

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0088 PART– Allandale **P.C. DATE:** May 13, 2008
Vertical Mixed Use Building (V) Rezoning

AREA: 3 tracts on 38.2 acres

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

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Andrew Holubeck

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Associations
5702 Wynona Neighbors
Allandale Neighborhood Association
Austin Independent School District
Austin Neighborhoods Council
Brentwood Neighborhood - City of Austin Staff Contact
Brentwood Neighborhood Assn.
Brentwood Neighborhood Planning Contact Team
Brentwood/Highland Combined Neighborhood Planning Team - COA Liaison
Crestview Neighborhood Assn.
Crestview/Wooten Combined Neighborhood Planning Team - COA Liaison
First American Commercial Property Group
Greater Northcross Area
Home Builders Association of Greater Austin
Homeless Neighborhood Organization
Koenig Lane Neighborhood Assn.
League of Bicycling Voters
North Austin Neighborhood Alliance
North Loop Neighborhood Association
North Shoal Creek Neighborhood Assn.
Northwest Austin Civic Association
Rosedale Neighborhood Assn.
Save Barton Creek Assn.
Wooten Neighborhood Assn.

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

WATERSHEDS: Shoal Creek (urban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Gullett Elementary School, Lamar Junior High School

APPLICABLE CORE TRANSIT CORRIDORS : Burnet Rd., W Anderson Ln.

ISSUES:

At the June 18th, 2008 City Council Public Hearing for this case, City Council postponed consideration of Tracts 5, 14, and 15 of this case to allow the neighborhood additional time for discussion with property owners in these tracts.

STAFF COMMENTS:

The VMU Overlay District in the Allandale Neighborhood Planning Area includes 121.6 acres. The Allandale Neighborhood Association is recommending excluding properties from the Overlay District totaling approximately 81 acres. For those properties recommended to remain in the Overlay District, about 41 acres, the neighborhood association has recommended opting out of all incentives. In addition, the neighborhood would like to limit density for VMU projects to 12.5 units per acre, and require 10% of the net site area be dedicated to public common green space for Tract 12 (the former Northcross Mall site).

LIST OF ATTACHMENTS:

Attachment 1: Allandale Neighborhood Planning Area VMU Overlay District Tract Map

Attachment 2: List of Allandale Neighborhood VMU Application
Properties by Tract #, TCAD Property ID and City of Austin Address for
properties in the VMU Overlay District and for Opt-In Properties

Attachment 3: Allandale VMU Neighborhood Recommendations and Neighborhood
Recommendations Map

Attachment 4: Zoning Map

Attachment 5: Allandale Neighborhood Planning Area Vertical Mixed Use (VMU) Opt-In
/ Opt-Out Application

Attachment 6: Planning Commission Comment Forms

PLANNING COMMISSION RECOMMENDATION:

- *APPROVED EXCLUDING TRACTS 2-3 AND 7-10 FROM THE VMU OVERLAY DISTRICT (9-0).*
- *APPROVED VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 1, 4, 6, AND 11-15 (9-0).*
- *APPROVED VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING (NO INCENTIVES) TO TRACT 5 (9-0).*
- *APPROVED AN AFFORDABILITY LEVEL OF 80% OF THE MEDIAN FAMILY INCOME (MFI) REQUIREMENT FOR VMU RENTAL DEVELOPMENTS (9-0).*

CITY COUNCIL DATE: June 5, 2008; Postponed to June 18, 2008

ACTION:

At the June 18, 2008 Public Hearing, City Council:

- *APPROVED ON FIRST READING EXCLUDING TRACTS 2-3 AND 7-10 FROM THE VMU OVERLAY DISTRICT.*
- *APPROVED ON FIRST READING VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 1, 4, 6, AND 11-13.*
- *POSTPONED DISCUSSION OF TRACTS 5, 14, AND 15 UNTIL JULY 24, 2008.*

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Andrew Holubeck
e-mail: andrew.holubeck@ci.austin.tx.us

PHONE: 974-2054

NEIGHBORHOOD RECOMMENDATION

The Allandale Neighborhood Association's recommendations can be found in Attachment 1. Some of the neighborhood's main concerns center on shallow lots that may be too small and too close to single family to be appropriate for vertical mixed use and also traffic considerations. Specifically, there was concern that tracts 2, 3, and 7-10 are too shallow for vertical mixed use and also abut single family residences. Tract 5 was a concern since it stretches deep into the neighborhood and is surrounded by single family homes. Tracts 14 and 15 caused concern due to traffic issues on Shoal Creek Boulevard.

In addition to the recommendations detailed in the Allandale VMU Neighborhood Recommendations table (Attachment 1), the neighborhood requested a minimum owner occupancy rate for the Northcross Mall site. Because owner occupancy limits are extremely difficult to enforce using zoning tools and zoning is rarely, if ever, used to require certain owner occupancy rates, staff is not presenting these recommendations for consideration.

In their application, the neighborhoods also recommend adequate buffering for VMU developments. City code already contains buffering requirements for all commercial developments located adjacent to residential areas.

Please see Attachment 1 for additional information concerning Neighborhood Recommendations.

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 C14-2008-0088 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Allandale Neighborhood application area.

Representatives of the Allandale Neighborhood Associations submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on June 4, 2007.

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.

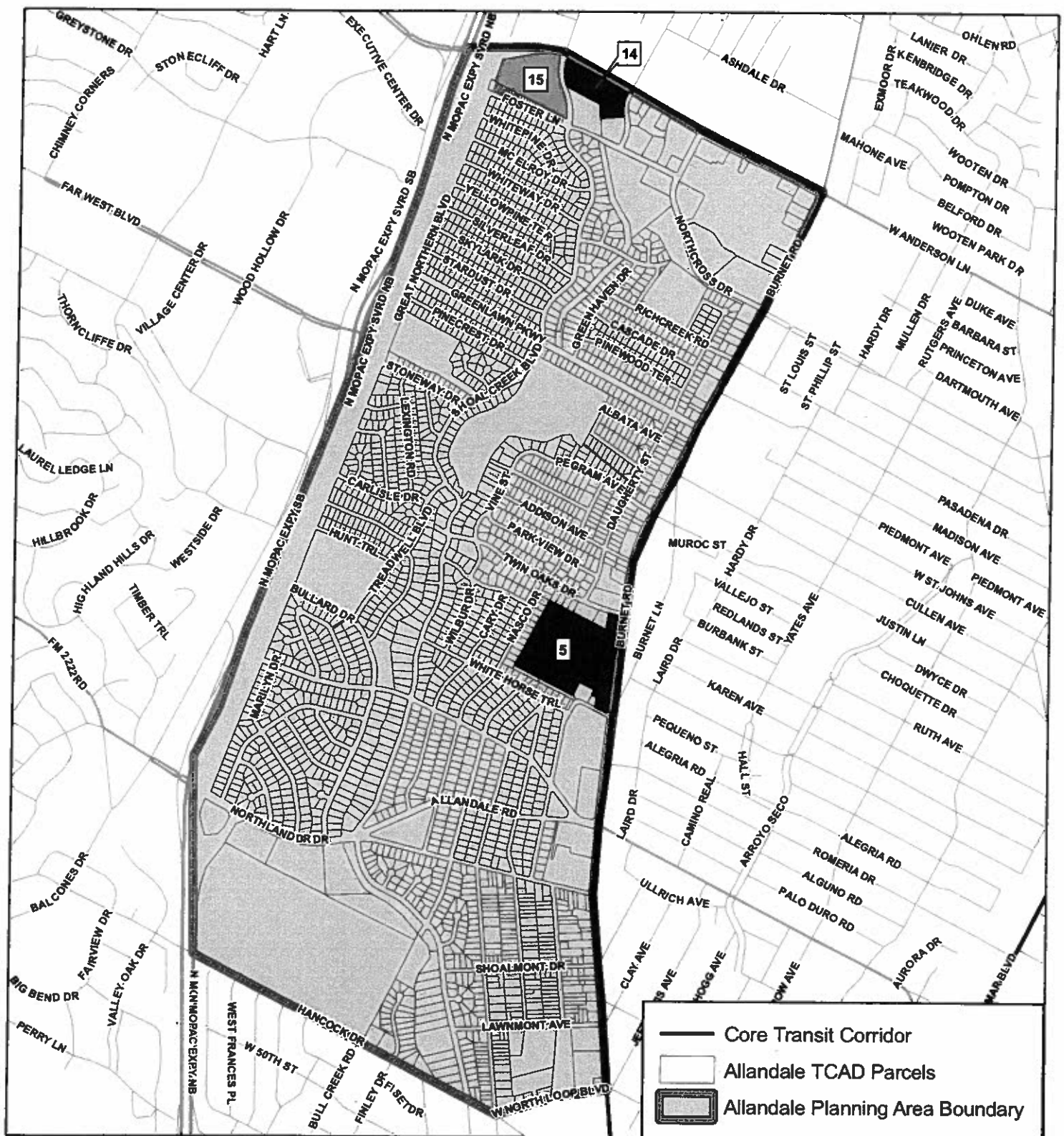
A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review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



Allandale VMU Neighborhood Planning Area Vertical Mixed Use (VMU) Overlay District C14-2008-0088 - PART Tract Map

Produced by City of Austin
Neighborhood Planning and Zoning Dept.
April 8, 2008

Please refer to attached tables
"Allandale Neighborhood Planning Area
VMU Application Properties" and "Allandale
Neighborhood Planning Area VMU
Neighborhood Recommendations" for
more information.



