SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: 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 1 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

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.
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, 2008:

- 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               **ACTION:**
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
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:

<table>
<thead>
<tr>
<th>District</th>
<th>Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>LI, Limited Industrial Services</td>
<td>80 %</td>
</tr>
<tr>
<td>CS, Commercial Services</td>
<td>95 %</td>
</tr>
<tr>
<td>CS-1, Commercial – Liquor Sales</td>
<td>95 %</td>
</tr>
</tbody>
</table>
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 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.
**VERTICAL MIXED USE OVERLAY DISTRICT FORM**

<table>
<thead>
<tr>
<th>ADDRESS OF PROPERTY*</th>
<th>APPLICATION AREA:</th>
<th>PAGE 1 of 3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Amend the boundaries of the VMU Overlay District to exclude this property</td>
<td>Opt-Out of Dimensional Standards (These standards are a &quot;package&quot; and must be accepted or rejected as such)</td>
</tr>
<tr>
<td>2101 S. Lamar</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>2113 S. Lamar</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>2115 S. Lamar</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>2119 S. Lamar</td>
<td>Yes, no opt-in</td>
<td>Yes</td>
</tr>
<tr>
<td>2121 S. Lamar</td>
<td>Yes, no opt-in</td>
<td>Yes</td>
</tr>
<tr>
<td>2151 S. Lamar</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>2153 S. Lamar</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>2159 S. Lamar</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>2201 Kinney Rd.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>2201 S. Lamar</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>2205 S. Lamar</td>
<td>Yes</td>
<td>No</td>
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<tr>
<td>2223 S. Lamar</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>2235 S. Lamar</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>2239 S. Lamar</td>
<td>Yes</td>
<td>No</td>
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* 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**

<table>
<thead>
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<th>ADDRESS OF PROPERTY*</th>
<th>APPLICATION AREA:</th>
<th>PAGE 2 of 3</th>
</tr>
</thead>
<tbody>
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<td>Amend the boundaries of the VMU Overlay District to exclude this property</td>
<td>Opt-Out of Dimensional Standards (These standards are a &quot;package&quot; and must be accepted or rejected as such)</td>
</tr>
<tr>
<td>2255 S. Lamar</td>
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<td>No</td>
</tr>
<tr>
<td>2208 S. Lamar (actually 2301)</td>
<td>Yes</td>
<td>No</td>
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<tr>
<td>2319 S. Lamar</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>2321 S. Lamar</td>
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<td>No</td>
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<td>No</td>
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<td>2803 S. Lamar</td>
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<td>No</td>
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<tr>
<td>2805 Manchaca</td>
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</tr>
<tr>
<td>2807 Manchaca</td>
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<td>No</td>
</tr>
</tbody>
</table>

* 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.

South Lamar Neighborhood Association

June 4, 2007
# VERTICAL MIXED USE OVERLAY DISTRICT FORM

<table>
<thead>
<tr>
<th>ADDRESS OF PROPERTY*</th>
<th>APPLICATION AREA:</th>
<th>PAGE 3 of 3</th>
<th>Opt-Out of Parking Reductions (commercial uses only)</th>
<th>Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Amend the boundaries of the VMU Overlay District to exclude this property</td>
<td>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 into VMU.</td>
<td>Opt-Out of Dimensional Standards (These standards are a &quot;package&quot; and must be accepted or rejected as such)</td>
<td></td>
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<tr>
<td>2810 S. Lamar</td>
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<td>Yes</td>
<td>Yes</td>
</tr>
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<td>2901 S. Lamar</td>
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<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>3001 S. Lamar</td>
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<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>3107 S. Lamar</td>
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<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<td>Yes</td>
<td>Yes</td>
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</tr>
<tr>
<td>3505 S. Lamar</td>
<td>Yes, no opt-in</td>
<td>Yes</td>
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<td>3607 S. Lamar</td>
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<td>Yes</td>
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<tr>
<td>3941 S. Lamar</td>
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<td>Yes</td>
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<td>3949 S. Lamar</td>
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<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>4211 S. Lamar</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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

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

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

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

[ ] 80% of median family income
[ ] 70% of median family income
[X] 60% of median family income
[ ] Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

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

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

Yes [X] No [ ]

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

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.

A NOTICE PROVIDED BY EMAIL to Exec & Zoning committee 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.

