

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0034 – University Hills
Neighborhood Vertical Mixed Use Building (V)
Zoning Opt-In/Opt-Out Process

C.C. DATE: July 24, 2008

P.C. DATE: May 13, 2008

AREA: 6 tracts on 29.45 acres

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

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Minal Bhakta

Planning Commission Recommendation (May 13, 2008):

- Apply Vertical Mixed Use Building (V) Combining District with Dimensional Standards, Parking Reduction, and Additional Ground Floor Uses to Tract 1 within the VMU overlay district.
- Exclude Tracts 2-6 from the Vertical Mixed Use Building (V) Combining District.
- Approved an affordability level of 60% of the median family income for 10% of rental units in a vertical mixed use building to all tracts within the VMU overlay.

[Approved 6-3]

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Assn.	University Hills/Windsor Park NPA Staff
L.B.J. Neighborhood Assn.	Liaison
League of Bicycling Voters	Home Builders Association of Greater
Pecan Springs - Springdale Neighborhood	Austin
Assn.	Taking Action Inc.
University Hills Neighborhood Assn.	Anberly Airport Assn.
Austin Neighborhoods Council	Responsible Growth for Windsor Park
Mueller Neighborhoods Coalition	Windsor Park Neighborhood Assn.
East MLK Neighborhood Plan Contact Team	Bluebonnet Hills Assoc.
NorthEast Action Group	Mueller Neighborhoods Coalition
PODER People Organized in Defense of	Austin Independent School District
Earth & Her Resources	

AREA OF PROPOSED ZONING CHANGES: The University Hills Neighborhood Planning Area is bounded by the US Highway 290 on the north; US Highway 183 to the east; Manor Road to the south; and Northeast Drive to the west.

WATERSHEDS:

Little Walnut Creek – Urban

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Winn Elementary School.

APPLICABLE CORE TRANSIT CORRIDORS:

There are no Core Transit Corridors within the University Hills Neighborhood Plan Area. However, Manor Road is designated as a Future Core Transit Corridor.

STAFF COMMENTS:

The VMU Overlay District in the University Hills Neighborhood Plan Area includes 29.445 acres. Below is an analysis of the University Hills Neighborhood Association's recommendation:

- The University Hills Neighborhood Association is recommending excluding all tracts (29.45 acres) from the VMU Overlay District.

On March 11, 2008 the Planning Commission postponed the University Hills VMU case to May 13, 2008. The neighborhood association had another opportunity to discuss VMU on subject tracts within the planning area. On April 19, 2008 the University Hills Neighborhood Association voted to not support holding another election to discuss VMU applicability. Hence, the neighborhood association wanted the Planning Commission to consider their original recommendation to exclude all tracts from the VMU overlay district. (See Attachment 1 for details)

On May 13, 2008 the Planning Commission recommended to apply VMU with Dimensional Standards, Parking Reduction and Additional Ground Floor Uses in Office districts on Tract 1. They recommended excluding tracts 2-6 from the VMU overlay district.

All tracts within the Vertical Mixed Use Overlay District are designated as Mixed Use on the University Hills Future Land Use Map (FLUM) except for tract 6 (Office). The neighborhood is asking to exclude this property from the VMU overlay district however; if tract 6 were to be included in the overlay it will require a plan amendment to change the future land use designation from Office to Mixed Use on the Future Land Use Map.

LIST OF ATTACHMENTS:

Attachment 1: University Hills VMU Neighborhood Recommendations Chart

Attachment 2: VMU Tract Map & Zoning Map

Attachment 3: List of University Hills Neighborhood VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address for properties in the VMU Overlay District

Attachment 4: University Hills Neighborhood Planning Area VMU Overlay District Map

Attachment 5: University Hills Planning Area VMU Opt-In / Opt-Out Application

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

Process

ISSUES: None at this time.

CITY COUNCIL DATE: July 24, 2008

ORDINANCE READINGS: 1st

2nd

3rd

CASE MANAGER: Minal Bhakta

PHONE: 974-6453

E-MAIL: minal.bhakta@ci.austin.tx.us

NEIGHBORHOOD RECOMMENDATION

The University Hills Neighborhood Association members voted on July 14, 2007 to exclude all tracts from the VMU Overlay district. More information on the vote taken can be found in Attachment 5.

The neighborhood association voted on April 19, 2008 to not hold another election on VMU discussion.

A table summarizing the neighborhood recommendations is found in Attachment 1.

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 C14-2007-0238 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Galindo Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

The President of the University Hills Neighborhood Association submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on July 19, 2007. See the "Neighborhood Recommendation" section above for more details