0 500 1,000 2,000 Feet

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.

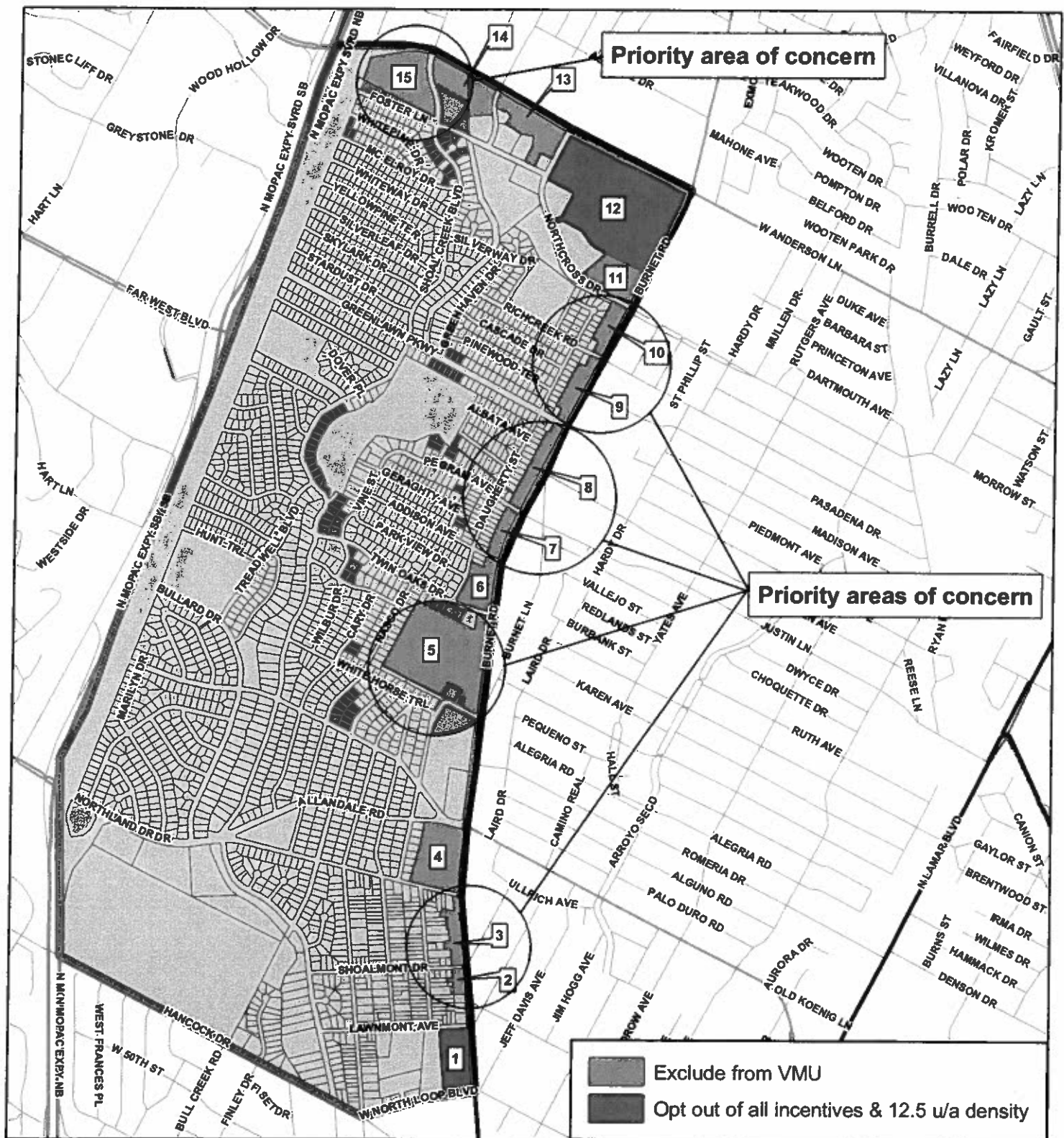
**Allandale Neighborhood Planning Area VMU Application Properties
C14-2008-0088**

Vertical Mixed Use (VMU) Overlay District Properties				
Tract # (1)	TCAD Property ID (2)	COA Address (3)	FROM	TO
5	233425	6400 BURNET	CS	CS-V
	233426	6412 1/2 BURNET RD	CS	CS-V
		6412 BURNET RD		
	233427	6326 BURNET RD	CS	CS-V
	233428	6506 BURNET RD	CS	CS-V
	233429	6500 BURNET RD	CS	CS-V
	233430	6444 BURNET RD	CS	CS-V
	233431	6318 BURNET RD	CS	CS-V
		6320 BURNET RD		
	235934	6546 1/2 BURNET RD	CS	CS-V
		6546 BURNET RD		
	235935	6534 BURNET RD	CS	CS-V
14	244086	2941 W ANDERSON LN	GR	GR-V
		2943 W ANDERSON LN		
		2945 W ANDERSON LN		
		2947 W ANDERSON LN		
		2949 W ANDERSON LN		
		2951 W ANDERSON LN		
		3001 W ANDERSON LN		
		3025 W ANDERSON LN		
		7847 SHOAL CREEK BLVD		
		7849 SHOAL CREEK BLVD		
	244088	2917 W ANDERSON LN	GR	GR-V
		2923 W ANDERSON LN		
		2927 W ANDERSON LN		
		2929 W ANDERSON LN		
		2931 W ANDERSON LN		
		2933 W ANDERSON LN		
		2935 W ANDERSON LN		
		2937 W ANDERSON LN		
		2939 W ANDERSON LN		
		2953 W ANDERSON LN		
15	244003	7800 SHOAL CREEK BLVD	LO; GR	LO-V; GR-V
	244004	7858 SHOAL CREEK BLVD	GR	GR-V

(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.



**Allandale VMU Neighborhood Recommendations
C14-2008-0088**

VMU Overlay District (Opt-Out)

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	
2-11, 13-15					X
1*, 12*		X	X	X	

RECOMMENDED AN AFFORDABILITY LEVEL OF 80% FOR 10% OF THE 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.

***ADDITIONAL RECOMMENDATIONS - Apply to VMU projects on these properties, if these conditions cannot be met, then the Allandale Neighborhood Association recommends these properties be removed from the overlay district:**

Tract 1

-12.5 units per acre density cap

Tract 12

-12.5 units per acre density cap

-10% net site area dedicated to public common green space,

Vertical Mixed Use Application Allandale Planning Area

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Neighborhood Planning & Zoning

Allandale Neighborhood Association

June 4, 2007

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Preamble

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It is the opinion of the Allandale Neighborhood Association Executive Committee that the Vertical Mixed Use Overlay District was created without the required input of the impacted neighborhoods and without adequately addressing infrastructure such as streets and water/wastewater/electricity lines. Adjacent property owners were not notified of the establishment of the Overlay District, which implies that the City does not regard the establishment of the Overlay District as a zoning change. Yet, if a neighborhood association proposes removal of properties from the Overlay District, the City is allowing the commercial landowners to petition and trigger the requirement for a supermajority vote of the City Council. In effect, the City has removed the right of petition from adjoining private homeowners and transferred it to commercial interests.

But we view preserving the integrity of our single family neighborhood as one of our primary goals, and it was of paramount importance as we considered the City's requirement for this VMU application. **Our submission of this application should in no way be construed as concurrence with this situation or acceptance of the legality or fairness of using code changes to circumvent notice requirements with respect to de facto zoning changes.**

Some of our concerns regarding the specifics of the Overlay District within our neighborhood association boundaries include the lack of consideration of projects which are already approved for construction by the City of Austin. These are projects that will have a significant impact on City infrastructure, particularly the surrounding roadways.

These projects must be factored into our response, and they include:

- Northcross Mall - the addition of a Wal-Mart Supercenter and the conversion and expansion of Summerfield Suites into a condominium complex
- North Burnet Gateway - the addition of 80,000 residents at the north end of Burnet Road, including those at The Domain
- 5350 Burnet Road mixed use project - the addition of 88 residences, along with associated retailers
- Adjacent projects along Anderson Lane and Burnet Road - the addition of multi-family and mixed use projects on the east side of Burnet Road

Our primary concern regarding infrastructure includes the lack of planning on the City's part. There are no plans to increase the capacity of the infrastructure elements prior to approval of the myriad of projects which can be permitted within the Overlay District. We have been told that the City expects each developer to prove adequate capacity or to improve the utility infrastructure prior to construction, but we are also aware that many pieces of property can be redeveloped before the failure of the infrastructure is apparent. And the residents of our neighborhood are the ones who will pay the price.

