

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0044.001

**C.C. DATE:** October 2, 2008

Vertical Mixed Use Building (V) Rezoning

**PC. DATE:** September 23, 2008

**ADDRESS:** 5701 Cameron Road/ 1200 Ridgehaven Drive

**AREA:** 1.8 acres

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

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

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Home Builders Association of Greater  
Austin  
Taking Action Inc.  
Austin Neighborhoods Council  
Homeless Neighborhood Organization  
Volunteers of America Texas  
North American Islamic Trust  
Mueller Community Association  
PODER People Organized in Defense of  
Earth & Her Resources

League of Bicycling Voters  
University Hills Neighborhood Association  
Windsor Park Neighborhood Association  
Responsible Growth for Windsor Park  
University Hills/Windsor Park NPA Staff  
Liaison  
Austin Independent School District  
American Cancer Society  
Ridgetop Neighborhood Association  
Gaston Place Neighborhood Association

### **PLANNING COMMISSION RECOMMENDATION** (September 23, 2008):

- Amend the VMU Overlay District to exclude 5701 Cameron Road/1200 Ridgehaven Drive tract that is approximately 1.8 acres.

Approved 8-0

[Dealey - Reddy 2<sup>nd</sup>]

**AREA OF PROPOSED ZONING CHANGES:** 5701 Cameron Road/ 1200 Ridgehaven Drive tract is located within the Windsor Park Neighborhood Planning Area and along a Core Transit Corridor – Cameron Road.

The Windsor Park Neighborhood Planning Area is bounded by US Highway 290 to the north, 51<sup>st</sup> Street to the south, Northeast Drive and Manor Road to the east, and IH 35 to the west.

### **STAFF COMMENTS:**

On April 22, 2008 Planning Commission postponed this case to give the property owner and the neighborhood association an opportunity to reach to an agreement. On June 13, 2008 the property owner and neighborhood association met and did not reach an agreement. On June 24 and August 12, 2008 the property owner requested and was granted two additional



postponements by the Planning Commission to gain support of the adjacent property owners regarding VMU on the subject tract.

The subject property 5701 Cameron Road/ 1200 Ridgehaven Drive is located within the Windsor Park Neighborhood Planning Area and is 1.8 acres. The property fronts on a Core Transit Corridor- Cameron Road. The existing zoning on the property is LO-MU-NP (limited office-mixed use-neighborhood plan) and there is an existing Messiah Lutheran Church on the property. The subject property is part of the VMU Overlay District but due to a mapping error it was not included on the Windsor Park VMU application notice. Therefore, staff initiated a VMU building zoning case for this property and the notified the neighborhood.

The Windsor Park neighborhood plan was adopted in August 2007 as part of the University Hills/ Windsor Park Combined Neighborhood Plan. The subject tract is designated Mixed Use on the Future Land Use Map. The Windsor Park Neighborhood Association and Responsible Growth for Windsor Park submitted their recommendations because a neighborhood plan contact team was not in place at the time of the VMU opt in/opt out process.

- **Windsor Park Neighborhood Association and Responsible Growth for Windsor Park recommendation:**
  - Amend the VMU overlay district to exclude 5701 Cameron Road/1200 Ridgehaven Drive tract (1.8 acres) from the VMU overlay district.

The subject tract is surrounded on three sides by single family residences and both neighborhood associations are concerned about the effect of a VMU building at this particular location in terms of traffic volume and parking.

On May 22, the City Council approved VMU zoning with all incentives on approximately 149 acres in the Windsor Park neighborhood planning area as part of the VMU opt in/opt out process [Please see Attachment 1]. They also amended the VMU overlay district to exclude 3.02 acres.

**WATERSHEDS:** Tannehill Branch, Fort Branch, and Little Walnut Creek (urban)

**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Blanton Elementary School, Andrews Elementary School, Harris Elementary, Pearce Middle School.

