

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2009-0012 –Highland Planning Area      **P.C. DATE:** April 14, 2009  
Vertical Mixed Use Building (V) Rezoning

**AREA:** 29 tracts on 216.58 acres

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

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD),  
Victoria Craig

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Parks Foundation  
Brentwood/Highland Combined Neighborhood Planning Team - COA Liaison  
Brentwood Neighborhood Association  
Highland Neighborhood - City of Austin Staff Contact  
St. Johns Advisory Board  
Brentwood Neighborhood - City of Austin Staff Contact  
Saint Johns Alliance  
League of Bicycling Voters  
Email Notification Test Group  
North Austin Neighborhood Alliance  
Highland/Skyview Neighborhood Plan Contact Team  
Home Builders Association of Greater Austin  
Austin Independent School District  
St. Johns Neighborhood Association  
North Growth Corridor Alliance  
Austin Neighborhoods Council  
Skyview Neighborhood Association  
Northfield Neighborhood Association  
Greater Northcross Area  
Mueller Neighborhoods Coalition  
North Loop Neighborhood Planning Liaison-COA  
Brentwood Neighborhood Planning Contact Team  
Crestview Neighborhood Association  
Highland Neighborhood Association  
Homeless Neighborhood Organization  
North Loop Neighborhood Planning Team  
Crestview/Wooten Combined Neighborhood Planning Team - COA Liaison



**AREA OF PROPOSED ZONING CHANGES:** The Highland Neighborhood Planning area is bounded by Twin Crest and Middle Fiskville Road to the east, Koenig Lane to the south, Lamar Blvd to the west, and Hwy 183 on the north. Please refer to Attachments.

**WATERSHEDS:** Tannehill-Urban; Waller Creek- Urban; Buttermilk Branch- Urban

**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Brown Elementary School; Reilly Elementary School

**APPLICABLE CORE TRANSIT CORRIDORS:** Lamar Boulevard (Core Transit Corridor from Koenig Lane to West Crestland Drive; Future Core Transit Corridor from West Crestland Drive to West Anderson Lane); Airport Boulevard

**STAFF COMMENTS:**

The VMU Overlay District includes approximately 92.87 acres. The Highland Neighborhood Planning Team recommended amending the boundaries of the VMU Overlay district to exclude only 1 parcel (0.337 acres) from the district and to Opt-In 51 Parcels (123.71 acres) into the VMU Overlay district. The recommendation is not entirely consistent with the Future Land Use Map adopted in May 2004 which designates some of the VMU Overlay district parcels and Opt-In parcels as commercial and office. The VMU Overlay district parcels and Opt-In parcels that have commercial and office future land use designations on the Highland Neighborhood Plan FLUM are the subject in the accompanying plan amendment case, NPA-2009-0018.01.

**LIST OF ATTACHMENTS:**

**Attachment 1:** Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

**Attachment 2:** List of Highland VMU Overlay Properties by Tract #, TCAD Property ID and City of Austin Address

**Attachment 3:** Highland VMU Neighborhood Recommendations

**Attachment 4:** Highland VMU Overlay District & Opt-In Tract Map

**Attachment 5:** Zoning Map

**Attachment 6:** Highland Aerial Map

**Attachment 7:** Planning Commission Recommendation Tract Map

**Attachment 7:** Public comment forms received

**Attachment 8:** Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process



**PLANNING COMMISSION RECOMMENDATION:**

April 14, 2009:

- Amend the Vertical Mixed Use overlay district to exclude Tract 4
- Apply vertical mixed use building (V) zoning with Dimensional Standards, Parking Reduction, and Additional Uses in Office Districts to Tracts 1-3, 5-8, 100-121.
- Apply an affordability level of 80% of the median family income for 10% rental units in a vertical mixed use building.

*[J.Reddy, M. Dealey 2<sup>nd</sup>] (8-0) D. Anderson - Absent*

**ISSUES:**

Tract 8 (5.68 acres) is State owned property and will be excluded from the VMU Overlay District by staff.

Correspondence from adjacent residents is attached to the back of the staff packet.

