

# **Zilker Neighborhood Planning Area** **Vertical Mixed Use (VMU) Overlay District** **C14-2006-0060** **Tract Map**



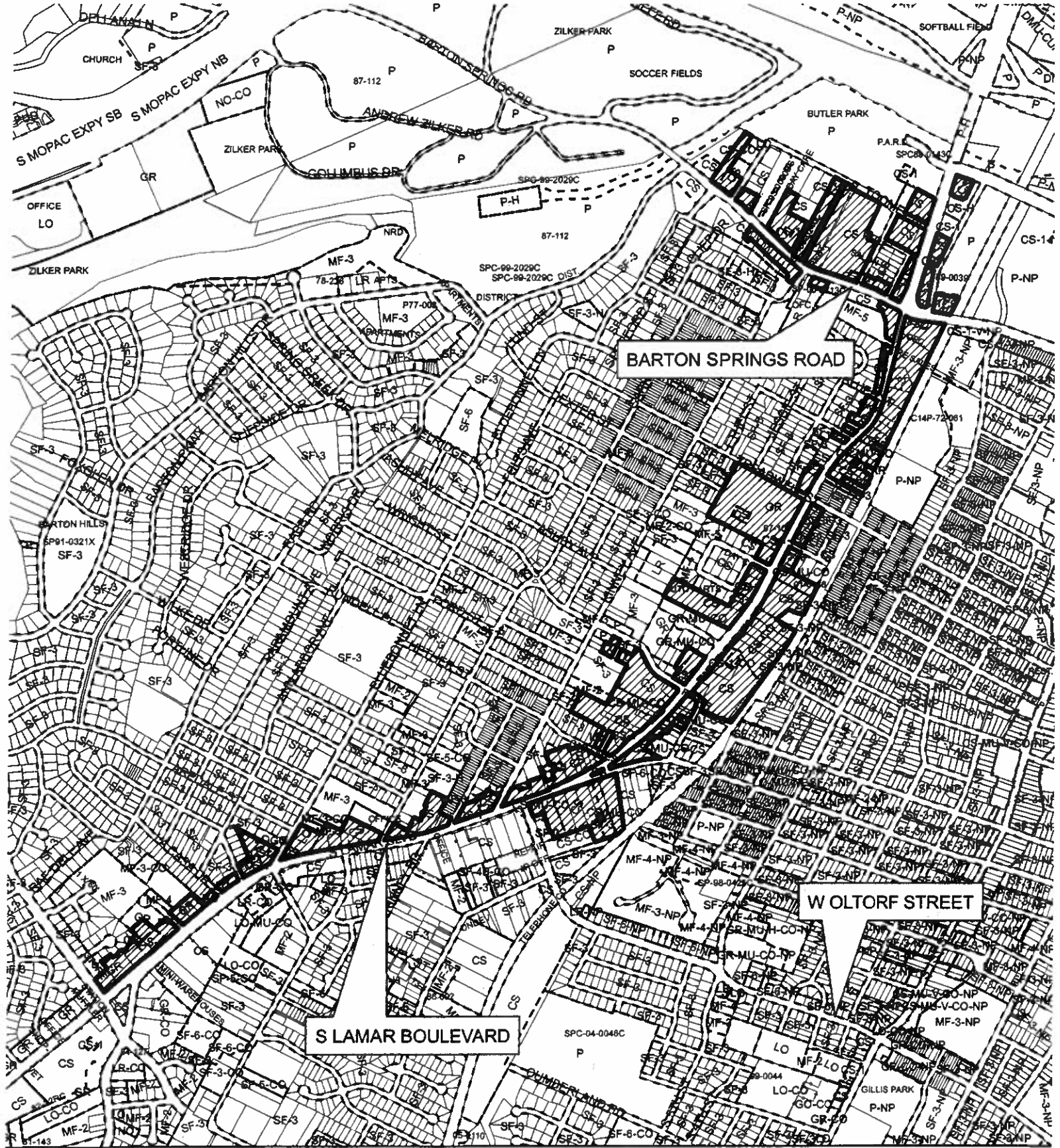
0 500 1,000 2,000 Feet






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

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

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.



