

**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BA32**

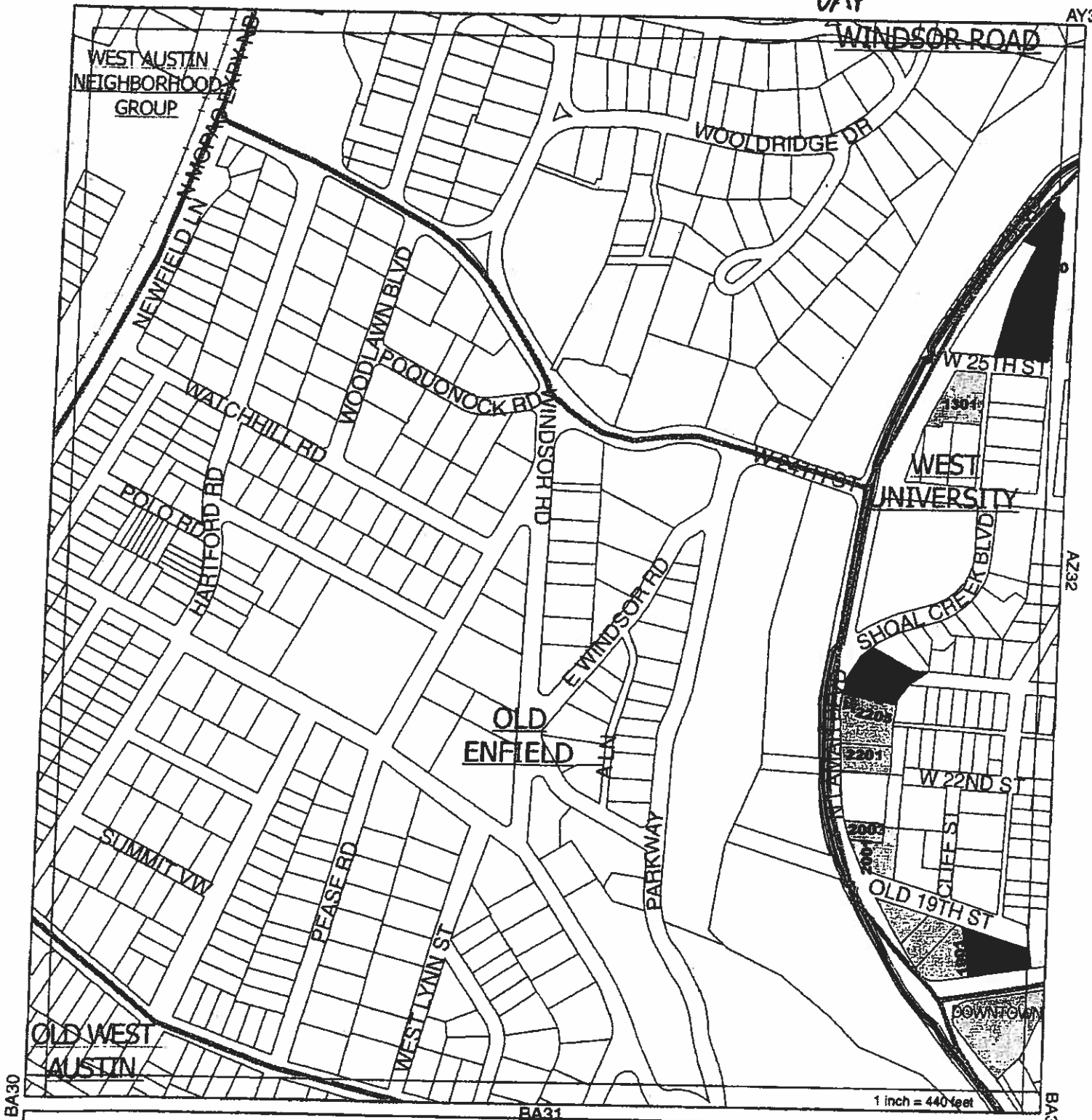


Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
Vertical Mixed Use Map Grids Black and White.mxd