Some of our particular concerns include the possibility of:

- Failed roads, such as Anderson, Burnet, Morrow, Justin, Shoal Creek, Great Northern, Northcross, and others
- Failed intersections at Burnet and Anderson and the three entrances to the Northcross supercenter
- Flooded residences and neighborhood streets due to increased impervious cover and runoff
- Inadequate City oversight of water quality and detention facilities
- Overburdened water and wastewater infrastructure
- Increased traffic on neighborhood streets due to congested main thoroughfares
- Increased congestion on neighborhood streets due to curbside parking from VMUOD density
- Slowed response time for Police, EMS, and Fire due to congested main thoroughfares and

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- neighborhood streets from both traffic and parking
- Increased crime resulting from the addition of insecure VMU parking areas
- Overcrowded schools, since land has not been designated for additional schools
- Decreased parkland per capita within our neighborhood, since no land has been designated for additional parks and no provisions have been identified to buy land or collect funds to do so
- Inefficient mass transit, since buses will be unable to negotiate Burnet and Anderson due to their congestion and resulting failure

We hereby request further time to consult with the neighborhood associations adjacent to Allandale, as well as throughout the City of Austin. We believe that insufficient time has been allowed to adequately determine the interrelated impacts of VMU on the neighborhoods of Austin. A complex new process requires neighborhoods to respond with a well thought out plan, yet we are given only the power of suggestion and a "one shot deal" without the power of determination.

Introduction

This document describes the recommendations of the Allandale Neighborhood Association for Vertical Mixed Use (VMU) in the Allandale Planning Area. In accordance with Section 4.3.5 of Subchapter E of Chapter 25-2 of the City Code of Austin, this document constitutes the complete response of the Allandale Neighborhood Association to the VMU Opt-in/Opt-out Process.

Allandale is like many neighborhoods built in the 1960s or earlier- there is little or no buffering between residential homes and commercial use on the arterials surrounding it. This poses a number of design problems. Certainly, in these times, many families have the bulk of their wealth tied up in their homes. As property values in Allandale rise, it becomes even more significant. In that regard, structures and density must be balanced against the right of existing property owners. These neighborhood residents have a right to expect that City activities and actions should uphold the welfare of their holdings and not subvert their needs to commercial interests beyond those already accepted by the residents and buyers.

The issue of infrastructure previously addressed in the preamble to this submittal is critical to the base values in any neighborhood. Another classic omission in early neighborhood design was lack of park space, playgrounds, and recreational facilities. These errors cannot be corrected in most cases, as the open spaces of schools fall victim to the increasing needs for specialization of curriculums necessitating additional building space. Further security issues now make some of the open school areas off limits to local residents. The largest park in the area is a flood control project as is the only public swimming pool. Access for emergency vehicles has further divided open areas with paved strips.

Of course other infrastructure issues such as water, sewer, and roadways pose larger problems. The rise of The North Burnet Gateway on the north end of Burnet with its 80,000 residents and 50,000 jobs will undoubtedly increase traffic on arterials within this area. The water and sewer issues will remain essentially unsolved in the larger scope of things as the City has no plans and no budget to enlarge any of these resources.

Traffic is a huge issue in this section of Austin. The doubling of the residential base of Crestview, the passage of the density at The North Burnet Gateway, and the current LOS on Burnet and Anderson approaching the design LOS of approximately 32,000 VTD at day, create an issue whereby there is little additional safe roadway capacity. The VTD on Anderson west of Burnet was 26,000VTD in 2005 and Burnet was slightly more just north of White Rock. At a 3% growth rate per year, by 2010 the VTD will be near

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30,000, slightly below design capacity. Any increase in traffic out of Northcross, The North Burnet Gateway, Crestview Station, or a large VMU project will send these roads into Level of Service F. The existence of Lamar Middle School and St. Louis Catholic School along Burnet increases the seriousness of traffic issues in this corridor.

Affordability for Allandale

For all properties in the VMU Overlay Districts for the Allandale Planning Area, we recommend that the standard for affordability be set to 80% of the Annual Median Income for the City of Austin Metropolitan Statistical Area.

Allandale, District By District

For the purpose of our VMU application, we divide Anderson Lane and Burnet Road into several different "districts".

Each district represents an area in which all of the properties share a distinct set of common characteristics. Therefore, we define recommendations for VMU that apply to the district as a whole.

In this document, we define our recommendations for the following districts.

District	Locations
1. <u>Anderson Lane District</u>	Anderson Lane, from Mo-Pac to Burnet Burnet Road, from Anderson to Northcross Drive
2. <u>Greenlawn District</u>	7532 Burnet Road to 6800 Burnet Road
3. <u>6400 Burnet (Farmer's Market) District</u>	6722 Burnet Road to 6320 Burnet Road
4. <u>Allandale Village District</u>	Burnet Road, from Allandale Road to Northland Drive
5. <u>Shoalmont District</u>	2121 Northland Drive to 5400 Burnet Road
6. <u>North Loop District</u>	5350 Burnet Road to 2101 North Loop Boulevard

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Anderson Lane District**Overview****Neighborhood Planning & Zoning**

The Anderson Lane District is a retail area extending from Mo-Pac to Burnet Road. This district is accessible mainly by car and is largely unfriendly to pedestrians. This district includes many niche retail stores, an upscale grocery store, many restaurants, and a dinner theater. It is also a magnet for high-end furniture and fabric stores. The largest property is Northcross Mall, which includes an ice rink and some small businesses but otherwise was in decline. The owner of Northcross Mall is in the process of redeveloping it and has leased part of the site for a Wal-Mart Supercenter.

Definition

The Anderson Lane District includes all properties bordering on the south side of West Anderson Lane between Mo-Pac and Burnet Road. This district also includes all properties bordering on the west side of Burnet Road between Anderson Lane and Northcross Drive.

Recommendations

For all properties in this district, due to the current approval of a Wal-Mart Supercenter, we cannot accept VMUOD and request removal of this designation. We do recommend VMU on the Northcross Mall site, not the surrounding lots within the area of Northcross Drive, West Anderson, and Burnet. We opt-Out of any incentive packages.

1. Residential density shall not exceed 12.5 units per acre for any VMU development.
2. A VMU development must devote a minimum of 10% of its net site area to public common green space.
3. For each VMU development, a minimum owner occupancy rate of the greater of 2/3rd of the surrounding owner occupancy rates as determined by TCAD.Org review of SF2 homes within 3 blocks of the site or 60%. This level must be enforceable under City Codes. It reflects the sense of the property use on the NW corner of Foster and Shoal Creek.
4. To the extent that properties that border on Shoal Creek Boulevard might be considered not a part of this district, they too shall be removed from the VMU Overlay District, specifically, the following properties:
 - a. 7800 Shoal Creek Boulevard
 - b. 7858 Shoal Creek Boulevard
 - c. 2951 W. Anderson Lane

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Greenlawn District

Neighborhood Planning & Zoning

Overview

The Greenlawn District is a long stretch of narrow lots sandwiched between Burnet Road and neighborhood homes. This district extends from Northcross Drive to Addison Ave. Parking is barely adequate, even for the mom and pop stores that utilize the district's building stock. Businesses in this district include restaurants, home furnishings, auto shops, a car wash, and several used car lots. Fierce traffic on Burnet discourages pedestrians, so businesses are isolated and accessible mainly by car. The only cross streets in this district are neighborhood streets. This area currently encourages entrepreneurship based on affordable commercial rents.

Definition

The Greenlawn District consists of all properties bordering on the west side of Burnet Road between Northcross Drive and Addison Avenue (from 7532 Burnet Road to 6800 Burnet Road).

Recommendations

VMU is not a good fit for properties in this district. In this shallow commercial district, with limited parking, in close proximity to neighborhood single family homes, we foresee that introducing VMU will lead to the following problems.

1. **Parking overflow into the neighborhood.** Parking is already scarce. VMU will reduce parking even more, and its clientele will have to park in front of our houses.
2. **Traffic spillover onto neighborhood streets.** Because the only cross streets are residential, more drivers will cut through the neighborhood, putting kids and walkers at greater risk.
3. **Intrusion on the privacy of nearby homes.** VMU will build to the maximum height and new residents will loom over adjacent back yards during non-work hours.
4. **Unwelcome activity and noise for nearby homes.** By adding new people and shops to serve them to the existing commercial district, VMU will create noise during times that used to be peaceful.

6400 Burnet (Farmer's Market) District

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Overview

Neighborhood Planning & Zoning

The Burnet Self Storage site at 6400 Burnet dominates this district as a stand-alone piece of land, which extends into the neighborhood but has a small frontage on Burnet of only 240'. Adjacent to it are restaurants, a used car lot, and retail shops. The Burnet Self Storage site covers 18 acres and is surrounded by single-family homes zoned SF2. For neighbors, it is quiet and low-impact, but runoff from its 95%-impervious surface sometimes causes severe flooding. This flooding was to have been addressed by a previously approved bond package, but the money was spent elsewhere. On the other side of Burnet Road, the large Farmer's Market site is scheduled to be redeveloped as a retail courtyard and a cultural center with a low density residential component.

Definition

The 6400 Burnet District consists of all properties bordering on the west side of Burnet Road between Addison Avenue and White Horse Trail (from 6722 Burnet Road to 6320 Burnet Road).

Recommendations

For all properties in this district, we request that the property be removed from the VMU overlay district.

VMU is not a good fit for properties in this district. Though deep, the small frontage does not allow good egress and ingress. The perimeter of the property is in close proximity to single family SF2 zoned lots, and we foresee introduction of VMU would lead to the following problems.

