ZONING CHANGE REVIEW SHEET

Vertical Mixed Use Building (V) Rezonings

AREA: 17 tracts on 36.645 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:

Barrio Unidos
East Town Lake Citizens Neighborhood Organizations
Glen Oaks, Rosewood Village, Neighborhood Organization
Johnston Terrace Neighborhood Association
Terrell Lane Interceptor Association
Central East Austin Business Owners Association
The Garden's Neighborhood Association
M.E.T.S.A. Neighborhood Association
Austin Neighborhoods Council
East MLK Neighborhood Plan Contact Team
El Concilio, Coalition of Mexican American Neighborhood Association
Holly Street Association
Brooke Neighborhood Association
Saucedo Street Neighborhood Association
River Bluff Neighborhood Association
Tillery Square Neighborhood Association
Govaile/Johnston Terrace Planning Team of Neighborhood Organizations
Eastville - Central
East Riverside/Oltorf & Montopolis Neighborhood Planning Team-COA Staff Liaison
Organization of Central East Austin Neighborhoods (OCEAN)
PODER - People Organized in Defense of Earth & Her Resources
Austin Independent School District
Southeast Austin Trails & Greenbelt Alliance
Sentral Plus East Austin Koalition (SPEAK)
Del Valle Neighborhood Association
Pandora-Oakgrove
Rosewood Neighborhood Planning Team
East Riverside/Oltorf Neighborhood Planning Team
Lower Boggy Creek Neighborhood Association
Homewood Heights Neighborhood Association
Home Builders Association of Greater Austin
Blackshear Prospects Hills
METSANIC
Brooke Elementary Neighborhood
Save Town Lake Organization
East River City Citizens
Buena Vista Neighborhood Association
Homeless Neighborhood Organization
Gowalle Park Neighborhood Association

AREA OF PROPOSED ZONING CHANGES: The Govalle/Johnston Terrace Combined Neighborhood Planning Area is bounded by Pleasant Valley and Webberville Roads to the west; Oak Springs, Airport Boulevard, and the Austin Northwestern Railroad to the north; US 183 to the east; and the Colorado River to the south. Please refer to Attachments.

WATERSHEDS: Boggy Creek- Urban; Colorado River- Urban; Fort Branch- Urban; Tannehill Branch- Urban; Town Lake- Urban

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Oak Springs-Rice Elementary School; Govalle Elementary School; Brooke Elementary School; Allan Elementary School; Johnston High School

APPLICABLE CORE TRANSIT CORRIDORS: East 7th Street (Core Transit Corridor from Northwestern Avenue to Pleasant Valley Road; Future Core Transit Corridor from Pleasant Valley Road to Airport Boulevard)

STAFF COMMENTS:
The VMU Overlay District includes approximately 36.645 acres. The Govalle/Johnston Terrace Neighborhood Planning Team recommended amending the boundaries of the VMU Overlay district to exclude all 36.645 acres from the district. The recommendation is consistent with the Future Land Use Map adopted in March 2003 which designates these areas as commercial and office. If the Planning Commission recommends applying the vertical mixed use building (V) zoning to any of these properties, a plan amendment would be required.

LIST OF ATTACHMENTS:

Attachment 1: Vertical Mixed Use (VMU) Opt-In / Opt-Out Application
Attachment 2: List of Govalle/Johnston Terrace VMU Overlay Properties by Tract #,
TCAD Property ID and City of Austin Address
Attachment 3: Govalle/Johnston Terrace VMU Neighborhood Recommendations
Attachment 4: Govalle/Johnston Terrace VMU Tract Map
Attachment 5: Zoning Map
Attachment 6: Planning Commission Recommendation Tract Map
Attachment 7: Public Comments
PLANNING COMMISSION RECOMMENDATION:

January 15, 2008: Postponed to February 12, 2008

February 12, 2008: Postponed to April 22, 2008

April 22, 2008: Public Hearing closed, postponed action to May 27, 2008 to bring back with Neighborhood Plan Amendment

[M.Dealey, P.Hui 2nd] (8-0) P.Cavazos – Absent

May 27, 2008:
- Amend the vertical mixed use overlay district to exclude tracts 1, 2A, 2B, 6A, 6B, 7, 8 and 12
- Apply vertical mixed use building (V) zoning with Parking Reduction and Additional Uses in Office Districts to tracts 3, 4, 5, 9, 10, 11, 13, 14A, 14B and 15.
- Apply an affordability level of 60% of the median family income to 10% of the rental units within a VMU building

[C. Ewen, P. Hui 2nd] (7-1, M. Dealey nay) S. Kirk - Absent

ISSUES: None

CITY COUNCIL DATE: ACTION:

January 31, 2008 Postponed to February 28, 2008

February 28, 2008 Postponed to May 15, 2008

May 15, 2008 Postponed to June 19, 2008

June 18, 2008

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Melissa Laursen

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

PHONE: 974-7226
NEIGHBORHOOD RECOMMENDATION

The Govalle/Johnston Terrace Neighborhood Planning Team Review Committee met on two occasions, May 7, 2007 and May 29, 2007 to make recommendations on the vertical mixed use opt-in/opt-out process. On both occasions, a consensus was reached to amend the boundaries of the VMU Overlay district to exclude all properties from the district. The Review Committee will request that property owners meet an affordability level of 60% of the median family income and/or lower at the time of an individual rezoning request.

