ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0060 – Zilker Vertical Mixed Use Building (V) Rezonings **P.C. DATE:** August 12, 2008

AREA: 57 tracts on 124.83 acres

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

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD), Melissa Laursen

NEIGHBORHOOD ORGANIZATIONS:

Barton Hills-Horseshoe Bend Assn. (Barton Hills NA
Zilker Neighborhood Assn.
League of Bicycling Voters
First American Commercial Property Group
Bouldin Creek Neighborhood Assn.
Bouldin Creek Neighborhood Planning Team Liaison - COA
Goodrich Neighborhood Association
Save Our Springs Alliance
Old Spicewood Springs Rd. Neighborhood Assn.
Austin Independent School District
Bouldin Forward Thinking
Home Builders Association of Greater Austin
Galindo Elementary Neighborhood Assn.
Terrell Lane Interceptor Assn.
South Central Coalition
Austin Neighborhoods Council
South Bank Alliance
Barton Springs/ Edwards Aquifer Conservation Dist.
South Lamar Neighborhood Assn.
Save Town Lake Org
South Lamar Combined Planning Area Staff Liaison
CIM
Homeless Neighborhood Organization
Perry Grid 614
Bouldin Creek Neighborhood Planning Team

AREA OF PROPOSED ZONING CHANGES: The Zilker Neighborhood Planning area is bounded by Robert E. Lee Rd. and Rabb Rd. to the east, Barton Skyway to the south, the Union Pacific railroad tracks and South Lamar Blvd. to the west, and Lady Bird Lake (formerly Town Lake) on the north. Please refer to attachments.

WATERSHEDS: Barton Creek, Town Lake, West Bouldin Creek (urban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Zilker Elementary School

APPLICABLE CORE TRANSIT CORRIDORS : S. Lamar Ave., Barton Springs Rd.

STAFF COMMENTS:

The VMU Overlay District in the Zilker Neighborhood Planning Area includes approximately 124 acres. The Zilker Neighborhood Association is recommending excluding properties from the Overlay District totaling approximately 51 acres. For those properties recommended to remain in the Overlay District, the neighborhood association has recommended that 28 acres be opted out of the Parking Reduction incentive (but the other incentives apply). The remaining 45 acres are recommended with all incentive applicable. The net acreage of the neighborhoods' recommendations for properties to be given the Vertical Mixed Use (V) zoning designation is 73 acres.

LIST OF ATTACHMENTS:

Attachment 1: Planning Commission Recommendation Map

Attachment 2: Zilker Neighborhood Planning Area VMU Neighborhood Recommendation Map

Attachment 3: Zilker VMU Neighborhood Recommendations

Attachment 4: List of Zilker 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 5: Zilker Neighborhood Planning Area VMU Overlay District Tract Map

Attachment 6: Zoning Map

Attachment 7: Public Comments

PLANNING COMMISSION RECOMMENDATION:

May 27, 2008: Postponed

August 12, 2008:

- Approve vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to tracts 4, 9, 11-17, 19, 20, 22-25, 28, 29, and 49.

- Approve vertical mixed use building (V) zoning with only Dimensional Standards and Additional Uses in Office Districts to tracts 31A, 37, 41, 43, 44, 46, 48 and 50-51.
- Amend the boundaries of the vertical mixed use overlay district to exclude tracts 1-3, 5-8, 10, 18, 21, 26-27, 30, 31B, 32-26, 38-40, 42, 45, 47, and 52-57.
- Approve an affordability level of 60% of the median family income for 10% of rental units in a vertical mixed use building.

[Motion made by Dealey and seconded by Cavazos (7-0); Reddy and Small absent]

ISSUES:

- Tract 31B (TCAD #303330)--A letter was received from Development Austin Sonics, LLC requesting to be excluded from the VMU Overlay District. Although the Zilker Neighborhood Association was recommending for this property to remain in the overlay district, they did not object to Planning Commission's recommendation to exclude the property.
- Portion of Tract #38 (TCAD #303227)—A Planning Commission Comment Form was received from the property owner with the box checked "I am in favor of VMU". Both the Planning Commission and the neighborhood association recommended this property to be excluded from the overlay district.

CITY COUNCIL DATE: August 28, 2008 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Melissa Laursen **PHONE:** 974-7226
e-mail: melissa.laursen@ci.austin.tx.us

NEIGHBORHOOD RECOMMENDATION

The Zilker Neighborhood Association evaluated each property proposed for the Vertical Mixed Use Overlay using five criteria: 1) neighborhood character preservation; 2) infrastructure capacity; 3) environmental protection; 4) prevention of VMU creep and compatibility; and 5) preservation of local small businesses. The neighborhood's VMU recommendations are based on the results of this evaluation and analysis.

Please see Attachments 1 and 2 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 C14-2008-0060 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Zilker Neighborhood application area.

Representatives of the Zilker Neighborhood Association submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City on June 4, 2007. The neighborhood association submitted an amended application on August 9, 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 Land Development Code)

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

Transportation

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

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

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

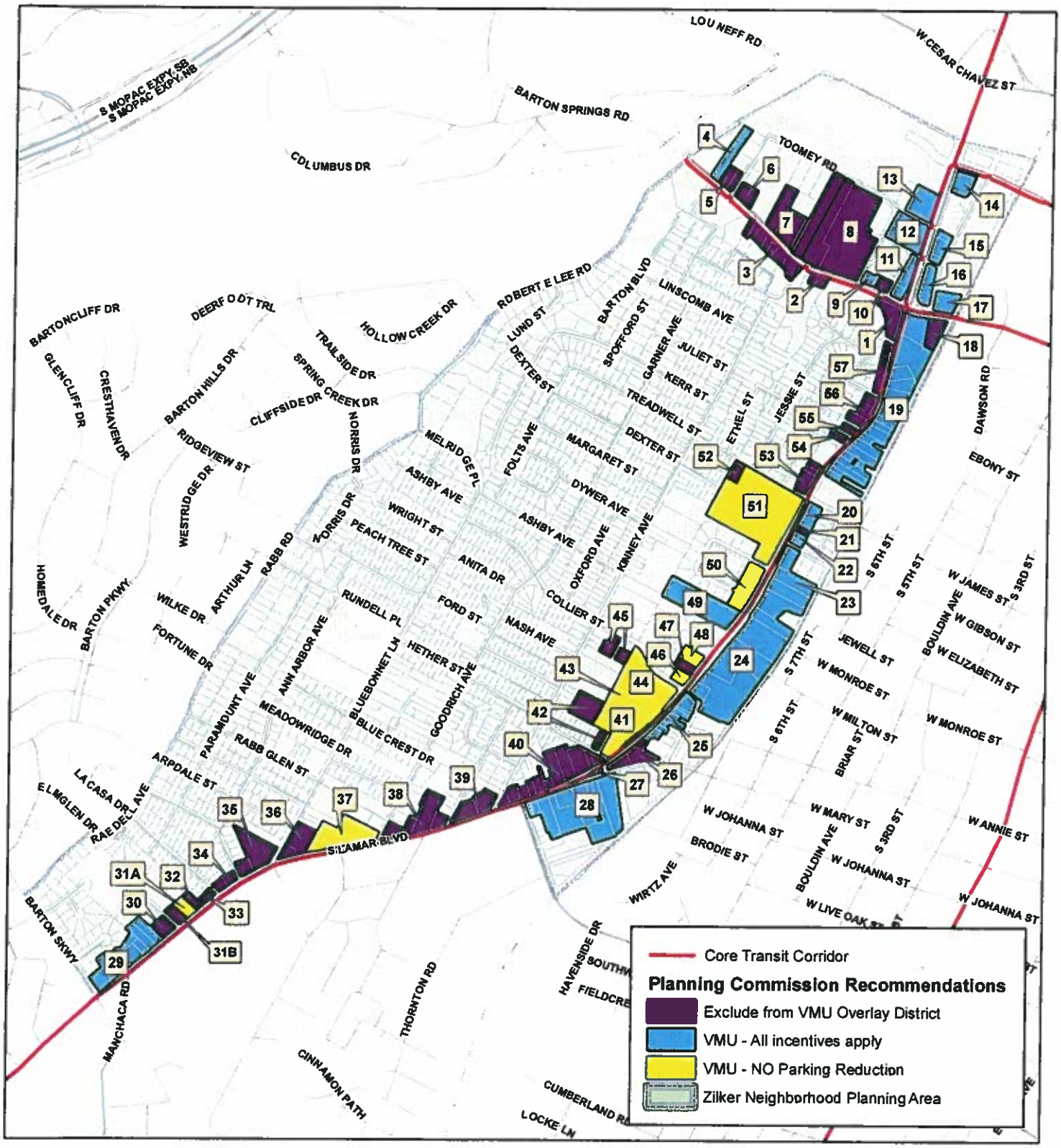
Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing.

Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

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



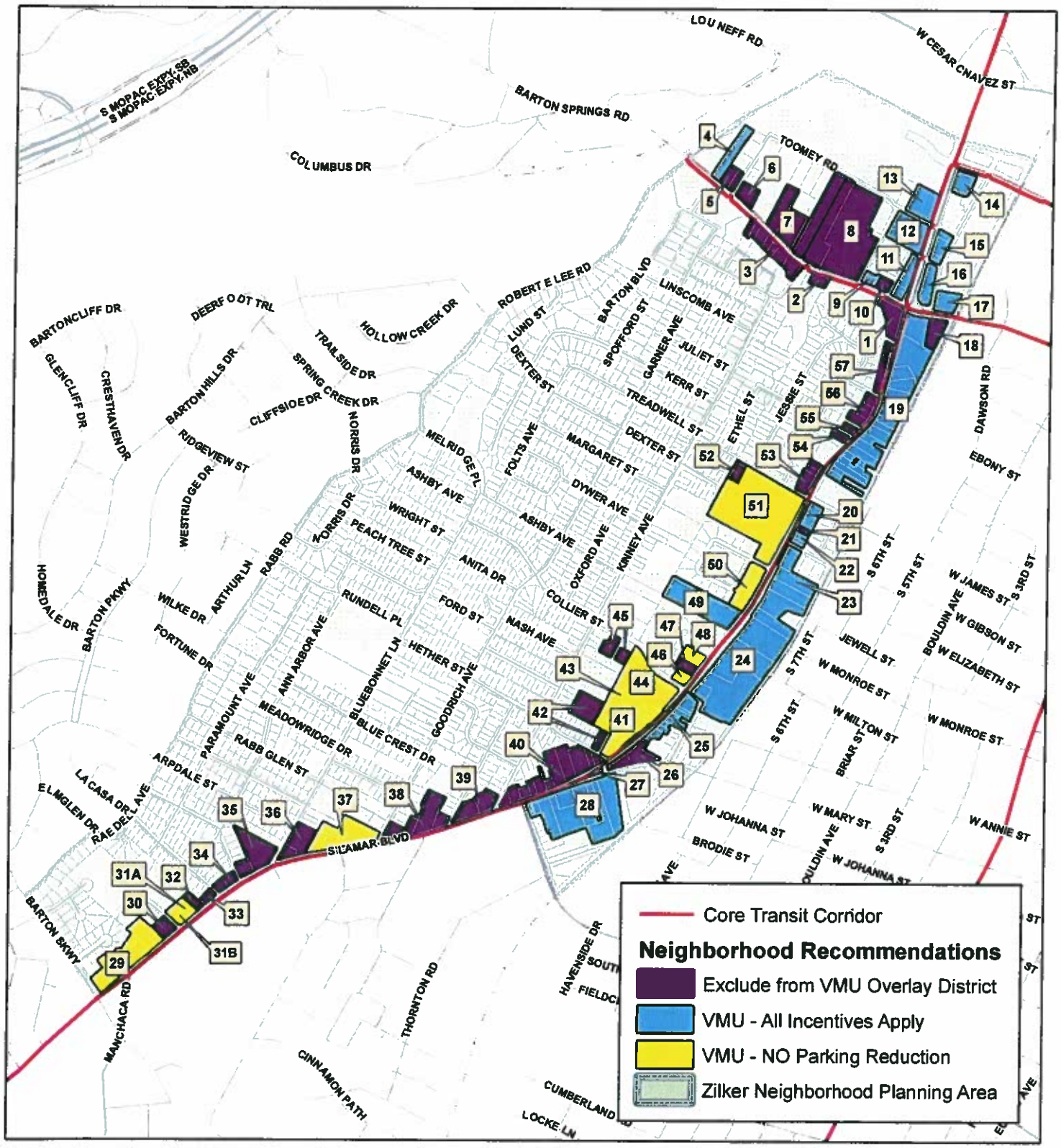
Zilker Neighborhood Planning Area
Vertical Mixed Use (VMU) Overlay District
Planning Commission Recommendations Map
C14-2008-0060

N

0 500 1,000 2,000 Feet

Produced by City of Austin
Neighborhood Planning and Zoning Dept.
August 18, 2008

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



Zilker Neighborhood Planning Area
Vertical Mixed Use (VMU) Overlay District
Neighborhood Recommendations Map
C14-2008-0060

N

0 500 1,000 2,000 Feet

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

Produced by City of Austin
Neighborhood Planning and Zoning Dept.
May 21, 2008

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Zilker Neighborhood Planning Area VMU Neighborhood Recommendations
C14-2008-0060

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	
1-3, 5-8, 10, 18, 21, 26-27, 30, 32-36, 38-40, 42, 45, 47, 52-57					X
4, 9, 11-17, 19-20, 22-25, 28, 49	X				
29, 31A, 31B, 37, 41, 43-44, 46, 48, 50-51			X		

RECOMMENDED AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME 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.

Zilker Neighborhood Association

RECEIVED
AUG - 9 2007
Neighborhood Planning & Zoning

August 9, 2007

Mr. Greg Guernsey
Director, Neighborhood Planning and Zoning Department
505 Barton Springs Road
5th Floor, Room 525

Re: ZNA Vertical Mixed Use application amendment

Greg

On June 4, 2007, the Zilker Neighborhood Association submit our application for the Opt-in/Opt-out VMU process. At that time we chose to take advantage of the City Council's approved extension of time for neighborhoods to submit their final VMU recommendations and essentially submitted a place holder with regard to the detail recommendations on the application of VMU, Dimensional Standards and Parking Reductions. However we did at that time and continue to recommend that the level of affordability for rental units be set at 60% of median family income for our neighborhood.

With regard to detail recommendations for all properties along Zilker's two Core Transit Corridors, Barton Springs Road and South Lamar, please find attached the Zilker Neighborhood Associations final recommendations. In evaluating all of the properties along the CTC's we encountered numerous discrepancies in property addresses between the City's VMU map and what is either the locally know business address or what is noted in the Travis County Appraisal District's tax rolls. Therefore we have created a spreadsheet to more clearly identify which properties are being referenced in the Opt-out process.

In addition we also noted several properties on the City of Austin VMU maps that do not front either South Lamar or Barton Springs Road. Where those addresses showed up in the City's VMU maps we believe they should not be considered for VMU at this time, but rather be considered later as part of the Opt-in process. However we have included these properties to be sure that they were addressed and have noted them to be opted out. We understand that the ability to "Opt-in" a property that is not on a CTC is not time limited and can be done in the future. So at this point, other than for those properties that we feel were inadvertently included on the City's VMU maps, we are not adding any Opt-in properties at this time.