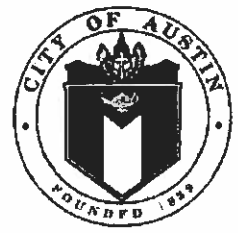
# ZONING

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0060  
 ADDRESS: ZILKER PLANNING AREA  
 SUBJECT AREA: 124.83 ACRES  
 GRID: G20 & H20-22  
 MANAGER: A. HOLUBECK

OPERATOR: S. MEEKS

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1" = 1200'





**2001 La Casa Drive  
Suite 100  
Austin, Texas 78704**

**phone: 512-444-3434  
fax: 512-444-3441  
web: www.spillar.com**

## PETITION

Date: August 28, 2008




File Number: C14-2008-0060 - refer Parcel #33 (plus #32 & #34) on Tract Map

ADDRESS OF REZONING REQUEST: 2001 La Casa Drive (corner S. Lamar)

TO: The Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any other classification than NO-VMU or LO-VMU, with NP to be added soon.

REASONS: The property is currently zoned NO and consists of a 8,210 SF area lot located on the corner of South Lamar Blvd (CTC with 132.35' frontage) and La Casa Drive (with 71.75' frontage) across the street from Matt's El Rancho and Maria's Taco Express restaurants and Walgreens. The adjacent tract to the south is a retail/office strip zoned CS. The adjacent tract to the west is zoned SF 3 and the tract across La Casa Drive to the north is zoned LO. We are preparing to file an application to rezone our property to LO. We would like to redevelop the property to reorient to Lamar, add small local service office and retail tenants and to also add two residential units to the site. To do this we need to keep VMU. We are fully prepared to meet the pedestrian orientation requirements of a VMU project, including the 15' minimum pedestrian ROW with 8' planting buffer, as well as the appropriate compatibility setbacks. We believe that VMU projects are a vital added asset, especially to traditional areas. Lastly, we believe that the two adjacent commercial tracts on Lamar should also be VMU, although the Zilker neighborhood has recommended all three of these, and several others, to "Opt-out".

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Douglas E. Oldmixon	3008 Oakhaven Drive, Austin 78704
	Frances M. Spillar	1802 Winter Park Road, Austin 78746
	Clifton D. Spillar	1802 Winter Park Road, Austin 78746

CONTACT: Douglas E. Oldmixon Phone 512-444-3434; Mobile 512-415-6960

DATE: 8/22/08

Please See Attachments

**Buster Spillar**  
buster@spillar.com

**Annie Spillar**  
annie@spillar.com

**Doug Oldmixon**  
deo@spillar.com

# PETITION

Case Number:

**C14-2008-0060**

Date:

Aug. 28, 2008

**2001 LA CASA DR**

Total Area Within 200' of Subject Tract

8,290.40

OLDMIXON DOUGLAS  
E & CLIFTON DALE  
SPILLAR & FRANCES

1	<u>04-0109-0119</u>	<u>MARIE</u>	<u>8,290.40</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>
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24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>

Validated By:

Total Area of Petitioner:

Total %

Stacy Meeks

8,290.40

100.00%



CASE#: C14-2008-0060  
ADDRESS: 2001 LA CASA DR  
GRID: G20  
CASE MANAGER: M. LAURSEN



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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 # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) Julio G Olvera

☐ I am in favor of VMU  
(Estoy de acuerdo)

Address 512 Dawson Rd #102, 78704

☒ I object to VMU  
(No estoy de acuerdo)

Comments I oppose VMU development in my area.

Dear Melissa,

I am unable to attend any of the hearings, but I wanted to voice my concern regarding the VMU proposals.

I strictly oppose to any VMU development in the Zilker/South Lamar planning area. I believe that these areas help keep Austin a unique and exceptional place to live. Giving in to the trend of making introducing taller buildings and making mixed-use developments would give in to making Austin just like any other city.

Speaking as a resident of the area, I don't want to see VMU developments ruin my neighborhood. Speaking as a resident of Austin, I want to preserve this district as it is, so it can continue to make Austin one of the top 3 cities to live in the country - as it has been for the last several years.

Thank you for your time, I sincerely hope a stop is placed to this detrimental idea.



Julio G Olvera  
516 Dawson Road #102  
Austin, TX 78704

## PLANNING COMMISSION COMMENT FORM

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) Emily Starr

Address 1725 Toomey Rd. #312, Austin TX 78704

☐ I am in favor of VMU  
(Estoy de acuerdo)

☒ I object to VMU  
(No estoy de acuerdo)

Comments Austin is overbuilding and has no sense of pedestrian-friendly sidewalks or leaving open spaces. The city is slowly destroying the city space.