**APPLICABLE CORE TRANSIT CORRIDORS:**  
Core Transit Corridors: Cameron Road.

**LIST OF ATTACHMENTS:**

**Attachment 1:** 5701 Cameron Road/1200 Ridgehaven Drive VMU Map

**Attachment 2:** Neighborhood Recommendations Table & Address Table.



**Attachment 3: Zoning Map****Attachment 4: Overview of Vertical Mixed Use (VMU) and the VMU Opt-In/Opt-Out Process****Attachment 5: Public Comments – 5 Objections****ISSUES:** None at this time.**CITY COUNCIL DATE:** October 2, 2008**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Minal Bhakta  
e-mail: minal.bhakta@ci.austin.tx.us**PHONE:** 974-6453**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 C14-2008-0044 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Windsor Park Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 5.

**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.

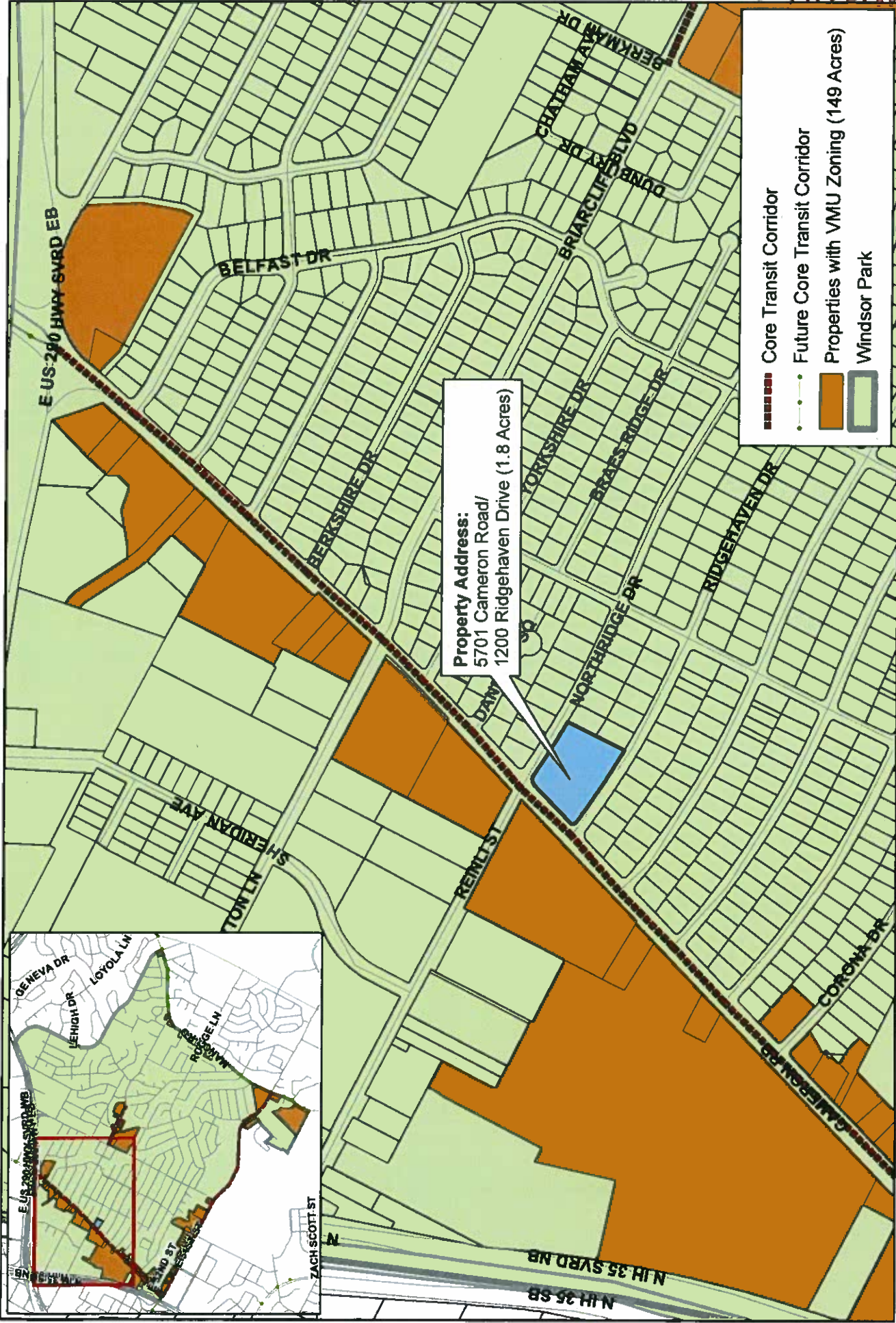
### **Water and Wastewater**

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.