Legend

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








ATC.49

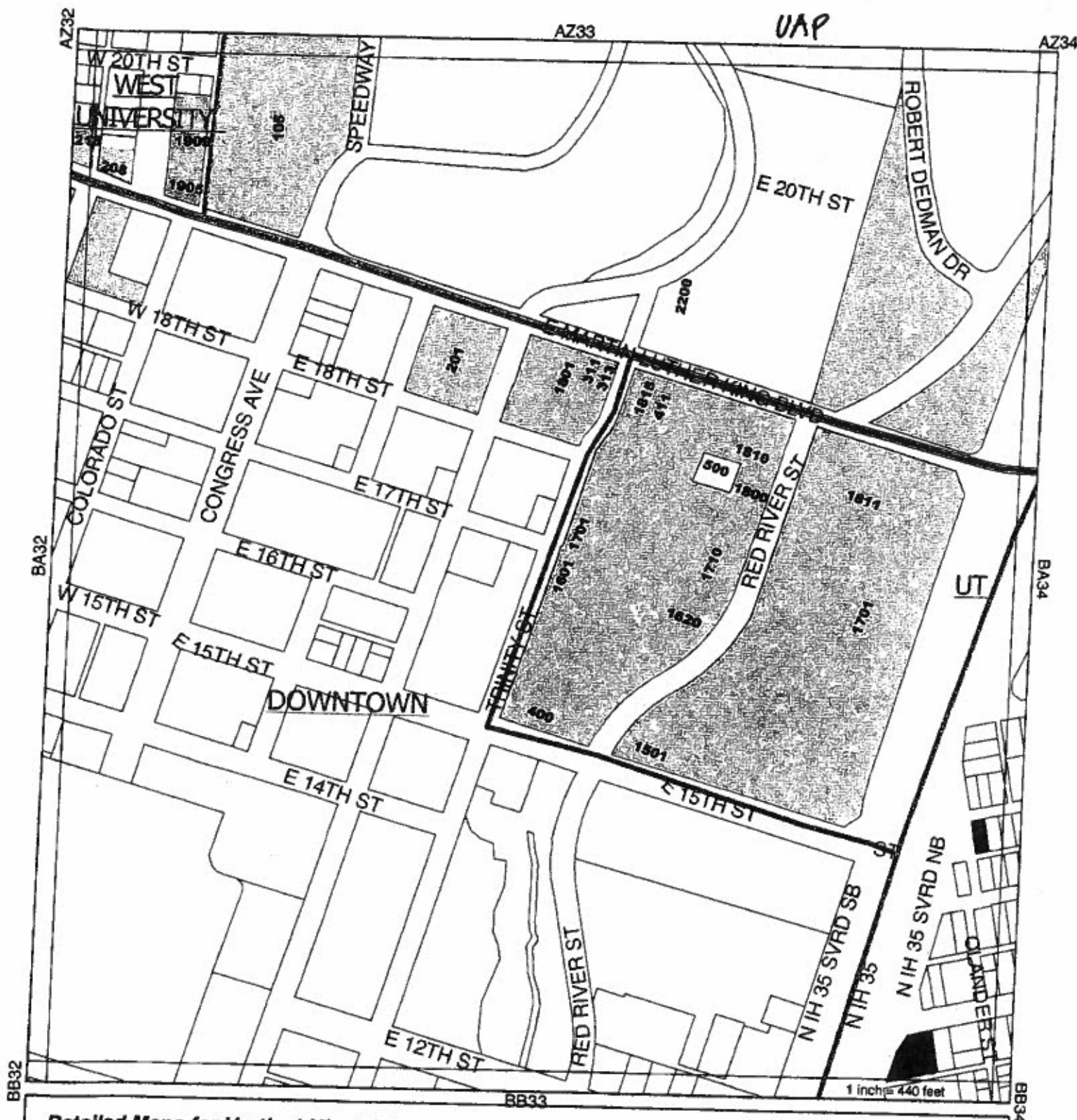


**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ31**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
Vertical Mixed Use Map Grids Black and White road

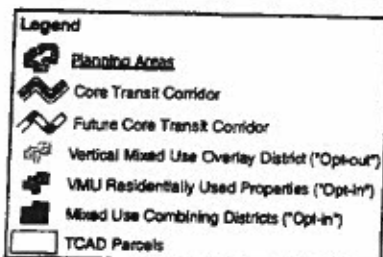
- Legend**
-  **Planning Areas**
 -  **Core Transit Corridor**
 -  **Future Core Transit Corridor**
 -  **Vertical Mixed Use Overlay District ("Opt-out")**
 -  **VMU Residentially Used Properties ("Opt-in")**
 -  **Mixed Use Combining Districts ("Opt-in")**
 -  **TCAD Parcels**



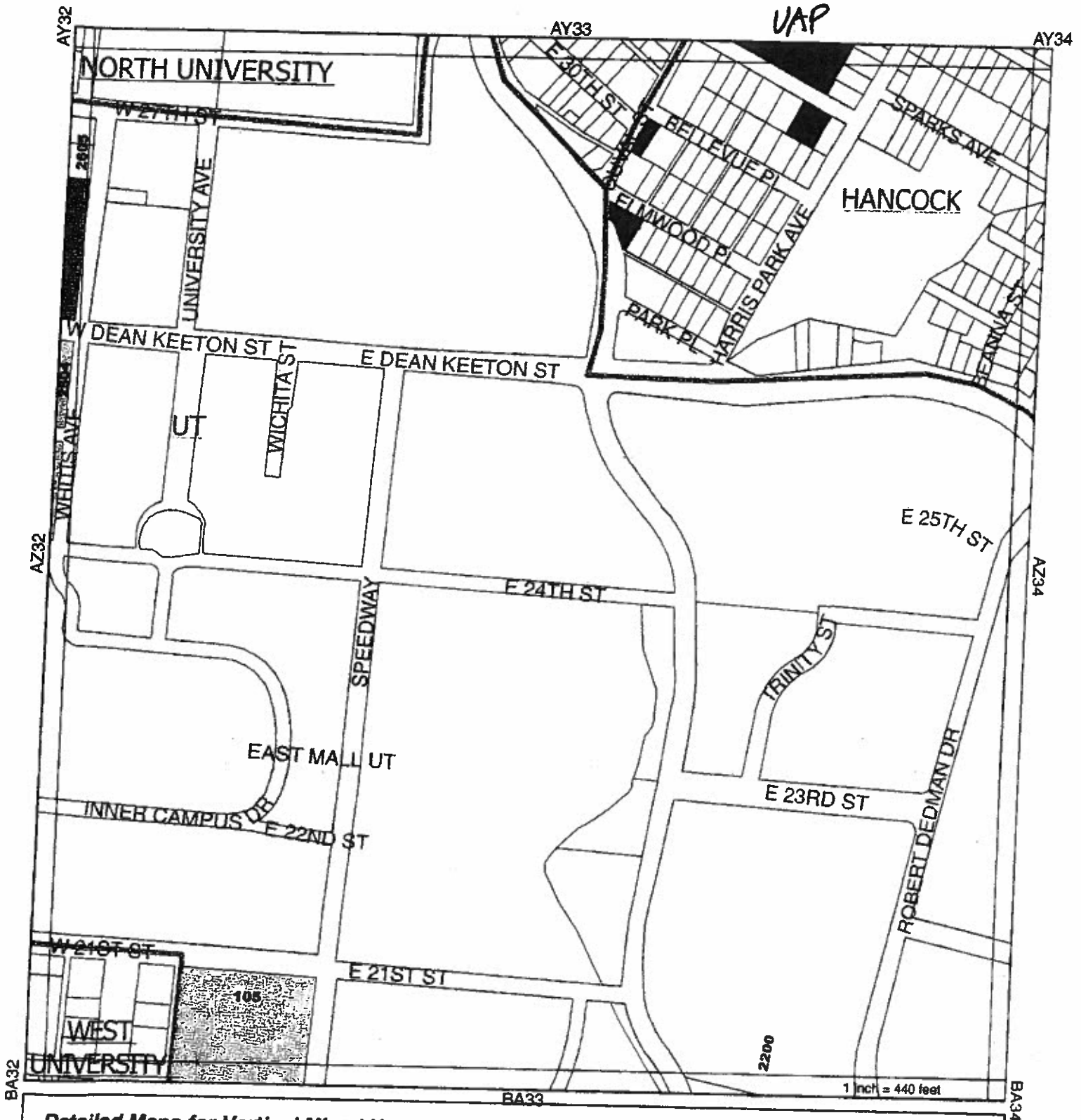
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BA33**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
Vertical Mixed Use Map Grids Black and White.mxd