We have also included a summary of the column categories used in our spreadsheet, which includes the criteria that our neighborhood used in evaluating the appropriateness of applying VMU to these CTC properties. These five criteria are referenced on the spreadsheet under ZNA Criteria. And finally we have included the property photographs that are referenced again on the spreadsheet.

The Zilker Neighborhood Association has been working on this recommendation for over six months and has had several quarterly meetings and numerous Executive Committee meetings where this issue has been discussed. As you are aware this is a complicated ordinance, has had several changes since it was originally adopted and it has very important ramifications to our neighborhood. And with over 170 individual properties to evaluate, it has not been a quick or simple process to come to consensus on our recommendations. However these recommendations represent a thoughtful and well considered approach to balancing our neighborhoods responsibility for accommodating reasonable growth and the preservation of what makes our Zilker neighborhood a unique and wonderful place to live. Because of the complexity of the issues involved and the careful deliberation that we have had, parcel by parcel, we believe that these recommendations should be supported by the City staff and adopted by the City Council as described in the attached spread sheet without any changes.

We would also like to meet with the City staff that will be reviewing our recommendations prior to them making their own recommendations. Because of the discrepancies in the street addresses, concerns about very deep commercial lots extending into the residential fabric of the neighborhood and confusion on some of the properties shown on the City's VMU maps, we feel a meeting with staff would be helpful to ensure that all correct properties are accounted for and that our evaluation criteria is clearly understood by City staff.

Finally we are aware of the problem that has arisen with the Expedited Residential Permit Parking (RPP) program. The City Council's intent of allowing neighborhoods to move forward with protections for our residential areas from intrusive over flow parking due to increased commercial development facilitate with the application of VMU has to be respected. Our submittal is based on the understanding that we can utilize this expedited process if we need to. To have this neighborhood preservation tool removed by staff after it was part of our consideration in where to apply VMU is unacceptable. Had this interpretation by staff been know earlier in our process our recommendations may have been different. But at this late hour we do not have the time to reexamine how the lack of the expedited RPP program would have changed our recommendations. Therefore we urge the staff and City Council to correct this situation and reinstate what all of our neighborhoods understood would be available to us to deal with the potential residential parking problems aggravated by the application of VMU.

Please let me know when a meeting with staff can be arranged to review our recommendations and confirm property addresses. As you are aware the South Lamar Combined Neighborhood Planning area may be getting started again soon and we would like to have the application of VMU to our commercial corridors resolved before resuming the neighborhood planning process. If you have any questions please give me a call.

Thanks for you consideration of our recommendations.

Jeff Jack

Jeff Jack
ZNA President
447-5877

Zilker Neighborhood Association
August 9, 2007

ZNA Vertical Mixed Use application amendment, description of spreadsheet columns

Col. # Descriptions

1. Address

Locally know street address of business from yellow pages or from Travis County Appraisal District tax rolls.

2. Current Use

Local business name or type of use

3. VMU Address

City of Austin street address from VMU maps provide to neighborhood

4. Photo No.

Photograph identification numbers

South Lamar West side	W-1 to W-87
South Lamar East side	E-88 to E-139
Barton Springs Road North side	N-140 to N-156
Barton Springs Road South side	S-157 to S-171

5. Res.

Residential use or zoning. Properties not available for VMU

6. VMU

VMU Opt-in Opt-out process

NA.	Not applicable, either city owned land or residential use or zoning
IN	Opt-in, yes to VMU
Out	Opt-out, no to VMU

7. ZNA Criteria

A. Neighborhood Character preservation

A current use is desired and we want to keep it as part of the fabric of the community such as Culturally, Iconic or Historic landmarks or to maintain small local businesses and services

B. Infrastructure Capacity

The local infrastructure, roadway and sewer capacity is inadequate to support the added density.

C. Environmental protection

There are environmental features that should be protected such as water quality features, scenic view sheds and view corridors and significant tree canopy

D. Prevention of VMU creep and compatibility

The lot is small and the application of VMU would encourage the conversion of adjacent residential lots to commercial uses to make VMU feasible or would have negative impact on adjacent residential properties.

E. Preservation of local small businesses

The cumulative impact of adding VMU to multiple adjacent properties would encourage the aggregation of small properties into larger tracts and the displacement of the corresponding small businesses by larger developments.

8. Density Bonus

Dimens.

Relaxation of dimensional standards either Yes or No

Parking

Reduction of parking requirements from 80% to 60%, either Yes or NO

9. Property ID

Travis County property identification number from Tax Rolls

10. Ref. ID 2

Travis County parcel number. Please note to find particular properties by Ref. ID using these numbers, add one zeros before the first digit and four zeros after the last number.

11. Owner Name

Current owner as listed on Travis County Appraisal District tax rolls

12. $ Value

TCAD property appraisal 2006 –2007

Zilker Neighborhood Plan VMU Properties: West Side of South Lamar Boulevard

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
200	Butler Shore Park	1732 Riverside	none		NA									104342	1050201010	CITY OF AUSTIN	17,413,110
218	Schlotzsky's restaurant	302	W1		IN							YES	YES	104343	1050201020	PFLUGER MICHAEL CARL	2,394,367
300	Phoenix Condos	1412 Butler	W2	X	NA									104379	10502050100	S LAMAR-AUSTIN GLASS	1,783,747
404	P. Terry's restaurant	400, 404	W3 &W4		IN							YES	YES	104389	10502070900	BLEAKLEY-ANNE RUSSELL	578,010
424	Barton Springs Saloon		W5 & N142		IN							YES	YES	104388	10502070800	CROCKETT MOTON	392,077
intersection Barton Springs Road																	
500	H2O car wash	518	W6 & S159			OUT		X	X	X	X			103359	1030307320	500 SOUTH LAMAR LLC	867,360
	home	601 Hillmont	none	X													
600	Urban Moto Shop		W7			OUT			X	X	X			103190	1030301290	SERENDIPITY PROPERTIES	163,019
	vacant lot	605-607	W8			OUT			X	X	X						
608	gas station	607-609	W9			OUT			X	X	X			103191	1030301300	CALHOUN SMITH	225,093
	vacant corner	1300 Bluff	W10			OUT		X	X	X	X						
intersection Bluff Street																	
700	Sam's Auto Care	none	W11			OUT		X		X	X			103325	1030306060	CARLSON LEROY G	292,409
704	Schroder Carpet		W12			OUT			X	X	X			103326	1030306070	SCHROEDER GARY D &	414,949
	home	707	none			OUT											
708	Watershed Studios		W13			OUT				X	X			103327	1030306090	BARR PAUL T	404,879
716	Home		W14	X	NA									103328	1030306100	BARR PAUL T	198,615
720	Office		W15			OUT		X		X	X			103329	1030306110	BARR PAUL T	215,396
intersection Juliet Street																	
800	Office retail		W16			OUT		X		X	X			103311	1030305100	DRAKER ENTERPRISES	197,163
802	Home		W17	X	NA									103312	1030305110	IDLET NANCY L	421,858
900	Austin Heights condos		W18	X	NA											Austin Heights Condos	
904	vacant lot		W19			OUT				X	X			103313	1030305160	904 LAMAR INTERESTS LP	87,750
906	vacant lot		W19			OUT				X	X			103314	1030305170	904 LAMAR INTERESTS LP	84,750

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
912	AAMCO transmission	1304 Treadwell	W20			OUT				X	X			103315	1030305180	RAJU VEDA K	359,600
intersection Treadwell Street																	
1000	Casa Garcia restaurant	1401 Treadwell	W21		IN							YES	NO				
1000	Lamar Plaza	1401 Treadwell	W22 & W23		IN							YES	NO	102134	1020403010	PUETT NELSON MORTGAGE	9,158,212
1000	Lamar Plaza apartments (1)	1401 Treadwell	none	X	NA												
1000	Suzy's restaurant	1401 Treadwell	W24		IN							YES	NO				
1212	Maudie's		W25		IN							YES	NO	102135	1020404010	ANDERSON SQUARE PROP	399,470
1222	gas convenience		W26		IN							YES	NO	102149	1020404180	GUYSON LIMITED PART	314,518
1224	Pizza	1222	W27		IN							YES	NO				
1234	Cleaners	1232	W28		IN							YES	NO	102150	1020404190	MARY LEE FOUNDATION	280,588
1306	vacant retail	1300	W29		IN							YES	NO			MARY LEE FOUNDATION	
1320	Saxon Pub		W30		IN							YES	NO	102152	1020404220	RABKIN JEFFREY R	509,989
1402	South Austin Music	1400	W31		IN							YES	NO	102153	1020404230	SIECK BARBARA STONE &	262,244
1406	Auto Speed Shop	1414	W32		IN							YES	YES			1414 & 1416 S LAMAR LTD	
1414	Binswanger		W33		IN							YES	YES	102155	1020405010	1414 & 1416 S LAMAR LTD	974,719
1418	Stoneridge Apts	1301-2 Cinco	W34	X	NA									102156	102040503	Ocean Stone	
1508	office		W35		IN							YES	NO	100314	600507020	TLC LAMAR LTD	503,035
1516	Planet K & S. Austin Culture	1508	W36			OUT	X							100315	600507030	KLEINMAN MICHAEL	378,037
1602	Quality Auto		W37		IN							YES	NO	100316	600507040	ABDUL-KAFOR WSAIM M &	245,598
intersection Collier Street																	
1700	Business Park, includes 1401 Collier (2)		W38-9		IN							YES	NO	100273	1000502600	JDB 1700 SOUTH LAMAR	4,225,697
1702	Sage Condos		W40	X	NA									100252	1000502270	CAPTUITY INV ONE LP	86,684
1704	Sage Condos		W40	X	NA									100254	1000502290	CAPTUITY INV ONE LP	87,120
1706	office		W41		IN							YES	NO	100255	1000502310	LEY WT &	175,186
1708	office, storage	1710	W42		IN							YES	NO	100271	1000502580	WOOD LEE A	1,539,870

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
1800	Roberts Pest		W43		IN							YES	NO	100256	1000502360	PECAN PROPERTIES	189,438
1804	Caliber Collision front		W44		IN							YES	NO	100257	1000502380	HALDEMAN-SIMMONS LTD	1,756,742
1804	Caliber Collision back (3)					OUT		X		X	X	NO	NO				
1816	Sazon restaurant		W45		IN							YES	NO	100270	1000502570	KUHN MICHAEL J	249,898
1904	Muther's Tint		W46		IN							YES	NO	100269	1000502560	PRUETT HARRY D TRUST	248,721
intersection Hether Street																	
2000	Parking lot La Feria	none	W47			OUT		X		X	X		NO	100233	1000501120	LA FERIA INC	39,550
2004	La Feria restaurant		W48			OUT	X			X	X		NO	100234	1000501130	LA FERIA INC	74,100
2010	La Feria restaurant		W48			OUT	X			X	X		NO	100232	1000501110	LA FERIA INC	708,653
2024	Amelia's, includes 1509 Hether	2016	W49			OUT	X			X	X		NO	100231	1000501100	CAMPBELL JAMES M	605,933
2032	Horseshoe Lounge		W51			OUT	X			X	X		NO	100239	1000501230	CAMPBELL JAMES M	734,286
	home	2032	none			OUT	X			X	X						
2038	Hayward Neon		W50-2			OUT	X			X	X		NO	100240	1000501240	CAMPBELL JAMES M	238,006
	home	2040	none			OUT	X			X	X						
2044	office	2040	W53			OUT				X	X		NO	100235	1000501180	MIDGETT STEPHEN E	247,447
2050	Gallery Gaud		W54			OUT				X	X		NO	100236	1000501200	BUTLER BEN & ANN FAMILY	314,107
2058	Bead It	none	W55			OUT				X	X		NO	100237	1000501210	BUTLER BEN & ANN FAMILY	224,400
2068	Bit of the Past	2103	W56			OUT				X	X		NO	100238	1000501220	LACKER KATHRYN	216,463
2072	Kinney-Lamar Auto	2103	W57			OUT		X		X	X		NO	100246	1000501310	WAKIM GEORGE W & MARIE	188,433
intersection Kinney																	
2108	Laundromat, strip retail	2102	W58-9			OUT		X		X	X		NO	303242	4010708080	Kinney Lamar Properties	837,033
2110	Birds Barber, strip retail		W60			OUT		X		X	X		NO	303238	4010708010	Central Avenue Partners	1,315,506
intersection Oxford																	
2120	Auto Sales		none			OUT		X		X	X		NO	303227	4010707140	Baier Patricia B	196,981
2200	Strut	2002	W62-3			OUT				X	X		NO	303234	4010707260	2020 Ventures	970,968

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
	warehouse	2127 Goodrich				OUT		X		X	X		NO	303228	4010707190	Cowan Philip	381,416
	warehouse	2123 Goodrich				OUT		X		X	X		NO	303233	4010707250	Mitchell Joel	184,266
2202	Custom Body Shop	none	W64			OUT		X		X	X		NO	303232	4010707240	Rogers Don	260,242
2238	Shell gas station	2228	W65			OUT		X		X	X		NO	303229	4010707200	OFLP 3 Ltd	477,810
intersection Goodrich																	
2300	Batteries Plus center	2132 Goodrich	W66		IN							YES	NO	303152	4010703200	South Lamar Ltd	1,354,282
2310A	strip center		W67		IN							YES	NO	303153	4010703210	2310 South Lamar Ltd	351,849
2310B	strip center	none	W67		IN							YES	NO	303154	4010703250	2310 South Lamar Ltd	91,480
2320	Golf Club	2314	W68		IN							YES	NO	303155	4010703260	Adams Brent	296,783
2324	Pumpkin Patch	2320	W69		IN							YES	NO	303156	4010703270	McKean Vernon	785,629
2330	Artz	2401	W70			OUT	X	X		X	X		NO	303158	4010703290	Gilbreth Lora Margaret	869,770
2340	Used Car lot	2340	W71			OUT		X		X	X		NO	303157	4010703280	Maamary Samir N	212,030
intersection Bluebonnet																	
2418	Mr. Natural, Chris' Liquor center	2406	W72-3			OUT		X	X	X	X		NO	303413	4010909130	Petropoulos Chris	1,408,433
2424	Spaw-Maxwell office	2418	W74			OUT				X	X		NO	303418	4010909210	Max 5 Holdings	474,143
intersection Montclaire																	
2504	Logic Approach	2001 Montclaire	W75			OUT				X	X		NO	303396	4010908060	Web & New Media Co	208,726
2506	Office		W76			OUT		X		X	X		NO	303397	4010908070	McConchie Jessie L &	353,293
intersection La Casa																	
	office, 2001 LaCasa (4)	none				OUT		X		X	X		NO				
2612	strip center		W78			OUT		X		X	X		NO	303328	4010901720	VonWupperfeld Peter	445,353
2620	strip center		W79		IN							YES	NO	303329	4010901730	VonWupperfeld Peter	413,541
2632	Sonic		W80		IN							YES	NO	303330	4010901740	Mason Ralph L Trustee	373,206
intersection Dickson																	
2700	Kerbey Lane	none	W81			OUT	X	X			X			303312	4010901540	Burns Holton Latham &	472,496
2706	Design studio		W82		IN							YES	NO	303285	4010901240	Cummins Anna Vivian &	446,257

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
2708	Quik Print strip center	none	W83		IN							YES	NO	303286	4010901250	Shadburne B Hunter	805,751
2710	recording studio		W84		IN							YES	NO	303290	4010901320	Colonnetta Family LP	303,354
2714	upholstery		W85		IN							YES	NO	303291	4010901340	Ojeda Lupe R	357,016
2738	Goodwill retail	2802	W86		IN							YES	NO	303313	4010901550	Goodwill Industries	1,051,595
2820	7-Eleven strip center	2218 Barton Skyway	W87		IN							YES	NO	303289	4010901300	Southland Corp	645,109

FOOTNOTES

(1) Apartment complex on undivided CS commercial lot with Lamar Plaza Shopping Center. ZNA prefers separating this portion of the tract from the shopping center in order to maintain the affordable housing units.

