

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0032 – North Shoal Creek **P.C. DATE:** May 13, 2008
Vertical Mixed Use Building (V) Rezoning

AREA: 8 tracts on 44.35 acres

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

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Gregory Montes

NEIGHBORHOOD ORGANIZATIONS:

Greater Northcross Area
Allandale Neighborhood Association
Northwest Austin Civic Association
Wooten Neighborhood Assn.
First American Commercial Property Group
5702 Wynona Neighbors
North Growth Corridor Alliance
North Shoal Creek Neighborhood Assn.
Crestview/Wooten Combined Neighborhood Planning Team - COA Liaison
Austin Independent School District
Home Builders Association of Greater Austin
North Austin Neighborhood Alliance
Austin Neighborhoods Council
Homeless Neighborhood Organization

AREA OF PROPOSED ZONING CHANGES: The North Shoal Neighborhood Planning area is bounded by Burnet Rd. to the east, Research Blvd. to the north, MoPac Expressway to the west, and W Anderson Ln. on the south.

WATERSHEDS: Shoal Creek, Little Walnut (urban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Pillow Elementary School

APPLICABLE CORE TRANSIT CORRIDORS : W Anderson Ln.

STAFF COMMENTS:

The VMU Overlay District in the North Shoal Creek Neighborhood Planning Area includes 44.35 acres. The North Shoal Creek Neighborhood Association is recommending excluding properties from the Overlay District totaling approximately 7.38 acres. For those properties recommended to remain in the Overlay District, which total 36.96 acres, the neighborhood

association has recommended opting out of the Dimensional Standards incentive. The neighborhood has elected to recommend an affordability level of 80% of the median family income for 10% of the residential units available for rent within the VMU building.

LIST OF ATTACHMENTS:

Attachment 1: North Shoal Creek VMU Neighborhood Recommendations

Attachment 2: List of North Shoal Creek VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address for properties in the VMU Overlay District

Attachment 3: North Shoal Creek VMU Overlay District Tract Map

Attachment 4: Zoning Map

Attachment 5: North Shoal Creek Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

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

Attachment 7: Planning Commission Comment Forms

PLANNING COMMISSION RECOMMENDATION:

May 13, 2008 :

- Approved vertical mixed use building (V) zoning with Parking Reductions, and Additional Uses in Office Districts to tracts 1, 4-6 and 8 (9-0 Jay Reddy).
- Amended the boundaries of the VMU Overlay District to exclude tracts 2, 3 and 7 (9-0 Jay Reddy).
- Approved an affordability level of 80% of the median family income for 10% of rental units in a vertical mixed use building to tracts 1, 4-6, and 8 (9-0 Jay Reddy).

ISSUES: None at this time.

CITY COUNCIL DATE: June 5, 2008

ACTION: Postponed to June 18, 2008

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Gregory Montes
e-mail: gregory.montes@ci.austin.tx.us

PHONE: 974-2629

NEIGHBORHOOD RECOMMENDATION

The North Shoal Creek Neighborhood Association has stated that VMU is inappropriate on tracts 2, 3 and 7 for the following reasons:

“NSCNA elected to recommend exclusion of what you have labeled as Tract 7 on the tract map due to its size. This tract is currently being developed as a stand-alone Office Depot. Although we discussed incorporating VMU-like features (including a coffee shop or similar-type business in the front of the building) in this development with the developer representatives when the site plan was first presented to our neighborhood last year, we do not believe the site is large enough to successfully incorporate all the necessary features to make a VMU project both beneficial to a developer *and* beneficial to the neighborhood by including green space and the right mix of purposes that would allow any residents to reduce road trips. If VMU projects are developed in the surrounding area, this concern might be lessened; however, this tract should not be approved for VMU at this point in advance of such development. We do not believe that small tracts such as these should be approved through the overlay process. FYI, the developer rejected our suggestions of incorporating any VMU-like features in the Office Depot project on the basis that it interfered with Office Depot's "brand" appearance.

As to Tracts 2 & 3, NSCNA is recommending exclusion of those tracts because of their location at the intersection of Shoal Creek and Anderson Lane. That intersection experiences heavy traffic at peak hours, in large part due to its use by Allandale residents for access to MoPac. Any additional residential traffic from a VMU project at that intersection would push that traffic up Shoal Creek Blvd. and into the NSCNA neighborhood which has already been affected by increased day-long cut-through traffic due to the Lowe's on Shoal Creek and two new car dealerships locating within our neighborhood boundaries. Of course, when the new Wal-Mart opens, further traffic problems are anticipated. FYI, we are working outside the VMU process on measures to control round-the-clock cut-through traffic on Steck and Rockwood, the street that runs next to our elementary school.”