1. **Parking noise and pollution into the neighborhood.** The potential parking for this area could be large, creating passerby noise, dust, debris, and pollutants, not just to proximate houses, but also well into the central part of the neighborhood.
2. **Traffic spillover onto neighborhood streets.** The only cross streets are residential. More drivers will cut through the neighborhood, putting kids and walkers at greater risk.
3. **Traffic issues of ingress and egress.** There is no light to turn left out of this lot. With the volume of traffic on Burnet close to design capacity at or near 30,000VTD, the number of wrecks will undoubtedly increase unless left turns are avoided. This then forces more traffic through the neighborhoods for cars wishing to head north.
4. **Mass Transit.** Mass transit stops for persons heading north are unavailable. The 120' ROW on Burnet makes crossing deadly, and the nearest light is more than 1000' from the center of this site.
5. **Intrusion on the privacy of nearby homes.** VMU will build to the maximum height and new residents will loom over adjacent back yards during non-work hours.
6. **Unwelcome activity and noise for nearby homes.** By adding new people and shops to serve them to the existing commercial district, VMU will create noise during times that currently are peaceful.
7. **Infrastructure limits.** The availability of sewer service, water, parks, schools, etc. is limited by City funding and available land. Adding large amounts of residents in this area stresses these services at a time when the sewer line is being slightly reduced in size and school enrollment is growing.

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Allandale Village District

Neighborhood Planning & Zoning

Overview

The Allandale Village district is a 9 acre shopping center at the corner of Burnet and Allandale Road (2222). The primary tenant is an HEB grocery store. Parking is mainly in the front. Smaller parking lots at the side and rear are less accessible and under-utilized. The front of the center is neat, recently remodeled, and offers covered walkways for most of the shops. New sidewalks down both sides of Allandale offer pedestrian alternatives, and back access to the property from the south creates a number of pedestrian customers. In the rear, 6 large blood bank buses and other trucks are parked behind a chain-link fence, though the residences are now shielded by an 8' wooden fence, also recently installed.

Definition

The Allandale Village district consists of all properties bordering on the west side of Burnet Road between Allandale Road and Northland Drive.

Recommendations

For all properties in this district, we recommend removal of the VMUOD. This property houses the main grocery store in the area which has customer counts as high as 25,000 per day. As a serious resource to both the east and west of Burnet, it is a necessity to many in the neighborhood. Compact, but fully stocked, this grocery is friendly to the elderly, reducing the number of steps to take when purchasing a wide range of products. Its compact size also allows other businesses to provide goods and service that might not be found at larger stores.

1. **Parking noise and pollution into the neighborhood.** The potential parking for this area could be large, creating passerby noise, dust, debris, and pollutants to proximate houses on two sides and a local church.
2. **Traffic spillover onto neighborhood streets.** Though the street to the north is a major arterial, the double yellow striping for turn lanes at nearby Burnet Road make cars risk violation of traffic law should a collision occur, but also force them to exit to the south and flow through neighborhoods to get back to the west bound arterial. The influx of new families with children is occurring at less expensive housing backing up to Burnet Road properties. One block alone behind this area has 15 kids 15 years of age or under.
3. **Intrusion on the privacy of nearby homes.** VMU will build to the maximum height and new residents will loom over adjacent back yards and facing front yards during non-work hours.

The availability of sewer service, water, parks, schools, etc. is limited by City funding and available land. Adding large amounts of residents in this area will stress these services at a time when school enrollment is increasing, adding more demand on these systems already.

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Shoalmont District**Overview**

Neighborhood Planning & Zoning

The Shoalmont District is a short stretch of narrow lots sandwiched between Burnet Road and neighborhood homes. This district extends from Northland Drive to Lawnmont Avenue. Parking is barely adequate, even for the mom and pop stores that inhabit the district's building stock. Businesses in this district include favorite landmarks such as Amy's Ice Cream and Ginny's Little Longhorn, as well as a bank, some restaurants, and other small retail shops. Fierce traffic on Burnet discourages pedestrians, so businesses are isolated and accessible mainly by car. The only cross streets in this district are neighborhood streets.

Definition

The Shoalmont District consists of all properties bordering the west side of Burnet Road between Northland Drive and Lawnmont Avenue (from 2121 Northland Drive to 5400 Burnet Road).

Recommendations

VMU is not a good fit for properties in this district. In this shallow commercial district, with limited parking, in close proximity to neighborhood single family homes, we foresee that introducing VMU will lead to the following problems.

1. **Parking overflow into the neighborhood.** Parking is already scarce. VMU will reduce parking even more, and its clientele will have to park in front of our houses.
2. **Traffic spillover onto neighborhood streets.** Because the only cross streets are residential, more drivers will cut through the neighborhood, putting kids and walkers at greater risk.
3. **Intrusion on the privacy of nearby homes.** VMU will build to the maximum height and new residents will loom over adjacent back yards during non-work hours.
4. **Unwelcome activity and noise for nearby homes.** By adding new people and shops to serve them to the existing commercial district, VMU will create noise during times that used to be peaceful.

Therefore, we request that all properties in this district be removed from the VMU Overlay District.

North Loop District

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Overview

Neighborhood Planning & Zoning

The North Loop District consists of commercial lots between Lawnmont Avenue and Hancock Drive. The segment from North Loop to Hancock is located in Allandale but is considered part of the Rosedale Planning Area. Most of this district consists of strip malls containing clothing stores, dollar stores, liquor stores, and significant vacant space. Multi-family housing is located just west of the commercial district. Several of the apartments in the area, including a City of Austin Housing Authority block, are occupied by elderly residents. Hancock Creek begins at Burnet Road but is paved over until it reaches Yarborough Library, where it is deep and impassable to pedestrians.

Definition

The North Loop District consists of all properties bordering on the west side of Burnet Road between Lawnmont Avenue and Hancock Drive (from 5350 Burnet Road to 2101 North Loop Boulevard).

Recommendations

For all properties in this district, we accept VMU but none of the incentives defined in Section 4.3.3 of Subchapter E, subject to the following conditions. If these conditions cannot be met, then we request that all properties in this district be removed from the VMU Overlay District.

1. Residential new density shall not exceed 12.5 units per acre for any VMU development.
2. Adequate buffering for residential homes on the north side of this property is of paramount interest as this area already has a high level of residential apartments. Provisions for reducing lighting glare, noise, and other detrimental byproducts of density must be addressed at the beginning of any project.
3. An approved site plan exists for the equivalent of VMU on the SW corner of Lawnmont and Burnet Road. This density should be included in any equation relating to VMUOD.
4. It should be noted that at this location, North Loop terminates into a lopsided triangle with Hancock that is compounded by a side street entering just after the apex of the triangle, making safety an issue.
5. The width of Burnet Road in this area is severely limited, preventing turn lanes. At the same time, an existing median will force additional traffic onto neighborhood streets requiring this low density. As noted at the beginning, these older neighborhoods already suffer from design standards that can easily compromise the quality of living under added stress.

**Allandale Neighborhood Planning Area VMU Application Properties
C14-2008-0088**

Vertical Mixed Use (VMU) Overlay District Properties		
Tract # (1)	TCAD Property ID (2)	COA Address (3)
1	227617	2101 1/2 LAWNMONT AVE
		2119 1/2 LAWNMONT AVE
		5350 BURNET RD
	227618	2150 1/2 W NORTH LOOP BLVD
		5304 BURNET RD
		5306 BURNET RD
		5310 BURNET RD
	227619	5300 BURNET RD
		5302 BURNET RD
2	229653	5448 BURNET RD
	229654	5440 BURNET RD
	Portion of 229655	5434 BURNET RD
		5436 BURNET RD
	701967	5442 BURNET RD
		5444 BURNET RD
3	229514	5536 BURNET RD
	229515	5522 1/2 BURNET RD
		5528 BURNET RD
		5530 BURNET RD
	Portion of 229516	5520 BURNET RD
		5522 BURNET RD
	229517	5508 BURNET RD
		5510 BURNET RD
	229518	2106 SHOALMONT DR
		2108 SHOALMONT DR
		5502 BURNET RD
		5504 BURNET RD
		5506 BURNET RD
	Portion of 229527	5600 BURNET RD
	Portion of 229530	5606 BURNET RD
		5608 BURNET RD
	359212	5620 BURNET RD
		5624 1/2 BURNET RD

**Allandale Neighborhood Planning Area VMU Application Properties
C14-2008-0088**

Vertical/Mixed Use (VMU) Overlay District Properties		
Tract # (1)	TCAD Property ID (2)	COA Address (3)
4	231144	2100 NORTHLAND DR
		2202 1/2 NORTHLAND DR
		5700 BURNET RD
		5714 BURNET RD
		5716 BURNET RD
		5718 BURNET RD
		5720 BURNET RD
		5726 BURNET RD
		5728 BURNET RD
		5730 BURNET RD
		5732 BURNET RD
		5740 BURNET RD
		5742 BURNET RD
		5800 BURNET RD
		5802 BURNET RD
		5806 BURNET RD
	231153	5808 BURNET RD
		5810 1/2 BURNET RD
5	233425	6400 BURNET
	233426	6412 1/2 BURNET RD
		6412 BURNET RD
	233427	6326 BURNET RD
	233428	6506 BURNET RD
	233429	6500 BURNET RD
	233430	6444 BURNET RD
	233431	6318 BURNET RD
		6320 BURNET RD
	235934	6546 1/2 BURNET RD
		6546 BURNET RD
6	235935	6534 BURNET RD
	235895	6722 BURNET RD
	235896	6720 BURNET RD
	235897	6700 BURNET RD
		6710 BURNET RD
	500713	6610 BURNET RD
		6614 BURNET RD
	500714	LOT 2 WUKASCH PROPERTIES SUBD
7	235834	6840 BURNET RD
	235835	6836 BURNET RD
	235846	6800 BURNET RD
	235847	6824 BURNET RD