**CITY COUNCIL DATE:** April 30, 2009

**ACTION:** Postponed by Staff to May 14, 2009

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Victoria Craig  
E-mail: Victoria.Craig@ci.austin.tx.us

**PHONE:** 974-2857



### **NEIGHBORHOOD RECOMMENDATION**

The Highland/Skyview Neighborhood Planning Contact Team met on May 13, 2007 to make recommendations on the vertical mixed use opt-in/opt-out process. At that time, consensus was achieved to apply all VMU bonuses with an 80% median family income affordability level to all properties in the Highland VMU Overlay district with the exception of one property, Tract 4, to be excluded. In addition the Neighborhood Planning Contact Team agreed to Opt-In certain properties that are in the mixed use overlay as well as some commercial and office zoned properties not in the mixed use overlay. See attachments for more information.

### **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 C14-2009-0012 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Highland application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 7.

### **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.



Highland Planning Area VMU Properties  
C14-2009-0012

TRACT #	TCAD Property ID #	COA Address Point	Existing Zoning
1	236460	7601 N LAMAR BLVD NB	CS-MU-NP CS-1-MU-NP
	236463	701 W ANDERSON LN SVRD EB	CS-MU-NP
	236462	7801 N LAMAR BLVD NB	CS-MU-NP CS-1-MU-NP
	739776	7701 N LAMAR BLVD NB	CS-MU-NP CS-1-MU-NP
		7703 N LAMAR BLVD NB	
		7707 N LAMAR BLVD NB	
2	232441	6803 GUADALUPE ST	GR-CO-NP
		502 PAMPA DR	CS-NP
3	230116	LOT 1 * & LOT 2A-3 * RESUB OF LOT 2 SILVERTON CENTER	CS-MU-CO-NP
4	230137	6701 GUADALUPE ST	NO-MU-NP
5	230115	6601 AIRPORT BLVD	CS-CO-NP CS-MU-CO-NP
		6603 AIRPORT BLVD	
		6605 AIRPORT BLVD	
		6607 AIRPORT BLVD	
		6609 AIRPORT BLVD	
		300 W HUNTLAND DR	
		6611 AIRPORT BLVD	
		6613 AIRPORT BLVD	
		6615 AIRPORT BLVD	
		6617 AIRPORT BLVD	
		6619 AIRPORT BLVD	
6	361656	6419 AIRPORT BLVD	CS-MU-NP
	361657	6501 AIRPORT BLVD	CS-MU-NP
	361658	6501 1/2 AIRPORT BLVD	CS-MU-NP
		6505 AIRPORT BLVD	
		6505 1/2 AIRPORT BLVD	
7	226714	5821 AIRPORT BLVD	CS-MU-NP
	226715	5815 AIRPORT BLVD	CS-MU-NP
	226713	5795 AIRPORT BLVD	CS-MU-NP
	228172	5901 AIRPORT BLVD	CS-MU-NP
	226712	5789 1/2 AIRPORT BLVD	CS-MU-NP
		5789 AIRPORT BLVD	
	226711	5775 1/2 AIRPORT BLVD	CS-MU-NP
		5775 AIRPORT BLVD	CS-1-MU-CO-NP
	228173	6001 1/2 AIRPORT BLVD	CS-MU-NP CS-1-MU-NP
		6001 AIRPORT BLVD	
		6101 AIRPORT BLVD	
	228988	6401 AIRPORT BLVD	CS-MU-NP
		6403 AIRPORT BLVD	
		209 1/2 E HIGHLAND MALL BLVD	
		6413 AIRPORT BLVD	
8	a portion of 228870	5805 N LAMAR BLVD	CS-NP
	a portion of 230027	5915 1/2 N LAMAR BLVD	CS-NP
		5917 N LAMAR BLVD	



