

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2007-0259; Govalle/Johnston Terrace Vertical Mixed Use—
Opt-In/Opt/Out Application

REQUEST:

Conduct a public hearing and approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning selected tracts within the Govalle/Johnston Terrace Neighborhood Planning Area with the vertical mixed use building “V” combining district and amending the boundary of the vertical mixed use overlay district to exclude selected tracts.

The Govalle/Johnston Terrace Combined Neighborhood Planning Area is bounded by Pleasant Valley and Webberville Roads to the west; Oak Springs, Airport Boulevard, and the Austin Northwestern Railroad to the north; US 183 to the east; and the Colorado River to the south. (Boggy Creek; Colorado River; Fort Branch; Tannehill Branch; Town Lake watersheds)

DEPARTMENT COMMENTS:

The VMU Overlay District includes approximately 36.645 acres (including tract 9B—which is a separate case). The Govalle/Johnston Terrace Neighborhood Planning Team recommended amending the boundaries of the VMU Overlay district to exclude all 36.645 acres from the district. The recommendation is consistent with the Future Land Use Map adopted in March 2003 which designates these areas as commercial and office. If the Planning Commission or City Council recommends applying the vertical mixed use building (V) designation to any of these properties, a plan amendment would be required.

ISSUES:

A petition has been validated in opposition of amending the boundaries of the VMU Overlay District for the following properties:

- Portion of Tract 3 (TCAD #191213)
- Portion of Tract 6B (TCAD #189955)
- Tract 15 (TCAD #189901)

In addition, the property owners have requested that all bonuses (Dimensional Standards, Parking Reduction and Additional Uses in Office Districts) be applied to these tracts.

APPLICANT: City of Austin, Neighborhood Planning & Zoning Department

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

DATE OF FIRST READING: August 21, 2008.

DATE OF 2nd/3rd READINGS: October 2, 2008

CITY COUNCIL ACTION:

May 22, 2008: The public hearing was closed and first reading of the ordinance was approved with the following motions:

- Motion 1 approved to amend the boundaries of the VMU Overlay District to exclude tracts 1, 2A, 2B, 6A, 7, 8 and 12.
- Motion 2 approved vertical mixed use building (V) zoning with parking reduction, and additional uses in office districts for tracts 3, 4, 5, 6B, 9A, 10, 11, 13, 14A, 14B, and 15.
- Motion 3 was to apply an affordability level of 60% of the Median Family Income (MFI) requirement for rental units in a vertical mixed use building

Approved on Council Member Martinez' motion, Mayor Pro Tem McCracken's second on a 6-1 vote. Council Member Morrison voted nay.

ASSIGNED STAFF: Melissa Laursen, e-mail: melissa.laursen@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0259 –Govalle/Johnston Terrace
Vertical Mixed Use Building (V) Rezoning

P.C. DATE: May 27, 2008

AREA: 17 tracts on 34.33 acres

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

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

NEIGHBORHOOD ORGANIZATIONS:

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

METSA-NIC
Brooke Elementary Neighborhood
Save Town Lake Organization
East River City Citizens
Buena Vista Neighborhood Association
Homeless Neighborhood Organization
Govalle Park Neighborhood Association

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

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

DESIRED DEVELOPMENT ZONE: Yes

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

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

STAFF COMMENTS:

The VMU Overlay District includes approximately 36.645 acres (including tract 9B—which is a separate case). The Govalle/Johnston Terrace Neighborhood Planning Team recommended amending the boundaries of the VMU Overlay district to exclude all 36.645 acres from the district. The recommendation is consistent with the Future Land Use Map adopted in March 2003 which designates these areas as commercial and office. If the Planning Commission or City Council recommends applying the vertical mixed use building (V) designation to any of these properties, a plan amendment would be required.