**From:** John Patton

**Sent:** Monday, August 11, 2008 10:48 AM

**To:** 'Melissa.laursen@ci.austintx.us'; 'clint\_small@hotmail.com'; 'jay\_reddy@dell.com'; 'saundra\_kirk@sbcglobal.net'; 'paulahui16@yahoo.com'; 'chris@brandocular.com'; 'amdealeay@aol.com'; 'pcavazos\_planning@yahoo.com'; 'tracy.atkins@gmail.com'; 'sully.jumpnet@sbcglobal.net'

**Subject:** FW: Sonic #01-2632 S Lamar; OPT-OUT of VMU

Melissa & Planning Commissioners,

I am sending this email asking that you and the Planning Commission allow our Sonic Drive-In property to OPT-OUT of their recommendation to the City Council for VMU Overlay in case C14-2008-0060. We do not wish VMU zoning on our Sonic Drive-In located at 2632 S Lamar. We intend to operate this location as a Sonic Drive-In for the foreseeable future. We have circumstantial evidence that VMU zoning on our near our property will raise the tax valuation with the Travis Central Appraisal District. We must cope with normally rising tax valuations on our properties without the possibility of the Appraisal District suggesting higher value to our property because it has VMU zoning.

I have been told by Andrew Holubeck that the Appraisal District would not raise valuations because of VMU zoning, but our own our own actual experience suggests that this may not directly or indirectly be the case. In any case, we choose to OPT-OUT at this time.

Because of a scheduling conflict, I cannot attend the Planning Commission hearing Tuesday evening August 12<sup>th</sup>. So at the suggestion of Andrew Holubeck, I am sending this email to you and each Planning Commissioner to notify you all of our desire to OPT-OUT. I plan to attend the City Council meeting August 28<sup>th</sup> that has this agenda item scheduled.

Melissa, can you reply with any assurance that this request will be considered before a final recommendation is forwarded by the Planning Commission to the Council?

Thanks.

John

**John Patton**  
**Development**  
**Austin Sonics, LLC**  
**4513 Burleson Rd.**  
**P. O. Box 17788**  
**Austin, Texas 78760**  
**(512)-462-0393 Office**  
**(512)-462-3639 Fax**  
**jpatton@austinsonic.com**

tcad ID# 303330  
portion of tract # 31



PLANNING COMMISSION COMMENT FORM

tract #38 (Porton)

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) Patricia Baier

☒ I am in favor of VMU  
(Estoy de acuerdo)

Address 2120 S Lamar 78704

☐ I object to VMU  
(No estoy de acuerdo)

Comments \_\_\_\_\_

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) Julia Bryarly

☐ I am in favor of VMU  
(Estoy de acuerdo)

Address 1200 Treadwell #124 78704

☒ I object to VMU  
(No estoy de acuerdo)

Comments Please do not allow this to happen in Zilker!  
VMUs belong downtown, not in an area prized for its natural beauty  
and ~~very~~ rare aquifer. The entire charm of this area will be hurt by

Thank you!

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) MARY LOU & GEOFF RICH

Address 2122 Oxford Ave.

Comments \_\_\_\_\_

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

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) SETH MULENDORE

Address 1705 VALERIA ST.

Comments Bigger buildings with less off street parking seems bad for the residential parts of the neighborhood.

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

## PLANNING COMMISSION HEARING

DATE: August 12, 2008

TIME: 6:00 P.M.

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

## CITY COUNCIL HEARING

DATE: August 28, 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 Zilker Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: [melissa.laursen@ci.austin.tx.us](mailto:melissa.laursen@ci.austin.tx.us). Si Ud Necesita información en Español, favor de llamar a Jacob Browning al (512) 974-7657. 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.

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print)

Ruben East

☒ I am in favor of VMU  
(Estoy de acuerdo)

Address

2207A Bluebonnet Lane

☐ I object to VMU  
(No estoy de acuerdo)

Comments

I am all for it vertical mixed use land development its A Great idea for the Neighborhood

## 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, ARE A REGISTERED ENVIRONMENTAL OR NEIGHBORHOOD ORGANIZATION, OR HAVE A UTILITY SERVICE ADDRESS WITHIN 500 FEET OF 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.