Highland Planning Area VMU Properties  
C14-2009-0012

TRACT #	TCAD Property ID #	COA Address Point	Existing Zoning
100	236459	622 MORROW ST	CS-MU-NP
	236461	608 MORROW ST	
	236464	621 W ANDERSON LN EB	
	751948	7640 GUADALUPE ST	
	751949	7620 GUADALUPE ST	
101	236467	701 MORROW ST	NO-MU-NP
102	233981	400 W ST JOHNS AVE	NO-MU-NP
103	234055	206 W ST JOHNS AVE	NO-MU-NP
104	234041	7200 EASTCREST DR	NO-MU-NP
105	232671	7201 EASTCREST DR	NO-MU-NP
	232670	7200 TWIN CREST DR	LO-MU-NP
106	232341	403 W ST JOHNS AVE	LR-MU-CO-NP
		401 W ST JOHNS AVE	
107	232366	211 W ST JOHNS AVE	NO-MU-NP
109	232386	107 W ST JOHNS AVE	NO-MU-NP
110	232440	6809 GUADALUPE ST	LR-CO-NP
	232439	6805 GUADALUPE ST	CS-NP
		6807 GUADALUPE ST	
111	a portion of 232447	407 KENNISTON DR	GR-CO-NP GR-MU-CO-NP
112	228991	200 E HUNTLAND DR	GR-CO-NP
	230225	116 W HUNTLAND DR	GR-CO-NP
	230226	114 E HUNTLAND DR	GR-CO-NP
	230227	104 E HUNTLAND DR	CS-MU-CO-NP
	230224	150 W HUNTLAND DR	CS-MU-CO-NP
		200 W HUNTLAND DR	
113	231440	300 E HUNTLAND DR	LO-NP
114	361655	LOT 4 SERVICE MERCHANDISE SUBD	CS-MU-NP
115	231477	617 E HUNTLAND DR	CS-MU-NP
	231478	713 E HUNTLAND DR	CS-MU-NP
	228986	6700 MIDDLE FISKVILLE RD	CS-MU-NP
	228974	314 E HIGHLAND MALL BLVD	CS-MU-NP
	228984	418 E HIGHLAND MALL BLVD	CS-MU-NP
	228983	502 E HIGHLAND MALL BLVD	CS-MU-NP
	228981	LOT 6A-2-A *RESUB LOT 3A,3B-1 3C-1, 6A-2 & 6B-1 AUSTIN MALL	CS-MU-NP
	231476	505 E HUNTLAND DR	CS-MU-NP
	426049	305 E HUNTLAND DR	CS-MU-NP
	228975	500 E HIGHLAND MALL BLVD	CS-MU-NP
	228985	6718 MIDDLE FISKVILLE RD	CS-MU-NP
	228979	604 E HIGHLAND MALL BLVD	CS-MU-NP
	228973	201 E HUNTLAND DR	CS-MU-NP
		201 1/2 E HUNTLAND DR	
	228977	6500 1/2 MIDDLE FISKVILLE RD	CS-MU-NP
		6600 MIDDLE FISKVILLE RD	CS-1-MU-NP
	228972	300 E HIGHLAND MALL BLVD	CS-MU-NP
		200 E HIGHLAND MALL BLVD	
	228978	404 E HIGHLAND MALL BLVD	CS-1-MU-NP
		406 E HIGHLAND MALL BLVD	CS-MU-NP
	228980	327 E HUNTLAND DR	CS-MU-NP
		505 1/2 E HUNTLAND DR	



Highland Planning Area VMU Properties  
C14-2009-0012

TRACT #	TCAD Property ID #	COA Address Point	Existing Zoning
116	228989	LOT 3F *RESUB OF LOT 3A 3B-1 AUSTIN MALL	CS-MU-NP
	228990	523 E HIGHLAND MALL BLVD	
117	709866	6000 MIDDLE FISKVILLE RD	CS-MU-NP
		6010 MIDDLE FISKVILLE RD	CS-1-MU-NP
	709865	6200 MIDDLE FISKVILLE RD	CS-MU-NP
	228171	5930 1/2 MIDDLE FISKVILLE RD	CS-MU-NP
		5930 MIDDLE FISKVILLE RD	
		5926 MIDDLE FISKVILLE RD	
118	228968	6016 DILLARD CIR	CS-MU-CO-NP
	portion of 228969	6020 DILLARD CIR	CS-MU-CO-NP
		6104 DILLARD CIR	
		109 DENSON DR	
119	750084	LOT 1 BLK A TRINITY SUBD NO 1	CS-MU-CO-NP
120	228970	LOT C ST JOHNS COMMERCIAL AREA SEC 6	CS-MU-CO-NP
	228971	6003 DILLARD CIR	CS-MU-CO-NP
	228967	6015 DILLARD CIR	CS-MU-CO-NP
	228965	6019 DILLARD CIR	CS-MU-CO-NP
		6021 DILLARD CIR	
		105 DENSON DR	
		101 DENSON DR	
		107 DENSON DR	
		6121 1/2 DILLARD CIR	
121	228937	108 DENSON DR	CS-MU-CO-NP



**Highland Planning Area VMU Neighborhood Recommendations  
C14-2009-0012**

VMU Overlay District					
Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
4					X
1-3, 5-8	X				