LIST OF ATTACHMENTS:

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

PLANNING COMMISSION RECOMMENDATION:

January 15, 2008: Postponed to February 12, 2008

February 12, 2008: Postponed to April 22, 2008

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

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

May 27, 2008:

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

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

ISSUES:

A petition has been validated in opposition of amending the boundaries of the VMU Overlay District for the following properties:

- Portion of Tract 3 (TCAD #191213)
- Portion of Tract 6B (TCAD #189955)
- Tract 15 (TCAD #189901)

In addition, the property owners have requested that all bonuses (Dimensional Standards, Parking Reduction and Additional Uses in Office Districts) be applied to these tracts.

Subsequent to the May 27th Planning Commission Hearing, tract 9 was split into 9A and 9B. Tract 9B will be re-noticed and sent back to Planning Commission for review.

CITY COUNCIL DATE:**ACTION:**

January 31, 2008

Postponed to February 28, 2008

February 28, 2008

Postponed to May 15, 2008

May 15, 2008

Postponed to June 19, 2008

June 18, 2008

Postponed to August 7, 2008

August 7, 2008

Postponed to August 21, 2008

August 21, 2008

The public hearing was closed and first reading of the ordinance for vertical mixed use (V)

district and to exclude certain tracts from the vertical mixed use overlay district. Approved on Council Member Martinez' motion, Mayor Pro Tem McCracken's second on a 6-1 vote. Council Member Morrison voted nay.

October 2, 2008

ORDINANCE READINGS: 1st 8/21/08

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Melissa Laursen
E-mail: melissa.laursen@ci.austin.tx.us

PHONE: 974-7226

NEIGHBORHOOD RECOMMENDATION

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

BACKGROUND

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless "opted-out". Properties not fronting on the Core Transit Corridors are not eligible for VMU unless "opted-in".

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2007-0259 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Govalle/Johnston Terrace application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Impervious Cover

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

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.

Govalle/Johnston Terrace Neighborhood Planning Team

January 31, 2008

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

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

Dear Mr. Heil:

The Govalle/Johnston Terrace Neighborhood Planning Team met on January 30th, 2008 at the Oak Springs Library to review our neighborhoods decision on the Verticle Mixed Use Opt-in/Opt-Out Process. The Govalle/Johnston Terrace Neighborhood Planning Team reaffirmed its decision to Opt-out of VMU process and to take each case on a case-by-case basis.

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

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

Sincerely,

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

Xc: Govalle/Johnston Terrace Neighborhood
Planning Team

Govalle/Johnston Terrace Neighborhood Planning Team

January 10, 2008

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

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

Dear Ms. Laursen:

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

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

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

Xc: Govalle/Johnston Terrace Neighborhood
Planning Team

Govalle/Johnston Terrace Combined Neighborhood Planning Area
VMU Tract Table
C14-2007-0259

Tract # (1)	TCAD Property ID (2)	COA Address (3)
1	192107	N 113FT OF LOT 2 BLK 9 OLT 23&231 /2 DIV A LINCOLN PLACE
	192109	2410 E 7th ST
	192106	N 91.89 FT AV OF LOT 4 BLK 9 OLT 23&231 /2 DIV A LINCOLN PLACE
	192105	N 81.03FT OF LOT 5 BLK 9 OLT 23&231 /2 DIV A LINCOLN PLACE
	192104	2428 E 7th ST
2A	191201	705 PERDERNALES ST 2500 E 7th ST
	191200	2506 E 7th ST
2B	191198	2514 E 7th ST
	191197	N 89.42FT OF LOT 20 OLT 22 DIV A SIMMS PAUL O
	191196	2522 E 7th ST
	191195	2600 E 7th ST
	191202	2604 E 7th ST
	191193	2614 E 7th ST
	191203	2618 E 7th ST
	191194	2620 E 7th ST
3	191213	2700 E 7th ST 2707 1/2 GONZALES ST
	191214	.05 AC OLT 21 DIVISION A
4	359119	2706 GONZALES ST 2730 E 7th ST
5	189903	W 100FT OF N 69.31 FT BLK 1 OLT 18 DIV A EDEN ACRES
	189904	3213 GONZALES ST
	189905	N 100.39FT OF LOT 7,8 BLK 1 OLT 18 DIV A EDEN ACRES
6A	189949	N 155.5FT OF LOT 1 BLK 3 OLT 18 DIV A EDEN ACRES
	189950	N 177.70FT OF LOT 2 BLK 3 OLT 18 DIV A EDEN ACRES
6B	189955	LOT 5 *LESS SW TRI OLT 17 DIV A EDEN ACRES NO 2
	189956	3400 1/2 E 7th ST 3414 E 7th ST
7	189989	3502 E 7th ST
	190002	3508 E 7th ST
	190003	3518 E 7th ST
	190001	3526 E 7th ST 3528 E 7th ST