**Allandale Neighborhood Planning Area VMU Application Properties
C14-2008-0088**

Vertical Mixed Use (VMU) Overlay District Properties		
Tract # (1)	TCAD Property ID (2)	COA Address (3)
8	237415	7112 BURNET RD
	237416	7106 BURNET RD
	237417	7100 BURNET RD
	237418	7010 BURNET RD
		7012 BURNET RD
	237419	7000 BURNET RD
	237437	6916 BURNET RD
	237438	6900 BURNET RD
	237440	7120 BURNET RD
	237441	7006 BURNET RD
	237442	6912 BURNET RD
		6918 BURNET RD
9	239027	2410 GREENLAWN PKWY
	239032	7430 BURNET RD
	239033	7212 BURNET RD
	239034	7414 BURNET RD
	239035	7310 BURNET RD
		7320 BURNET RD
	239036	7304 BURNET RD
10	239125	7524 BURNET RD
	239126	7514 BURNET RD
	239127	7500 1/2 BURNET RD
		7500 BURNET RD
	239129	7530 BURNET RD
		7532 BURNET RD
	239130	7528 BURNET RD
11	241258	7600 1/2 BURNET RD
		7600 BURNET RD
		7610 BURNET RD
12	241257	7844 BURNET RD
	241260	7820 BURNET RD
	241261	7708 BURNET RD
	241264	7816 BURNET RD
	241265	7718 BURNET RD
	242313	7835 NORTHCROSS DR
	584553	2545 W ANDERSON LN
	584554	LOT 3 BLK A NORTHCROSS SEC 2 REPLAT OF LOT 3-F 3RD RESUB OF LOT 3
	584555	2525 1/2 W ANDERSON LN
		2525 W ANDERSON LN
		2531 W ANDERSON LN
		2535 W ANDERSON LN
		7739 1/2 NORTHCROSS DR
		7800 BURNET RD

**Allandale Neighborhood Planning Area VMU Application Properties
C14-2008-0088**

Vertical Mixed Use (VMU) Overlay District Properties		
Tract # (1)	TCAD Property ID (2)	COA Address (3)
13	242308	2711 W ANDERSON LN
	242310	2909 W ANDERSON LN
		2921 W ANDERSON LN
		7825 1/2 ROCKWOOD LN
	242311	2801 W ANDERSON LN
	362176	2901 W ANDERSON LN
	362177	2817 W ANDERSON LN
14	244086	2941 W ANDERSON LN
		2943 W ANDERSON LN
		2945 W ANDERSON LN
		2947 W ANDERSON LN
		2949 W ANDERSON LN
		2951 W ANDERSON LN
		3001 W ANDERSON LN
		3025 W ANDERSON LN
		7847 SHOAL CREEK BLVD
		7849 SHOAL CREEK BLVD
	244088	2917 W ANDERSON LN
		2923 W ANDERSON LN
		2927 W ANDERSON LN
		2929 W ANDERSON LN
		2931 W ANDERSON LN
		2933 W ANDERSON LN
		2935 W ANDERSON LN
		2937 W ANDERSON LN
		2939 W ANDERSON LN
		2953 W ANDERSON LN
15	244003	7800 SHOAL CREEK BLVD
	244004	7858 SHOAL CREEK BLVD

(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.



ZONING



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

ZONING CASE#: C14-2008-0088
ADDRESS: ALLANDALE PLANNING AREA
SUBJECT AREA: 121.58 ACRES
GRID: J27-30
MANAGER: A. HOLUBECK

OPERATOR: S. MEEKS



1" = 1600'

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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*:

Allandale Neighborhood Association

*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 Kerry Kimbrough

PHONE 565-8495

E-MAIL kkimbrough@acm.org

MAILING ADDRESS 7303 Greenhaven Dr. 78757

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Neighborhood Planning & Zoning

SECONDARY CONTACT INFORMATION:

NAME Anne Young

PHONE Cell: 657-5323

E-MAIL Argyle - Anne@att.net

MAILING ADDRESS 2112 Shoalmont Dr 78756

2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA

Detailed maps for each application area can be found by going to the map located at the bottom of www.ci.austin.tx.us/planning/verticalmixeduse.htm.

3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

Steven Zettner

H 458-5975

W 374-2412

Szettner@austin.rr.com

JUN 04 2007

Neighborhood Planning & Zoning

VERTICAL MIXED USE OVERLAY DISTRICT FORM

[illegible]

* 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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VERTICAL MIXED USE OPT-IN FORMNeighborhood Planning and Zoning Department

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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
☐ 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? - Executive Committee

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 5 Against 4
Neighborhood Planning and Zoning Department

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- C. Number of people in attendance at the meeting: 9 EC members plus planning team representatives ^{Neighborhood Planning & Zoning}
- D. Please explain how notice of the meeting at which the vote was taken was provided:

via notice to the neighborhood newsgroup

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

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

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:

Tom Luehan
SIGNATURE OF CHAIR (OR DESIGNEE)
Presiding Officer, Allandale Neighborhood
Association

6/4/07
DATE

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

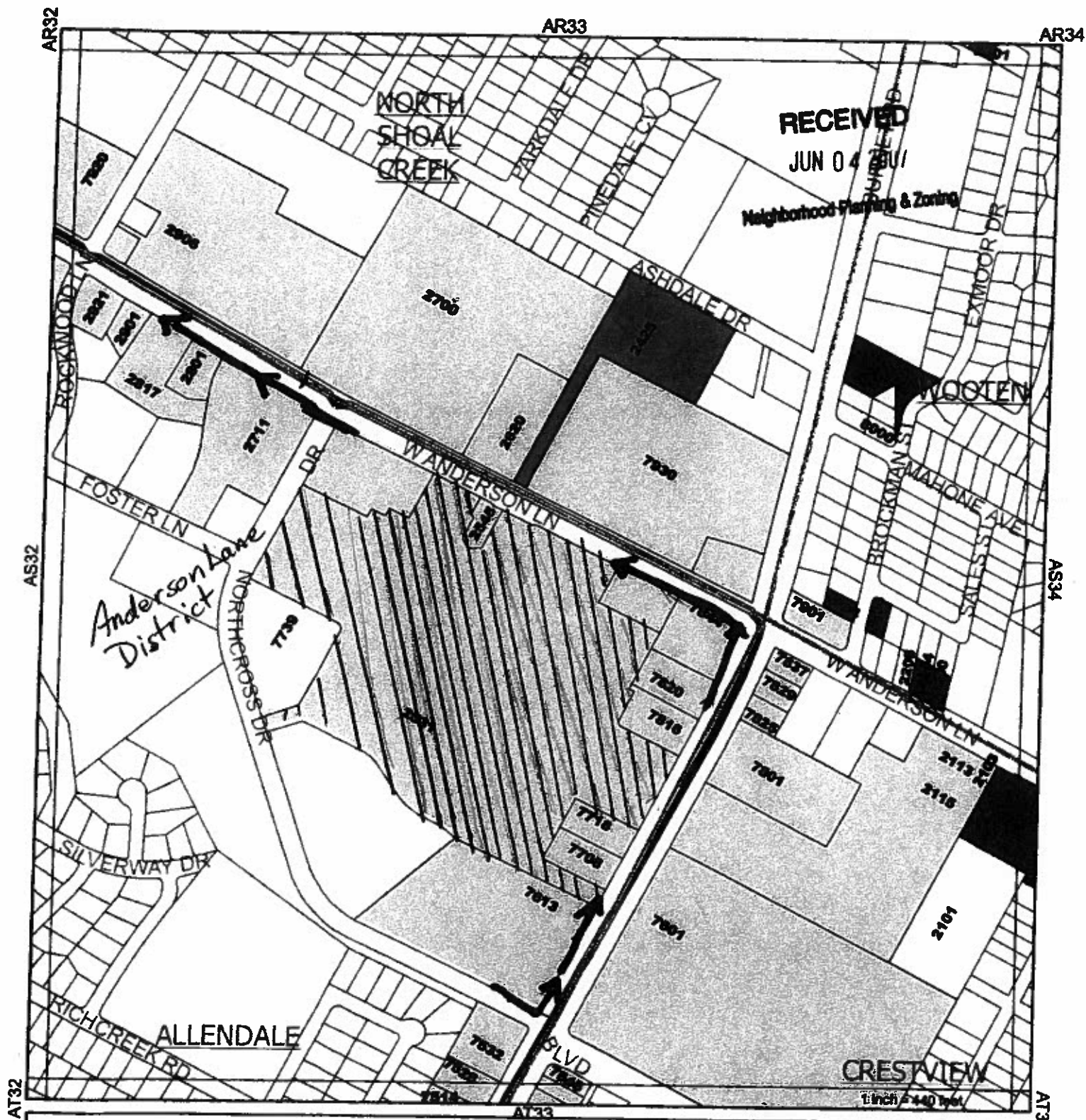
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**VERTICAL MIXED USE APPLICATION
SUBMITTAL CHECKLIST**

