

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

CITY COUNCIL HEARING

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

LOCATION: City Hall, Rm. 1002, Council Chambers
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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 correction to N/A}
(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.

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11/12/2

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

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 B 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

C11
123

**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/>

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PLANNING COMMISSION COMMENT FORM

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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 *

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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

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) Chi Dinh

Address 3006 FRUIT
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) 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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File # C14-2007-0262**Planning Commission Hearing Date:** January 15, 2008**Name (please print)** JARROD 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

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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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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)

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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

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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

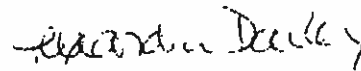
C11
115

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
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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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) Gail Nicosia DDS
☐ I am in favor
(Estoy de acuerdo)
Address 711 W. 38th Street Suite G5
☐ 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

Address 4576 Pebble Brook Lane Plano TX

- ☒ 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)** 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)

by Tara Martin

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

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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)

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

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File # C14-2007-0262

Planning Commission Hearing Date: January 15, 2008

Name (please print) CHI DINI

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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1/9/08
C11/128
PLANNING COMMISSION,

I WANT THE FULL UMU 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

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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 Rave Lakey

Address 3316 Guadalupe #215

- ☒ 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 Planning Commission at (512) 478-1234.

PLANNING COMMISSION COMMENT FORM

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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 1411 CLIFF ST, APT 2 78705

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

PLANNING COMMISSION HEARING

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CITY COUNCIL HEARING

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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 & Ann (Mrs.)

Address 3108 Wheeler St., Austin 78705

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

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