Govalle/Johnston Terrace Combined Neighborhood Planning Area
VMU Tract Table
C14-2007-0259

Tract # (1)	TCAD Property ID (2)	COA Address (3)
8	190079	4600 E 7th ST
	190084	4618 E 7th ST
	190085	4708 E 7th St
	190055	4800 E 7th St 4812 E 7th St
	190054	ABS 22 SUR 29 TANNEHILL J C ACR .465
	190083	4820 E 7th ST 4813 GONZALES ST
	190082	5012 E 7th ST
	190053	5020 E 7th ST 5022 E 7th ST
9A	187743	5100 E 7th ST
	187744	5206 E 7th ST
9B	190128	720 AIRPORT BLVD LOT 2 MIDTOWN INDUSTRIAL SUBD NO 1 & LOT A AIRPORT ONE
10	187748	5117 E 7th ST 5119 E 7th ST 5121 E 7th ST 5123 E 7th ST 5201 E 7th ST
11	188546	611 SPRINGDALE RD 617 1/2 SPRINGDALE RD
	188545	4711 E 7th ST
	188547	4811 E 7th ST
	188549	ABS 22 SUR 29 TANNEHILL J C ACR .31
	188539	4821 E 7th ST ABS 22 SUR 29 TANNEHILL J C ACR 1.2750
12	189984	3535 E 7th ST
	189988	3525 E 7th ST
13	189986	631 GUNTER ST
	189987	.16AC OF OLT 17 DIV A PIPKIN ESTATES
14A	189944	CEN 20.53FT OF LOT 3 BLK 3 OLT 18 DIV A EDEN ACRES
14B	189946	3407 E 7th ST 3415 E 7th ST
15	189901	3223 E 7th ST

(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 legal description was used.