VMU Opt-In Properties					
Tract # (1)	All VMU Related Standards Apply	OPT IN (2)			
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
100-121	X				

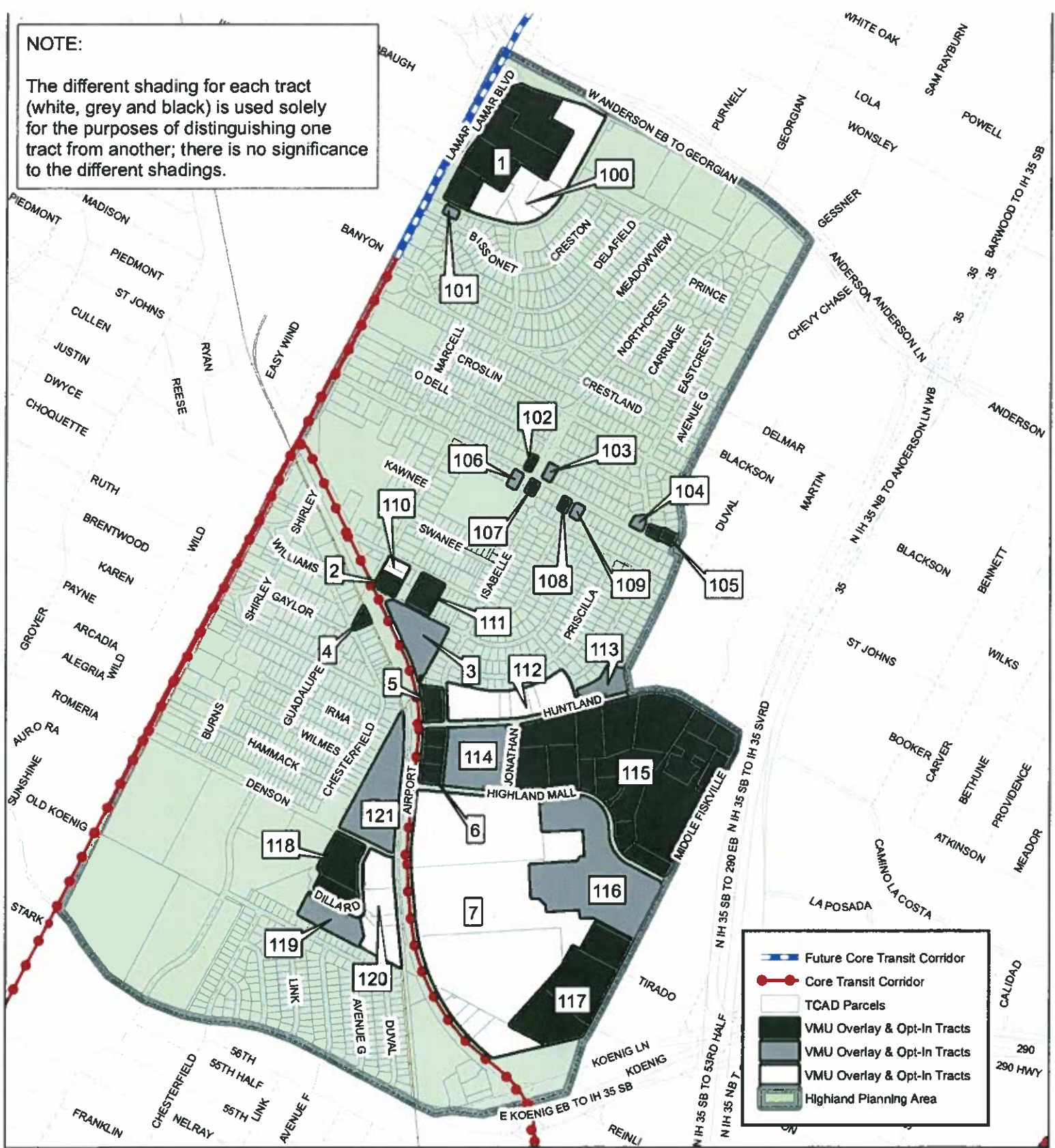
**RECOMMENDED AFFORDABILITY LEVEL FOR 10% OF RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING: 80%**

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



**NOTE:**

The different shading for each tract (white, grey and black) is used solely for the purposes of distinguishing one tract from another; there is no significance to the different shadings.