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

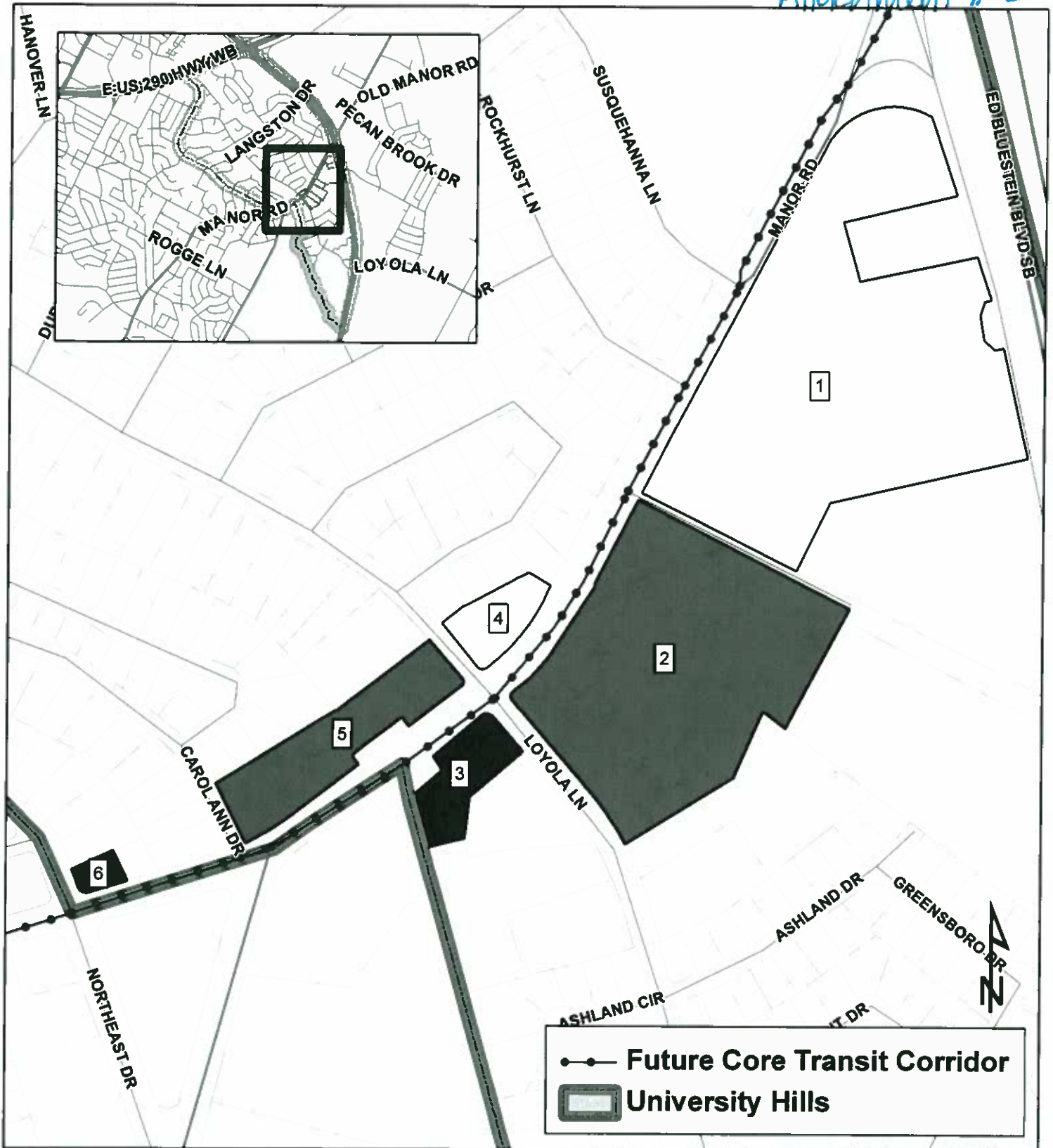
Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

**University Hills VMU Neighborhood Recommendations
C14-2008-0034**

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 - 6					X

RECOMMENDED AFFORDABILITY LEVEL FOR 10% OF RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING: TO BE DETERMINED, THIS WAS NOT REFLECTED ON THE APPLICATION SUBMITTAL

- (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.



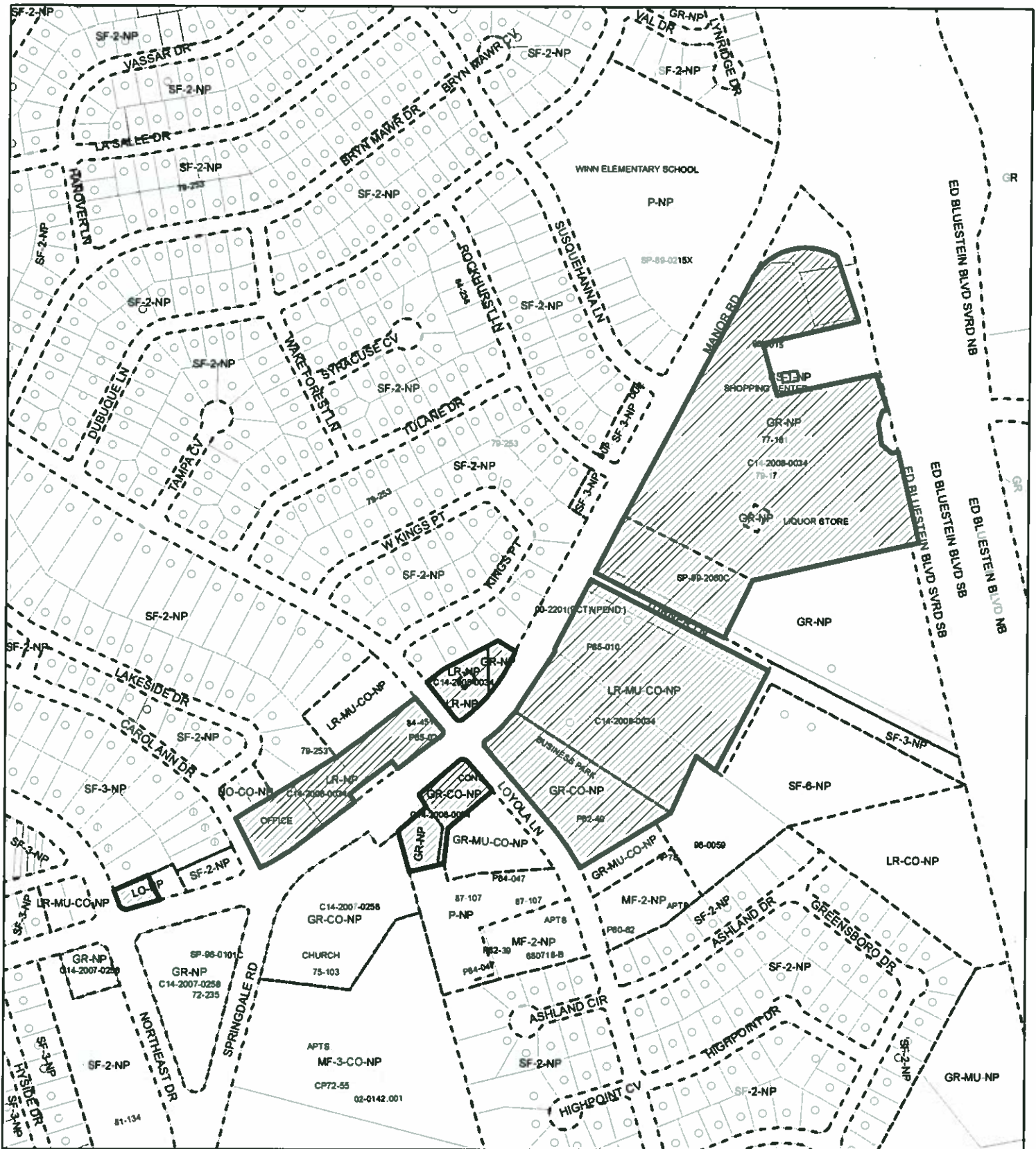
**University Hills Neighborhood Planning Area
Part of University Hills/Windsor Park Combined
Neighborhood Planning Area
Tract Map - C14-2008-0034**

0 500 1,000 Feet



Produced by City of Austin
Neighborhood Planning and Zoning Dept.
May 7, 2008

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ZONING

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#: C14-2008-0034
 ADDRESS: UNIVERSITY HILLS PLANNING AREA
 SUBJECT AREA: 29.945 ACRES
 GRID: M25-26 & N26
 MANAGER: M. BHAKTA

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.