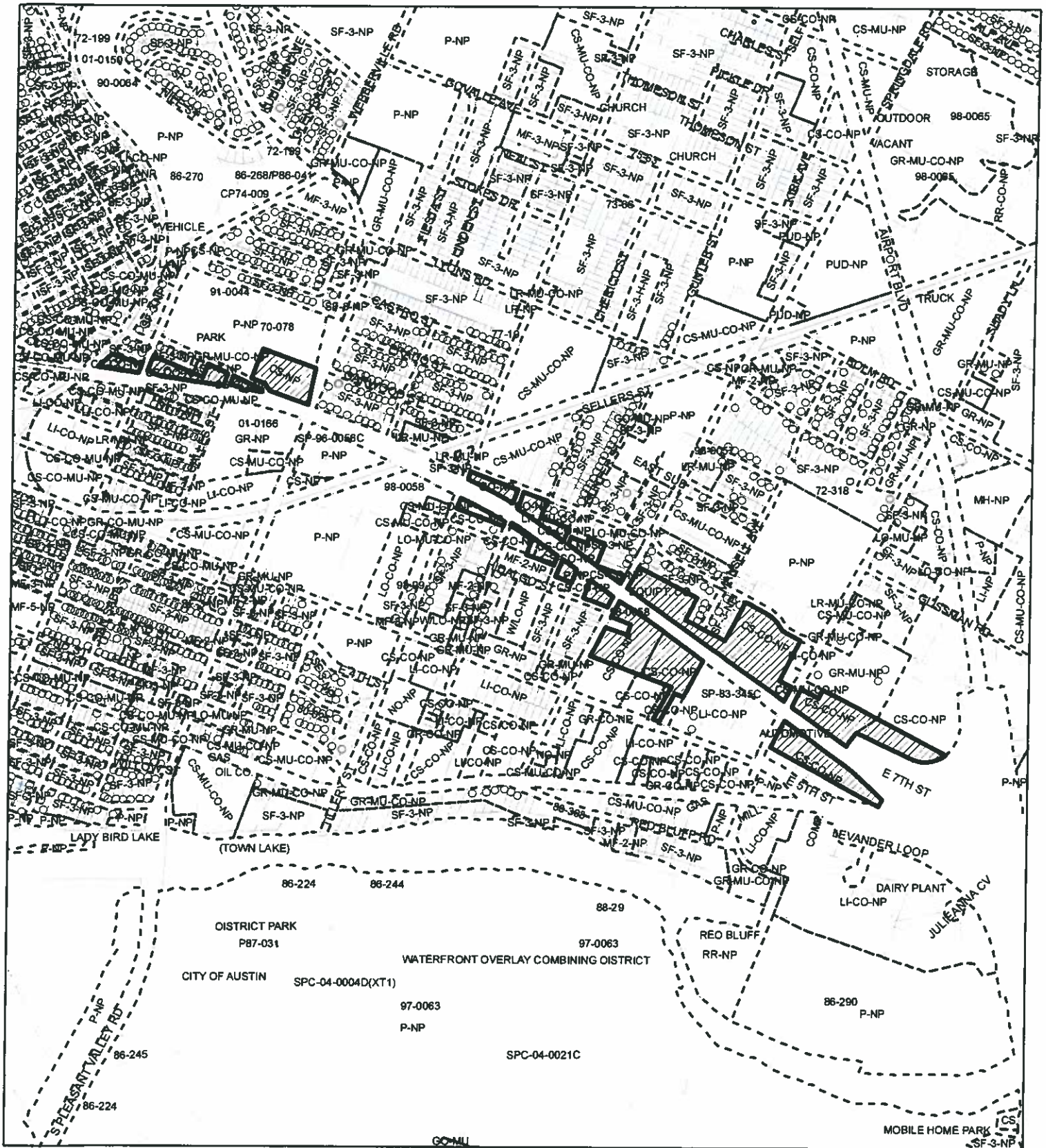
**Govalle/Johnston Terrace Neighborhood Recommendations
C14-2007-0259**

VMU Overlay District

Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses In Office Districts	
1, 2A, 2B, 3-8, 9A, 9B, 10-13, 14A, 14B, 15					X

RECOMMENDED AFFORDABILITY LEVEL OF 60% FOR 10% OF RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING

- (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.
 (2) Please refer to attached information for explanations of Opt-Out options.



ZONING

ZONING CASE#: C14-2007-0259
 ADDRESS: WEBBERVILLE RD
 SUBJECT AREA: 38.84 ACRES
 GRID: K21 L21
 MANAGER: M. LAURSEN



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS

1" = 1000'

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

Tract #3 (TCAD # 191213)

PETITION

Case Number:

C14-2007-0259

Date:

Aug. 21, 2008

2700 E 7TH STREET

Total Area Within 200' of Subject Tract

12,677.37

1	02-0311-0901	ROCHA MARIO A	12677.37	100.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%

Validated By:

Total Area of Petitioner:





Total %

Stacy Meeks

12,677.37

100.00%



-  SubjectTract
-  PropertyOwner
-  Buffer
-  Zoning Boundary

OPERATOR: S. MEEKS

PETITION

CASE#: C14-2007-0259
 ADDRESS: 2700 E 7TH ST
 GRID: K21
 CASE MANAGER: M. LAURSEN



1" = 200'

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

Tract #3 (trac # 191213)

Portion of Tract 6B

TLAD # 189955

PETITION

Case Number:

C14-2007-0259

Date:

Aug. 21, 2008

704 GUNTER

Total Area Within 200' of Subject Tract

14,296.91

1	<u>02-0214-0807</u>	<u>SALDANA TERESA</u>	<u>14296.91</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
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17				<u>0.00%</u>
18				<u>0.00%</u>
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22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>

Validated By:

Total Area of Petitioner:

Total %

Stacy Meeks

14,296.91

100.00%

 **SubjectTract**
 **PropertyOwner**
 **Buffer**
 **Zoning Boundary**

Tract #15 (TCAD # 189901)