- Core Transit Corridor
- Future Core Transit Corridor
- Properties with VMU Zoning (149 Acres)
- Windsor Park

Property Address:  
5701 Cameron Road/  
1200 Ridgehaven Drive (1.8 Acres)

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.

Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
September 2008

**Windsor Park Neighborhood Planning Area**  
5701 Cameron Road/ 1200 Ridgehaven Drive  
C14-2008-0044.001





**Windsor Park Neighborhood Planning Area**  
5701 Cameron Road/ 1200 Ridgehaven Drive  
C14-2008-0044.001

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Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
September 2008



<b>Address Table</b>		
<b>C14-2008-0044.001</b>		
<b>Property Address</b>	<b>TCAD PROPERTY ID # (1)</b>	<b>CITY OF AUSTIN ADDRESS (2)</b>
5701 Cameron Road / 1200 Ridgehaven Drive	222031	1200 Ridgehaven Drive
(1) TCAD Property ID number represents a property, as recorded by the Travis Central Appraisal District.		
(2) The COA Address listed for the property is the addresses on file with the City pertaining to that property.		

<b>Windsor Park Neighborhood Association VMU Recommendation</b>					
<b>C14-2008-0044.001</b>					
<b>VMU Overlay District</b>					
<b>Property Address</b>	<b>All VMU-Related Standards Apply</b>	<b>OPT OUT (1)</b>			<b>Exclude from VMU Overlay District</b>
		<b>Dimensional Standards</b>	<b>Parking Reduction</b>	<b>Additional Ground Floor Uses in Office Districts</b>	
5701 Cameron Road/ 1200 Ridgehaven Drive					X
(1) Please refer to attached information for explanations of Opt-Out options.					

<b>Responsible Growth for Windsor Park VMU Recommendation</b>					
<b>C14-2008-0044.001</b>					
<b>VMU Overlay District</b>					
<b>Property Address</b>	<b>All VMU-Related Standards Apply</b>	<b>OPT OUT (1)</b>			<b>Exclude from VMU Overlay District</b>
		<b>Dimensional Standards</b>	<b>Parking Reduction</b>	<b>Additional Ground Floor Uses in Office Districts</b>	
5701 Cameron Road/ 1200 Ridgehaven Drive					X
(1) Please refer to attached information for explanations of Opt-Out options.					



 **PENDING CASE**

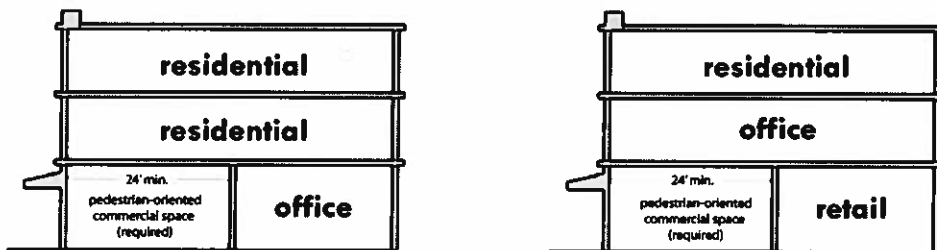
This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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