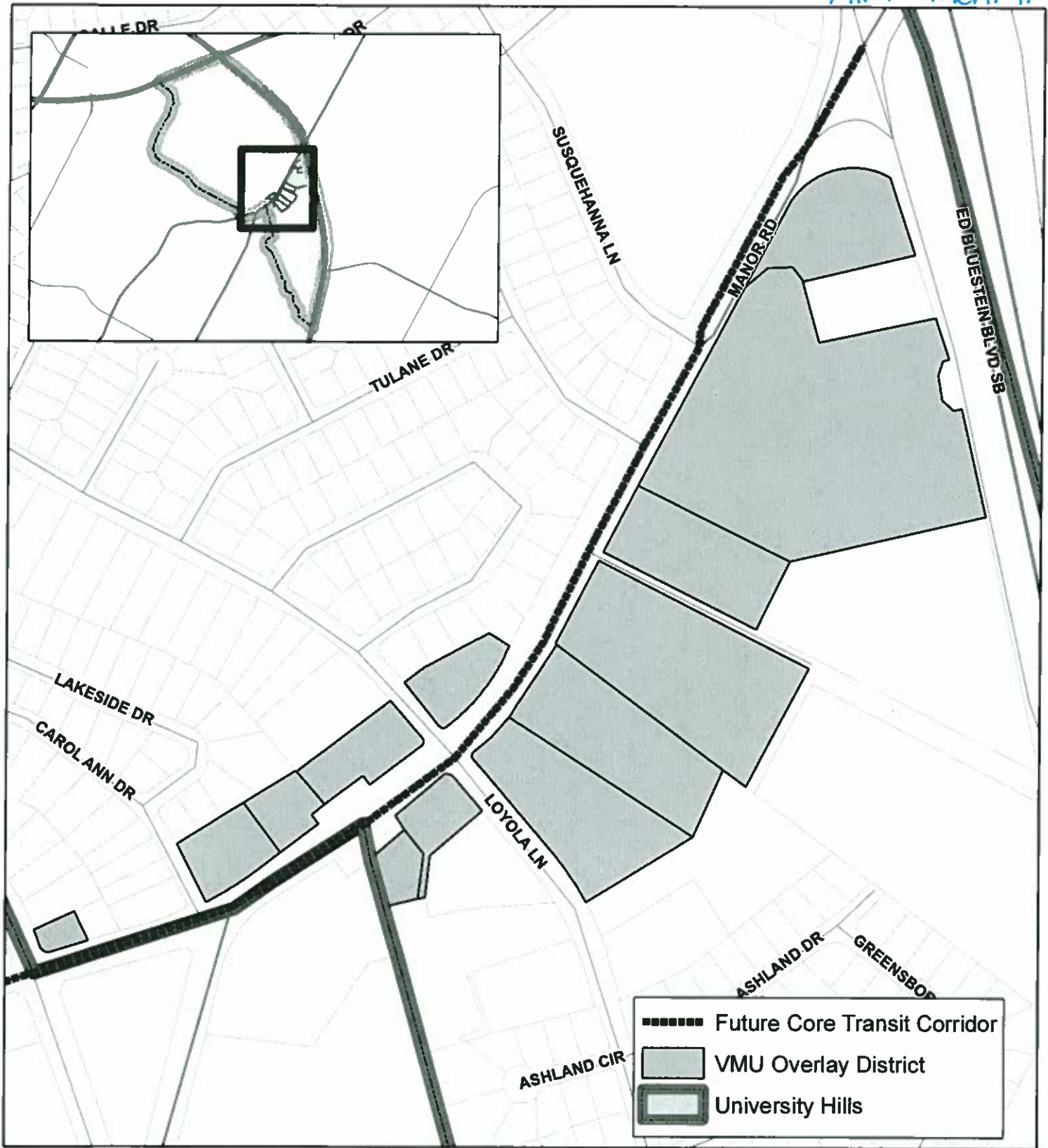


TRACT # (1)	TCAD PROPERTY ID# (2)	COA ADDRESS (3)
1	222703	6901 1/2 MANOR RD
		7112 ED BLUESTEIN BLVD SB
	222704	7206 ED BLUESTEIN BLVD SB
		7210 ED BLUESTEIN BLVD SB
	500429	LOT 1 HEB/AUSTIN NO 13 SUBD
2	222818	ABS 22 SUR 29 TANNEHILL J C ACR 4.798
	219426	ABS 258 SUR 26 TANNEHILL J C ACR 2.821
	219427	4700 LOYOLA LN
3	219436	LOT 2A BLUFFS OF UNIVERSITY HILLS RESUB OF LTS 1 & 2 BLK A
	219430	4607 LOYOLA LN
4	219422	6700 MANOR RD
5	219400	6650 MANOR RD
	219418	6618 MANOR RD
	219419	6608 MANOR RD
6	219355	6500 MANOR RD

(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.