PETITION

Case Number:

C14-2007-0259

Date:

Aug. 21, 2008

3223 E 7TH STREET

Total Area Within 200' of Subject Tract

10,532.95

1	<u>02-0214-0303</u>	<u>SALDANA TERESA</u>	<u>10532.95</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>

Validated By:

Total Area of Petitioner:

Total %

Stacy Meeks

10,532.95

100.00%

Tract #15 (tcad # 189901)

Teresa Saldaña, Rose Marie S. and Mario A. Rocha
606 Allen St.
Austin, TX 78702

August 19, 2008

City of Austin
Neighborhood Planning and Zoning Department
Melissa Laursen
P. O. Box 1088
Austin, TX 78767-8810

Case Number: NPA-2008-0016.01
RE: Govalle/Johnston Terrace Combined Neighborhood Plan/VMU

Tract 6B partial: 704 Gunter St. (see map attached)
Legal Description: Lot 5*Less SW Tri OLT 17 Div A. Eden Acres No. 2
Property ID: 189955
Parcel No.: 02-0214-0807-0000

The Austin Planning Commission has recommended the above property stay as commercial land use. As the property owner, I do not agree with the above decision from the Planning Commission. I am requesting the property on 704 Gunter Street to be included in the Mix Use-VMU Zoning.

I understand that by changing our land to Mixed Use our options are:

Relaxed site development standards:

- A). Setbacks - no minimum front, street side or interior side yard
- b). Floor to Area Ratio - no floor to area ratio
- c). No Building Coverage
- d). No Minimum Site Area
- e). Off-Street Parking Reductions

Teresa Saldana currently owns two of the four properties adjacent to this tract of land and she is well aware of the Compatibility guidelines. We would like to request to be included in the VMU Zoning Overlay District.

189953	02021408050000	SALDANA TERESA	3409 GONZALES ST
189954	02021408060000	SALDANA TERESA	3413 GONZALES ST
189955	02021408070000	SALDANA TERESA	704 GUNTER ST

The two tracts listed below are recommended by the Planning Commission to be included in the VMU Zoning Overlay District as property owners we approve their conclusion. We propose that all relaxed site development standards should be applied to these two tracts.

Tract 15: 3223 East 7th St. (see map attached)

Legal Description: N 50.46FT OF LOT 6 BLK 1 OLT 18 DIV A EDEN ACRES

Property ID: 189901

Parcel No.: 02-0214-0303-0000

189901 02021403030000 SALDANA TERESA E 3223 7 ST

Tract 3: 2700 East 7th St. (see map attached)

Legal Description: 322 ACR OLT 21 DIVISION A ACR .021 * VAC PART OF ROW
ACR .343 * TOTAL

Property ID: 191213

Parcel No.: 02-0311-0901-0000

191213 02031109010000 ROCHA MARIO A E 2700 7 ST

Thank you for your time and patience.