On tracts 1, 4 – 6, and 8, the neighborhood association has recommended applying V zoning, but to opt-out of the Dimensional Standards.

“Unlike Allandale, North Shoal Creek has many high density residential properties within its boundaries and is agreeable to VMU for most of Anderson, as long as we retain some limited opportunity to negotiate with individual property owners. We believe our recommendations affect a reasonable compromise between the need of the city to provide opportunities for close-in housing and the burden that new high density development can place on long-standing single-family residential neighborhoods. NSCNA is a diverse neighborhood in many ways, certainly in terms of housing density. It should not be overburdened with new high density housing in an arbitrary or capricious manner”.

Lastly, the neighborhood association is recommending 80% of the median family income for 10% of the residential units available for rent within the VMU building.

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 C14-2008-0032 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the North Shoal Creek Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Representatives of the North Shoal Creek Neighborhood Association submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on June 4, 2007. The neighborhood association submitted an amended application on April 22, 2008.

Impervious Cover

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

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%

SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

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

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

**North Shoal Creek VMU Neighborhood Recommendations
C14-2008-0032**

VMU Overlay District

Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1, 4 - 6, 8		X			
2, 3, 7					X

RECOMMENDED AFFORDABILITY LEVEL OF:

80% 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.

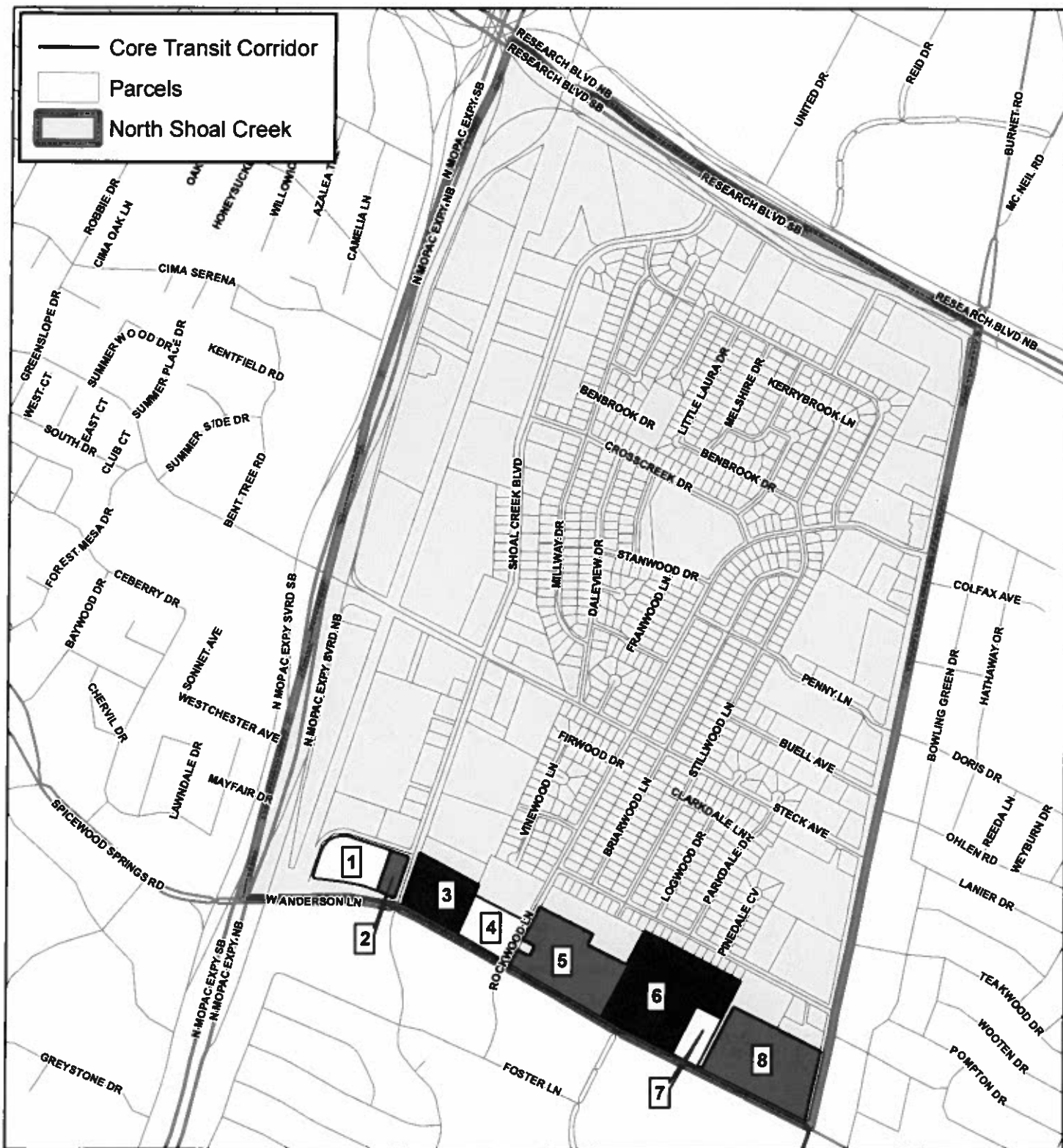
**North Shoal Creek VMU Application Properties
C14-2008-0032**