Neighborhood Planning & Zoning

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










**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AS33**

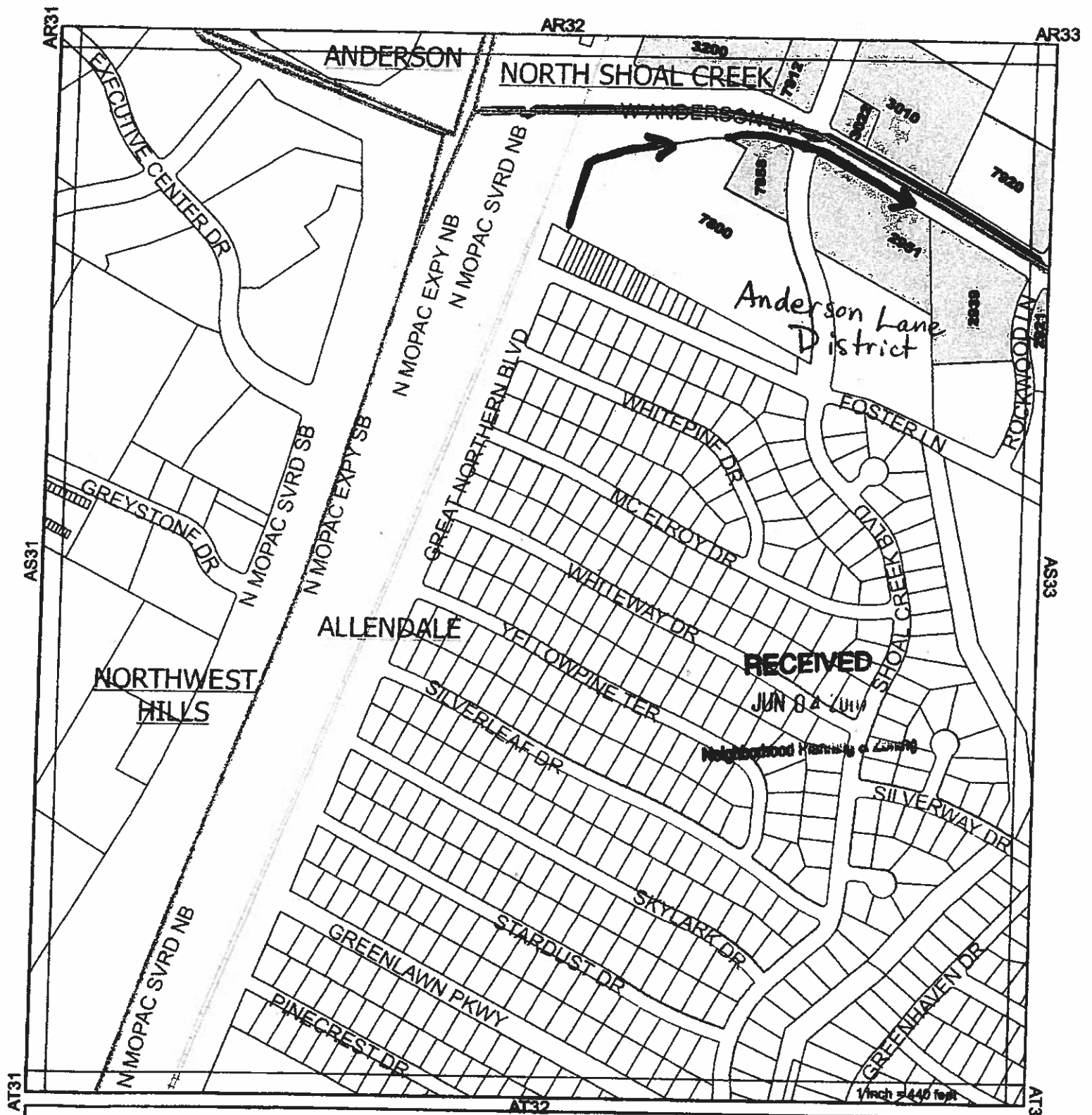
 Northercross Mall, opt-out



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

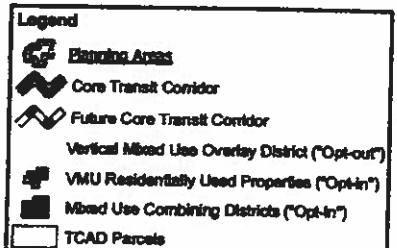
-  Planning Area
-  Core Transit Corridor
-  Future Core Transit Corridor
-  Vertical Mixed Use Overlay District ("Opt-out")
-  VMU Residentially Used Properties ("Opt-in")
-  Mixed Use Combining Districts ("Opt-in")
-  TCAD Parcels

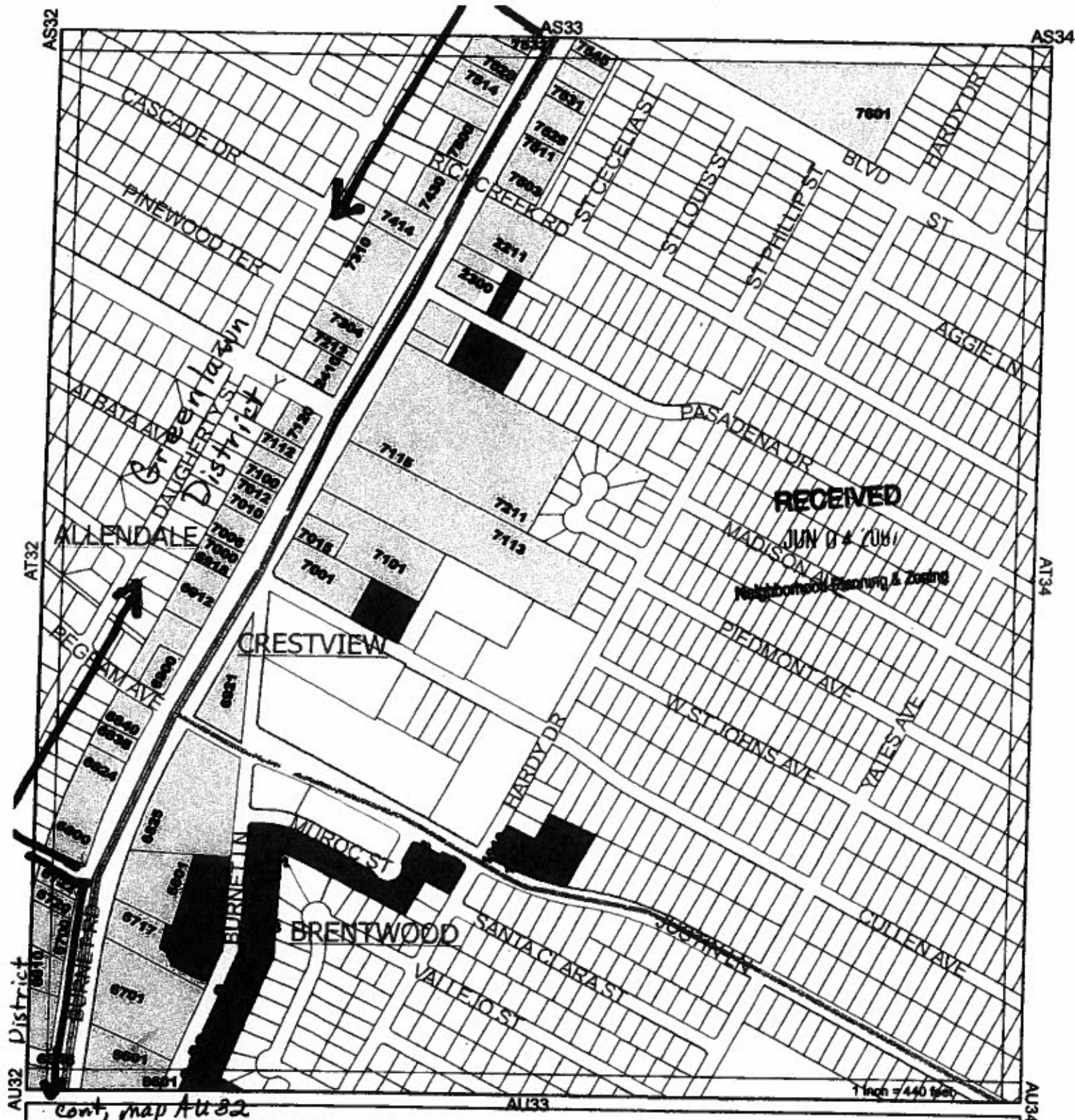


**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AS32**



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Vertical Mixed Use Map Grids Black and White.pdf





Cont. map At 82
**Detailed Maps for Vertical Mixed Use
 Opt-In/Opt Out Process**
 Grid Page: AT33