(2) This commercial lot extends deep into the residential portion of the neighborhood and actually surrounds a single-family house. ZNA prefers to limit VMU to the front of the tract, just east of the existing residential property.

(3) This commercial lot extends deep into the residential portion of the neighborhood and has an additional lot connecting it to Hether. This makes the rear of the lot problematic for VMU. ZNA prefers to limit VMU to the front portion of the tract and to opt out of VMU on the lot extending to Hether.

(4) Existing house used for real estate office at 2001 LaCasa is not shown as a VMU lot on city's map, but it is on CTC. ZNA prefers to opt out on this property.

Zilker Neighborhood Plan VMU Properties: East Side of South Lamar Boulevard

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
211	Taco Cabana	1211 Riverside	E88		IN							YES	YES	104351	1050203070	SOUTH LAMAR CONDOMINIUM	1,026,329
none	Paggi House (Historic), 200 Lee Barton	None	E89			OUT	X							104346	1050203010	SOUTH LAMAR CONDOMINIUM	589,060
217	Bridges, 105 condos		E89	X	NA									104343	1050201020	PFLUGER MICHAEL	2,394,367
221	Soccer World, vacant		E89		IN							YES	YES	104350	1050203060	ARNOLD HOMER	337,069
311	Taco Bell	311 Lee Barton	E90		IN							YES	YES	104349	1050203050	AUSTACO REAL ESTATE	620,321
319	Enterprise Car Rental		E91		IN							YES	YES	104348	1050203040	MCGINNIS ROBERT C	232,467
none	Jack in the Box	1200 Barton Springs	N141		IN							YES	YES	104390	105020808	Crockett Partners Ltd	1,163,128
intersection Barton Springs Road																	
none	McDonald's fast food	1209 Barton Springs	S158		IN							YES	YES	101879	102020124	State of Texas Youth	880,000
517	Bicycle Sport		E94		IN							YES	YES	101876	1020201210	GRAY JACK JR	2,904,975
609	AGC office bldg		E95		IN							YES	YES	101871	1020201120	ASSOCIATED GENERAL CONTRACTORS	607,736
613	pawn shop		E96		IN							YES	YES	101872	1020201160	TWIN OAKS ASSOC	544,903
615	Ridgway's print		E97		IN							YES	YES	101872	1020201160	TWIN OAKS ASSOC	544,903
701	warehouse		E98		IN							YES	YES	101873	620201170	HOGAN PHILIP	630,452
705	D&B Auto		E99		IN							YES	YES	101875	1020201200	LOWA LTD	237,085
715	Taurus Dog parking		E100		IN							YES	YES	101877	1020201220	HAWS ARTHUR	197,246
715	Taurus Dog		E100		IN							YES	YES	101878	1020201230	HAWS ARTHUR	278,746
801	Uchi parking	719	E101		IN							YES	YES				
801	Uchi restaurant	801	E102		IN							YES	YES	101869	620201080	801 LTD	479,871
809	Avera parking	807	E103		IN							YES	YES	101868	620201070	809 LAMAR LTD	183,862
809	Avera offices		E103		IN							YES	YES	101867	620201060	809 LAMAR LTD	507,612
811	Mystic Palm Reader		E104		IN							YES	YES	101866	620201050	RICE STANLEY &	278,558
813	offices		E105		IN							YES	YES	101865	1020201040	FATTER MERVYN JR	451,670
901	vacant lot		E106		IN							YES	YES	101864	1020201030	ELLIS ROBERT	113,688
903	Fine Art Services		E107		IN							YES	YES	101863	620201020	FINE ART SERVICES	320,500
905	vacant lot		E108		IN							YES	YES	101862	1020201010	BERING WESTHEIMER	180,600

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
919	Town Hollow apts	909, 1200 Treadwell	E109	X	NA									100030	1000303060	WOLF MOUNTAIN RANCH	3,818,045
intersection Treadwell																	
1001	Rising Sun garage	1001 or 1007	E110		IN							YES	YES	100024	1000302050	MONTWALK HOLDINGS LTD	266,224
1103	vacant lot	None	none		IN							YES	YES	100023	1000302040	MONTWALK HOLDINGS LTD	156,250
1105	Salon (Historic House)		E111			OUT	X							100022	1000302030	MONTWALK HOLDINGS LTD	226,404
1107	Rock Gym		E112		IN							YES	YES	100021	1000302020	GSGB LP	71,858
1109	Rock Gym	1109	E112		IN							YES	YES	100020	1000302010	GSGB LP	156,611
intersection Gibson																	
1201	Magnolia Condos	1201-19	E113	X	NA							YES	YES	100008	1000301050	BRIZENDINE CHARLES	267,264
none	Magnolia Condos	1107, 1203, 1205 Gibson	E113	X	NA							YES	YES	100012	1000301090	AVERA DEVELOPMENT	467,570
1217	Magnolia Condos		E113	X	NA												
1303	Brake Specialist	1221-1307	E114		IN							YES	YES	100014	1000301110	WHITLOCK BRYSON	639,975
1311	Genie Car Wash	1403	E115		IN							YES	YES	100013	1000301100	MACE CAR WASH	1,160,662
1401	Jiffy Lube	1403	E116		IN							YES	YES	100019	1000301160	CACR LP	968,063
1403	Texaco	1407	E117		IN							YES	YES	100018	1000301150	14031NC	1,638,892
1421	Slick Willie's strip center	1407, 1509	E118		IN							YES	YES	100015	1000301120	TEMPLE CENTER SQUARE	3,136,000
1515	Security Self Storage		E119		IN							YES	YES	380392	4000402110	Security Portfolio	3,343,109
1607	Longhorn Collision	1603	E120		IN							YES	YES	100309	600505010	BARTLETT FAMILY	498,863
intersection Evergreen																	
1615	B&M Transmission		E121		IN							YES	YES	100306	1000504200	HARDY MICHAEL	354,010
1621	Cartridge World		E122		IN							YES	YES	100305	1000504190	CUMMINGS HILMA	154,754
1623	Barocca Hair		E123		IN							YES	YES	100304	1000504170	BUSTAMANTE MANUEL F &	247,742
1701	Room Service		E124		IN							YES	YES	100298	1000504090	BUSTAMANTE MANUEL F &	153,830
1703	Mom's Tattoo		E125		IN							YES	YES	100297	600504080	OBREGON DEBORAH	215,261
1705	law office		E126		IN							YES	YES	100296	1000504070	STORK ERWIN K	133,009
1705	rear retail (1)	None	none		IN							YES	YES				
1707	gift shop		E127		IN							YES	YES	100295	1000504060	MILLER RITA A	197,459
1803	Beck Auto	1711	E128		IN							YES	YES	100293	1000504040	HARDIN SEAN T	20,300

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
1803	Beck Auto	1711	E128		IN							YES	YES	100294	1000504050	HARDIN SEAN T	219,791
1807	Michaels Auto		E129			OUT		X	X					100292	1000504030	NATINSKY MICHAEL	63,600
1817	Austin Pizza		E130			OUT		X	X					100308	1000504220	TSUKAHARA PAUL	422,053
1901	Willie's Service		E131			OUT		X	X					100307	1000504210	BESESA/CPG	228,211
intersection W. Mary																	
1903	easement	None				OUT		X	X					100291	1000504010	CITY OF AUSTIN	120,000
none	Lone Star Storage (1)	1341 W Mary	E132		IN							YES	YES	100290	1000503190	Lone Star Storage	791,416
2001	Custom Sound	2001	E132		IN							YES	YES	100289	1000503180	KANESHIRO GEORGE	1,038,884
2003	Manfred Realtor	2005	E133		IN							YES	YES	100281	1000503050	CUCHIA JOHNNY	336,825
2005	SoLa Dress	None	E134		IN							YES	YES	100280	1000503040	KUHN MICHAEL J	282,696
2019	Whitakers Auto	None	E135		IN							YES	YES	100279	1000503030	W W ENTERPRISES	809,889
2021	Used cars	2027	E136		IN							YES	YES	100287	1000503160	HARBISON AUTO	1,094,693
2027	Harbisons Auto	2027	E136		IN							YES	YES	100288	1000503170	HARBISON DOUG	259,570
2041	S. Austin Acupuncture	2043	E137		IN							YES	YES	303112	401061306	JSTrain	649,422
2043	vacant	2043	E138		IN							YES	YES	303112	401061306	JSTrain	649,422
2053	AAA News	2055	E139		IN							YES	YES	303117	4010613110	Grief Sidney Border	174,786
2055	AAA News	2055	E139		IN							YES	YES	303118	4010613120	Grief Sidney Border	88,431
2057	Boot shop & Taxidermy	2055	E139		IN							YES	YES	303119	4010613130	MARTINEZ ALEJANDRO	137,266
intersection Oltorf																	
none	vacant lot	1412 Oltorf	none			OUT											

FOOTNOTE
(1) Not on core transit corridor

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
Zilker Neighborhood Plan VMU Properties: North Side of Barton Springs Road																	
1210	Jack and Adam's		N140		IN							YES	YES	103842	104010202	Bicycle Shop Building LP	786,832
1200	Jack in the Box		N141		IN							YES	YES	104390	105020808	Crockett Partners Ltd	1,163,128
intersection South Lamar																	
	Barton Springs Saloon	424 S. Lamar	N142 & W5		IN							YES	YES	104388	105020708	Crockett Moton	392,077
1400	Green Mesquite restaurant	412 Josephine, 1404 S. Lamar	N143			OUT	X		X					104384	105020606	Tiedt Harold	296,884
1410	Upholstery		N144		IN							YES	YES	104385	105020607	Anderson Susie Hale	108,218
1418	convenience store		N145		IN							YES	YES	104386	105020608	Ballards #4	254,818
1500	Romeo's restaurant		N146			OUT	X							104364	105020409	Limestone Rost LP	3,299,508
1518	RV Park Pecan Grove (1)		N147			OUT	X		X					104364	105020409	Limestone Rost LP	3,299,508
1530	Uncle Billy's restaurant		N148			OUT	X		X					104363	105020407	Toomey Road Partners	2,584,184
1600	RV Park Toomey (1)	t605	N149			OUT	X		X					104363	105020407	Toomey Road Partners	2,584,184
1608	Austin Java restaurant	1605	N149			OUT	X		X					104363	105020407	Toomey Road Partners	2,584,184
1610	flag lot		N150			OUT	X		X					104370	105020420	Young Zapp Graceland	316,730
1624	Shady Grove restaurant		N150			OUT	X		X					104371	105020421	Neelley Gordon W	949,257
1628	Baby Acapulco restaurant	1628	N151			OUT	X							104375	105020425	Wallace Kenneth	807,284
1700	RV Park Mobile Manor (2)	1718-20	N152	X	NA		X							104352	105020403	Mobile Manor Inc	1,291,885
1728	Chuy's Restaurant		N153			OUT	X							104376	105020426	Wallace Robbin Scott	745,705
intersection Sterzing																	
1800	retail vacant	406 Sterzing	N154			OUT				X	X			105139	106040105	Ferris Richard	283,347
1804	Wan Fu restaurant	406 Sterzing	N155			OUT	X		X					105140	106040106	Tran Leon	592,730
1900	vacant	None	N156		IN							YES	YES	105141	106040107	Third & Colorado LP	330,685
	park	1900			NA	OUT								105142	106040108	City of Austin	1,742,400

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
Zilker Neighborhood Plan VMU Properties: South Side of Barton Springs Road																	
1215	Peter Pan mini golf		S157			OUT	X							101874	102020119	Dismukes J K & G M	376,553
1209	McDonald's fast food		S158		IN							YES	YES	101879	102020124	State of Texas Youth	880,000
intersection South Lamar																	
	H2O car wash	518 S Lamar	S159 & W6			OUT			X	X	X			103359	103030732	500 SOUTH LAMAR LLC	867,360
1501	Talisman Condos 63 units through		S160	X	NA									103375	103030755	Kieren John	151,388
1501	Talisman Condos 63 units total		S160	X	NA									103437	103030762	Hollis Jeremy	252,101
1525	gas station		S161			OUT		X	X	X				103373	103030753	Hooma Investments	300,328
1529	Lost Canyon condos through		S162	X	NA									563495	103030802	Tsai Ching Mei & Chi	533,785
1529	Lost Canyon condos 11 units		S162	X	NA									563506	103030813	Heiser Robert H. Jr.	231,799
1529	Lost Canyon condos through		S162	X	NA									725701	103030814	Villas of Lost Canyon Ltd.	151,660
1529	Lost Canyon condos 14 units		S162	X	NA									725714	103030827		
1529	Lost Canyon back lot		S162	X	NA									103374	103030754	Villas of Lost Canyon Ltd.	200,000
intersection Kinney																	
1601	Flipnotics		S163			OUT	X	X	X	X	X			103961	104040611	Joseph Cater	340,671
1625	Daily Juice (3)		S164			OUT	X			X	X			103960	104040610	SWAC Real Estate LP	102,780
1627	house (3)		S165			OUT				X	X			103959	104040609	SWAC Operating	142,790
1631	house (3)		S166			OUT				X	X			103957	104040607	Krumm Adrian	185,914
1707	house/retail (3)		S167			OUT				X	X			103956	104040606	Krumm Adrian	181,802
1707	retail and office (3)		S168			OUT				X	X			103958	104040608	Krumm Adrian	40,830
1709	residence (3)		S169			OUT				X	X			103955	104040605	Krumm Adrian	51,000
none	residence (3)	510 Cater	S170	X	NA									103954	104040604	Scott Stewart	
none	residence (3)	511 Barton Bv	S171	X	NA									103952	104040601	June Thorp Rade Trust	
intersection Barton Bv																	

S Lamar Address	Current Use	VMU Address	Photo No.	Res	VMU		ZNA Criteria					Density Bonus		Property ID	Ref ID 2	Owner Name	$ Value
					IN	OUT	A	B	C	D	E	Dimens.	Parking				
none	Umlauf residence	506 Barton Bv		X	NA									103851	104040107	Umlauf	588,565
intersection Robert E. Lee																	

FOOTNOTES

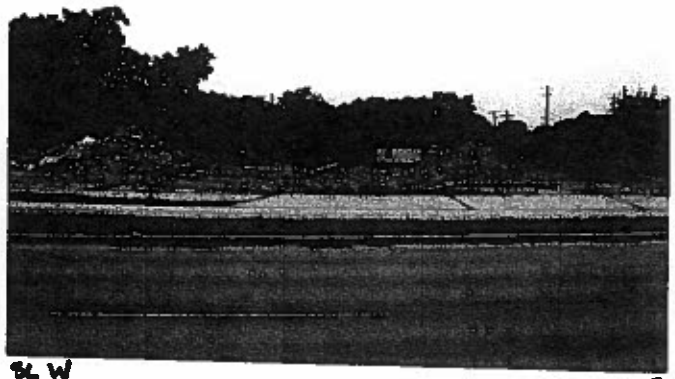
(1) The majority of the tract is currently residential, but the restaurant on the front of the parcel is not divided from the larger tract. To retain the residential use, ZNA therefore recommends that the entire tract be opted out of VMU.