**University Hills Neighborhood Planning Area
Part of University Hills/Windsor Park Combined
Neighborhood Planning Area
VMU Overlay District**

0 500 1,000 Feet



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Produced by City of Austin
Neighborhood Planning and Zoning Dept.
January 9, 2008

JUL 19 2007

Neighborhood Planning & Zoning

VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link:
ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf
Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

vmu@ci.austin.tx.us

or (512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION AREA*: _____

University Hills

*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME _____ Seth Fowler

PHONE _____ (512) 926-8255

E-MAIL _____ [REDACTED]

MAILING ADDRESS _____ 6907 Drexel Drive

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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
All properties included in the	X	University Hills VMU Overlay District,			
to include, but not limited to:					
3416 Lynridge Drive	X				
3409 Carol Ann Drive	X				
4607 Loyola Lane	X				
4721 Loyola Lane	X				
7112 Ed Bluestein	X				
7206 Ed Bluestein	X				
4605 Manor Road	X				
6500 Manor Road	X				
6502 Manor Road	X				
6608 Manor Road	X				
6618 Manor Road	X				
6650 Manor Road	X				

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
6700 Manor Road	X				
6713 Manor Road	X				
7210 Manor Road	X				
* designates tract on Manor Road between 7112 and 4605 - no address	X				
** designates tract on Manor Road between 4605 and 6713 - no address	X				
Addresses listed correspond with those on the tracts on the grid maps provided by the City of Austin. Other addresses within those tracts are considered to be included with the grid map address.					

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

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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.

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Neighborhood Planning & Zoning

VERTICAL MIXED USE OPT-IN FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	The neighborhood recommends opt-in for all VMU related standards.
Not applicable				

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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.

Neighborhood Planning & Zoning

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

Not applicable

_____ 70% of median family income

_____ 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 ☒ 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 17 ** Against 23*

Neighborhood Planning and Zoning Department

6

February 20, 2007

* voted to Opt-Out on all tracts

** voted to Opt-In on at least one tract

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C. Number of people in attendance at the meeting: 43

D. Please explain how notice of the meeting at which the vote was taken was provided:

Notice and agenda posted on University Hills NA website

Postcards mailed to all addresses on file with UHNA

Email broadcast to all addresses on file with UHNA

Flyer posted on community bulletin board of UH Branch Library

Flyers delivered to most physical addresses in boundaries of UHNA.

E. Please attach a copy of the notice of the meeting at which the vote was taken.

Attached

F. Please provide a copy of the meeting minutes at which the vote was taken.

A copy of the minutes will be provided after their approval
at the next UHNA general membership meeting on August 18, 2007.

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH:

Neighborhood Plan Team By-Laws:

Neighborhood Association By-Laws:

Other, as described in question A., above:

X

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

Neighborhood Planning and Zoning Department

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

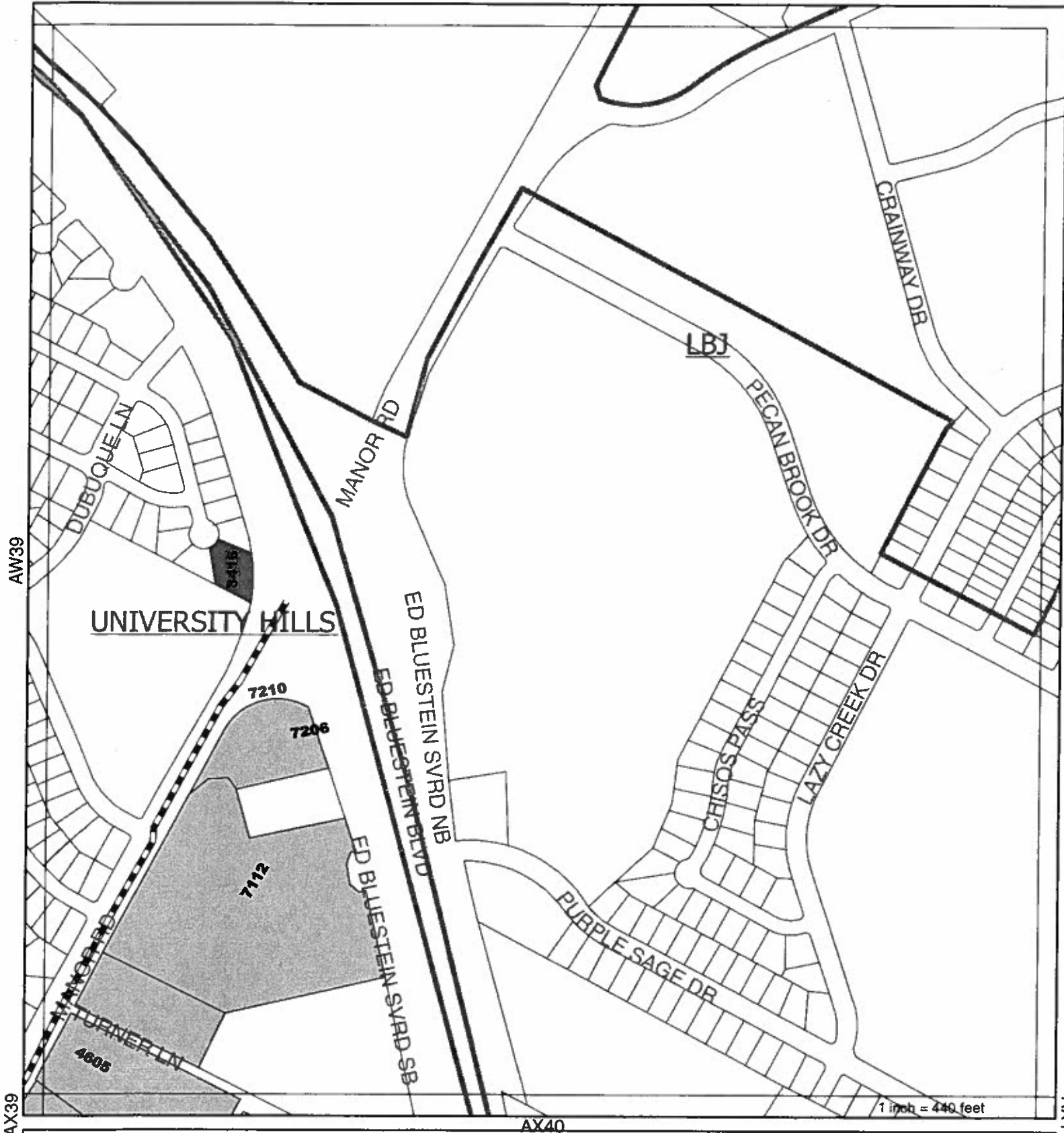
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**VERTICAL MIXED USE APPLICATION
SUBMITTAL CHECKLIST**

- X 1. Completed application with signature of chairperson.
- X 2. Detailed maps showing locations of properties opted-in or opted-out.
- X 3. Completed VMU Opt-Out Form, if applicable
- X 4. Completed VMU Opt-In Form, if applicable.
- X 5. Copy of the notice of the meeting at which the vote was taken.
- See 6F 6. Copy of the meeting minutes at which vote was taken.