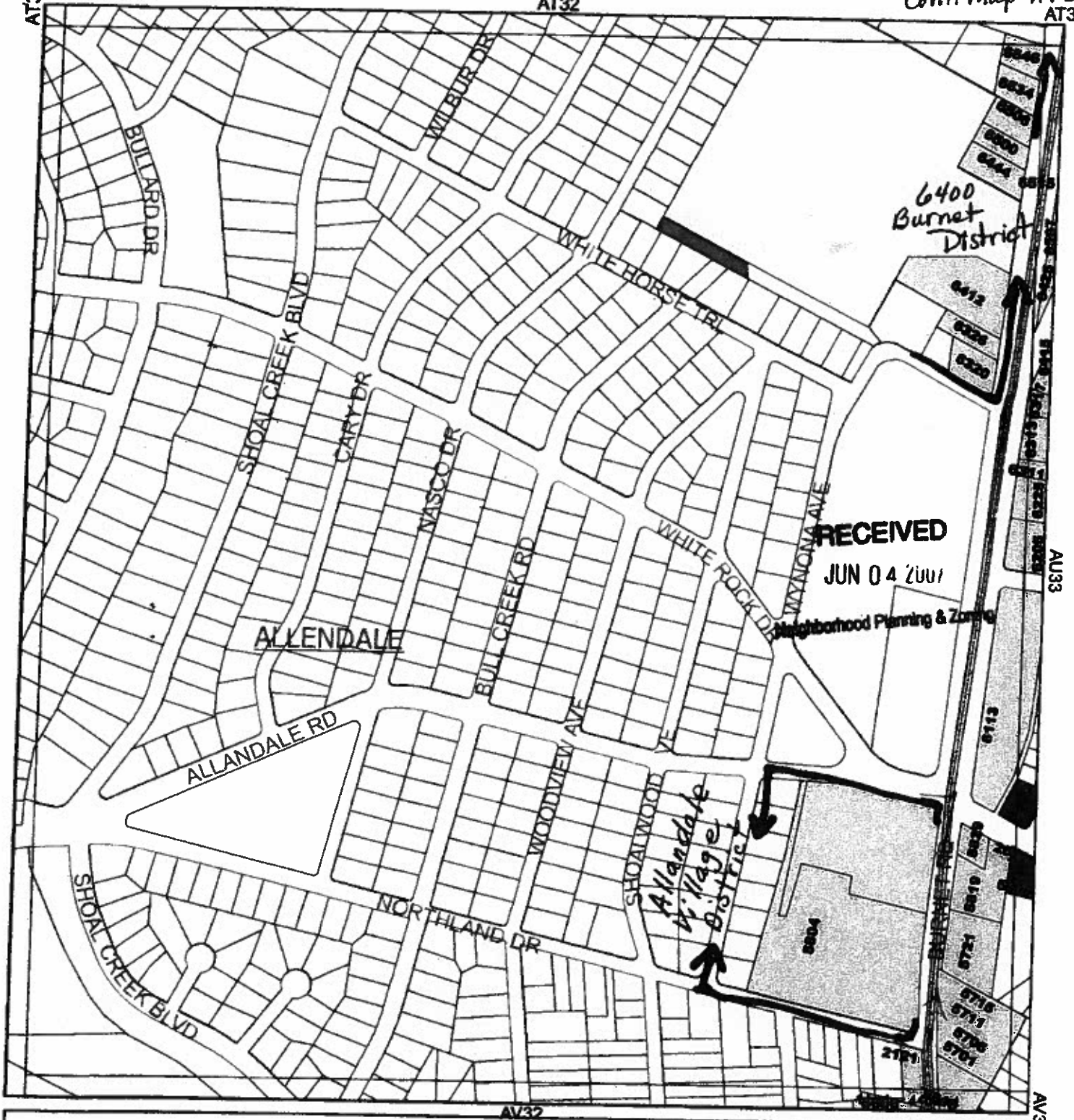


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 Vertical Mixed Use Map Grids Black and White.mxd

Legend	
	Planning Area
	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

AT31

AT32

Cont. map A+55
AT33

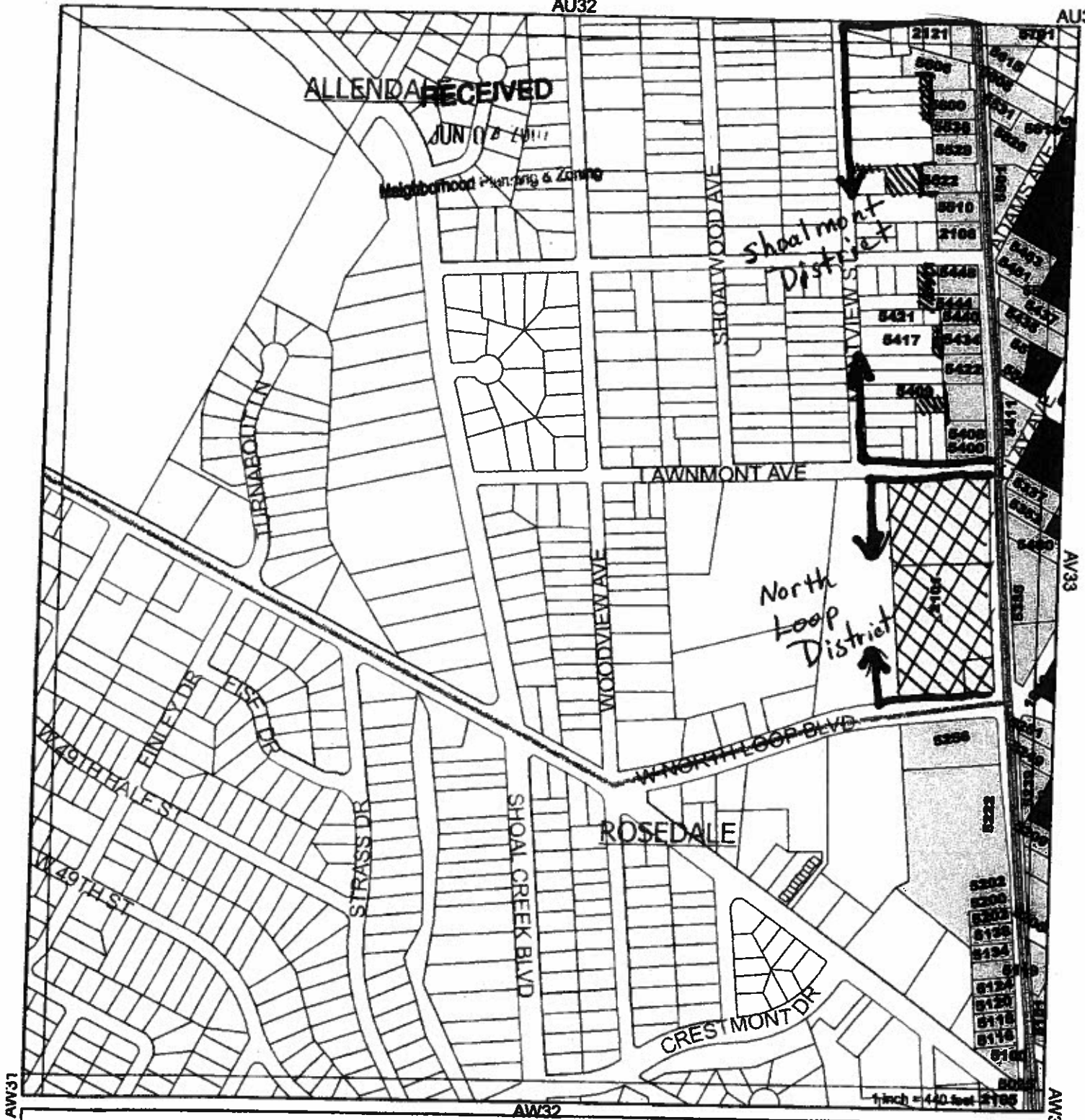
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AU32**



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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: AV32 Areas in red are not currently zoned Commercial, per CoA
 North Loop District - opt-out



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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

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Tom Linehan**Neighborhood Planning & Zoning****From:** allandale@yahoogroups.com on behalf of Tom Linehan [tlinehan@austin.rr.com]**Sent:** Tuesday, May 29, 2007 6:19 AM**To:** allandale@yahoogroups.com**Subject:** [Allandale NA] EC Meeting Wednesday night

The Executive Committee of the Allandale Neighborhood Association will be meeting Wednesday evening at 7:00 p.m. at St. John's Methodist Church to discuss and vote on Allandale's Vertical Mixed Use (VMU) application to the City.

Tom Linehan

[Non-text portions of this message have been removed]

Messages in this topic (1)

Reply (via web post) | **Start a new topic**

Messages | Database | Members

The website of the Allandale Neighborhood Association is www.allandalereporter.org

The next regularly scheduled meeting at the Yarbrough Library on Hancock Drive will be Wednesday, 4/25/07: Neighborhood Planning Group at 6 followed by the ANA Executive Committee at 7.

These meetings are open to Allandale residents and property owners.

YAHOO! GROUPS

Change settings via the Web (Yahoo! ID required)

Change settings via email: Switch delivery to Daily Digest | Switch format to Traditional
Visit Your Group | Yahoo! Groups Terms of Use | Unsubscribe

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- Texas
- Neighborhood web site
- Neighborhood health plan

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Yahoo! Groups
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share your opinion

6/2/2007

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Neighborhood Planning & Zoning

----- Original Message -----

From: <TLINEHAN@austin.rr.com>

To: "Paulette Kern" <paulettekern@sbcglobal.net>

Cc: <kkimbrough@acm.org>; <jeboyt@hotmail.com>; <amcmurtry@austin.rr.com>;
<brent@sjolseth.com>; <c0resident@gmail.com>; <Dan-Jones@mail.utexas.edu>;
<mbomba@bomba-associates.com>; <joe-rey@texas.net>;
<k.hansen@mail.utexas.edu>; <lauraslaughter@juno.com>; <Argyle_Anne@att.net>;
<lmmeador1@sbcglobal.net>

Sent: Friday, June 01, 2007 9:41 AM

Subject: Re: place for tonight.