ATT. C-25



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AZ33**



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Vertical Mixed Use Map Grids Black and White.mxd

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

ATT: C-26

AX31

AX32

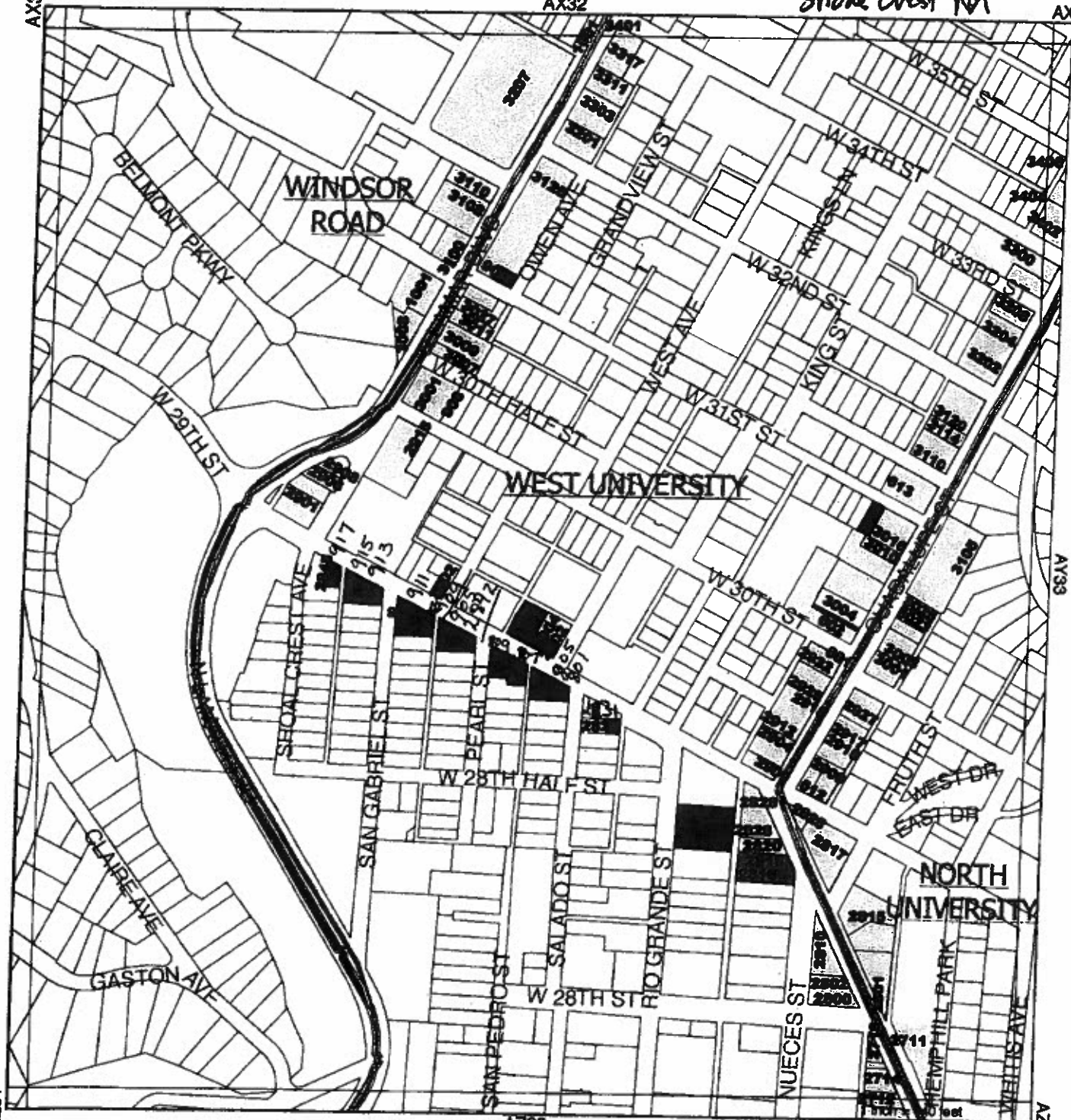
Shoal Crest Nt

AX33

AZ31

AZ32

AZ33



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AY32**

Shoal Crest



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
Vertical Mixed Use Map Grids Black and White.mxd

Legend

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

Att. C-01

Yahoo! My Yahoo! Mail Make Y! your home page

YAHOO! GROUPSWelcome, bartley68
[Sign Out, My Account]

Search:

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Groups Home - Help



bartley68 - bartley68@yahoo.com | Group Member - Edit Membership

Start a Group | My Groups

canpac

Home
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Post
Files
Photos
Links
Database
Members
Calendar

Yahoo! Groups Tips

Did you know...
Message search is now
enhanced, find messages
faster. Take it for a spin!