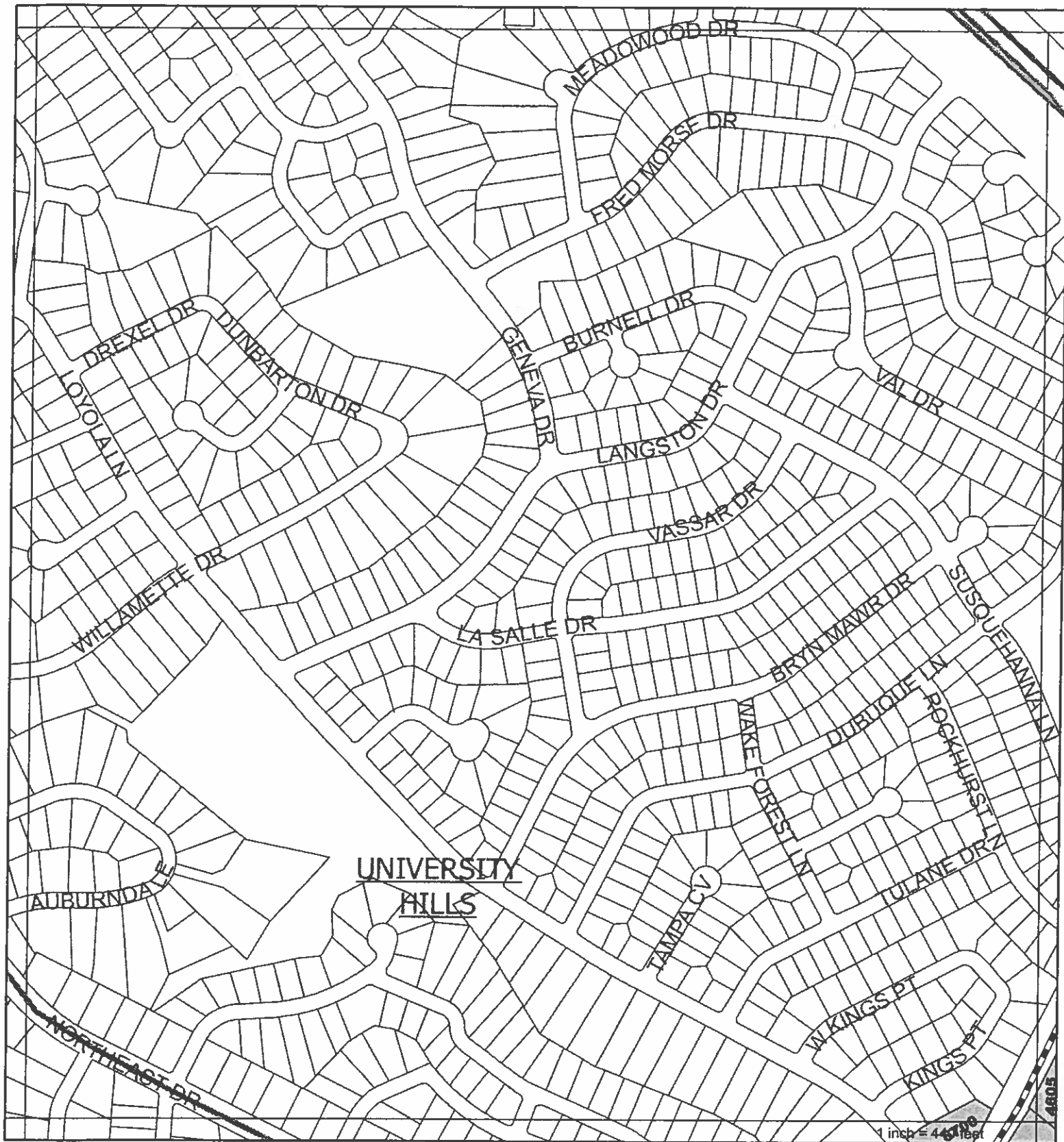
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AW40**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. 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.
Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Planning Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels










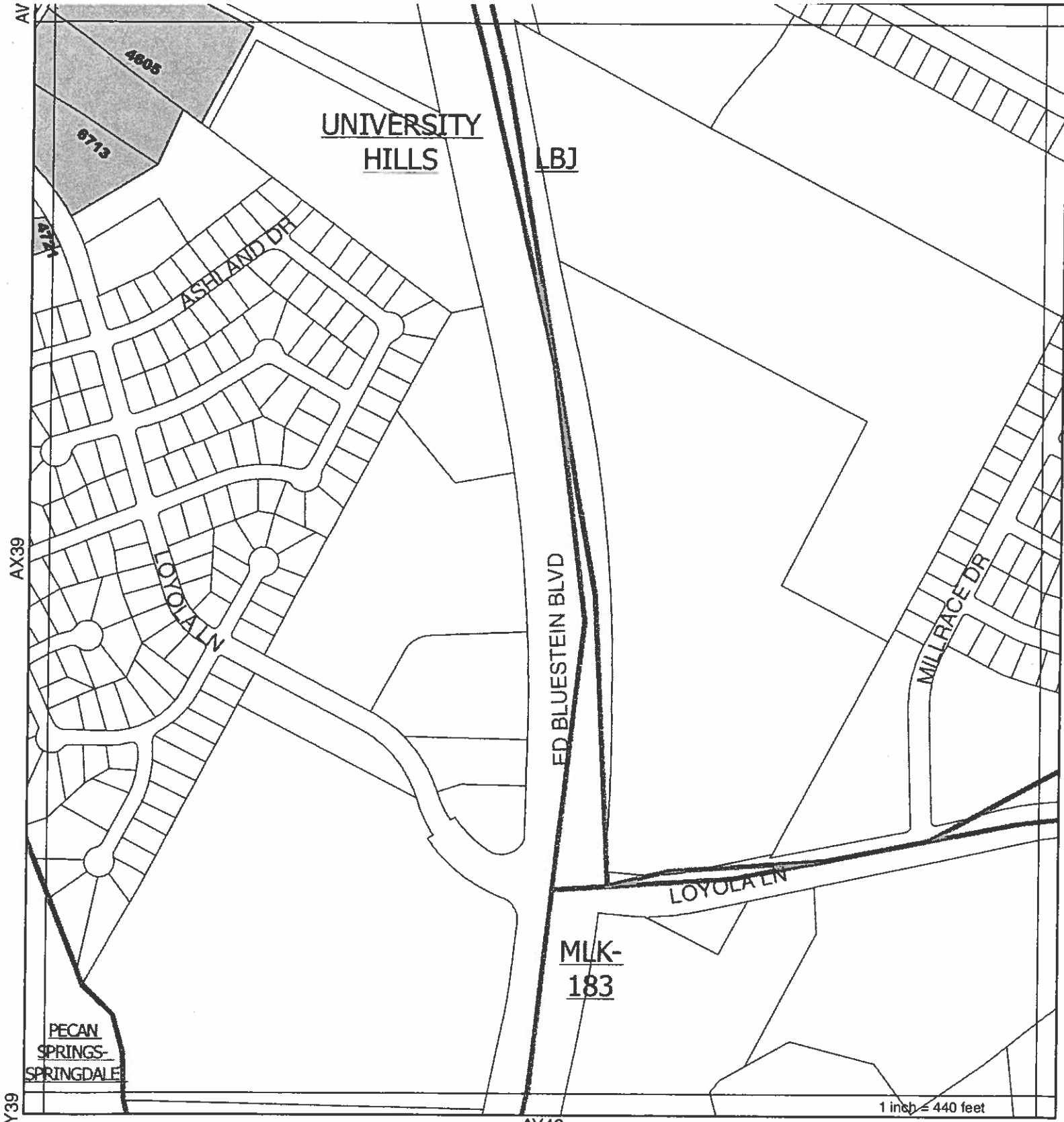
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AW39**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend

-  Planning Areas
-  Core Transit Corridor
-  Future Core Transit Corridor
-  Vertical Mixed Use Overlay District ("Opt-out")
-  VMU Residentially Used Properties ("Opt-in")
-  Mixed Use Combining Districts ("Opt-in")
-  TCAD Parcels



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX40**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Planning Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

Event Calendar

July 24

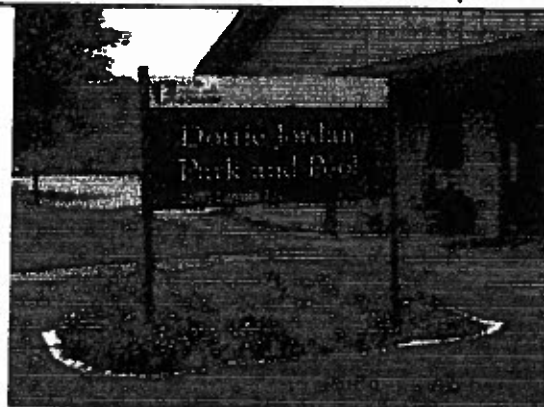
Planning Commission Meeting

6pm - Austin City Hall

July 26

City Council Meeting

4pm - Austin City Hall



Useful Websites

UHNA Zoning Area

City of Austin

**Travis Central Appraisal
District**

**MAIN
Metropolitan Austin
Interactive Network**

General Meeting - All Welcome!
IMPORTANT MEETING Saturday August 18
10:00 AM - 12:00 PM
Dottie Jordan Rec. Center - 2803 Loyola Ln.
(map)

**Neighboring Neighborhood
Associations**
Windsor Park
Pecan Springs

Agenda for August Meeting

- Summary of City Council Meeting

**For more information and to learn about
neighborhood planning, please visit
www.ci.austin.tx.us/zoning/uhwp.htm or call
974-2648**

UHNA Homepage : About UHNA : Membership : Contact UHNA

UNIVERSITY HILLS NEIGHBORHOOD ASSOCIATION
Celebrating 33 years of Neighborhood Advocacy
July 14, 07 – 10 a.m. – Dottie Jordan Recreation Center

AGENDA

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JUL 14 2007

Neighborhood Planning & Zoning

1. Welcome and Introductions
2. Minutes of Last Month's Meeting
3. Treasurer's Report
4. Standing Committee Reports
Volunteers for committees are needed.
Membership area reps and volunteers-
Beautification
Environment & Perks
Safety & Crime Prevention
Newsletter
Schools
Zoning/Land Use
Transportation
Weed and Seed
Aus Neighborhood Council

Betty Williams	928-3576
Jean Allen-Yates	926-6227
Jobeth Worden	928-3986
Jesse Green	926-5287
Paula Bishir	926-9224
Horace Willis	926-1134
Jobeth Worden	928-3986
B. J. Taylor	928-3450
Edgar Whitfield	928-2349
Lou O'Hanlon	

4A. Neighborhood Concerns/Issues

- Home design guidelines
- Vertical Mixed Use on particular tracts www.ci.austin.tx.us/zoning/downloads/vmu
- Dottie Jordan Park upgrades (Speaker from COA Health Dept)
- What:** Design charrette for NHSA's new 72-unit, multi-family, mixed-use Turner Property development
- When:** Tuesday, July 17, 9:00 AM - 5:00 PM
- Where:** Foundation Communities Spring Terrace (7101 I-35 North), 3rd floor lounge
- RSVP:** Please e-mail Kathryn Saar at k Saar@nhsaustin.org, or call 512.374.1300 to RSVP
- July 19, 6:30 pm at Palmer events center —meeting with City Mgr staff
person to inform them of our main priorities and interests
- July 24 - PC hearing (on guidelines & our last tract)
- July 26 - CC hearing to ratify everything

5. Old Business

Johanna has updated our website <http://www.main.org/uhna/>

6. New Business

7. Future considerations

8. Announcements

Reminder Dues for 2007 are due. If you haven't paid for the year, please pay dues today (only \$7) to reinstate your membership. Send to: UHNA at P O Box 16430, Austin, TX 78761

9. Safety & Crime Prevention Officer Amir Abdul-Khaliq (974-5510 and email is: amir.abdul-khaliq@ci.austin.tx.us) is the APD Dist. Representative for UHNA area. Call him about any crime/safety concerns and/or Neighborhood Watch. Or, drop by the police office in Loyola Business Park.