> We're on for tonight. Let me know if you won't be able to make it. As I
> see it, we have three options: 1. the original plan that Kerry and the
> VMU group put together, 2. the revised version that incorporated the
> changes we discussed at Wednesday night's meeting and that Kerry sent
> around, and 3. Allan's version that he sent around this morning.

> Tom

> ----- Original Message -----

> From: Paulette Kern <paulettekern@sbcglobal.net>

> Date: Friday, June 1, 2007 8:43 am

> Subject: place for tonight.

> To: Tom Linehan <tlinehan@austin.rr.com>

>> MessageTom-

>>

>> We have Eaton Hall tonight at 7:00. We'll set up a circle of
>> chairs right by the east door entry in to Eaton Hall.

>>

>> Paulette

Allandale Neighborhood Association
Meeting of the Executive Committee
May 30, 2007, continued to June 1, 2007

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In attendance: Allan McMurtry, Cathy Yang, Michael Bomba, Katie Hansen, Joe Reynolds, Brent Sjolseth, Paulette Kern, Tom Linehan

Agenda: Voting on VMU

Called to order at 7:10

Minutes from 5/23/07 are read. Allan McMurtry makes a motion to approve minutes as read. Seconded. Passes.

Allan McMurtry makes a motion to suspend reading of the treasurer's report. Seconded. Passes.

Allan McMurtry makes a motion that all properties be removed from the VMUod except for the NorthCross property. Katie Hansen makes a friendly amendment that we walk through the NPC proposal first. Seconded. Passes.

NPC proposal is reviewed. The NPC agrees to make modifications to their proposal based on the concerns of the ANA EC and present them at the next meeting.

Motion to remove VMUOD dies as EC recesses.

Meeting recessed at 8:30; to be continued on Friday 6/1/07

Continuation of VMU meeting 6/01/07

In attendance: Allan McMurtry, Cathy Yang, Michael Bomba, Katie Hansen, Brent Sjolseth, Paulette Kern, Tom Linehan, Laura Slaughter, and Dan Jones.

Allan McMurtry presented an alternative NPC VMU application for consideration.

The NPC had also modified their plan based on concerns raised by the EC and attending ANA members on Wednesday.

Allandale Neighborhood Association
Meeting of the Executive Committee
May 30, 2007, continued to June 1, 2007

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Neighborhood Planning & Zoning

Cathy Yang makes a motion that the original plan be excluded from the possibility of acceptance and that only Allan McMurtry's proposal and the modified proposal by the NPC be considered. Seconded. Passes

Paulette Kern motions that Allan McMurtry's proposal NPC VMU be accepted. Motion seconded.

Cathy Yang makes a friendly amendment to the motion that we vote on both plans at the same time and have discussion afterward. It is pointed out that this is a substitute motion and Cathy Yang withdraws her friendly amendment.

Tom Linehan explains there are two plans to be considered. At this time Paulette's motion is on the floor to accept the alternative plan presented by Allan McMurtry over the revised plan presented by NPC.

Motion passes.

June 2 - 2007
Anne K. Hansen
Secretary ANA

Thursday May 8, 2008

File # C14-2008-0088

Re: VMU rezoning on Burnet & Anderson

Dear Mr. Holubeck,

I have been a member of the Allandale Neighborhood Association's VMU team since 2006. I have the following concerns about VMU as proposed for Burnet and Anderson:

1. The VMU model relies predominantly on buses for mass transit support. Academic studies correlate transit use to convenience, number of transfers, and total transit time. In a mid-town area several miles from a major activity center, all of these factors are weaker. Unless Anderson Ln itself becomes an activity center (and that will require City support), buses will have only a modest impact on traffic. Traffic will increase roughly in proportion to added residents.
2. As arterial streets like Burnet Rd fail, residential streets that children play on start to serve the role of a downtown street grid. Mid-town is not down-town. A different transportation paradigm is needed here.
3. VMU does not safeguard land for parks or trails. The Parks and Recreation Department does not prioritize putting parks in dense areas. Parks and trails are critical to creating a neighborhood feel in dense areas.
4. Much of the Burnet corridor consists of commercial properties with depth of less than 200'. These stretches of the corridor are not suited to create New Urbanist "walkability" or to attract a critical mass of walkable destinations. The lower density means the City will probably never support these areas with parks. People living here will have a lower quality of life, will drive more and will invest less in their community.

Allandale Neighborhood Association, together with North Shoal Creek, Wooten and Crestview, has been exploring an alternative model of infill development for our mid-town area:

1. Town centers set up near major intersections
2. Rapid Bus, Light Rail, Commuter Rail, and park-and-rides
3. Proof that the City will fund pocket parks and trails in expensive, higher-density areas
4. Live-work zoning for shallow parts of the corridor, at least in the near-term

This model of development is consistent with ANA's VMU application, which approves VMU only at certain places. **This is not a rejection of future density, but rather an attempt to get the City to address the other pieces of the puzzle needed to make infill development successful.**

I hope that City staff, Planning Commission, and City Council will work with our neighborhoods to make infill development successful.

Regards,

Steven Zettner
6811 Daugherty St.

Attractive town center, or future mess? It all depends.

Location	Future transit hub?	Walkable major destinations?	Walkable minor destinations?	Impact on existing residents	Potential for parks, connectivity	On street grid or deflector arterial?	Closest major "activity center"	Assessment
2nd Street	Light rail likely at Congress/2nd	City Hall, Children's Museum, Lady Bird Lake, Republic Sq Park, Warehouse District, 6th St	Potential for high density and corresponding high concentration of restaurants, offices, etc	Low	Existing high connectivity and major parks	Both	Downtown, 0 miles	Perfect conditions for New Urbanist district that will last for decades
The Triangle	Light rail likely near Guadalupe/4th	Triangle Park	Med-high density and corresponding minor destinations	Med - but traffic impact reduced through good planning.	Park added. Good on-site connectivity	Three arterials	UT - 1.5 miles	Very good conditions for lasting, attractive district
Burnet/Northern Loop	Possible MetroRapid station at Burnet/Northern Loop	Yarborough Library	Reasonable number of specialized destinations	Med. 8,750 new w/d assuming 2,500 new people at 3.5 w/d.	Potential to add pocket park near library	Only one arterial, but good conditions for traffic calming	Seton medical complex - 1.5 miles	Good conditions for senior-focused "village center"
Burnet/Justine							UT, 3.8 miles	Good conditions for senior-focused "village center"

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.

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PLANNING COMMISSION COMMENT FORM

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File # C14-2008-0088

Planning Commission Hearing Date: May 13, 2008

Name (please print)

Mark + JoAnn Mays, 3106 Yellowpine Lane
+ 7801 Shoal Creek #141, 78757, Allandale
Residents since 1972.

I am in favor

(Estoy de acuerdo)

Address

We abhor these plans -- COA will be

I object

(No estoy de acuerdo)

Comments

creating more traffic congestion, too much
density, and pollution in our neighborhood, thus ruining
the Allandale area for current and future residents. JoAnn + Mark Mays
Garner Rd, Shoal Creek, Anderson App already heavily trafficked

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File # C14-2008-0088

Planning Commission Hearing Date: May 13, 2008

Name (please print) William A. Payne

☐ I am in favor
(Estoy de acuerdo)

Address 2425 Allandale Apt. 42 Austin, TX 78757

☒ I object
(No estoy de acuerdo)

Comments SHOULD BE EITHER COMMERCIAL OR RESIDENTIAL

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File # C14-2008-0088

Planning Commission Hearing Date: May 13, 2008

Name (please print) KATHRYN SMATHERS

Address 3314 Foster Lane Austin 78757

Comments Too much traffic. Congestion is already high

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

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File # C14-2008-0088

Planning Commission Hearing Date: May 13, 2008

Name (please print)

KATHRYN SMATHERS

Address

3314 FOSTER LANE AUSTIN TX 78757

Comments

Traffic/congestion is already high

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

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File # C14-2008-0088

Planning Commission Hearing Date: May 13, 2008

Name (please print)

JAMES KEITHLEY

☐ I am in favor
(Estoy de acuerdo)

Address

7509 PINELEAF PLACE

☒ I object
(No estoy de acuerdo)

Comments

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File # C14-2008-0088

Planning Commission Hearing Date: May 13, 2008

Name (please print)

Paul K. Smith

Address

7801 Shoal Creek Blvd. #228

Comments

I support the VMU plan.

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

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File # C14-2008-0088

Planning Commission Hearing Date: May 13, 2008

Name (please print)

John J. Goodson

☒ I am in favor

(Estoy de acuerdo)

Address

1818 Shovel Creek #118

☐ I object

(No estoy de acuerdo)

Comments

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File # C14-2008-0088

Planning Commission Hearing Date: May 13, 2008

Name (please print) Deanna Goodson

Address 7801 Shoal Ck Blvd #118

Comments Businesses have rights too!

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

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