Yahoo! 360°

Share your life
through photos,
blogs, more.

Messages

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Vertical Mixed Use possibilities

Message List

Reply | Forward

Message #1701 of 1788 < Prev | Next >

CANPAC Meeting, MAY 29, 2007

Hello, Everyone - The next CANPAC meeting has been proposed to be on **Tuesday, May 29, 2007, at 6:00 PM, AGE Building Dining Room**. If that is NOT a good time for any of you, please let me know. We could reschedule with enough lead time.

Agenda items will be: 1. Bylaws Adoption, 2. Mission Statement Discussion, 3. Membership Requirement Discussion, and 4. VMU Discussion and Action. This is not necessarily the order, but I think the Bylaws should come first, don't you? It's time!!!! :-D Please make additions to this agenda, if you have any.

I'll be chairing the meeting next time. If you need to contact me for any reason about the meeting, please get in touch.

Thanks.

Mary Gay

Fri May 11, 2007 2:23 pm

Show Message Options

Mary Gay Maxwell
<marygaymaxwell@...>
marygaymaxwell@...
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Message #1701 of 1788 < Prev | Next >

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Author

Sort by Date

Vertical Mixed Use possibilities

Dear Neighbors, In a couple of recent meetings we have discussed the city's proposals for implementing the new Vertical Mixed Use zoning in our area. With all...

Linda Team
lteam2003
☺ ☹ +

May 9, 2007
9:56 pm

Re: [eastwoods] Vertical Mixed Use possibilities
I do not agree that the block east of the proposed hotel site should be encouraged to be upzoned precisely because the city and our neighborhood still cannot...

Barbara Epstein
bepstein@...

May 10, 2007
1:16 am

Re: [eastwoods] Vertical Mixed Use possibilities
Yes, that property at Duval and Bellevue is one we zoned MU because the dentist's office is already mixed use. But of course it is too small for VMU. And my...

Linda Team
lteam2003
☺ ☹ +

May 10, 2007
11:06 am

Re: [eastwoods] Vertical Mixed Use

Oscar Rodriguez

May 10, 2007

ATTACHMENT A

Minutes of CANPAC Meeting - May 29, 2007

Mary Gay Maxwell, acting as Meeting Coordinator, called the meeting to order at 6:00 p.m. She asked Barbara Bridges to serve as recorder. The following CANPAC members were in attendance: Laurie Limbacher (Heritage), Jim Damron (Caswell Heights), Tressie Damron (Caswell Heights), Walter Wukasch (UAP), Rick Hardin (UAP), Barbara Bridges (Caswell Heights), Bart Whatley (Hancock), John Foxworth (Shoal Crest), Mary Ingle (NUNA), Rick Iverson (NUNA), Mary Gay Maxwell (NUNA), Linda Guerrero (Hancock), and Al Godfrey (Heritage).

The **meeting agenda** was distributed. Included in the agenda were:

- Bylaws (Membership requirement discussion and adoption of bylaws)

- Mission Statement Discussion (Scope proposed for CANPAC; Process for formalizing a statement)

- VMU Discussion (Completion of the process – what's left to do and who will fill out the forms)

- Dean Keeton hotel project update (Dana's e-mail with latest neighborhood information; request from developers)

- Initial PUD report (Bart's report from meeting)

- Tree Program (How do we want to handle this?)

- Next meeting (Date, time location, moderator)

Specific time segments were allotted for each item.

BYLAWS - Barbara presented the final draft of the bylaws with the changes discussed at the last meeting. Jim presented his suggestion for changes to 4C regarding membership that he had earlier distributed and discussed by e-mail. The group discussed this and decided to amend the draft to include Jim's changes. The vote was taken on the Bylaws. The final vote was 12 in favor and one abstention (Laurie). Laurie noted that she abstained because she had not had time to read the Bylaws. It was noted that there were some typos that needed to be cleaned up in the clean final version. The group also agreed to revisit the discussion of 4C at the next meeting to see if we still like this version or want to make any amendments.

MISSION STATEMENT – Mary Gay noted that we had agreed at the last meeting that we need to come up with a mission statement. Barbara read what the city says that the planning team should do in "Neighborhood Plan Contact Teams"

(http://www.ci.austin.tx.us/zoning/neighborhood_contact.htm). We agreed that we perhaps have a broader vision for CANPAC than just what is noted there. Laurie suggested we have a committee to this and report back to the whole group. Barbara said that the group should e-mail committee members with ideas. The committee will include: Mary Gay, Jim Damron, Barbara, and Lin Team.

VERTICAL MIXED USE – Reports were given on discussions, decisions, etc. in the individual neighborhoods regarding VMU. Laurie reported that Heritage, which has the most affected properties in our area, had had a number of meetings and that members were split on the issue of opting in/out. Consequently, they will currently opt out of

ATTACHMENT B-1

everything and continue working on the issue for the next 45 days. NUNA has been discussing the issue and has the information for the CANPAC forms but they will not have an official neighborhood vote until their next meeting on June 4th. She said she checked with George Adams and he said this process was O.K. Hancock noted that they were not on any CTCs but had some opt-ins on Red River. Caswell Heights reported that they would currently recommend opting out of all properties – those on the Lamar Block and the few MUs elsewhere – in light of UNO being so close and the fact that the issue of not wanting dense residential on both sides of the neighborhood has been the neighborhood's wish for many years. They may look at individual properties in the 45 day extension period. Shoal Crest will opt out of all in their area. UAP reported that their board had recommended that they opt out of everything because they feel that UNO offers more and because they are already heavily invested in design guidelines that might come into conflict with VMU guidelines. Laurie reported that Lin told her that Eastwoods is opting out of everything. There was discussion about the concern that the addresses on the maps are not always right and do not seem to include all addresses. Rick suggested that we list all possible addresses for a property. Laurie reminded us that we need a CANPAC vote on this. **She made a motion that CANPAC vote to support each neighborhood's list of opt-in/opt-outs and have the subcommittee of those who have been working on the forms fill out the final report. The vote was taken and it was unanimous.** Those subcommittee members that will be filling out the final forms for June 4th submission are: Walter, Bart, Jim, Laurie, Mary, Lin and John. [Someone from Eastwoods needs to be added to this subcommittee.]