A 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:
- Others as described in question A above:

MAIL COMPLETED APPLICATION AND ATTACHED 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

June 4, 2007
<table>
<thead>
<tr>
<th>TRACT #</th>
<th>TCAD PROPERTY ID#</th>
<th>COA ADDRESS</th>
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<td>303036</td>
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<td>CS-V</td>
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<td>CS-V</td>
</tr>
<tr>
<td>3</td>
<td>303025</td>
<td>15 X 370FT OF LOT 9 BLK 2 FREDERICKSBURG ROAD ACRES</td>
<td>CS</td>
<td>CS-V</td>
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<tr>
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<td>CS</td>
<td>CS-V</td>
</tr>
<tr>
<td></td>
<td>303200</td>
<td>LOT 11&amp;12 DELCREST ADDN</td>
<td>CS</td>
<td>CS-V</td>
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<tr>
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<td>303202</td>
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<td>CS</td>
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</tr>
<tr>
<td>4</td>
<td>303213</td>
<td>2201 DEL CURTO RD</td>
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<td>CS-V</td>
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<td>CS-V</td>
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<td>303214</td>
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**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

Produced by City of Austin
Neighborhood Planning and Zoning Dept.
March 27, 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.
South Lamar Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
C14-2008-0019

NOTE:
The different shading for each tract (grey, black and white) is used solely for the purpose of distinguishing one tract from another.

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.
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:

![Diagram showing a vertical mixed use building with residential and commercial spaces]

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?

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/verticalmixeduse.htm
Laursen, Melissa

From: Mitch Vollmers
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.

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

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) Scott Magill

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 Ifanelli I am in favor (Estoy de acuerdo)
Address 1409 W Ocotl

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

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 Cinto 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]

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.
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) Patrick C. Garlington & Kevin Babb I am in favor
Address 3406 Manchaca rd #5, Austin, TX, 78704 □ I object
We fully support this project, contact for comments (No estoy de acuerdo)
Ms. Melissa Laursen
City of Austin Planning & Zoning
Austin, TX

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

Camille Perry
PETITION - addition

Date: February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request 2201 Kinney Rd
(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 (CS) or current zoning.

We/I 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
Craig Boyce

Address
2206 IUA Lane

Date: 2/21/2008

Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Morla James
444-7830
PETITION - addition

Date: February 21, 2008
File Number: 014-2008-0019
Address of Rezoning Request 2201 S. Lamar Blvd.
or 2203 S. Lamar Blvd. (T. C. A. D)
(Down Under Auto Sales)

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  Craig Boyce  2206 TUA Lane
Printed Name:  Address

Date: 2/21/2008  Contact Name: Camille Perry
Phone Number: (512) 444-0751
or Moria James
444-7830
PETITION - addition

Date: February 21, 2008
File Number: C.14 - 2008-0019
Address of Rezoning Request 2205 S. Lamar Blvd.
(Dr. Gary W. Willcox - Dental Office)

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 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
Craig Boyce

Address
2206 Iva Lane

Date: 2/21/2008
Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Marla James
444-7830
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 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 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: Kistshock
Printed Name: Kristy Shock
Address: 2203 Lamar Blvd

Date: 2/21/2008
Contact Name: Moria James
Phone Number: 444-7830
or Camille Perry
Phone Number: 444-0754
PETITION

Date: February 21, 2008

File Number: C14-2008-0019

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: Rodriquez, Craig

Address: 2207 Ima Lane

Date: 2/21/2008

Contact Name: Camille Perry

Phone Number: (512) 444-0754

or Maria James

444-7830
PETITION—Additions for address below

Date: February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request: 2235 S. 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
3) it would limit future uses of the property.

Signature: [Signature]
Printed Name: Krist Hostika
Address: 2203 Ivy Ln, Austin, TX 78704

Date: 2/21/2008
Contact Name: Maria James
Phone Number: 414-7830

or Camille Perry
414-0754
PETITION

Date: February 21, 2008
File Number: C-14-2008-0019
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
3) it would limit future uses of the property.

Signature
[Signature]

Printed Name
Rochelle Stout
Craig Boyce

Address
2207 Iva Lane
2206 Iva Lane

Date: 2/21/2008
Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Maria James
444-7830
PETITION

Date: February 21, 2008
File Number: C14-2008-0019
Address of Rezoning Request 2239 S. Lamar Blvd.
(CAM/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
Kristie Holzka

Address
2203 Iva Lane Austin TX 78704

Date: 2/21/2008
Contact Name: Maria James
Phone Number: 414-7830
or Camille Perry
414-0754
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: [Signature]
Printed Name: Rochelle Stone
Address: 2207 WA Lane

Signature: [Signature]
Printed Name: Craig Boyce
Address: 2206 WA Lane

Date: 2/21/2008
Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Morris James
444-7830
PETITION - Addition

Date: February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request 2249 S. 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
3) it would limit future uses of the property.

Signature

Printed Name

Address

2207 VA LANE

Craig Boyce

2206 VA LANE

Date: 2/ 21/ 2008

Contact Name: Camille Perry

Phone Number: (512) 444-0754

or Moris James

444 - 7830
PETITION

Date: February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request 2201 Kinney Rd (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 (CS) or current zoning.