(2) The Mobile Manor tract is entirely residential use.

(3) A mix of residential and retail uses are currently found on this tract. Because it has a residential use and meets other criteria, ZNA recommends that this property be opted out of VMU.



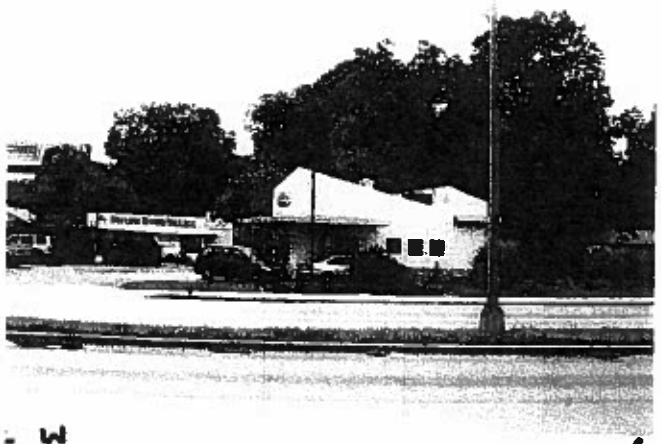
L W 1



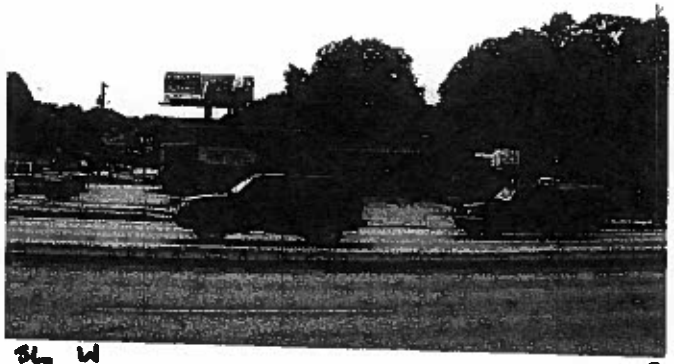
SL W 2



SL W 3



- W 4



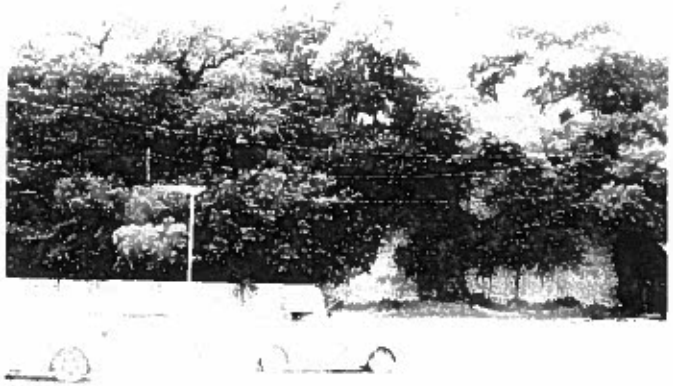
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SL W 6

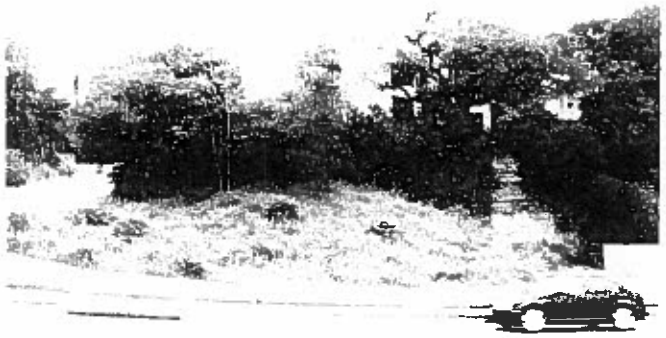


L W

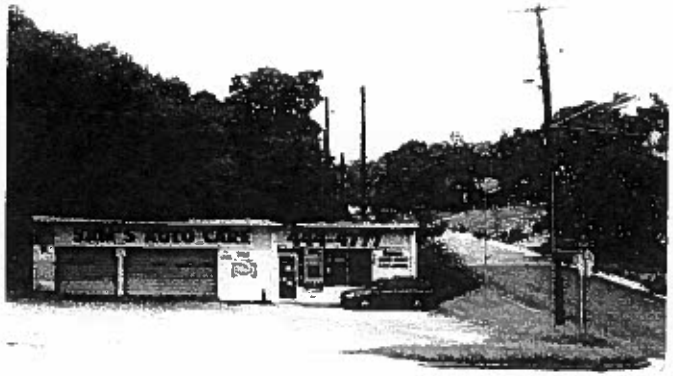


- W





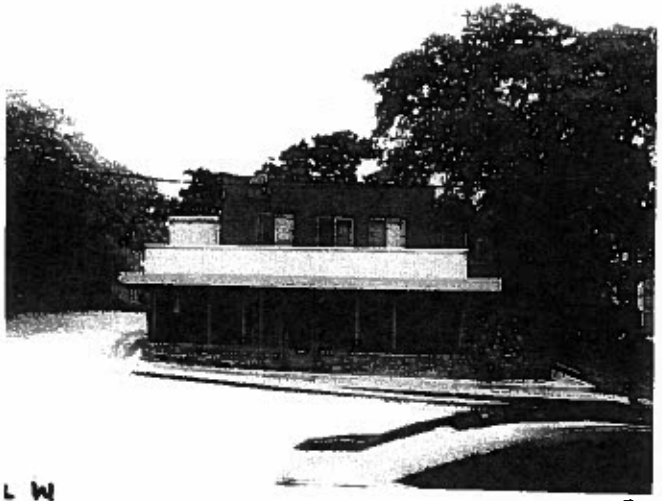
L W 10



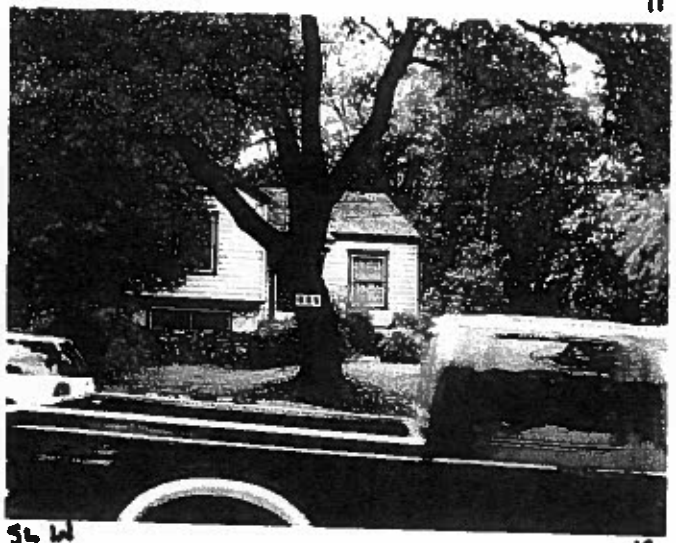
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SL W 12