DEAN KEETON PROJECT: Mary Gay read Dana's e-mail. She then reported that she received a phone call from Carl Kernodle, representing the developers of the project. He wanted to meet with her about the project. She told him that he'd have to meet with the whole CANPAC group if he wanted to present information on the project. John suggest we invite him to our next meeting and give him a specific amount of allotted time to make his presentation. Barbara suggested that we may want to hear from both the neighborhood and the developer at some point. The Planning Commission hearing has been postponed until June 26th. Staff is recommending that the application be denied based on the contents of our plan. They are recommending a much lower height. MF-6 is currently the base zoning for the property, so they would need a zoning change for greater heights. The neighborhood is currently split over height issue. Some want the height and funds for the neighborhood from the developer as a result of agreeing to higher heights while others don't want the heights suggested. Rick said he thought we really needed to pay attention to what the neighborhood wants, but if the neighborhood remains divided then we need to make a decision based on our plan. Tressie said she thought we'd really upset a neighborhood if we went against a united neighborhood. Mary Gay mentioned that that's one of the reasons we need a mission statement. Jim said he thought we needed to decide what our jurisdiction is. Rick noted that NUNA is worried about precedent with this project because the State Hospital might want to push for greater heights. He thinks it's really important to have our Eastwoods representatives at the next meeting. The group agreed that we would invite the developer to the next meeting. Bart will resend us his earlier e-mail about the hotel. It was suggested that we tell the developer we need information on the site plan, elevations, density and traffic

ATTACHMENT B.2

studies. Mary Gay will contact the developer and extend an invitation for our next meeting. All suggested that we tell the developer that he will have 10 minutes for his presentation and 10 minutes for questions. Tressie suggested that we also invite the neighborhood, but the rest of the group said that this should just be for CANPAC and the developer. The CANPAC representatives from Eastwoods will already be at the meeting. If the neighborhood wants to meet with us, that can be at another time.

PUD REPORT (Bart): Bart reported that Brewster, Mike and Lee are looking at how to redo the PUD requirements in the code especially as it relates to the problems connected with infill areas that aren't really meant for PUDs. The meeting that he went to seemed to be the birth of a possible task force to look into the matter. There were both neighborhood folks and developers at the meeting. Neither the developers or neighborhoods are happy with the current process. One of the issues they will be looking at is whether the city should perhaps shoulder some of what is now going into private covenants between the neighborhoods and the developers to take some of the burden off the neighborhoods having to try to enforce them. Two overriding questions that were discussed were: (1) What are the characteristics and qualities that make a PUD superior? and (2) What are the ways that the PUD process can be improved?

TREE PROGRAM: The question for discussion on this topic was what do we want to do about it. Mary Ingle said she really would like us to participate but that we currently have too much on our plate to be able to get an application together for this year. She suggested we put it off for a year. The group suggestion was that we convey the thought to Laura Patlove that we'd really like to be considered for next year.

MISCELLANEOUS: Mary Gay asked for an explanation of the notice she received re the restrictive covenant at 21 Rio. Rick explained that this was an old covenant and had nothing to do with the current project as we knew it. He mentioned that he'd sent an e-mail to the group a while back about this.

NEXT MEETING: The group decided to next meet on June 11th (the second Monday of the month) from 6-8 PM at the AGE Building (same room as tonight). Mary Ingle will be the moderator for that meeting.

The meeting was adjourned at 8:15 PM.

[Minutes reported by Barbara Bridges]

ATTACHMENT B.3

June 3, 2007

Dear Mayor Wynn and City Council Members:

Heritage Neighborhood Association requests that all properties within Heritage Neighborhood be removed from the VMU overlay.

Our recommendation is intended primarily as a "placeholder" response whose purpose is to preserve rights afforded by the City's recent 45-day extension of the "opt-out" period. We elect to use the next 45 days to further consider implementation of the VMU overlay.

With this letter we would also like to communicate our concerns about the ordinance. We are especially concerned since Heritage is a neighborhood that historically has had density, a wide range of affordable housing and a mix of uses within the properties. We already practice what the VMU ordinance attempts to achieve. Below, therefore, we raise our eight concerns:

- 1. The ordinance is confusing and overly complex.** The ordinance grants very substantial increases in development rights in Heritage. Our experience tells us that this combination of factors will lead to problems with implementation of the ordinance.
- 2. The potential impact of relaxed dimensional standards is severe.** This "density bonus" is not appropriate for Heritage, especially in locations adjacent to single-family and multifamily properties. The likely structure of any VMU project is an attractive facade facing the Core Transit Corridor with a concrete parking ramp in the back facing us, the neighborhood.
- 3. Our neighborhood currently provides an exceptionally large variety of affordable housing options,** ranging from apartments to small cottages to single-family homes. According to the City's own statistics, West University (which includes Heritage) has a median family income of \$20,099. Obviously, Heritage is already doing more than enough to provide affordable housing options and should not be required to make concessions to developers to gain additional affordable residential units.
- 4. One of the primary stated purposes of the ordinance is the prevention of urban sprawl. But adding housing downtown has not deterred developers from undertaking massive projects in rural areas.** Sewer lines, utilities and roads continue to be built at a rapid rate in the region surrounding Austin.
- 5. The city should implement enhanced mass transit before contemplating the addition of density to the Core Transit Corridors.** In proposing huge development before more mass transit is added, the city is essentially putting the cart before the horse. We also understand that

ATT. C-8

the federal funding formula has changed by making it more expensive, and therefore more difficult, to implement a light rail plan.