# **Highland Neighborhood Planning Area Vertical Mixed Use (VMU) Overlay District & Opt-In Parcels Tract Map C14-2009-0012**



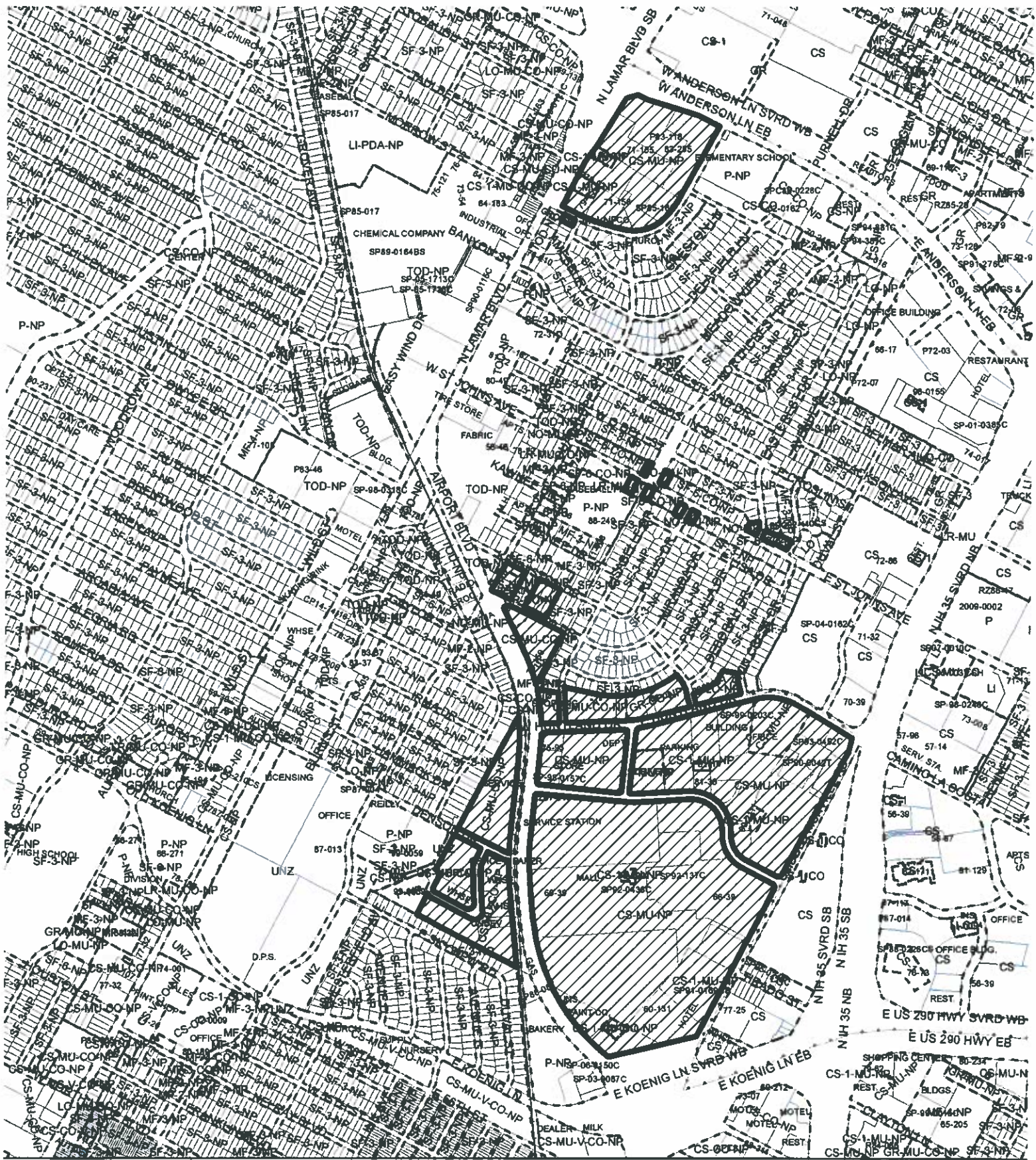
Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
January 26, 2009




0 500 1,000 2,000 Feet



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.





-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

#### ZONING

ZONING CASE#: C14-2009-0012  
 ADDRESS: WANDERSON LANE  
 SUBJECT AREA: 0.000 ACRES  
 GRID: K27-29 & L27-28  
 MANAGER: V. CRAIG

OPERATOR: S. MEEKS

1" = 1200'

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.