We/I 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

GARY H. WILCOX 2205 South Lamar
PAUL CUNNING 2204 Iva Lane

Date: February 21, 2008 Contact Name: Camille Perry

Phone Number: 444-0754

or Maria James
444-7830
PETITION (addition for address below)

Date: February 21, 2008

File Number: C-4-2008-0019

Address of Rezoning Request: 2201 Kievey Rd.
(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 Service (CS) or current zoning.

We/We 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: Joyce Bennett
Printed Name: Joyce Bennett
Address: 2206 Ina Ln.

Date: 2/21/2008
Contact Name: Camille Perry
Phone Number: (512) 444-0754.
PETITION

Date: February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request 2201 S. Lamar Blvd.
   or 2203 S. Lamar Blvd. (T-CAB)
   (Down Under Auto Sales)

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 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

2206 Iva Lane

George Willey DDS

Gary H. Willey DDS

2205 South Lamar

Paul Cunningham

2204 Iva Lane

Date: 2/21/2008

Contact Name: Camille Perry

Phone Number: (512) 444-0754

or Moria James

444-7830
PETITION (addition for address below)

Date: February 21, 2008
File Number: 014-2008-0019
Address of Rezoning Request: 2301 South Lamar
or 2203 S. Lamar Blvd (T-CAD)
(Down Under Auto Sales)

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: Joyce Barrett
Printed Name: Joyce Barrett
Address: 2206 Juno Ln.

Date: 2/21/2008
Contact Name: Camille Perry
Phone Number: (512) 444-0754
PETITION

Date: February 21, 2008
File Number: C-14-2008-0019
Address of Rezoning Request: 2205 S. Lamar Blvd.
( Dr. Gary H. Willcox - Dental Office )

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

[Signatures]

[Printed Names]

[Address]

Date: 2/21/2008
Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Morris James
444-7830
PETITION (add the address below)

Date: February 21, 2008
File Number: 014-2008-0019
Address of Rezoning Request: 2205 S. Lamar Blvd
(Dr. Gary Willcox - Dental Office)

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
Joyce Barnett
Printed Name
Address
2206 Eva Ln.

Date: 2/21/2008
Contact Name:
Camille Percy
Phone Number: (512) 444-0754
PETITION

Date: February 21, 2008
File Number: C 14-2008-0019
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 2206 Iva Lane

GARY H. WILCOX, DDS 2205 South Lamar
BRANNON F. ANDREWS 2208 Iva Lane
PAUL CUMINS 2204 Iva Lane
MONICA JAMES 2201 Iva Ln

Date: 2/21/2008 Contact Name: Camille Perry
Phone Number: (512) 444-0734
or Moris James
444-7830
PETITION - (addition for address below)

Date: February 21, 2009
File Number: 014-2009-0019
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 (C) 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: Joyce Barnett
Printed Name: Joyce Barnett
Address: 2206 Twin LN.

Date: 2/21/2009
Contact Name: Camille Perry
Phone Number: (512) 444-0736.
PETITION

Date: February 21, 2008

File Number: 2.14-2008-0019

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 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

Ruth E. Power

Printed Name

RUTH POWERS

Address

2207 Del Cerro Rd.

2206 Iva Lane

Mary H. Miller

Garry H. Willcoxon

2205 South Lamar

Brenda F. Andrews

2208 Iva Lane

Paul Cuming

2204 Iva Lane

Moria James

2201 Iva Lane

Carol Maddock

2209 Iva Lane

Frank Schreiber

222 8th Ave

Date: 2/21/2008

Contact Name: Camille Perry

Phone Number: (512) 444-0754

or Moria James

444-7830
PETITION - addition for address below

Date: February 21, 2008
File Number: C-10-2008-0019
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 (FAH) limits, no building coverage limits; and no "minimum site area" requirements, and/or
3) it would limit future uses of the property.

Signature: Joyce Barnett
Printed Name: Joyce Barnett
Address: 2206 Ivanhu

Date: 2/21/2008
Contact Name: Camille Perry
Phone Number: (512) 444-0754
PETITION

Date: February 21, 2008
File Number: C14-2008-0019
Address of Rezoning Request 2239 S. Lamar Blvd.
(A/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 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
Camille Perry  Camille Perry  2211 Iva Lane
Ruth Flowers  Ruth Powers  2207 Del Curto
   by Fax -attached
1206 Iva Lane
Gary Williams  Gary H. Williams  2205 South Lamar
Beverly Adler  Brannon P. Andrews  2208 Iva Lane
Paul Cummings
Carol Maddock  Carol Maddock  2209 Iva Lane
Michelle Mooney  Michelle Mooney  2210 Iva Lane

Date: 2/21/2008  Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Morris James
444-7830
PETITION — additon for address below

Date: February 21, 2008

File Number: C14-2008-0019

Address of Zoning Request 2239 S. 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 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

Joyce Barrett                                Joyce Barrett - 2206 Jun W.