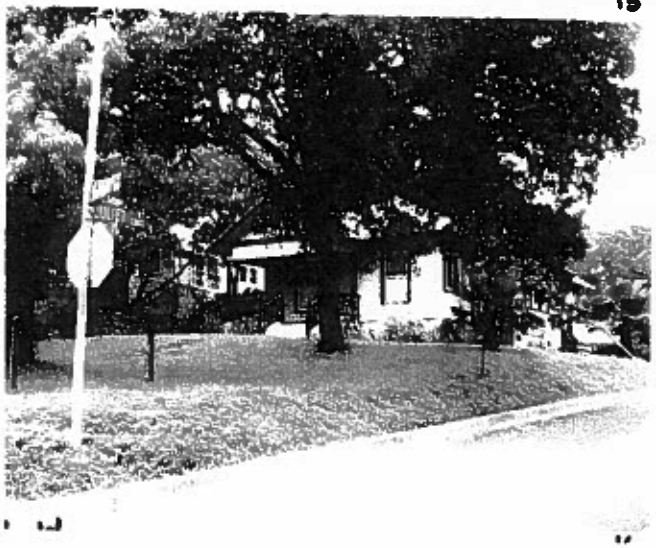
L W 13



SL W 14



SL W 15





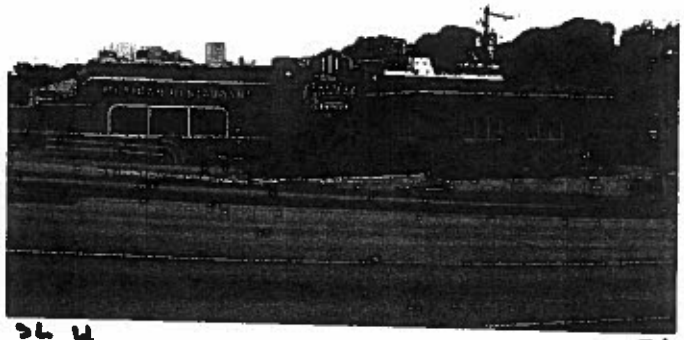




SL W 19



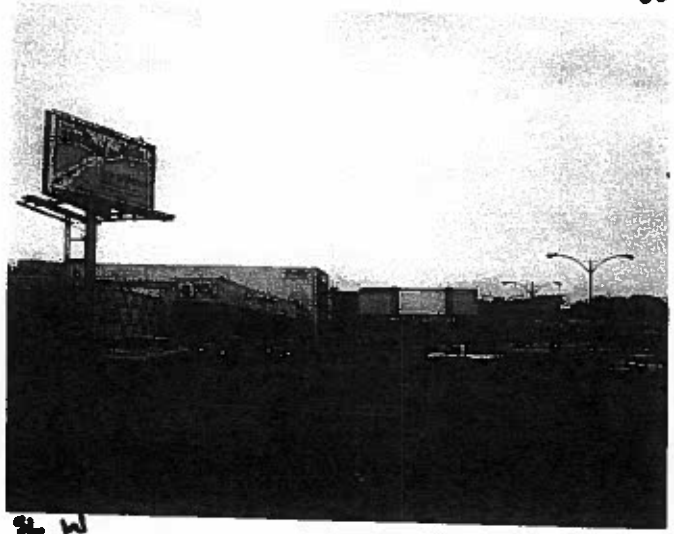
SL W 20



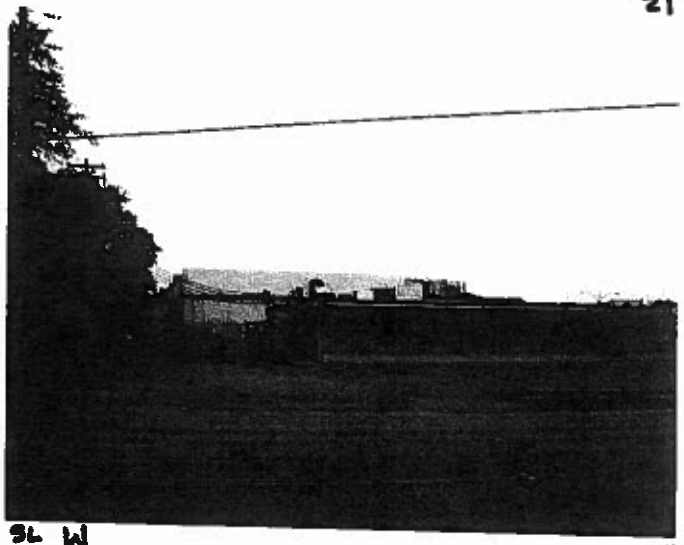
SL W 21



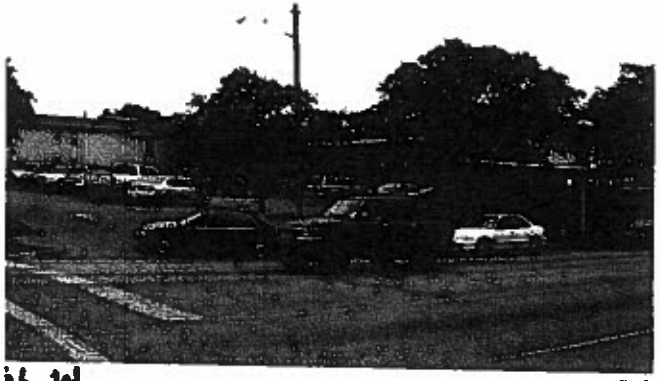
SL W 22



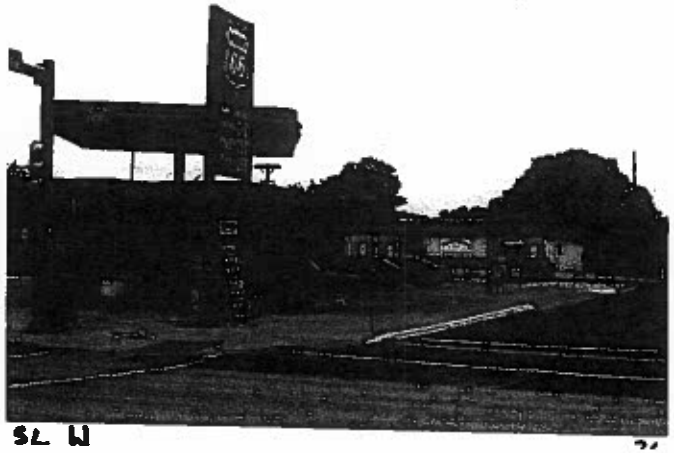
SL W 23



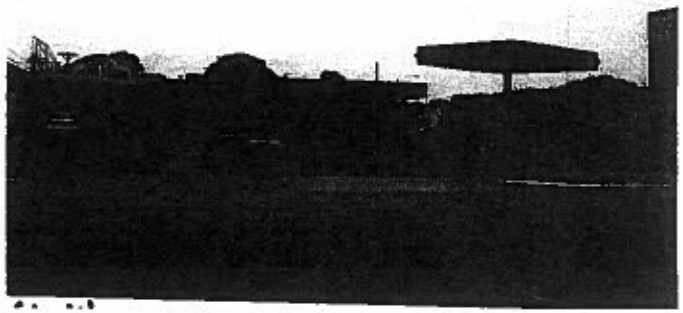
SL W 24

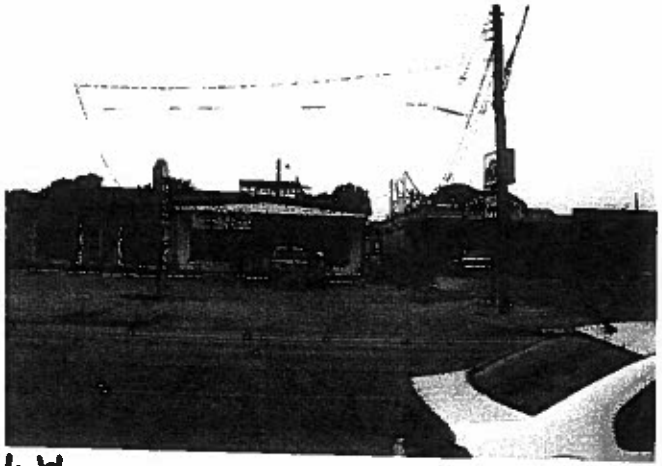


SL W 25

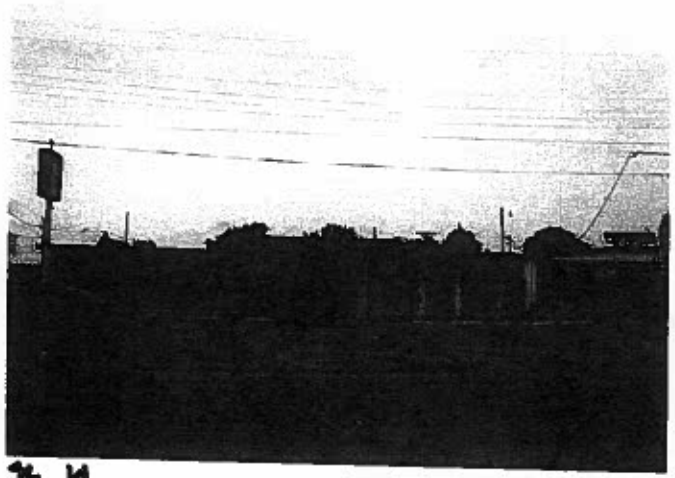


SL W 26

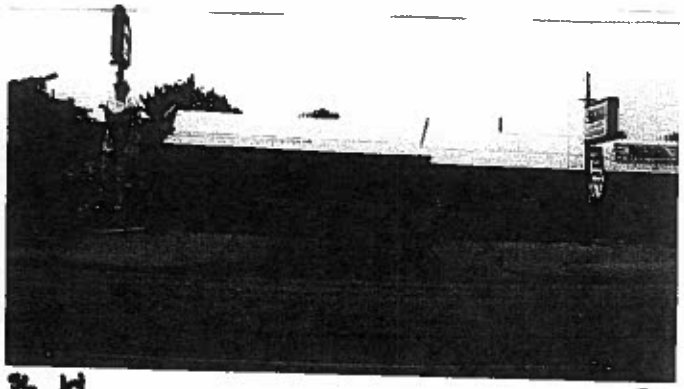




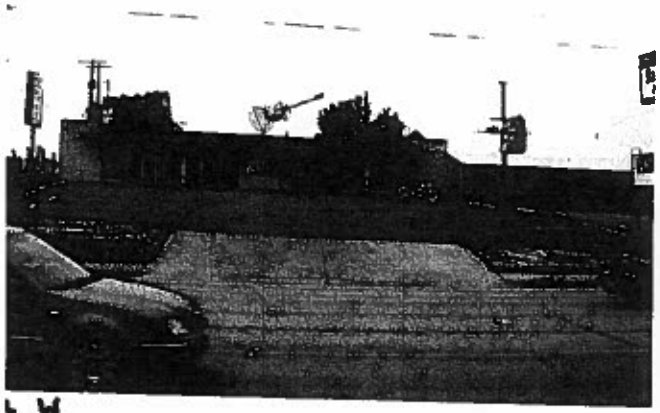
L W 28



SL W 29



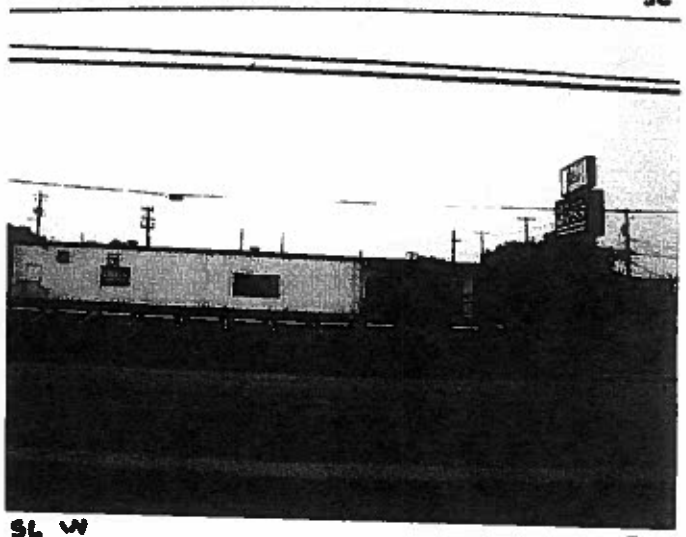
SL W 30



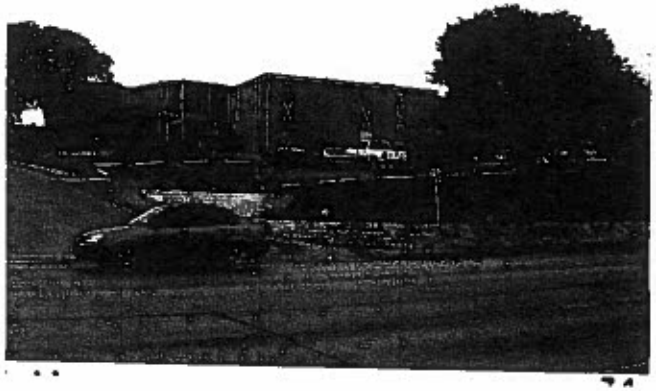
L W 31

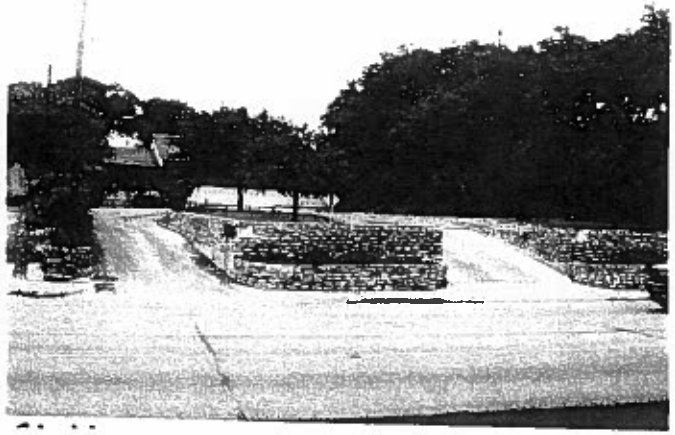


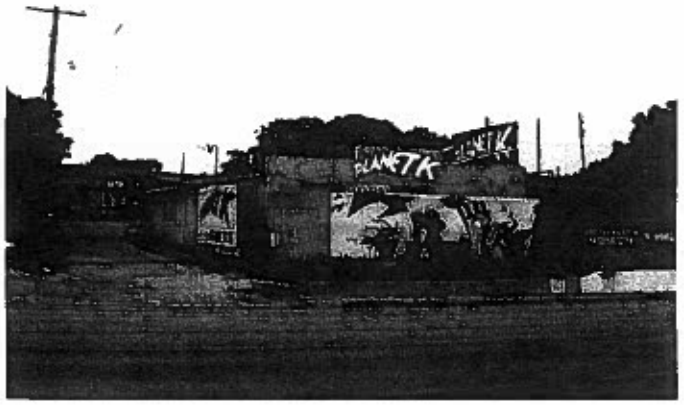
SL W 32

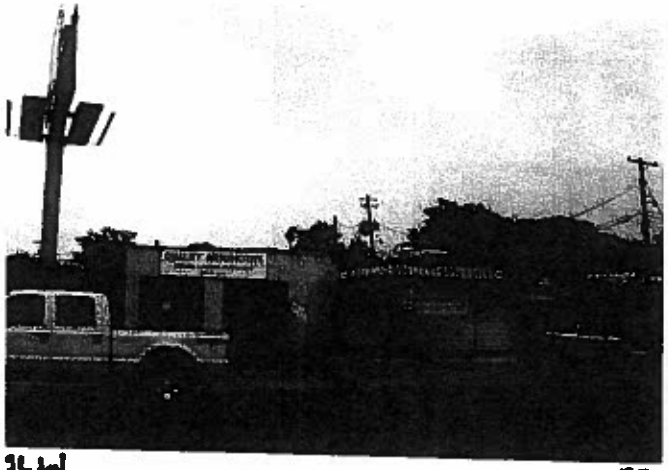


SL W 33

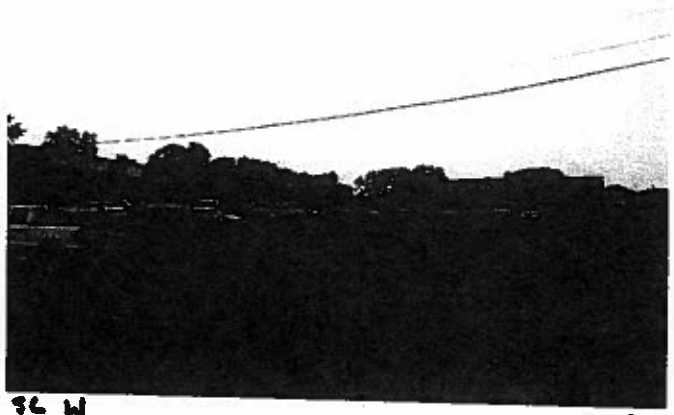




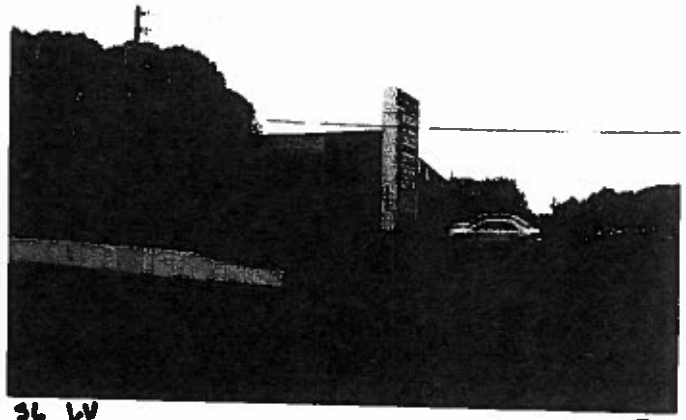




SL W 37



SL W 38