### **WHAT IS A VERTICAL MIXED USE BUILDING?**

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



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

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

### **WHY VERTICAL MIXED USE BUILDINGS?**

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

### **WHAT ARE THE STANDARDS FOR A BUILDING?**

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



## WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

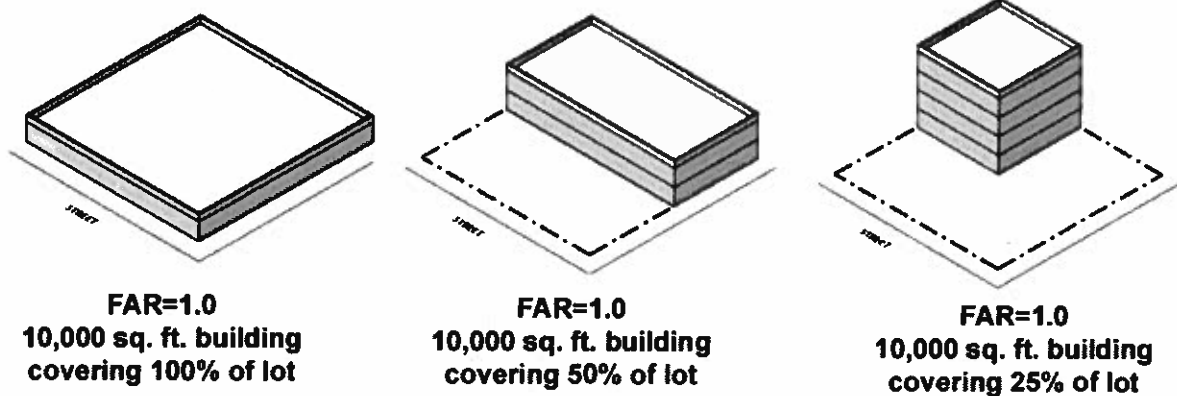
### Dimensional Standards

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

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

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

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



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

### Off-Street Parking Reduction

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



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

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

#### Additional Ground Floor Commercial Uses in Office Districts

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

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

Zoning use information can be found starting on page 45 of the following document:  
[http://www.ci.austin.tx.us/zoning/downloads/np\\_guide.pdf](http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf).

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

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

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

### **WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?**

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



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

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

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

## **OTHER FREQUENTLY ASKED QUESTIONS:**

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

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

### **HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?**

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

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

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

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

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



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

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

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

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

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

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

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

[http://www.ci.austin.tx.us/planning/downloads/Subchapter\\_E\\_Design\\_Standards.pdf](http://www.ci.austin.tx.us/planning/downloads/Subchapter_E_Design_Standards.pdf)

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



Attachment #5  
[Public Comments]

**Bhakta, Minal**

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**From:** Milissa Gravois  
**Sent:** Saturday, April 19, 2008 5:54 PM  
**To:** Bhakta, Minal  
**Subject:** File No. C14-2008-0044.001

To Whom it May Concern:

My husband and I are writing to state our preference in regards to the application for the VMU eligibility for the property at 1200 Ridgehaven Dr. We are property owners within 300 feet of this property.

We would like the property to be excluded from the VMU overlay district.

Sincerely,

Milissa & Patrick Gravois  
1302 Northridge Dr.  
Austin 78723

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4/22/2008



**PLANNING COMMISSION COMMENT FORM**

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

File # C14-2008-0044.001

Planning Commission Hearing Date: April 22, 2008

Name (please print) Charles R. DEWEEL

☐ I am in favor

(*Estoy de acuerdo*)

Address 1201 RIDGEHAVEN DR.

☒ I object

(No estoy de acuerdo)

**PLANNING COMMISSION COMMENT FORM**

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

File # C14-2008-0044.001

Planning Commission Hearing Date: April 22, 2008

Name (please print) Barbara Dunn

☐ I am in favor

(*Estoy de acuerdo*)

Address 1209 Ridgehaven Drive

☒ I object

(No estoy de acuerdo)



Re: File #C14-2008-0044.00  
5701 Cameron Road/  
1200 Ridgehaven Drive

Sirs:

We owners at 1209 Ridgehaven Drive, directly across the street from the property referenced above, and residents since 1988, we Object to the Proposed Zoning Change for the following reasons:

1. Reinli street intersects Cameron between Ridgehaven and Northridge, and is currently the scene for many and frequent traffic accidents, including the recent death of a pedestrian, due to overuse and poor traffic management where Reinli and Cameron intersect.