Date: 2/21/2008                              Contact Name: Camille Perry
Phone Number: (512) 444-0754
PETITION

Date: February 21, 2008

File Number: C.14-2008-0019

Address of Rezoning Request 2249 S. 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 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
Camille Perry          Camille Perry              2211 Iva Lane
Ruth Powers            Ruth Powers               2207 Del Curto Rd
by Fax attached
Cindy Andrews          Brannon F. Andrews         2205 Iva Lane
Paul Cameron           Paul Cameron              2204 Ival Ave
Carol Maddock          Carol Maddock             2209 Iva Lane
Michelle Mooney        Michelle Mooney           2215 IVA LANE

Date: 2/21/2008         Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Maria James
444-7830
PETITION - addition for address below

Date: February 21, 2008
File Number: C14-2008-0017
Address of Rezoning Request 2249 S. Lamar Blvd.
(Futura 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 (C3) or current zoning.

We/I are/as 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

Joyce Bennett  Joyce Bennett  2206 Tusc Ln.

Date: 2/21/2008          Contact Name: Camille Perry
Phone Number: (512) 444-0754
PETITION

Date: February 21, 2008
File Number: C14-2008-0019
Address of Rezoning Request 2301 South Lamar
(Kyle Chapman Motor Sales)

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 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

Ruth E. Powers
Ruth Powers
2207 Del Curto Rd

Michelle Mooney
Michelle Mooney
2215 Iva Lane

Sharon Gillespie
Sharon Gillespie
1210 Del Curto Rd

Date: 2/21/2008
Contact Name: Camille Perry
Phone Number: (512) 444-0154
or Morita James 444-7830
PETITION

Date: February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request
2319 South Lamar Blvd.
or 2315 S. Lamar Blvd (T-CAD)
Precision Tune Auto Care

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
Sharon Gillespie

Address
2210 Del Curb Rd.

Date: 2/21/2008

Contact Name: Camille Perry

Phone Number: (512) 444-0754

or Maria James

444-7830
PETITION

Date: February 21, 2008

File Number: C14-2008-0019

Address of Rezoning Request 2323 South Lamar Blvd.
(Tank Sport Imports)

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

Saxon Gillespie
Sharon Gillespie
2210 DelCurto Rd.

Date: 2/21/2008
Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Marla James
444-7830
PETITION - addition

Date: March 17, 2008

File Number: C14-2008-0019

Address of Rezoning Request 2201 Kinney Rd
(South 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 CS - Commercial Services 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
Lois Bates Jones Lois Bates Jones 2202 Ivie Lane
Michael L. Madden 2010 Kinney Rd

Date: March 17, 2008 Contact Name: Camille Perry
Phone Number: (512) 444-0754

or Moria James
444-7830
PETITION - addition

Date: March 17, 2008
File Number: C14-2008-0019

Address of Rezoning Request 2203 S. Lamar (T-CAD)
Also known as 2201 S. Lamar - Down Under Auto Sales

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) 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

Lois Bates Jones LoIs Bates Jones 2202 Iva Lane

Michael Marsh 2210 Kinney Rd

Date: March 17, 2008 Contact Name: Camille Perry
Phone Number: (512) 444-0754
or Maria Jones
444-7830
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) 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 (FAH) limits, no building coverage limits; and no "minimum site area" requirements, and/or

3) it would limit future uses of the property.

Signature: Louis Bates Jones
Printed Name: Louis Bates Jones
Address: 2202 Iva Lane

Date: March 17, 2008

Contact Name: Camille Perry
Phone Number: (512) 444 - 0754
or Moria James
444 - 7830
PETITION

Date: March 17, 2008
File Number: C14-2008-0019
Address of Rezoning Request 2223 S. Lamar Blvd. (Lake Pitstop Inc.)

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) 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

Lois Bates Jones

2202 Iva Lane

Michael Martin

220 Kimmy Rd

Date: March 17, 2008

Contact Name: Camille Perry
Phone Number: (512) 444-0754

or Moria James
444-7830
PETITION-addition

Date: March 17, 2008

File Number: C-19-2008-0019

Address of Rezoning Request 4235 S. 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
3) it would limit future uses of the property.

Signature

Printed Name

Address

Lois Bates-Jones

2202 Iva Lane

Michael Martin

2200 Kinney Rd

Date: March 17, 2008

Contact Name: Camille Perry

Phone Number: (512) 444-0754

or Maria James

444-7830
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

Date: March 17, 2008

Contact Name: Camille Perry

Phone Number: (512) 444-0754

or Maria James

444-7830