TRACT # (1)	TCAD PROPERTY ID # (2)	COA ADDRESS (3)
1	244092	3202 W ANDERSON LN
		3300 W ANDERSON LN
		3200 W ANDERSON LN
2	244093	7900 SHOAL CREEK BLVD
3	244090	3010 W ANDERSON LN
	244091	3022 W ANDERSON LN
4	244089	7920 ROCKWOOD LN
		2930 W ANDERSON LN
5	244127	15,440SQ FT OF LOT 1B *RESUB OF LOT 1 ALLANDALE SQUARE SEC 2
	244128	2900 W ANDERSON LN
6	244256	2700 W ANDERSON LN
7	244248	2620 1/2 W ANDERSON LN
		2620 W ANDERSON LN
8	242503	2430 W ANDERSON LN
		7930 BURNET RD
		2536 1/2 W ANDERSON LN
	242504	2436 W ANDERSON LN
		2438 W ANDERSON LN
		2408 W ANDERSON LN

(1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.

(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the city pertaining to that property. If a COA address was not available for a property the TCAD address and/or legal description was used.



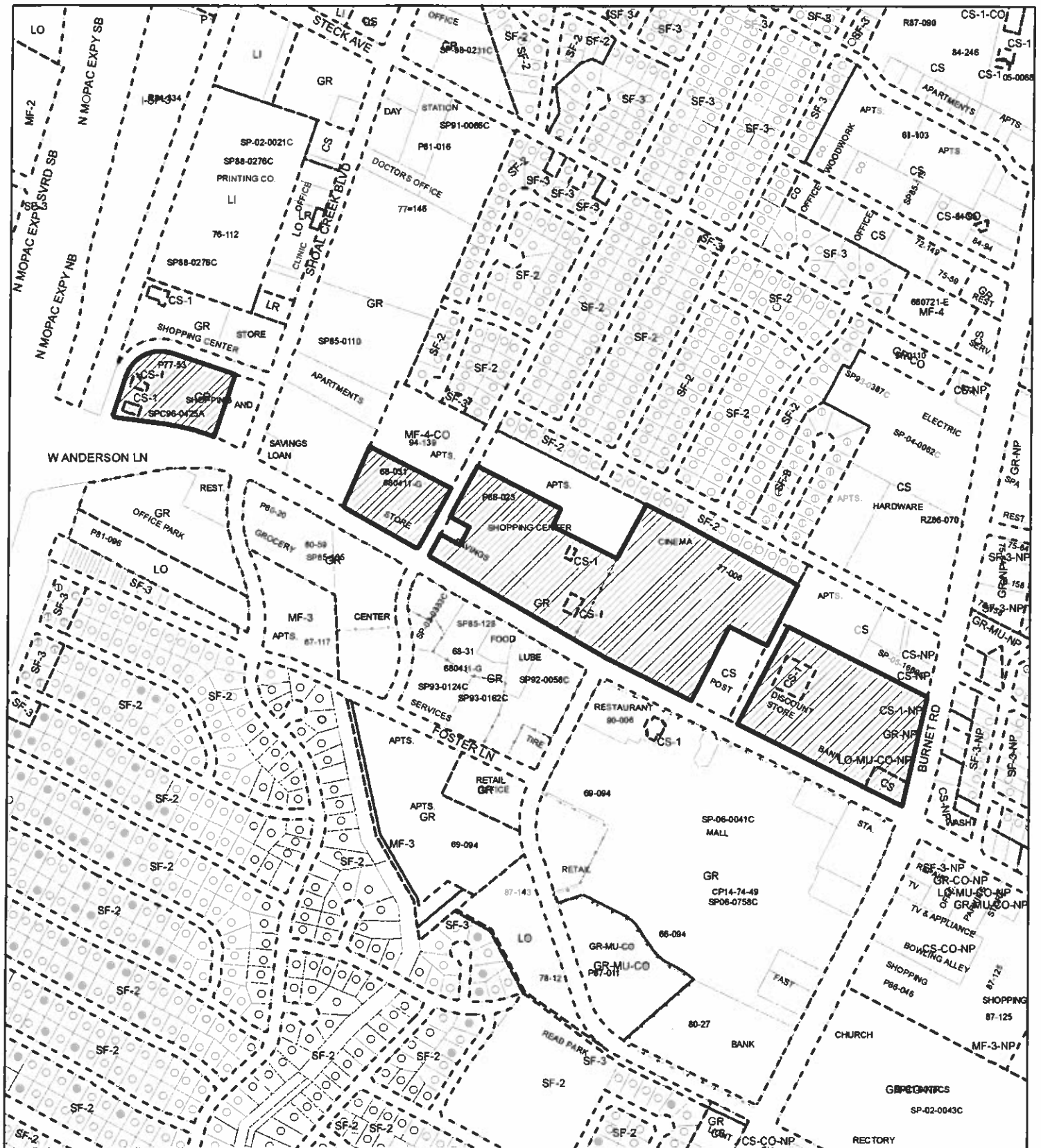
**North Shoal Creek Neighborhood Planning Area
Vertical Mixed Use (VMU) Overlay District
Tract Map
C14-2008-0032**