10. Guest Speakers

Ms. Justine Kaplan- COA health Dept.

Important Telephone Numbers:

- City of Austin info operators: 974-2000
- Abandoned vehicles: 974-8119

CALENDAR

All meetings at Dottie Jordan Recreation Center, 2803 Loyola Lane

- UHNA membership meetings third Saturday of the month: 10 am-noon August 18
- Exec Committee meetings first Thursday of the month: 6:30-7:30 pm August 2

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Neighborhood Planning & Zoning

UNIVERSITY HILLS NEIGHBORHOOD ASSOCIATION

Celebrating 32 years of Neighborhood Advocacy

Please attend our General Meeting!!!

Saturday July 14, 10a-Noon at Dottie Jordan

-- NEIGHBORHOOD PLAN RECOMMENDATIONS WILL BE DISCUSSED

HOME DESIGN GUIDELINES WWW.CLAUSTIN.TX.US/ZONING/DOWNLOADS/VMU

VERTICAL MIXED USE ON PARTICULAR TRACTS

DOTTIE JORDAN PARK UPGRADES (SPEAKER FROM COA HEALTH DEPT)

JULY 11, 10AM- MEETING W/OFFICER ABDUL-KHALIQ, OWNERS OF STORE AND
CARWASH. WILL MEET AT 4700 LOYOLA #105

JULY 19, 6:30 PM AT PALMER EVENTS CENTER -MEETING WITH CITY MGR STAFF
PERSON TO INFORM THEM OF OUR MAIN PRIORITIES AND INTERESTS

July 24 - PC hearing (on guidelines & our last tract)

July 26 - CC hearing to ratify everything

UNIVERSITY HILLS NEIGHBORHOOD ASSOCIATION

Neighborhood Advocacy Since 1974—32 years!

P. O. Box 16430 • Austin, TX 78761-6430

All meetings at Dottie Jordan Rec Ctr

Gen Meetings 10am-Noon August 18

Exec Com Meetings 6:30p-7:30p August 2

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Neighborhood Planning & Zoning

**UNIVERSITY HILLS NEIGHBORHOOD ASSOCIATION
MEETING**

SATURDAY, JULY 14, 2007

10:00 AM

**DOTTIE JORDAN RECREATION CENTER
2803 LOYOLA LANE**

**The Neighborhood Association is hosting a meeting on this date
to discuss and vote on:**

1) General Design Guidelines for the UH/WP Neighborhood Plan

**(The current neighborhood plan may be viewed at
<http://www.ci.austin.tx.us/zoning/uhrwp.htm>.)**

and

2) Vertical Mixed Use on particular tracts in the neighborhood

**(The tracts to be voted on for Vertical Mixed Use may be viewed at
<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>.)**

and

3) such other matters as may be raised at the meeting by attendees.

If you have an interest in these matters, please attend the meeting.

UNIVERSITY HILLS NEIGHBORHOOD ASSOCIATION (UHNA)
Celebrating 33 Years of Neighborhood Advocacy

Minutes of the Regular Meeting – July 14, 2007 at 10:00 a.m.
Dottie Jordan Recreation Center, 2803 Loyola Lane, Austin, Texas 78723

RECEIVED

AUG 23 2007

President Seth Fowler called the meeting to order at 10:00 a.m.

The minutes from the June 9th meeting were reviewed and approved.

Neighborhood Planning & Zoning

Treasurer Funsho Akingbala reported that there was a \$1,891.27 balance in the Savings Account and \$1,017.38 in the CD Account. There was no report on the balance in the Checking Account.

COMMITTEE REPORTS:

Beautification Committee – Jean Yates reported that the committee is working with Park's Supervisor Jimmy Cones on getting Dottie Jordan Park cleaned up. The City's Park Department is aware of the neighborhood association's concerns and they have cleared some brush and debris from the creek-bed. There are discussions in progress about doing some improvements to the Hike and Bike Trail – i.e. widening the trail to accommodate two persons at a time, re-surfing, possibly lifting the trail, and maybe extending the trail. We must remain diligent in addressing our concerns regarding sanitation and safety in the park. Neighbors were urged to call 311 or the City's Main Switchboard at 974-2000 to report concerns and safety issues.

Thurman House has nine boys who are donating their time on Mondays to work in the park. Jean Yates requested that the association members assist by providing gloves, tools, and an old lawn mower if someone had one to spare. Guy Owens is the supervisor of the boys from Thurman House.

Justine Kaplan with COA – Health Department made a presentation on the availability of about \$5000.00 in grant monies to active neighborhood associations to be used for projects that would promote physical activities for users of the park facilities. This project needs to be completed by September of 2007. Justine will continue to meet with the Beautification Committee and Park officials to determine what would be feasible for this project. Persons interested in working with this committee and/or on this project were asked to contact Jean Yates.

Kathleen McMullen expressed concern about the state of disrepair of the pool/bathroom facilities. She felt that the association should give some attention to some redesign and improvement in this area. It was noted that this would need to be addressed by the City's Aquatic Department and concerns should be brought to the City's attention in this area.

Several neighbors expressed concern that we be cautious in clearing grass and shrubs in the creek-bed and altering the landscape to avoid further erosion in the area. This was noted and would be included in improvement plans.

Neighbors with concerns about upkeep and sewage drainage problem at 7503 Hartnell were urged to call 311 or the City of Austin operator at 974-2000

Environmental Committee – Jobeth Worden reported that the sidewalk from Pearce Middle School to Manor Road has been started. There are problems with rough streets and pot holes in the neighborhood, especially on Northeast Drive and Loyola east of Greensboro, and hanging trees and debris. Neighbors are encouraged to trim trees and scrubs that overhang the street and to call the City with complaints about road conditions. There is still concern about the environmental fallouts from the Habitat for Humanities building project and AISD's interest in selling the property at Loyola and 183.

