or	be at the e et side, or building cov	expense of
Signature	Printed Name	Addres	85	
Lois Bates On	us Lois Bates Midrel Mo	choes 2	202 IV	alane
MINT	Mielael Wz	hu 22	10 Kinne	r Rd

Tate: March 17, 2008 Camille Perry Contact Name: (512) 444 -0754 Phone Number: or Moria James 444-7830

PETITION-addition

Date: March 17, 2008

File Number: C14-2008-0019

444 - 7830

		Address of Rezonin	ng Request 2205 S. Lamar Blu ry Willcox Dental Office)	₫.
To:	Austin City Con			
change change classi We/I a at this	described in the of the Land Deve fication other the re/am opposed to s location because	e referenced file, do elopment Code which wo han <u>CS-Commercial</u> State the proposed change to see	ted by the requested zoning hereby protest against any buld zone the property to any Services (or) Current zoning. To Vertical Mixed Use (VMU) Zoning	
neighb 2 yard s limits	oring residences) there would be etbacks; no floor ; and no "minimus	and businesses alike, no required minimum	front, street side, or interior limits, no building coverage ents, and/or	,
_	ignature	Printed Name	Address	
Los	& Bates Jon	us Lois Bates. b	ines 2202 Iva Lan 2210 Luney Rd	e
M	who	Michael Mark	2210 Luney Rd	•
			•	
[ate:	March 17, 20	Oontact Name	e: Comille Perry	
		Phone Number	r: (512) 444-0754	
		N	or Moris James	

PETITION - 2 ddition

Date: March 17, 2008

File Number: <u>C/4 - 2008 - 00/9</u>

444-7830

		Address of Rezoning Request 2223 S. Lamar Blvd.						
				(Lube Pitstop				
To:	Austin City Co	uncil		•				
change change	described in th	e referenced i elopment Code	File, do her which would	by the requested z reby protest against zone the property	any to any			
We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property.								
	gnature	Printed Na		Address				
Bors M?	Bates Jones	Lois Bar Milarel	Varne	22.02. 1va 22.02. 1va 22.02. 1va	Lane. Rd			
					•			
		100			1-22-3444 1			
Tate:	March 17, 2			Comille Perry				
		Pho	ne Number:	(512) 444-075	4			
				or Moria Jam	. es			

PETITION-addition

Date: March 17, 2008

File Number: C/4 - 2008 - 00 19

Address of Rezoning Request 2235 S. Lamar Blud.

Van's Auto Parts

To: Austin City Council
We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Commercial Services (CS) or current zoning.
We/I are/am opposed to the proposed change to Vertical Mixed Use (VMU) Zoning at this location because: 1) the off-street parking reduction offered would be at the expense of neighboring residences and businesses alike, and/or; 2) there would be no required minimum front, street side, or interior yard setbacks; no floor to area ratio (FAR) limits, no building coverage limits; and no "minimum site area" requirements, and/or 3) it would limit future uses of the property.
Signature Printed Name Address
Koris Boten Joney Lois Botes. bnes 2202 Iva Lane Michael Mortin 2210 Kinney Rd
Tate: March 17, 2008 Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Moria James
444 - 7830

PETITION-2ddition

Date: March 17, 2008

File Number: 014-2008-0019

Address of Rezoning Request 2239 S. Lamar Blvd.

AM/PM Animal Hospital

To: Austin City	Council	
change described in change of the Land I classification other	r than Commercial Services	creby protest against any ld zone the property to any (CS) or current zoning.
at this location been at this location been location being resident and the second control of the second contr	cause: reet parking reduction offe ces and businesses alike, a i be no required minimum fi	ront, street side, or interior mits, no building coverage ts, and/or
Signature	Printed Name	Address
Lois Bates Jo	new Lois Bates bon	es 2202 Iva Lane
mm	- Michael Martin	2202 Iva Lane
40		
Date: March 17,	2008 Contact Name: Phone Number:	Camille Perry (512) 444-0754
	* +	or Moria James
		444-7830