SL W 39



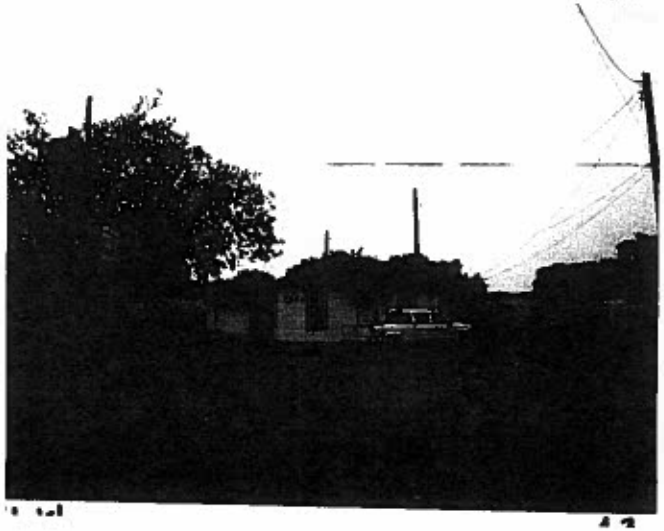
IL W 40



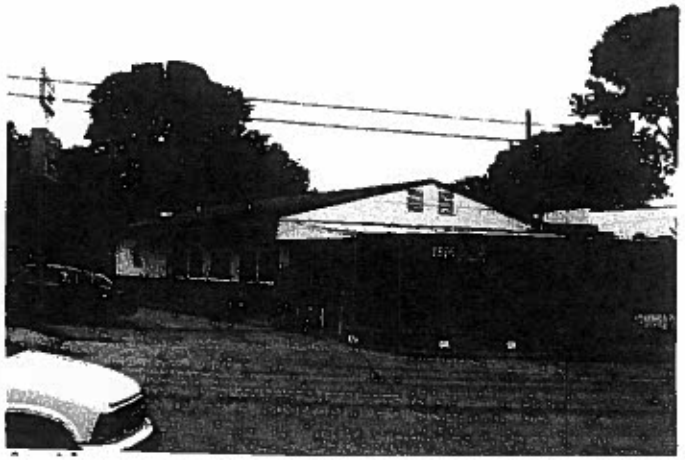
SL W 41

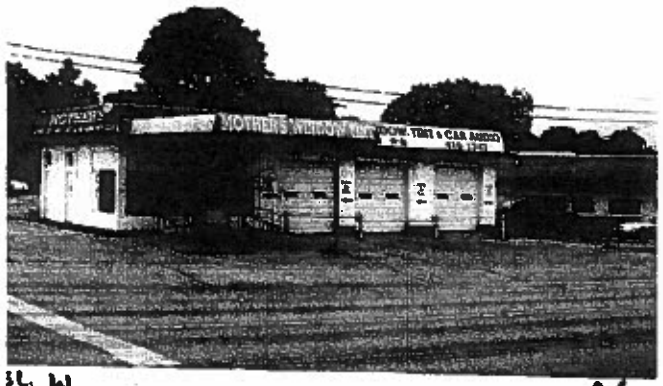


SL W 42

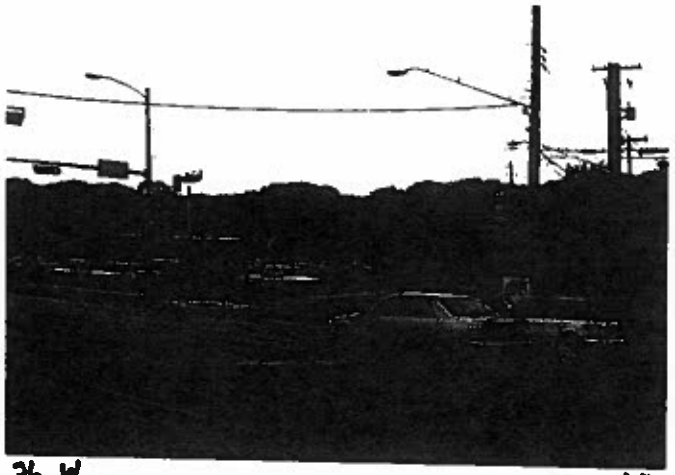








SL W 46



SL W 47



SL W 48



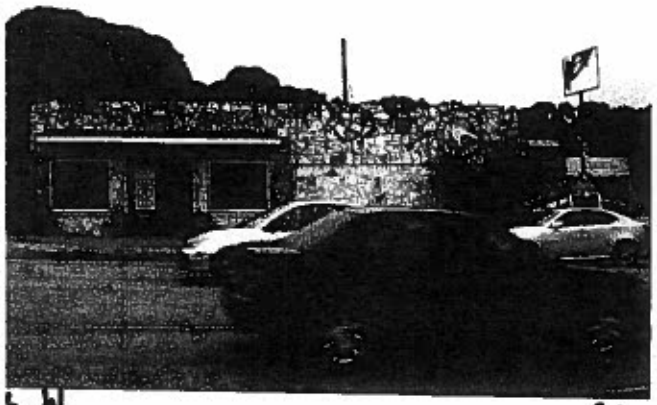
L W 49



SL W 50



SL W 51



L W 52



SL W

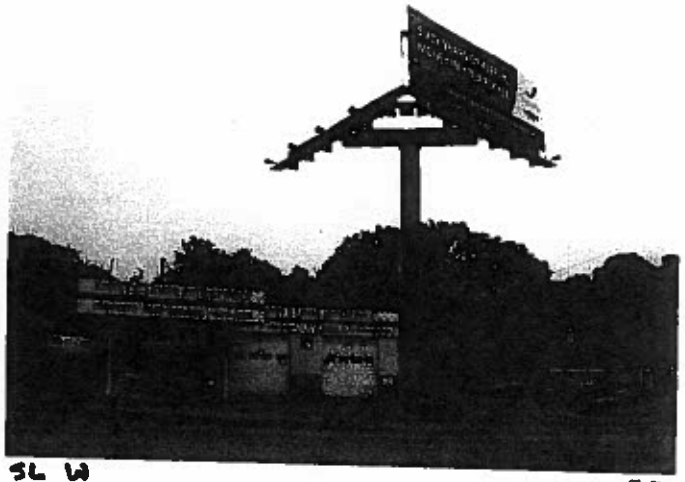




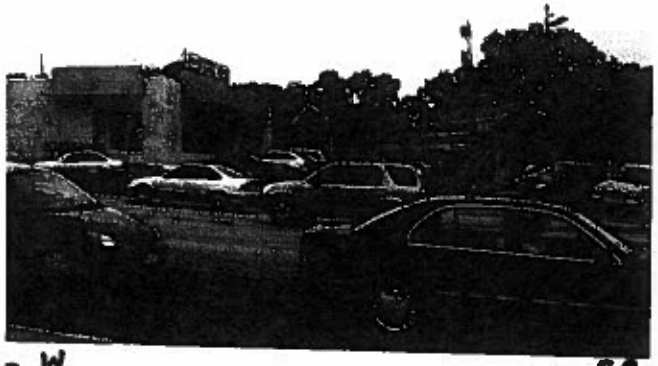
SL W 55



SL W 56



SL W 57



W 58



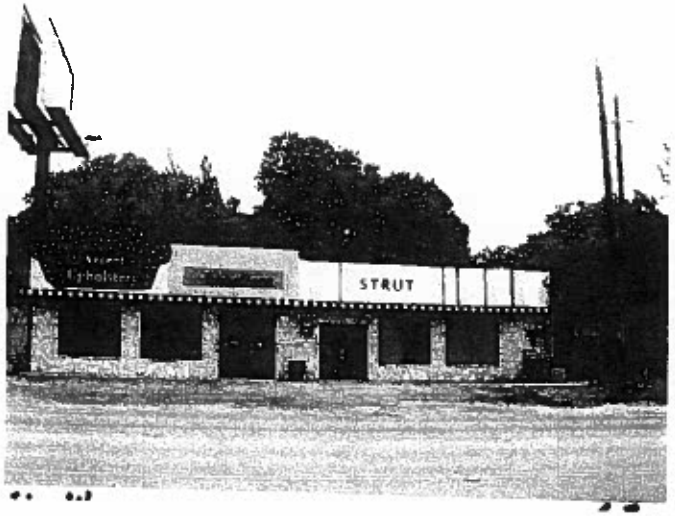
SL W 59



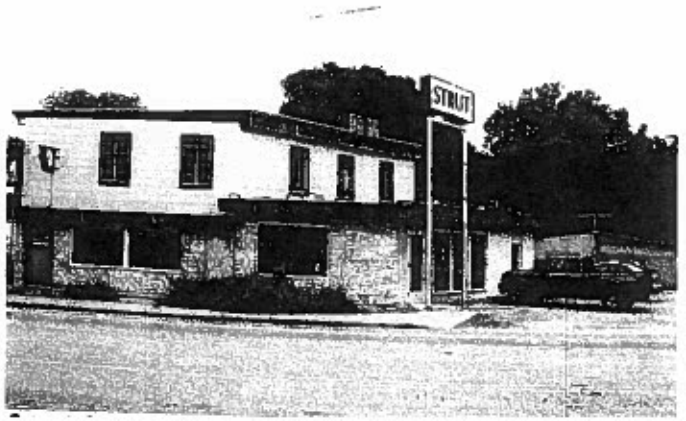
SL W 60



61



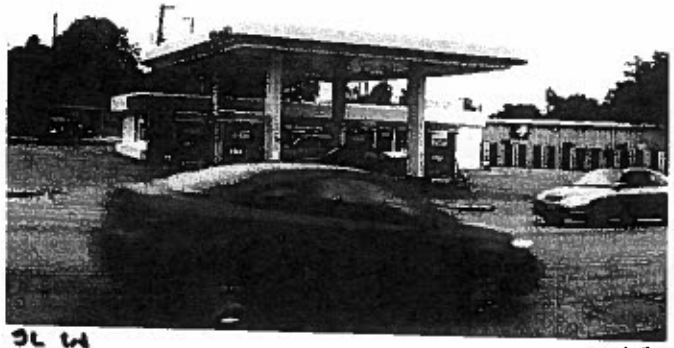
62





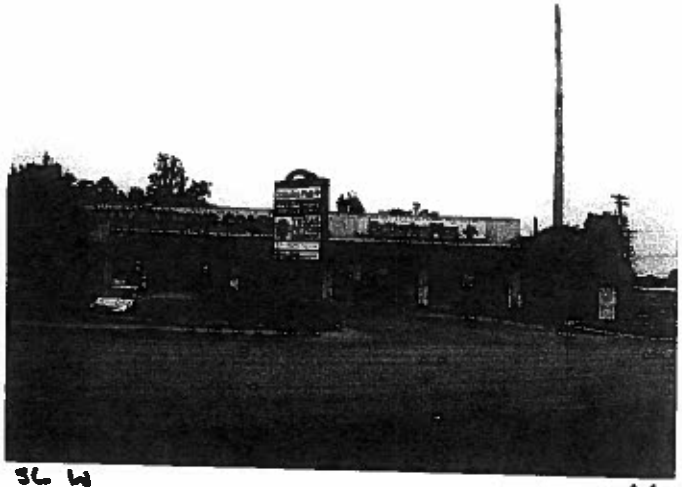
L W

64



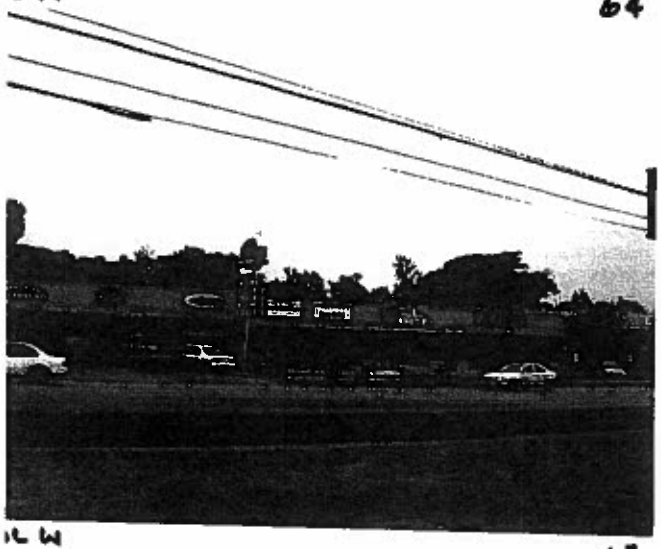
SL W

65



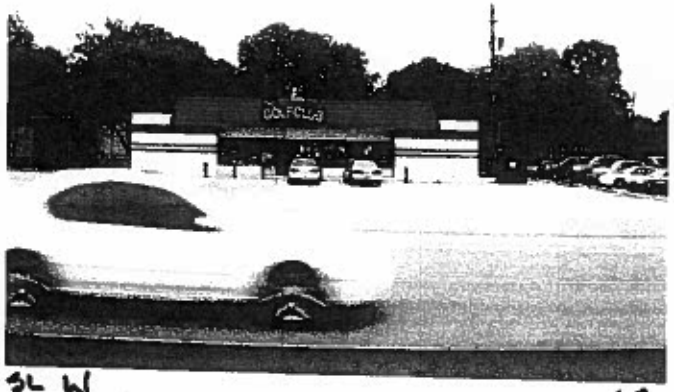
SL W

66



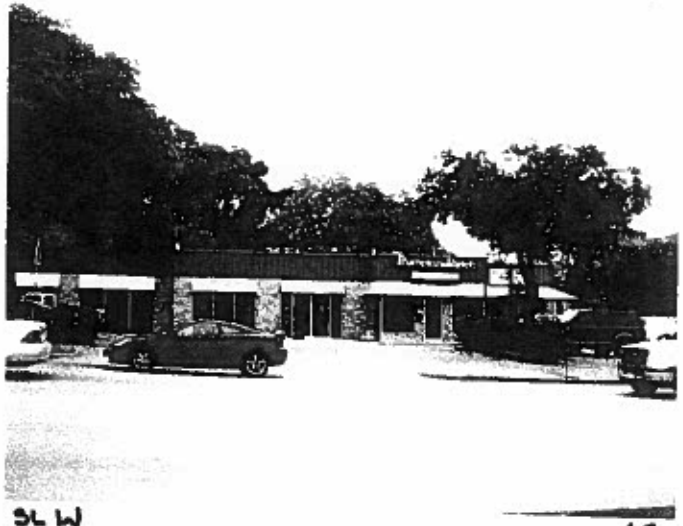
IL W

67



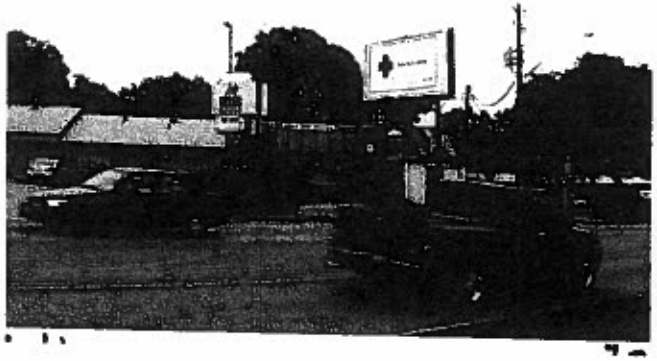
SL W

68

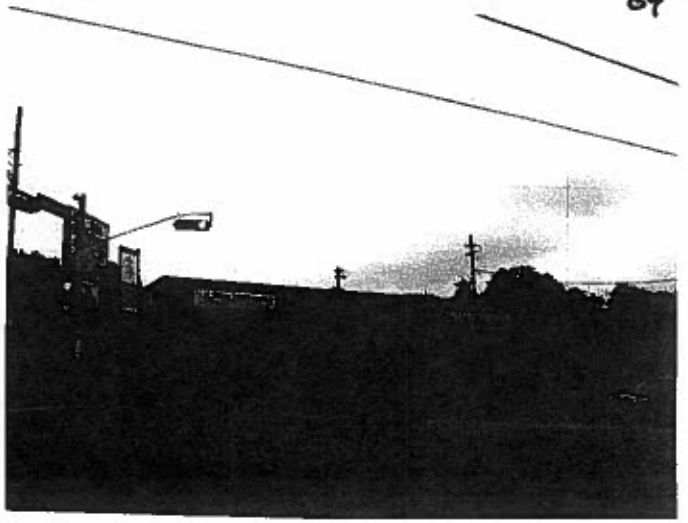


SL W

69

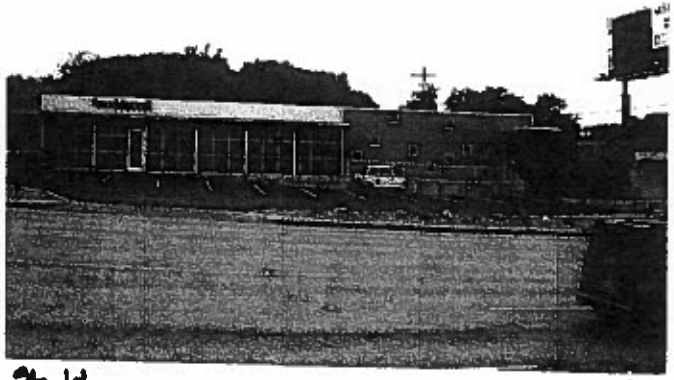