AUG 23 2007

Crime and Safety – Jesse Greene reiterated that Amir Abdul-Kaliq is our APD area representative. Contact him with area concerns when it is not an emergency. He may be contacted at 974-5510 or via email: amir.abdul-kaliq@ci.austin.tx.us. However, you must call 911, if you want the police to come your home or wherever you are. There is still concern about prostitution, drug use/peddling, loitering, and other suspected criminal activity in the Springdale/Loyola area. Neighbors were urged to report any known or suspected criminal activity. There is also concern about possible illegal activity at 7503 Hartnell. This location will be brought to the attention of the police.

Some neighbors have met with APD to discuss rules and enforcement regarding upkeep and caring for the mentally challenged that are inhabitants of transitional-living houses in the area. Lou O'Hanlon provided phone numbers for reporting various concerns in this area: for housing issues contacted Texas Department of Housing at 1-800-252-9240, MHMR can be reached at 447-4141 for behavioral problems, and CPS can be reached at 1-800-252-5400 regarding exploitation of a child, disabled or elderly person. Sex Offender issues may be reported to 834-4530. Since this appears to be an ongoing problem, Jobeth Worden suggested that UHNA create a committee to work on transitional living issues.

Neighborhood Plan Action Items – Al Weber gave an update on the status of the Neighborhood Plan and listed properties still being discussed with regards to rezoning.

Lou O'Hanlon reported on issues and efforts of the Austin Neighborhood Council (ANC): 1) Has the City of Austin met with or negotiated with state representatives regarding proposed plan/changes [it appears that this has not happened]; 2) ANC is working on a resolution regarding the problems with neighborhood planning; 3) APD is not enforcing the noise ordinances; and 4) Presentation by ACCESS Channel 10. ACCESS is asking for volunteers with video footage depicting neighborhood actions, concerns, or project highlights. Finally, neighbors were urged to return the green cards with their personal reactions to the Neighborhood Plan (NP).

Lou O'Hanlon led the discussion on the Design Guidelines for University Hills in the NP. This information can be found under Watershed on page 11-14 of the NP. Mary Alice Brown moved that the guidelines be accepted, seconded by Jack Bell. Motion was approved with one opposition vote.

Ballots were taken of neighbors' opinions on whether to accept or reject proposed VMU tracks along Manor Road in the NP. At the close of the meeting, there were 23 ballots all No's and 17 with YES and NO votes.

Old Business – Johanna Devereaux continues to update the UHNA web site. Paula Bishir continues to produce our newsletters. She can be reach at pbishir@grandecom.net with information for the newsletter.

UHNA has two engravers for marking identifications on personal items. One is with Seth Fowler and the other one is with Gybert Williams. Call either one of them to check out an engraver.

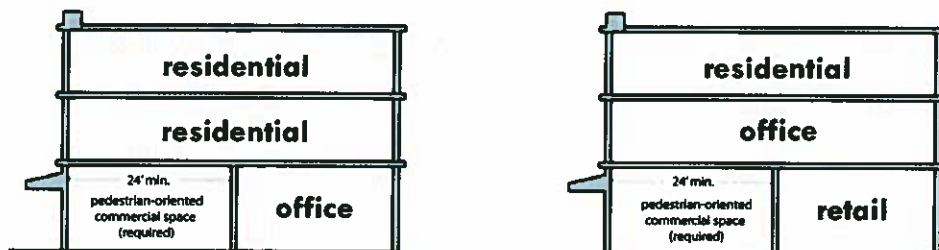
New Business – Betty Johnson PTA president at Andrews and vice president at Pearce was in attendance at today's meeting. She reported that Pearce has a new principal that is from Houston, Texas. She wants to keep in touch with the association in regards to school matters and support. She can be reached at home at 928-8278 or work at 391-2220.

The meeting was adjourned at 12:15 p.m. The next Monthly Meeting will be held on August 18, 2007, at 10:00 a.m. There were 56 persons in attendance today. Donuts and coffee were provided during the meeting.

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

WHAT IS A VERTICAL MIXED USE BUILDING?

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



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

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

WHY VERTICAL MIXED USE BUILDINGS?

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

WHAT ARE THE STANDARDS FOR A BUILDING?

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

WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

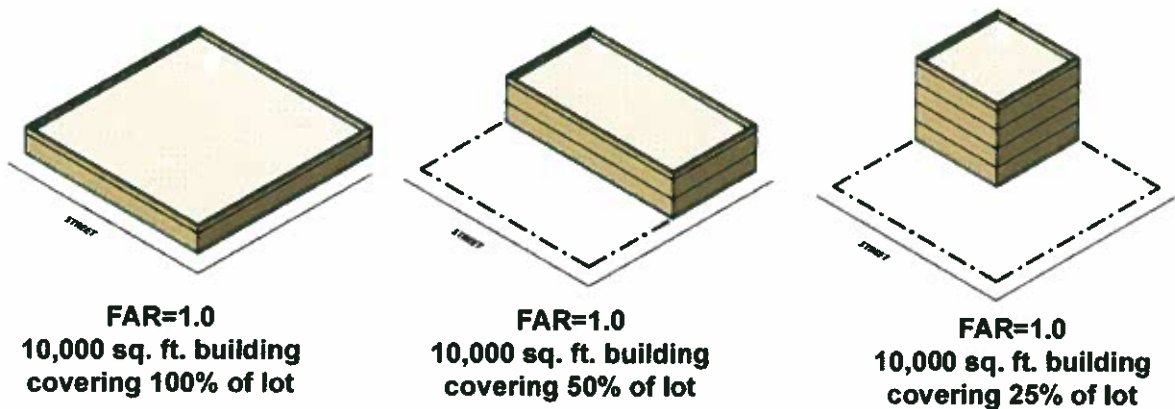
Dimensional Standards

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

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

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

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



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

Off-Street Parking Reduction

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

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

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

Additional Ground Floor Commercial Uses in Office Districts

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

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

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

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

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

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

WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?

- 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 COMMENT FORM

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

File # C14-2008-0034

Planning Commission Hearing Date: February 26th, 2008

Name (please print)

Shawn McKinley

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address

6706 Kings Point

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