6. We are concerned about our small local businesses, such as Flamingo Automotive, Tom's Tabooley, Antone's Records, Amy's Ice Cream and Toy Joy. The VMU ordinance has the potential to push these businesses out through the combination of rising property value and taxes. Many of us patronize these businesses and feel that they are an important part of the fabric of our neighborhood. Indeed, out of the approximately fifty businesses in Heritage along Guadalupe and Lamar, only three, Starbucks, Sprint and Buffalo Exchange, are national chains. We are proud of our neighborhood's role as an incubator for local businesses and hope to remain that way.

7. When passed three years ago, we believed our city-approved Neighborhood Plan would be the template for future development. Our residents devoted many, many hours to create a viable plan that included upzoning to add density, especially in West Campus. Now, through the VMU ordinance, the City is imposing more density on Heritage than what was agreed to in the Neighborhood Plan.

8. We are worried that these development rights will have a disproportionate impact on Heritage Neighborhood. Our viable historic neighborhood is only four blocks wide, bounded on three sides by Core Transit Corridors. These factors justify a cautious approach to the granting of new development rights in our neighborhood.

Thank you for making an effort to understand our concerns. We look forward to having a dialogue with you about the impact VMU will have on our small yet diverse neighborhood.

Sincerely,



Betsy Greenberg, Treasurer
Heritage Neighborhood Association
Agreed to unanimously at our 6/3/07 meeting

Meeting Minutes

NUNA

Monday June 4th, 2007

President Bill Bednar called the meeting to order.

1) Program Items

- a. Laura Patlove – Presented Heat island info and info on Austin Community Tree (ACT) Program. Purpose is to have individual citizens plant trees in their own yards and thus get 40% tree canopy. Most neighborhoods are 20% tree canopy. A selection of free trees (provided via funds from Austin Energy) will be offered. First effort started in Central East Austin and planted 500 trees. Crestview planted 800 trees. They are asking neighborhoods to apply to host a tree planting event and to provide a location for Friday drop off. There are only two proposals (Rosewood and Old West Austin) this year. Encouraged us to apply for next year. There will be training for the volunteers who will block walk in advance and drop off door hangers and provide residents estimates on the number and size of trees appropriate for their yard. Residents can pick their type of trees from a predetermined list. Application period is between beginning of April and June. Agreed to place Moved to place on the February agenda for formal decision as to apply. Douglas Plummer moved and Mary Gay seconded. All voted in favor. Non-opposed. Motion passed.
- b. Responsible growth for Northcross was on agenda. Moved to table by Mary Gay Maxwell since no representative showed up. It was seconded by Mary Ingle. All voted in favor.

2) Report

- a. NUNA Planning Team (NPT) .
 - i. Non-compliant home developments. 3411 cedar 405 west 35th st. Properties not in compliance and meeting with permitting to rectify non-compliant homes.
 - ii. ACTION ITEM - Vertical Mixed Use (VMU) –Applies to properties along two transit corridors.(Guadalupe and 38th street). VMU

applies to just commercial properties (including mixed commercial residential units). VMU allows you to by-pass a lot of set back requirements and other NCCD requirements. The NPT did not want VMU next to single family residential and so opted in properties along 27th to 30th on Guadalupe which would not impact neighbors . NPT opted out all other properties as well as opting out all parking reduction requirements. We have a height map for our NCCD and it is not impacted at all by the VMU. The motion was made by Mary Ingle and seconded by Bill Bednar. **Unanimous approval of the NPT recommendation (10 eligible/member votes).**

- b. Hemphill Park report Mark Faust- Park day was a big success with 38 volunteers and the city is repairing curbs all around the park. Meeting on the June 12 at 7 pm at the Lutheran church to find out what improvements the neighborhood wants.
- c. Sparky Park - Working on getting the artist for the art wall. The city manager is working on this as well as a sign to help reduce the vandalism.

3) Motion to adjourn Mary Gay Maxwell. Jason Davis second.

Those in attendance.

Mary Ingle
Jan Moyle
Jason davis
Kay Kutzel
Jeff Perry
June Hawley
Farzad Bozorg Mehr
Douglas Plummer
Stefanie Collins
Nadine Latif
Barbara Buttrey
Ethan Cohen
Bill Bednar

Mark Feist
Mary Gay Maxwell
Richard Mauldin
Rick Iverson

PLANNING COMMISSION HEARING

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

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

ATTACHMENTE #6

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 Central Austin Combined Neighborhood Planning Area, please call Andrew Holubeck at (512) 974-2054 or email at: 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

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 # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Mary Ingle

Address 3406 Duval St. 78705

- ☒ I am in favor ^{of connection to NUNA}
(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:

**WRITTEN CONSENT OF THE BOARD OF
DIRECTORS OF MEDICAL SCIENCE CENTER
CONDOMINIUM ASSOCIATION**

C11
122

The undersigned director of Medical Science Center Condominium Association ("Association"), in lieu of holding a special meeting of the shareholders, does hereby approve, ratify and adopt the following resolution:

RESOLVED that the Board of Directors of the Association and its members, owners of the entire property locally known as 711 W. 38th Street, Austin, Texas, desire to remain in Vertical Mixed Use overlay district, as set forth in Article 4, Subchapter E of Chapter 25-2 in the Austin Land Development Code, in effect as of the date of this resolution.