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 C14-2007-0259 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Govalle/Johnston Terrace 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>
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<tr>
<th>Category</th>
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<tr>
<td>LI, Limited Industrial Services</td>
<td>80 %</td>
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<tr>
<td>CS, Commercial Services</td>
<td>95 %</td>
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<tr>
<td>CS-1, Commercial - Liquor Sales</td>
<td>95 %</td>
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<tr>
<td>W/LO, Warehouse Limited Office</td>
<td>70%</td>
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<tr>
<td>GR, Community Commercial</td>
<td>90 %</td>
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<tr>
<td>LR, Neighborhood Commercial</td>
<td>80 %</td>
</tr>
<tr>
<td>LO, Limited Office</td>
<td>70 %</td>
</tr>
<tr>
<td>MH, Mobile Home</td>
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</table>
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.
January 31, 2008

Mr. Robert Heil  
Neighborhood Planning and Zoning Department  
P O Box 1088  
Austin, TX  78767

RE: Verticle Mixed Use Opt-in/Opt-Out Process

Dear Mr. Heil:


The Govalle/Johnston Team request that the overlay boundaries be amended to exclude the VMU properties located in the Govalle/Johnston Planning Team area.

When the Planning Team begins to work with property owners within the VMU area, we will be requesting the properties meet a 60% and/or lower MFI affordability.

Sincerely,

Daniel Llanes  
Daniel Llanes,  
Coordinator  
4907 Red Bluff  
Austin, TX  78702  
512/389-1512

Xc: Govalle/Johnston Terrace Neighborhood Planning Team
January 10, 2008

Ms. Melissa Laursen
Neighborhood Planning and Zoning Department
P O Box 1088
Austin, TX 78767

RE: Postponement for cases: C14-2007-0259 (37.39)

Dear Ms. Laursen:

The Govalle/Johnston Terrace Neighborhood Planning Team is requesting a three week postponement for the above stated case. The above VMU case has not been reviewed by the Govalle/Johnston Terrace Neighborhood Planning Review Team. It was our understanding that when the Govalle/Johnston Terrace Planning Team opted out of VMU that we would get the opportunity to review each properties owner desire, when they chose to use VMU, to present before the Neighborhood Planning Team. It was our desire to review the properties by individual cases, when the owner, if they wished to use the VMU zoning. We were not aware that the VMU zoning would now be looked at as a total block of properties within the VMU corridor. The Neighborhood Planning Review Team, request a three week postponement so that we can meet with Team members and Neighborhood Planning staff.

It is required that all properties that are requesting some type of zoning change or variance must be reviewed by the Review Committee of the Govalle/Johnston Terrace Neighborhood Planning Team. The above properties stated in the above case have not been reviewed by our community representatives on the Review Committee. Therefore, we request a postponement until we have the opportunity to meet.

Sincerely,

Daniel Llanes,
Coordinator, Review Committee
Govalle/Johnston Terrace Neighborhood Planning Team

Cc: Govalle/Johnston Terrace Neighborhood Planning Team
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<tr>
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**VMU Overlay District**

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<th>OPT OUT (2)</th>
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**RECOMMENDED AFFORDABILITY LEVEL OF 60% FOR 10% OF RESIDENTIAL UNITS 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.
PLANNING COMMISSION RECOMMENDATION
Govalle/Johnston Terrace
Combined Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
Case # C14-2007-0259

Produced by City of Austin
Neighborhood Planning and Zoning Dept.
May 28, 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.
PLANNING COMMISSION HEARING
DATE: January 15, 2008     TIME: 6:00 P.M.
LOCATION: City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin

CITY COUNCIL HEARING
DATE: January 31, 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 Govalle/Johnston Terrace Combined 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 Holubec 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 # C14-2007-0259
Planning Commission Hearing Date: January 15, 2008

Name (please print)    Tulley
Address    757 Shady Ln. 78702

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

INFORMATION ON PUBLIC HEARINGS

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

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

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways.
2/12/2008

George Adams
COAUSTIN
NEIGHBORHOOD PLANNING & ZONING

I am requesting a 2 month postponement due to issues of notification between neighborhood association and land owners in the area which were not notified by the neighborhood association.

We need to create time to discuss Vertical Mixed Use on tracts that were left out of the Opt-in, Opt-out process. More land owners are wanting to be Opted-In in this original process.

I own the property at 3300 Gonzales and represent several other properties in and near this area.

Dale Guthrie 512-427-3474 Thank you Bob Guthrie
daleguthrie2005@yahoo.com
George Adams  
Co Austin  
Neighborhood Planning & Zoning

I am requesting a 2 month postponement due to issues of notification between neighborhood association and land owners. We need to create time to discuss vertical mixed use on tracts that were left out of the opt-in Opt-out process. More land owners are writing to be opted in this original process. I own the property at 701 Tillery.

Thankyou  
Sincerely

Leslie Brooks (Peter Barlin)  
413 SE 76  
PB Barlin g earthlink.net

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