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### PLANNING COMMISSION COMMENT FORM

Lead ID# 303238  
Portion of tract 39 MC

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 # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) Central Ave. Partners

Address 2110 So. Lamar Blvd # 78704

Comments /

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

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### PLANNING COMMISSION COMMENT FORM

Had ID# 303238 (Portion of tract #3a)

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 # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print)

The Klein Group P

Address

2110 South Lamar



I am in favor of VMU  
(Estoy de acuerdo)



I object to VMU  
(No estoy de acuerdo)

Comments

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) 1 The Klem Group ☒ I am in favor of VMU  
Address 2110 So. Lamar Suite H 78724 ☐ (Estoy de acuerdo)  
Comments Lead ID# 303238 (Portion of tract 39) ☐ I object to VMU  
(No estoy de acuerdo)

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) Jamie Carter

Address 1501 Barton Springs Rd #228

Comments Development is inevitable, but this is out of control with no overall long-term plan

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

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print)

J. L. HUCKABAY

☐ I am in favor of VMU  
(Estoy de acuerdo)

Address

1501 Barton Springs Rd #110

☒ I object to VMU  
(No estoy de acuerdo)

Comments

This is Neighborhood Planning - so we need to PLAN not allow  
idiotic development

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For questions regarding the vertical mixed use application for the Zilker Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: [melissa.laursen@ci.austin.tx.us](mailto:melissa.laursen@ci.austin.tx.us). Si Ud Necesita información en Español, favor de llamar a Jacob Browning al (512) 974-7657. 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 # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print) Jeffrey Gibson

☐ I am in favor of VMU  
(Estoy de acuerdo)

Address 1115 Kinney Ave #32 Austin TX 78704

☒ I object to VMU  
(No estoy de acuerdo)

Comments While I do not object to mixed use in general, I feel that the other exceptions only serve to allow the developers to maximize their profits and thus their profits at the expense of the community.

## 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, ARE A REGISTERED ENVIRONMENTAL OR NEIGHBORHOOD ORGANIZATION, OR HAVE A UTILITY SERVICE ADDRESS WITHIN 500 FEET OF 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.

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# PLANNING COMMISSION COMMENT FORM

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

File # C14-2008-0060

Planning Commission Hearing Date: May 27, 2008

Name (please print) Camille Perry

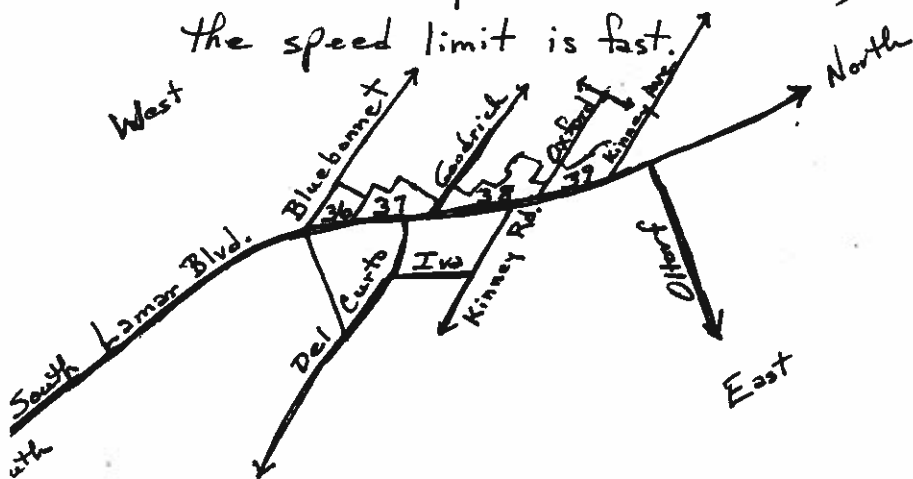
☐ I am in favor of VMU  
(Estoy de acuerdo)

Address 2211 Iva Lane, Austin, TX 78704-4911

☒ I object to VMU  
(No estoy de acuerdo)

Comments Especially for Tracts # 37 & 38. See comments attached.

- 1) We already have overflow parking on Kinney Road (east side of Lamar from music events held in the back parking area at 2310 S. Lamar (west side of Lamar).
- 2) During SXSW the overflow parking from multiple events held in outdoor parking lots on the west side of Lamar extended onto Del Curto and Iva Lane as well as onto Kinney Rd. — both sides of the street.
- 3) It is dangerous for people to be crossing S. Lamar at these locations because there are No Traffic Lights at either Kinney Rd. or Del Curto, the traffic is heavy, and the speed limit is fast.