0 500 1,000 2,000 Feet






Produced by City of Austin
Neighborhood Planning and Zoning Dept.
April 30, 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.



ZONING

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE#: C14-2008-0032
ADDRESS: NORTH SHOAL CREEK PLANNING AREA
SUBJECT AREA: 36.96 ACRES
GRID: J30
MANAGER: G. MONTES

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Montes, Gregory

From: Betsy Todd [betsy.todd.nscna@earthlink.net]
Sent: Tuesday, April 22, 2008 8:38 AM
To: Montes, Gregory
Subject: NSCNA properties for VMU consideration

Gregory,

The properties that we will be including for VMU overlay are the following:

1. Entire shopping center at 2408-2536 Anderson (corner of Anderson and Burnet - Houston's Restaurant on corner)

Note: We are excluding both 2620 Anderson, the lot where the new Office Depot is going in and the lot that has only a narrow strip fronting on Anderson Lane between the 2408 and 2620 properties. The usable portion of this lot actually fronts on Daleview.

2. 2700 Anderson - Village Shopping Center (Alamo Drafthouse, etc.)
3. 2900 Anderson - I'm drawing a blank on the name of the center right now but the one with Steinmart, etc, at the corner of Rockwood and Anderson. We are including the entire property from the corner of Rockwood and Anderson back to where the Village Shopping Center begins, including where the Starbuck's and the CVS are located.
4. 2930 Anderson - furniture store there now.

Note: We are excluding Creekside Square Shopping Center at the corner of Shoal Creek and Anderson.

5. 3300 Anderson - This is shopping center with a fitness center and other businesses. Note: There is a bank on the corner of Anderson and Creek that is on a separately platted lot and we are excluding that lot.

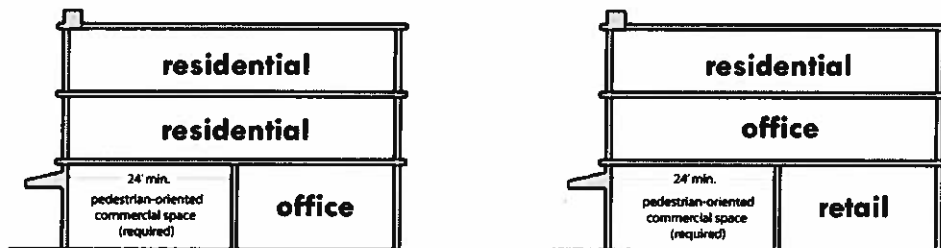
Let me know if any of this isn't clear. I didn't have my notes available so I'm doing most of this from memory!