Dated: January 22, 2008

Tara Martin
Tara Martin, Chairman of the Board of Directors

CU
1/23

**WRITTEN CONSENT OF THE BOARD OF
DIRECTORS OF MEDICAL SCIENCE CENTER
PARKING INC.**

The undersigned director of Medical Science Center Parking Inc. ("MSC Parking"), in lieu of holding a special meeting of the shareholders, does hereby approve, ratify and adopt the following resolution:

RESOLVED that the entire property owned by MSC Parking, locally known as 3511 West Avenue, 3509 West Avenue, and 3507 West Avenue in the City of Austin (the "Property"), and the Board of Directors of MSC Parking desire that the Property be included in the City of Austin Vertical Mixed Use overlay district, as set forth in Article 4, Subchapter E of Chapter 25-2 in the Austin Land Development Code, that is currently in effect as of the date of this resolution.

RESOLVED that the Board of Directors also desire that the Property be utilized as a unified site with 711 W. 38th Street, Austin, Texas 78705 ("711 W. 38th Street"), since (i) the Property is used as a parking facility for 711 W. 38th Street and (ii) the Property is owned by the individuals who comprise the Medical Science Center Condominium Association, the owner of 711 W. 38th Street.

Dated: January 22, 2008

Tara Martin
Tara Martin, Chairman of the Board of Directors

Camco Land, Ltd.

1016 MoPac Circle, Suite, 102
Austin, Texas 78746
Ph. (512) 327-6586
Fax (512) 327-5113

C11
119

January 7, 2008

Mr. Andrew Holubeck
Neighborhood Planning and Zoning Department
PO Box 1088
Austin, Texas 78767-8835

RE: Vertical Mixed Use Designation – 711 W. 38th Street (B1-B4, C-7, C10, C11), 901 W. 38th Street, 911 W. 38th Street and 3701 N. Lamar, File Number C-14-2007-0262

Dear Mr. Holubeck,

In response to the notice received by Camco Land, Ltd and Camco Building I, Ltd. from the City of Austin pertaining to the file number and the properties referenced above, the owners of the above properties request that the referenced properties remain eligible for unrestricted Vertical Mixed Use overlay in accordance to the regulations outlined by the City of Austin. All properties listed above are located on designated Core Transit Corridors and their ultimate vertical mixed use development will improve the quality of the neighborhood and Austin as a whole.

Furthermore, the owner of the above properties request that ALL VMU related standards apply and that the affordability requirements for the VMU are consistent with what is currently specified by the City of Austin.

Attached is an exhibit noting the VMU regulations as specified by the City of Austin which is what is desired by the owner of the properties referenced above.

If you have any questions please contact, Kevin E. Hunter, agent for the above reference properties.

Respectfully,



Kevin E. Hunter agent for Camco Land and Camco Building I

Holubeck, Andrew

From: Kevin Hunter [khunter@hthcapital.com]
Sent: Monday, January 07, 2008 7:10 PM
To: Holubeck, Andrew
Subject: FW: Scanned image from AR-M237

Attachments: AR-M237_20080108_091507.pdf



AR-M237_20080108_091507.pdf (9...

Andrew,

Attached is Camco Land and Camco Building I, Ltd.'s comment form in regard to the VMU overlay and planning commission meeting on January 15, 2008. To be clear, Camco desires NO modification to it's current VMU regulations. The Camco properties remain part of the VMU overlay in full.

Written notice will be sent to you later in the week. If you have any questions, feel free to contact me.

Please send me an e-mail acknowledgement of the receipt of Camcos comment.

Respectfully,

Kevin Hunter

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

From: scanner@office.com [mailto:scanner@office.com]
Sent: Tuesday, January 08, 2008 9:15 AM
To: khunter@hthcapital.com
Subject: Scanned image from AR-M237

DEVICE NAME:
DEVICE MODEL: SHARP AR-M237
LOCATION:

FILE FORMAT: PDF G4
RESOLUTION: 300dpi

Attached file is scanned image in PDF format.
This file can be read by Adobe Acrobat Reader.
The reader can be downloaded from the following URL:

<http://www.adobe.com/>

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.

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Canco Land, Ltd. Canco Building I, Ltd.

☒ I am in favor
(Estoy de acuerdo)

Address 711 W 38th St. 911 W 38th St. 901
W 38th St. 3701 N. Lamar.

☐ I object
(No estoy de acuerdo)

*Full VMU designation with no modifications *

INFORMATION ON PUBLIC HEARINGS

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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 Central Austin Combined Neighborhood Planning Area, please call Andrew Holubeck at (512) 974-2054 or email at: 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

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 # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) John Nyfeler & Sally Fly

Address 3215 Hampton Rd., 78705

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

Re: Tract # 101

INFORMATION ON PUBLIC HEARINGS

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Chi Diab

Address 3006 FRUITH
AUSTIN, TX 78705

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

INFORMATION ON PUBLIC HEARINGS

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) WALTER FALK

Address 704 West 21st Street

and other properties.
Home Addr: 5904 Long Ct, 78730

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

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9746054 FAX

PLANNING COMMISSION HEARING**DATE:** January 15, 2008 **TIME:** 6:00 P.M.**LOCATION:** City Hall, Rm. 1002, Council Chambers
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File # C14-2007-0262**Planning Commission Hearing Date:** January 15, 2008**Name (please print)** JARRUD CAMPBELL, DDS
☐ I am in favor
(Estoy de acuerdo)
Address 711 W. 38th Street Suite B10
☐ I object
(No estoy de acuerdo)

I Am in FAVOR OF Retaining VMU designation

with NO modifications.

454-5825

INFORMATION ON PUBLIC HEARINGS

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Betsy Greenberg

Address 3009 Washington Sq 78705

Do not allow 15' sidewalk requirement to be relaxed in Heritage.