SL W 73



SL W 74



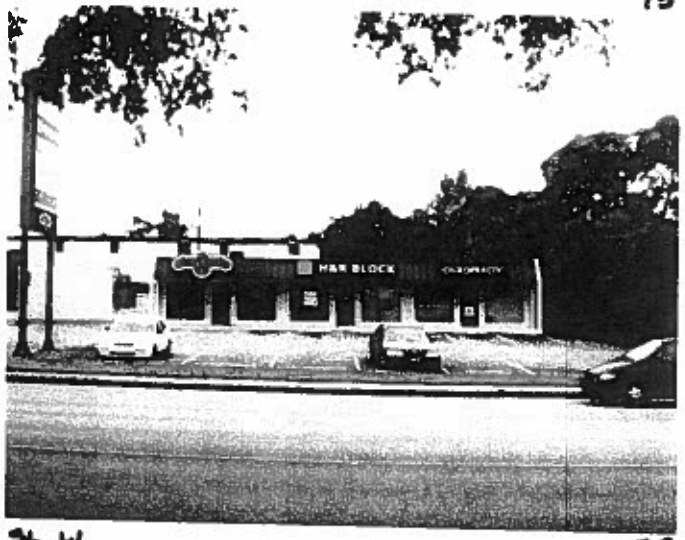
SL W 75



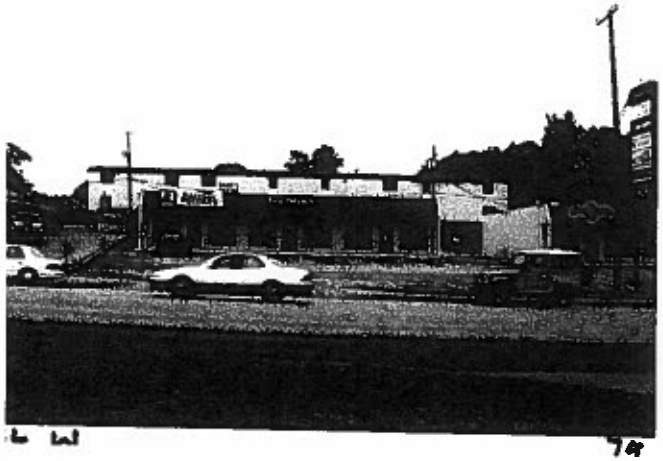
SL W 76



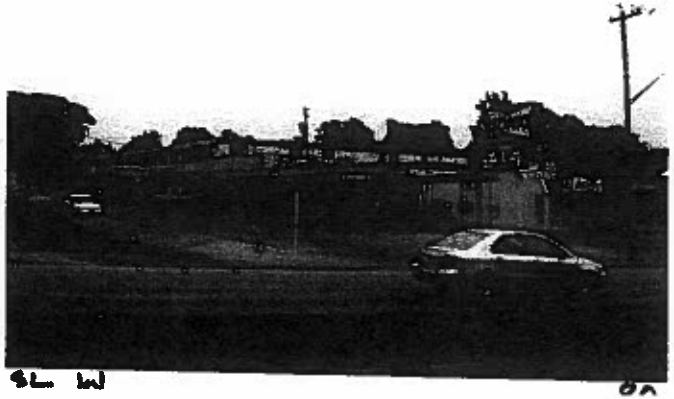
SL W 77



SL W 78

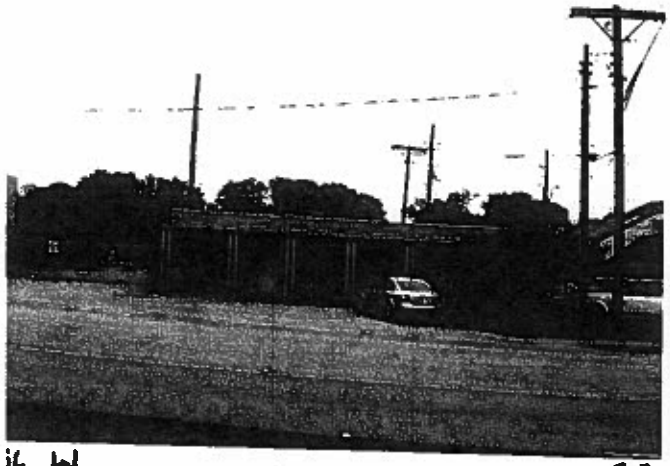


SL W 79



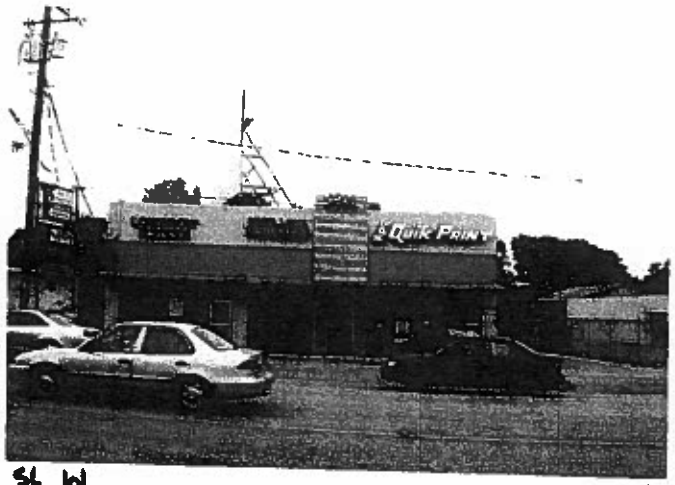
SL W 80





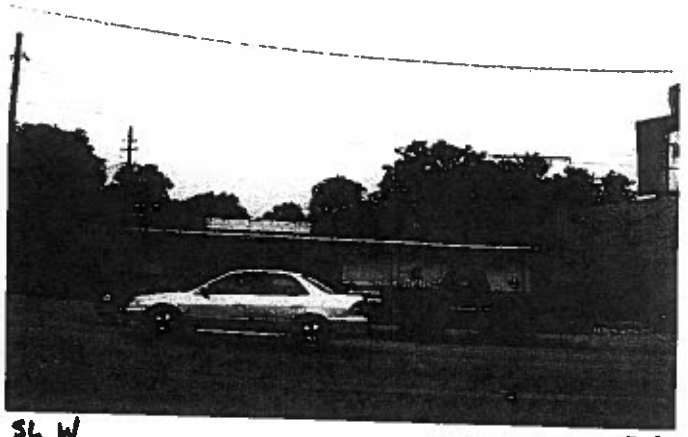
iL W

B2



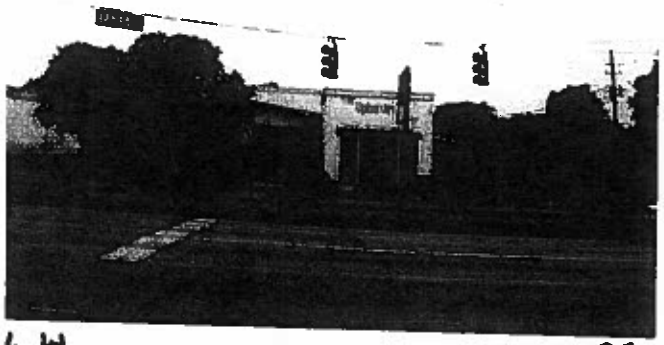
SL W

B3



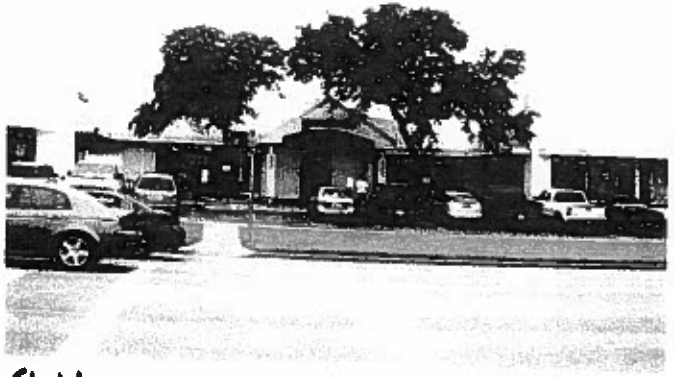
SL W

B4



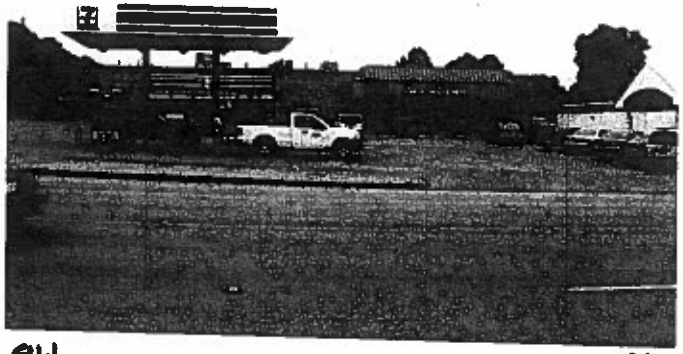
L W

B5



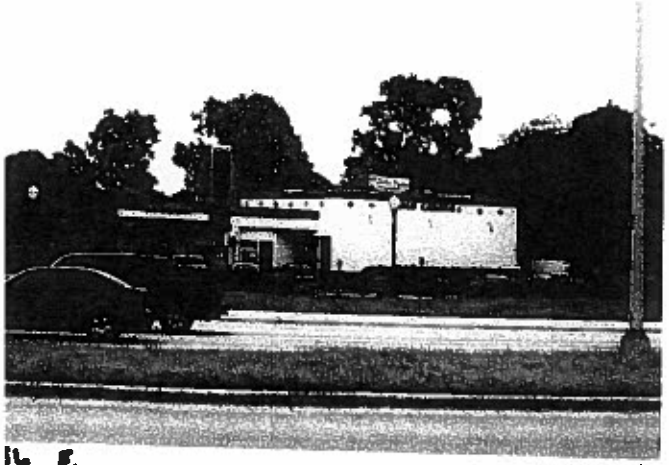
SL W

B6



SLW

B7



IL E

88



SL E

89



SL E

90



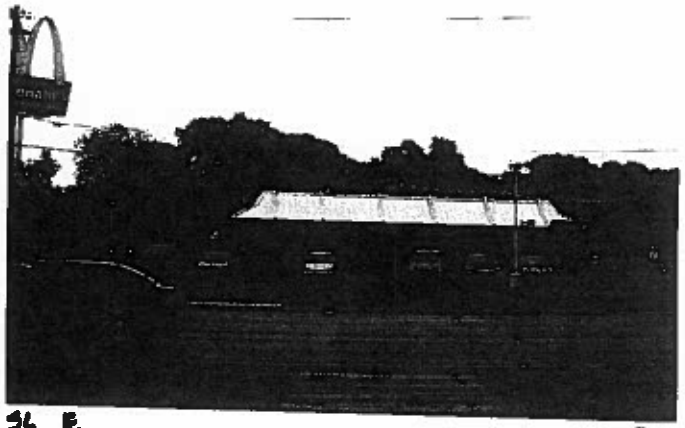
L E

91



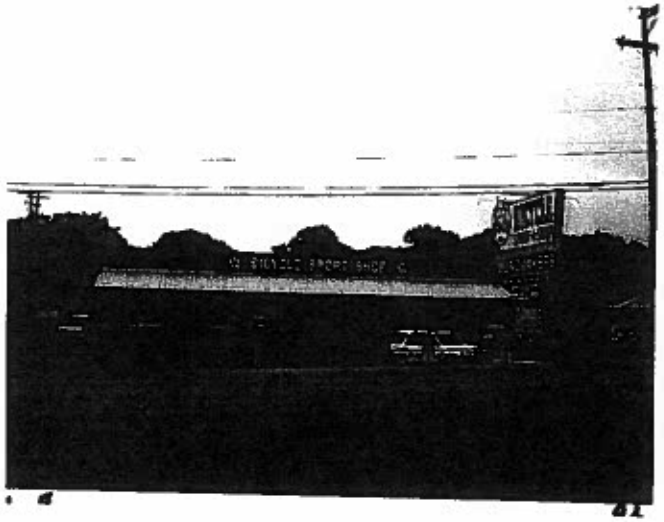
SL E

92

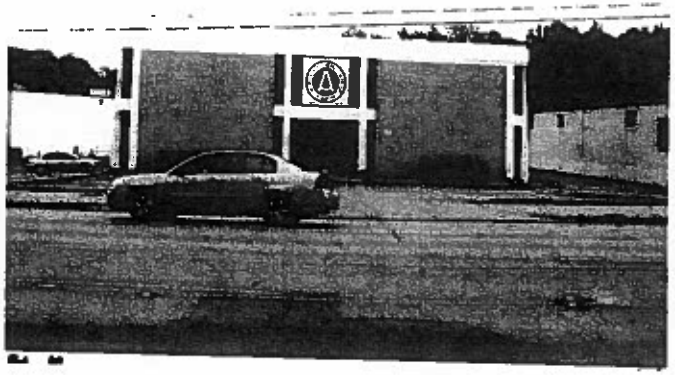


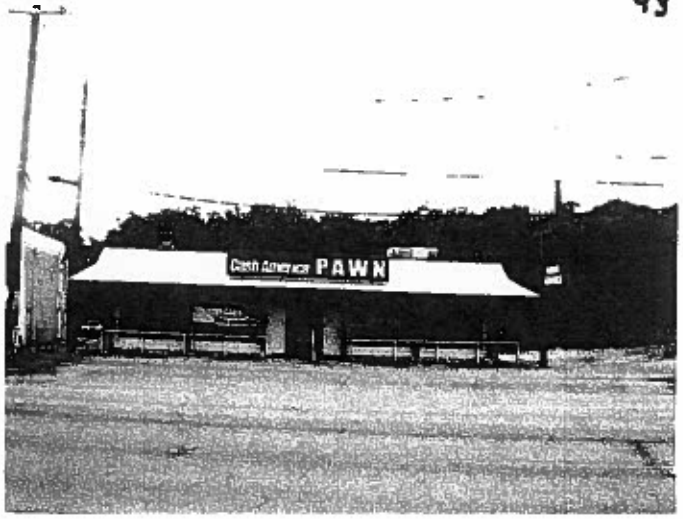
SL E

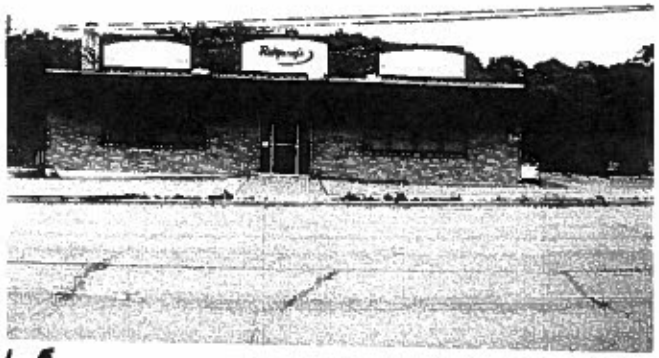
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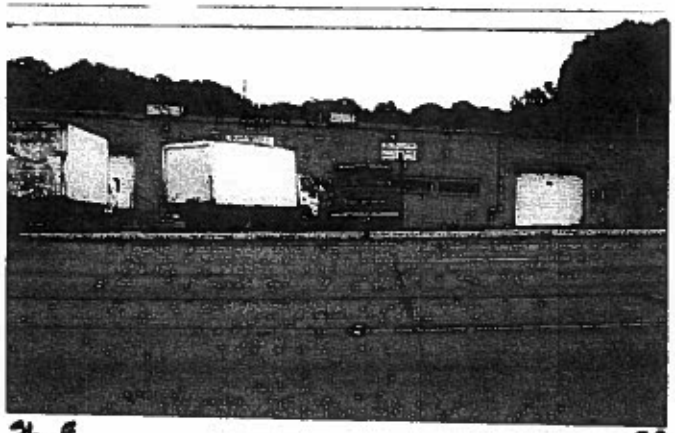
81