- Betsy Todd

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

WHAT IS A VERTICAL MIXED USE BUILDING?

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



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

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

WHY VERTICAL MIXED USE BUILDINGS?

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

WHAT ARE THE STANDARDS FOR A BUILDING?

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

WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

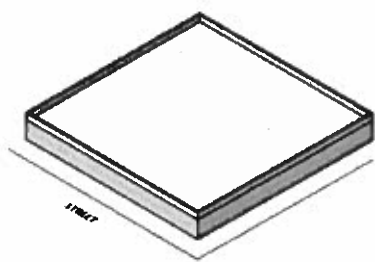
Dimensional Standards

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

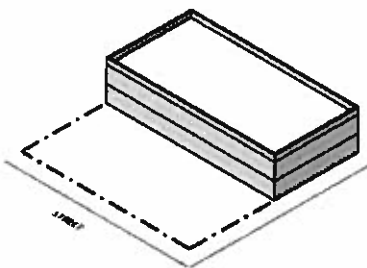
- **Setbacks**—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- **Floor to Area Ratio**—no floor to area ratio (FAR) limit.

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

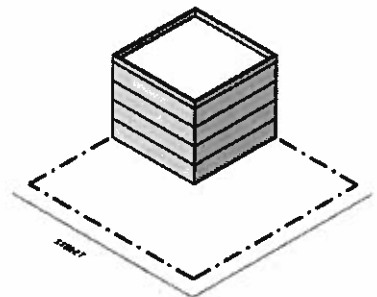
For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



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



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



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

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

Off-Street Parking Reduction

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

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

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

Additional Ground Floor Commercial Uses in Office Districts

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

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

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

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

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

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

WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?

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

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

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

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

OTHER FREQUENTLY ASKED QUESTIONS:

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

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

HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION HEARING

DATE: May 13, 2008

TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: June 5, 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 North Shoal Creek Neighborhood Planning Area, please call Gregory Montes at (512) 974-2629 or email at:

gregory.montes@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 Gregory Montes, Austin, TX 78767-8835.

File # C14-2008-0032

Planning Commission Hearing Date: May 13, 2008

Name (please print) GLADYS L. LONGORIA

☐ I am in favor
(Estoy de acuerdo)

Address 3207 Bridle Path, Austin, Tx 78703

☒ I object
(No estoy de acuerdo)

Part owner of 1920 Rockwood Ln. Apt 207
Austin, Tx. 78757-8004

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.

PLANNING COMMISSION HEARING

DATE: May 13, 2008

TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: June 5, 2008

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File # C14-2008-0032

Planning Commission Hearing Date: May 13, 2008

Name (please print) JANET WILLIAMS

☐ I am in favor
(Estoy de acuerdo)

Address 2603 ASHDALE DRIVE

☒ I object
(No estoy de acuerdo)

Quit Trying To RUIN OUR NEIGHBORHOOD!

INFORMATION ON PUBLIC HEARINGS

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DATE: May 13, 2008

TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: June 5, 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 North Shoal Creek Neighborhood Planning Area, please call Gregory Montes at (512) 974-2629 or email at: gregory.montes@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 Gregory Montes, Austin, TX 78767-8835.

File # C14-2008-0032

Planning Commission Hearing Date: May 13, 2008

Name (please print)

SHARON PAULSON

☐ I am in favor

(Estoy de acuerdo)

Address

7920 ROCKWOOD LANE

☒ I object to high-rise

(No estoy de acuerdo)

buildings, but I know the city has
as it please - (am not in Austin)

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.

PLANNING COMMISSION COMMENT FORM

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

File # C14-2008-0032

Planning Commission Hearing Date: May 13, 2008

Name (please print) RAY STEEN

Address 7920 Rockwood #211

- ☐ 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 Gregory Montes, Austin, TX 78767-8835.

File # C14-2008-0032

Planning Commission Hearing Date: May 13, 2008

Name (please print) Jennifer Persinger

Address 2425 Ashdale Dr #95

- ☐ 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 Gregory Montes, Austin, TX 78767-8835.

File # C14-2008-0032

Planning Commission Hearing Date: May 13, 2008

Name (please print) SHERRY STEEN

Address 7920 Rockwood Lane #211
Austin, TX 78757

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