Sincerely,

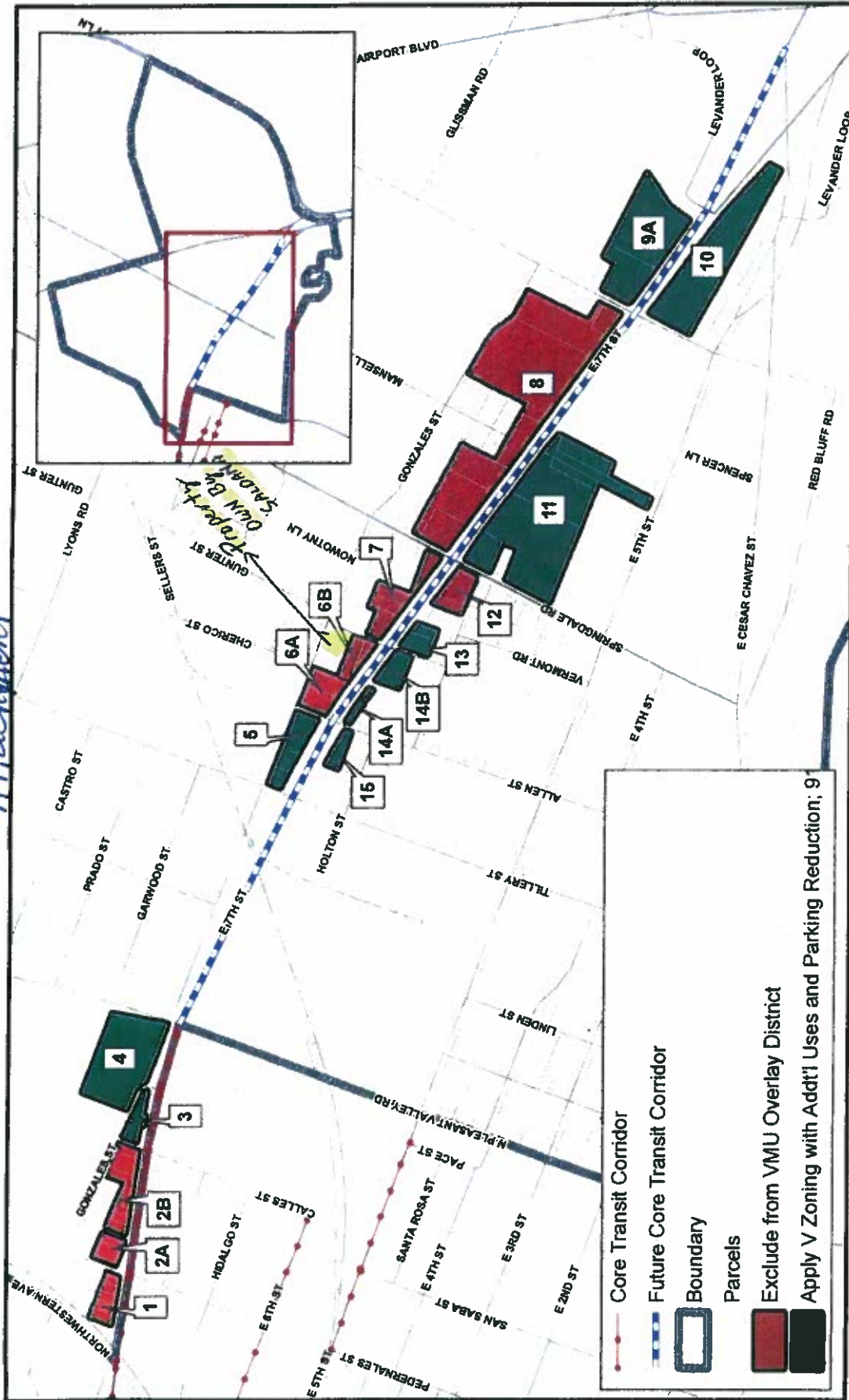


Teresa Saldaña

Rose Marie Saldaña-Rocha

Mario A. Rocha

Attachment



PLANNING COMMISSION RECOMMENDATION
Govalle/Johnston Terrace
Combined Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
Case # C14-2007-0259

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



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

PLANNING COMMISSION HEARING

DATE: January 15, 2008 TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: January 31, 2008 TIME: 4:00 P.M.

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

For questions regarding the vertical mixed use application for the Govalle/Johnston Terrace Combined Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: melissa.laursen@ci.austin.tx.us. Si Ud Necesita información en Español, favor de llamar a Andrew Holubeck al (512) 974-2054. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

PLANNING COMMISSION COMMENT FORM

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

File # C14-2007-0259

Planning Commission Hearing Date: January 15, 2008

Name (please print) JERRY PULLEY

Address 757 Shady Ln. 78702

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

INFORMATION ON PUBLIC HEARINGS

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

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

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

RECEIVED

FEB 12 2008

Neighborhood Planning & Zoning

2/12/2008

George Adams

COASTIN

NEIGHBORHOOD PLANNING & ZONING

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

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

I own the property at 3300 GONZALES St and represent several other property in and near this area.

DALE GUTHRIE

512-627-3474

daleguthrie2005

@yghwo.com

Thank You

Bob Guthrie