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

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301 W. 2nd Street, Austin****CITY COUNCIL HEARING****DATE: January 31, 2008 TIME: 4:00 P.M.****LOCATION: City Hall, Rm. 1002, Council Chambers** Fax 974-6054
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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Alexandra DaileyAddress 711 W. 38th St., # D 3Austin, TX 78705 (office)

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

INFORMATION ON PUBLIC HEARINGS

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NEUROPSYCHOLOGY SERVICES OF AUSTIN, P.C.
WILLIAM A. DAILEY, PH.D.
711 West 38th Street, Suite D-3
Austin, Texas 78705-1131
TEL. 512-454-7745 FAX 512-454-7758

CU
114

Andrew Holubeck
Neighborhood Planning and Zoning Department
505 Barton Springs Road
Austin, TX 78704

January 13, 2008

RE: File No. C-14-2007-0262

Dear Mr. Holubeck:

I am concerned that the proposal to exclude some 45 properties from the VMU Overlay District is not in the long-term best interests of appropriate development of those properties, and I oppose it. I am in favor of leaving the VMU Overlay District in place. To address objections to the current overlay, the parties who are requesting the removal of this overlay should enter into discussions with affected property owners and city staff to work out their differences by adding additional zoning rules or overlays that would spell out further requirements for future development of those properties. In the long term, developments that are aesthetically pleasing, mixed-use, and built on a scale that is not overwhelming to the neighborhood are in the best interest of all parties, both commercial owners and residents.

I am writing to you as a small owner-occupant within the Medical Science Center condominiums on 38th Street. As far as I know there are no plans to redevelop this property, but if it is ever redeveloped, it needs to be done right.

The current VMU rules allow for responsible and appropriate development along major thoroughfares, while putting in place some protections for the integrity and unique character of nearby residential areas. The current mixed use development seems to be a highly desirable planning tool that enhances the quality of urban life by increasing the options for people to go about their daily activities on foot, rather than requiring a car trip. If done right, the denser VMU development that is allowed along these major routes would reduce auto trips, increase a sense of community, and integrate the denser scale of the new developments with the less-dense adjoining neighborhoods.

I understand the central Austin neighborhoods have a concern about the development of the properties and I am sympathetic to their wish not to be on the back end of parking garages and dumpster sites. My thought is that the prudent way to address these concerns is to keep the existing rules in place, as these do afford protections against big-box/ big parking lot developments, but add more specific guidelines and requirements so that new

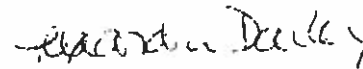
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115

developments along the main thoroughfares are attractive on both the front and back sides. If the current regulations are removed, developers will have to spend more money and time on getting their projects through the longer planning and zoning approval process, and money that could have gone towards more interesting architecture, landscaping, and so forth will have to go to paying for the longer and more costly permitting process. Neighborhoods would benefit from having a clear set of additional rules for all of these properties to follow, so that they do not have to address their concerns on a property-by-property basis, but can have some assurances of comparable standards being applied to a large number of properties.

We all want to live and work in a pleasant place, and additional protections, rather than the removal of existing protections and requirements, would help achieve this shared goal.

Thank you for your consideration.

Sincerely,



Alexandra Dailey

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
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File # C14-2007-0262**Planning Commission Hearing Date:** January 15, 2008**Name (please print)** GAIL NICOSIA DDS
☐ I am in favor
(Estoy de acuerdo)
Address 711 W. 38th Street Suite G-5
☐ I object
(No estoy de acuerdo)

I Am in FAVOR OF Retaining VMU designation

with NO MODIFICATIONS.453-1600**INFORMATION ON PUBLIC HEARINGS**

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Patrick M + Julia Harvill

☒ I am in favor
(Estoy de acuerdo)

Address 4576 Pebble Brook Lane Plano TX

☐ I object
(No estoy de acuerdo)

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File # C14-2007-0262**Planning Commission Hearing Date: January 15, 2008**Name (please print) Austin Computer Diagnostics, Ltd / River Ranch Radiology ^{dba.}Address 711 W. 38th Street, Suite D-1, Austin, TX 78705

In favor of retaining full VMU designation with no modifications.

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

cc: Tara Martin

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Julia M. Penn

Address 3113 Grandview St 78705

+ 3111 Grandview St 78705

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

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) CAH DINIT

Address 502 W. 30TH ST.
AUSTIN, TX 78705

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

.....
INFORMATION ON PUBLIC HEARINGS

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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:

1/9/08

CU
128

PLANNING COMMISSION,

I WANT THE FULL UMC Bonus
TO APPLY TO MY PROPERTY AT 2808
GUADALUPE ST.

THANK YOU



MARK NEMIR
NEMIR PROPERTIES
P.O. BOX 49369
AUSTIN TX 78765-9369
512-247-1297

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 # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) MARK NEMIR (NEMIR PROPERTIES) ☒ I am in favor
(Estoy de acuerdo)
Address 2808 GUADALUPE ST. ☐ I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Irene Raye Lokey

Address 3316 Guadalupe #215

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

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If you have any questions concerning this notice, please contact the Planning Commission at (512) 975-2200.

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Allison Gregory

Address 808 W. 32nd St. 78705

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

PLANNING COMMISSION COMMENT FORM

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) NIRAV V. PATEL

Address 1111 CLIFF ST, APT 2 78705

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

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 Central Austin Combined Neighborhood Planning Area, please call Andrew Holubeck at (512) 974-2054 or email at: 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.

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print)

Joseph Bunn

Address

4415 BARROW AVE

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

* This neighborhood's charm needs to be preserved as is!

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) DAVID W. WELLS

Address 606 W. 32ND ST.
AUSTIN, TX 78705

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

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) MATT & ANN MOWAT

Address 1204 WEST 22 1/2 STREET

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

* I OBJECT BECAUSE THE CITY DOES NOT ENFORCE
CONDITIONAL OVERLAYS - GROWTH WITHOUT RESPONSIBILITY!

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Christopher & ADD (OFFICER)

Address 3108 Wheeler St., Austin 78705

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

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