2. Messiah Lutheran Church currently located in the referenced property uses the facility for services, operates a food bank from the location, is a polling site, and serves as pick-up point for Meals on Wheels Mon.-Fri. The parking lot is very busy already with these activities and also is a favorite turn-around for drivers daily, in surprisingly large numbers. Both Ridgehaven and Northridge are narrow streets with non-residents already parking vehicles all day on the streets while they catch city buses on Cameron.

The immediate surrounding neighborhood of single family residences includes many young families with children, walkers, bike riders, and older residents who all experience threats to their safety and that of pets due to the heavy traffic flow and crowding of street space due to parking of non-residents. There are no sidewalks.



3. Invasion of higher concentration of population by allowing high density residences to be built is further insult to this neighborhood selected by owners because of its "nice neighborhood feeling." The two immediate streets affected have some of the better homes in the neighborhood, and undoubtedly will lose value if apartments and/or businesses build large facilities with inevitably inadequate parking, as clearly allowed by the proposed zoning change. We do not believe it fair of the city to negatively lower our property values as will occur.

Your registration/acknowledgement of our objections and consideration for preserving the integrity of this neighborhood and our lifetime investments in this property is appreciated.

Barbara Dunn  
1209 Ridgeman Drive  
Austin, Texas 78723  
453-8035

  
5/1/78



## PLANNING COMMISSION HEARING

DATE: April 22, 2008

TIME: 6:00 P.M.

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

## CITY COUNCIL HEARING

DATE: May 8, 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 5701 Cameron Road/1200 Ridgehaven Drive tract, please call Minal Bhakta at (512) 974-6453 or email at: [minal.bhakta@ci.austin.tx.us](mailto:minal.bhakta@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 Minal Bhakta, Austin, TX 78767-8835.

File # C14-2008-0044.001

Planning Commission Hearing Date: April 22, 2008

Name (please print) Travis Mansfield

☐ I am in favor  
(Estoy de acuerdo)

Address 1200 Northridge Dr 78723

☒ 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.

During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.



City of Austin Planning Commission and/or City Council,

As a life-long Austin resident, and the homeowner most affected by the proposed VMU adoption at 1200 Ridge I write in strong opposition to the adoption of the Vertical Mixed Use overlay on this property at this time.

Since this property is east of Cameron in the residential part of the neighborhood and the majority of the property borders single-family zoned dwellings, I do not think it makes sense to have a higher density mixed-use development on this site at this time.

I live and own the home at 1200 Northridge Dr, which is one of the adjacent properties and also borders Cameron Rd. Traffic on my corner of Northridge and Cameron will be very impacted by development on this site. Adding VMU to the site would likely encourage redevelopment of the property and increase traffic along Cameron Rd. and along Northridge Dr. I'm sure you are all aware of the problems high-traffic areas pose to homeowners with nearby properties (safety, noise, property value, etc...). Less than three years ago, my house was hit by a car traveling down Cameron Rd; this is something no homeowner should ever have to go through. You can help reduce the impact of traffic by preserving the current property's civic use and lower-density requirements.

Thank you for your time,



Travis Mansfield



## PLANNING COMMISSION HEARING

DATE: April 22, 2008

TIME: 6:00 P.M.

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

## CITY COUNCIL HEARING

DATE: May 8, 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 5701 Cameron Road/1200 Ridgehaven Drive tract, please call Minal Bhakta at (512) 974-6453 or email at: [minal.bhakta@ci.austin.tx.us](mailto:minal.bhakta@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 Minal Bhakta, Austin, TX 78767-8835.

File # C14-2008-0044.001

Planning Commission Hearing Date: April 22, 2008

Name (please print)

James Kouri

☐ I am in favor  
(Estoy de acuerdo)

Address

1307 Ridgehaven Austin Tx 78723

☒ 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.

During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.