Camille Perry  
2211 Iva Lane  
Austin, TX 78704-4911

Speed Limit 40 mph on S. Lamar from Manchaca to Treadwell.



## PLANNING COMMISSION HEARING

DATE: May 27, 2008

TIME: 6:00 P.M.

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

## CITY COUNCIL HEARING

DATE: June 19, 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 Zilker Neighborhood Planning Area, please call Andrew Holubeck at (512) 974-2054 or email at: [andrew.holubeck@ci.austin.tx.us](mailto:andrew.holubeck@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

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File # C14-2008-0060

Planning Commission Hearing Date: May 27, 2008

Name (please print) Mary K. Schultz ☒ I am in favor of VMU  
(Estoy de acuerdo)  
Address 7208 West Rim Dr - Austin 78731 ☒ I object to VMU  
(No estoy de acuerdo)  
Comments I am the property owner at 902 Jessie St. & I am not in favor of VMU.

### INFORMATION ON PUBLIC HEARINGS

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File # C14-2008-0060

Planning Commission Hearing Date: May 27, 2008

Name (please print) Lauren Ross

☒ I am in favor of VMU  
(Estoy de acuerdo)

Address 1405 Hillmont; Austin, TX 78704

☐ I object to VMU  
(No estoy de acuerdo)

Comments \_\_\_\_\_

### INFORMATION ON PUBLIC HEARINGS

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## PLANNING COMMISSION HEARING

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## CITY COUNCIL HEARING

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File # C14-2008-0060

Planning Commission Hearing Date: May 27, 2008

Name (please print) Kathryn Williams Lackner

Address 1585 Cole Springs Road - Buda, Texas

Comments \_\_\_\_\_

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

## INFORMATION ON PUBLIC HEARINGS

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## PLANNING COMMISSION HEARING

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TIME: 6:00 P.M.

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## CITY COUNCIL HEARING

DATE: June 19, 2008

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File # C14-2008-0060

Planning Commission Hearing Date: May 27, 2008

Name (please print)

Melissa Shockley

☐ I am in favor of VMU  
(Estoy de acuerdo)

Address

1529 Barton Springs #212

☒ I object to VMU  
(No estoy de acuerdo)

Comments

That is too much freedom for the developers to  
create box buildings & not enough open spaces

### INFORMATION ON PUBLIC HEARINGS

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File # C14-2008-0060

Planning Commission Hearing Date: May 27, 2008

Name (please print) James C. Oberkrom

☐ I am in favor of VMU  
(Estoy de acuerdo)

Address 1811 Treadwell

☐ I object to VMU  
(No estoy de acuerdo)

Comments I object to any infringement on the neighborhood  
All commercial/multiresidential buildings should supply 100% parking

**PLANNING COMMISSION COMMENT FORM**

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File # C14-2008-0060

Planning Commission Hearing Date: May 27, 2008

Name (please print) RAYMOND H. AND JUNE THORP RAE

☒ I am in favor of VMU  
(Estoy de acuerdo)

Address 3554 DENVER AVE., CORPUS CHRISTI, TX 78411

☐ I object to VMU  
(No estoy de acuerdo)

Comments ABOVE ARE OWNERS OF THE PROPERTY AT 511 BARTON BLVD., AUSTIN, TX 7870



**PLANNING COMMISSION COMMENT FORM**

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**File # C14-2008-0060**

**Planning Commission Hearing Date: August 12, 2008**

Name (please print) JEFFERY P & PATRICIA M. REEKERS

☐ I am in favor of VMU  
(Estoy de acuerdo)

Address 201 PLANTATION DR, COPPELL TX 75019

☒ I object to VMU  
(No estoy de acuerdo)

Comments (PROPERTY ID 103401)

## PLANNING COMMISSION HEARING

DATE: August 12, 2008 TIME: 6:00 P.M.

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

## CITY COUNCIL HEARING

DATE: August 28, 2008 TIME: 4:00 P.M.

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

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File # C14-2008-0060

Planning Commission Hearing Date: August 12, 2008

Name (please print)

Suzanne Sandmeier

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

Address

1508 Kinney Ave

Comments

With the Market slowing: all the construction downtown

Now is the time for the City to make some smart decisions. Not  
just sell out!!!

## INFORMATION ON PUBLIC HEARINGS

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