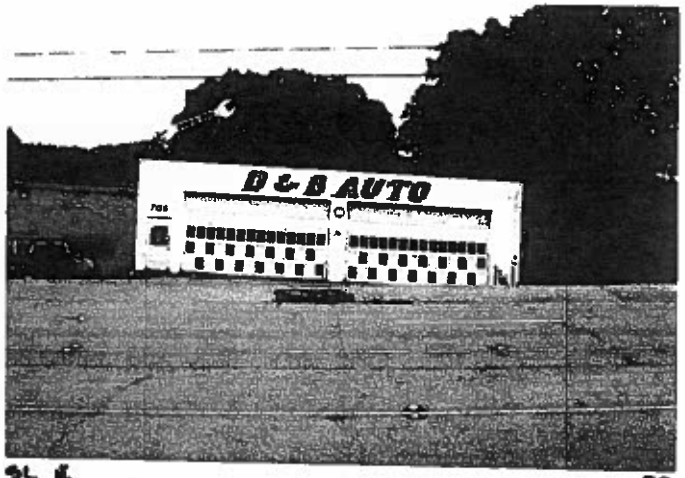




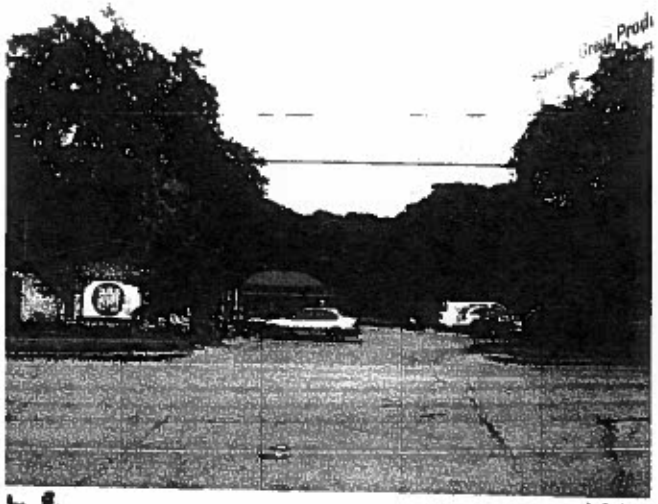
L E 97



SL E 98



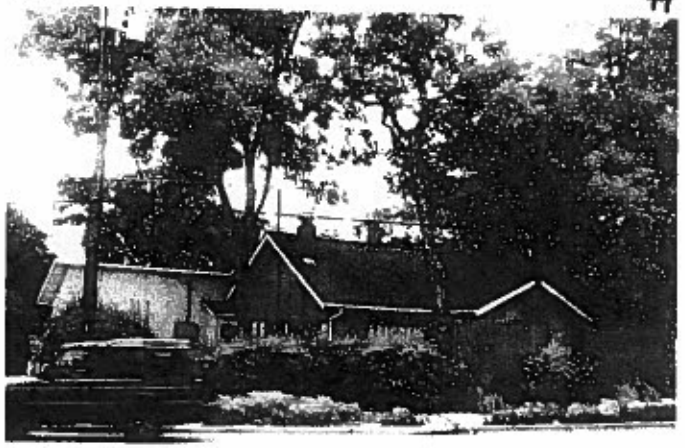
SL E 99



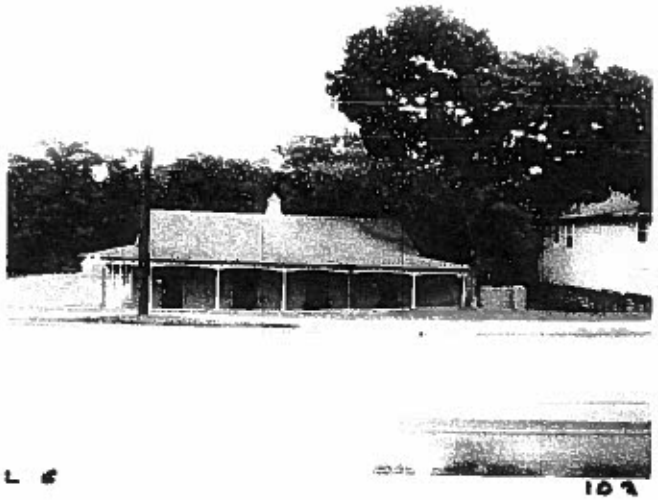
L E 100



SL E 101



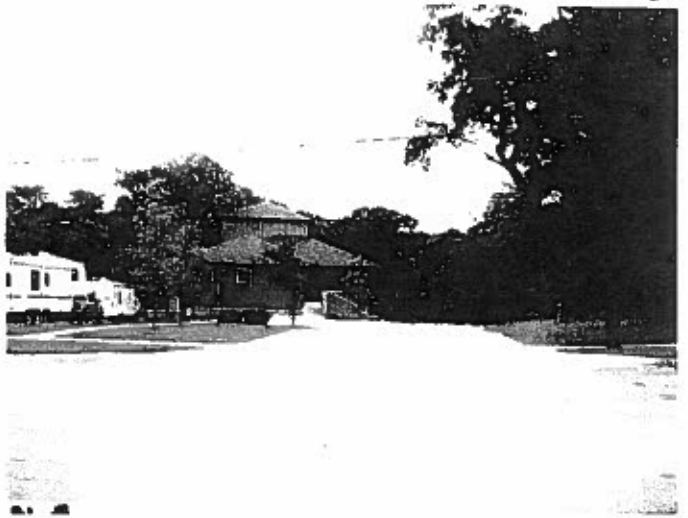
SL E 102



L E 103



SL E 104



SL E





106

107

108



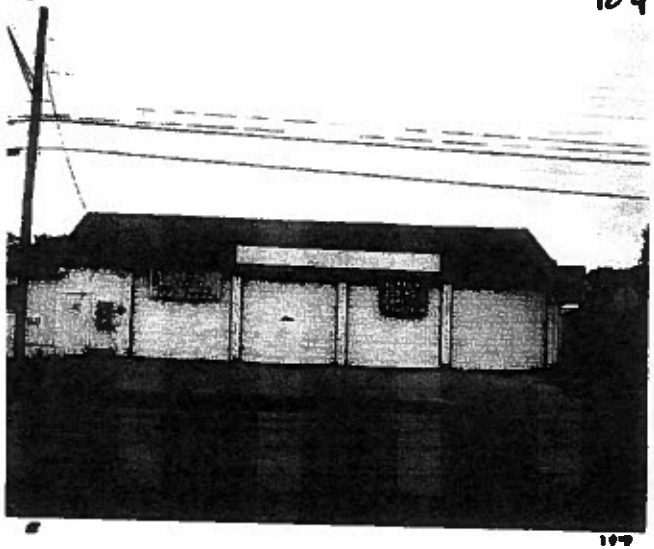




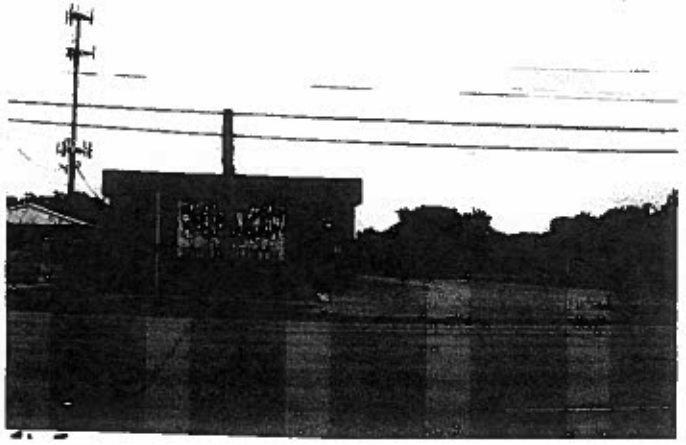
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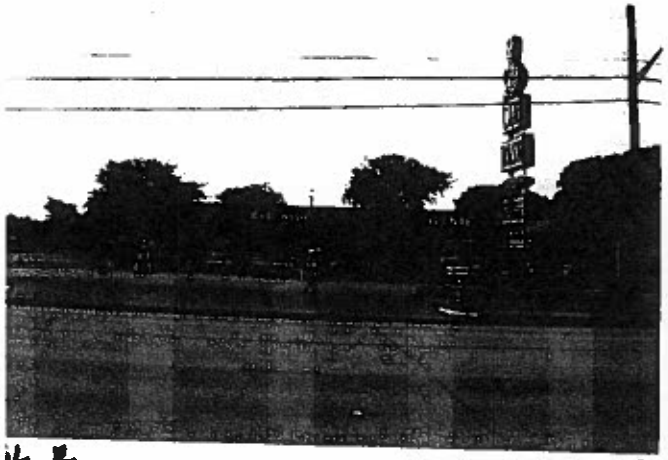
110

111

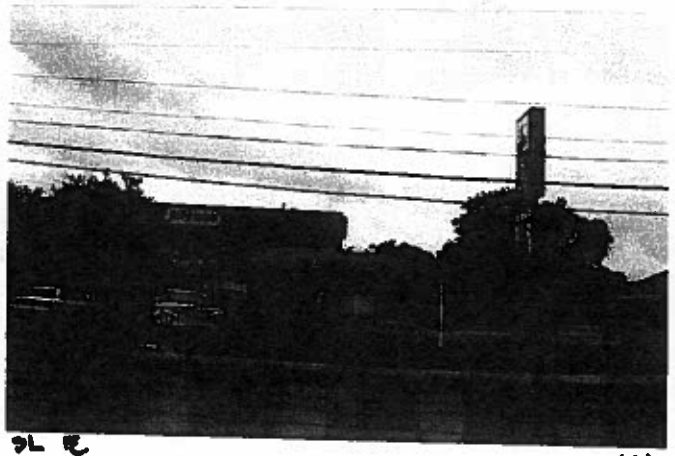




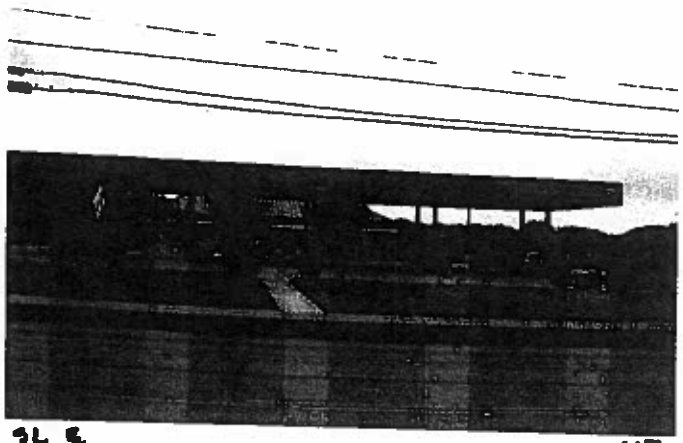




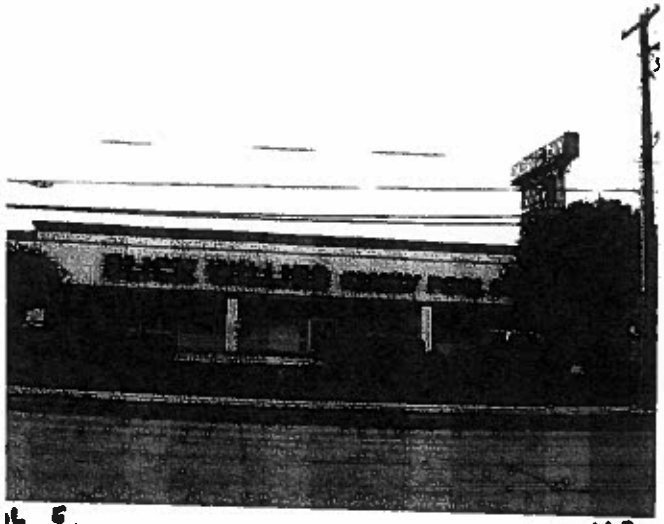
SL E 115



SL E 116



SL E 117



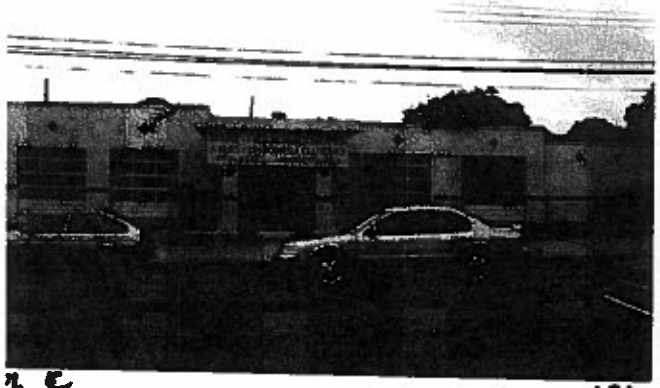
SL E 118



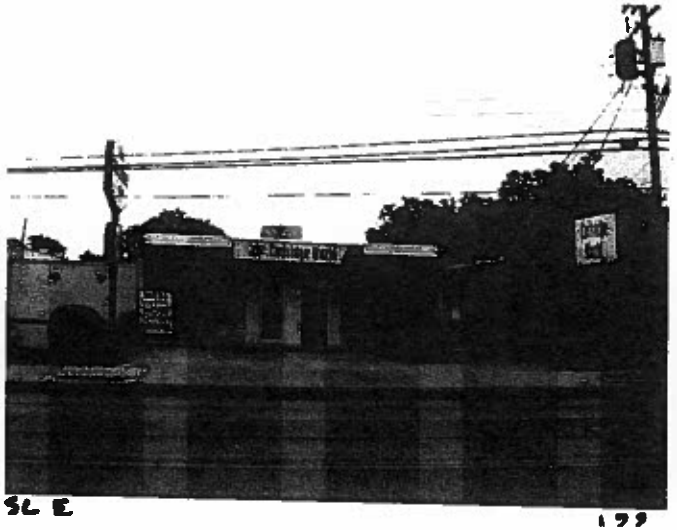
SL E 119



SL E 120

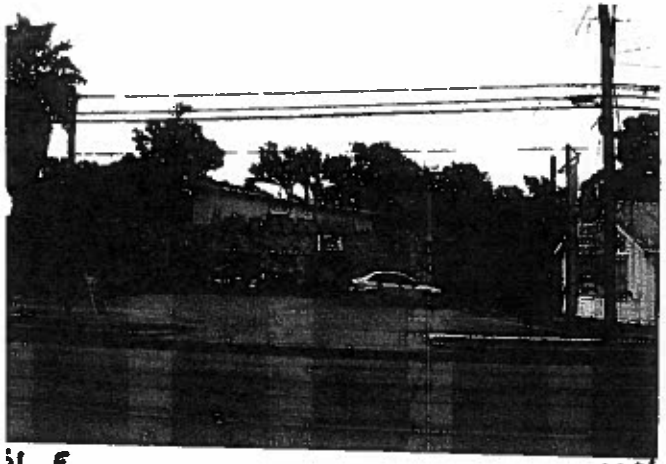


SL E 121



SL E 122





SL E 124



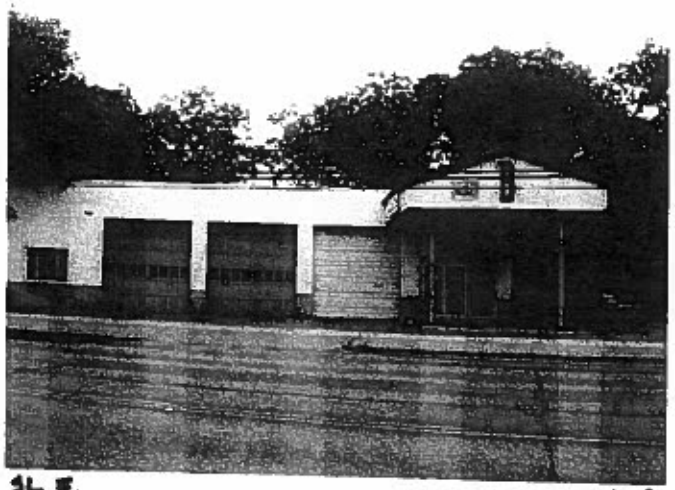
SL E 125



SL E 126



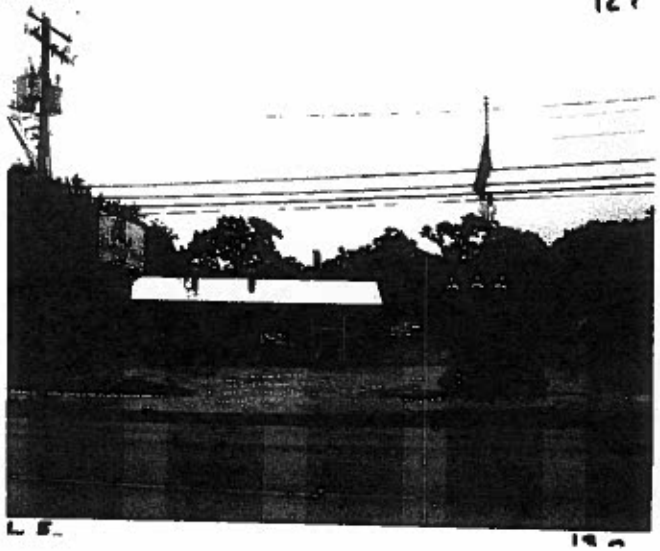
L E 127



SL E 128



SL E 129



L E