4/4/09

City of Austin,  
Neighborhood Zoning Dept.,  
Victoria Craig, PO Box 1088  
Austin, TX 78767-8810

**Re: Case: NPA-2009-0018-01 (Amend Highland Area). File: C14-2009-0012 (Highland)**

Dear Ms. Craig:

**First, I strongly object to the short notification regarding this massive proposal affecting my neighborhood** – I only received this notification letter on April 4th, leaving less than 10 (ten) days before the Planning Commission hearing.

How do you expect local residents to read, digest, and respond to such a massive proposal as outlined in such a short period of time? Do you not put any consideration into such matters?

Secondly, regarding this proposal, I **strongly object** in current form. The Planning Commission should also **STRICTLY REQUIRE** uniform building design guidelines, uniform “architectural standards” and Austin-esque “aesthetic restrictions” on exterior colors and building materials on new building development and/or remodeling in these proposed areas in the Highland Neighborhood.

Most upper middle class areas in the “nice areas” of the suburbs have similar design restrictions (i.e. a McDonald’s and or other commercial enterprises, such as gas stations, must conform their exterior colors/sizes) to fit in within the surrounding neighborhood.

If you DO NOT require such standards, developers/owners of these businesses (who do NOT live in the area) will build their cheap, lowest cost, mass market buildings and make the area look ugly and unattractive, just like most other areas of the United States.

I didn’t move to Austin to live in another mass market, fast food corridor. New development can be a positive step forward in the Highland area if such design standards are strictly required.

If this is not possible, I STRONGLY OBJECT to the proposal as outlined.

Thank you,

  
Monte Robison

7635 Guadalupe St. #906, Austin, Texas 78752

cc: City of Austin, Austin City Council, Mayor Will Wynn



## PLANNING COMMISSION HEARING

DATE: April 14, 2009

TIME: 6:00 P.M.

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

## CITY COUNCIL HEARING

DATE: April 30, 2009

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 Highland Neighborhood Planning Area, please call Victoria Craig (512) 974-2857 or email at: [Victoria.Craig@ci.austin.tx.us](mailto:Victoria.Craig@ci.austin.tx.us). Si Ud Necesita información en Español, favor de llamar a Jacob Browning (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 Victoria Craig, Austin, TX 78767-8835.

File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print)

Monte Robison

Address

7635 Guadalupe St \* 906 78752

Comments

See attached letter. Thanks for allowing me to comment!

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

## INFORMATION ON PUBLIC HEARINGS

THE NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT HAS FILED AN APPLICATION TO IMPLEMENT THE VERTICAL MIXED-USE (VMU) LAND USE REGULATIONS. THIS NOTICE HAS BEEN MAILED TO YOU BECAUSE YOU OWN PROPERTY, 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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File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print) Andrew Brewer

☒ I am in favor  
(Estoy de acuerdo)

Address 7512 Delafair Rd, 603 Bissone

☐ I object  
(No estoy de acuerdo)

Comments \_\_\_\_\_

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File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print) GEORGEY LINDA BOURIANOFF ☒ I am in favor  
(Estoy de acuerdo)

Address 609 GAYLOR ☐ I object  
(No estoy de acuerdo)

Comments \_\_\_\_\_

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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 Victoria Craig, Austin, TX 78767-8835.

File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print) CHRISTINE MCCAREY & WILLIAM HAYDEN

☐ I am in favor  
(Estoy de acuerdo)

Address 5812 DUVAL STREET, AUSTIN, TX 78752

☒ I object  
(No estoy de acuerdo)

Comments WE STRONGLY OBJECT, IN PARTICULAR, TO THE  
PROPOSED RELAXED SITE DEVELOPMENT STANDARDS.

## 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 HEARING

DATE: April 14, 2009

TIME: 6:00 P.M.

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

## CITY COUNCIL HEARING

DATE: April 30, 2009

TIME: 4:00 P.M.

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

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File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print)

JOSE FLAVIO TOL

Address

905 E. SAINT. JOHNS AVE  
AUSTIN TX 78752

Comments

ESTOY A FAVOR -



I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

## INFORMATION ON PUBLIC HEARINGS

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File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print) Melissa V. DePaepe/Lance M. Y. ☐ I am in favor

Address 206 E. Lisa Drive ☒ I object  
(Estoy de acuerdo)

Comments Strongly object to any zoning changes - keep my neighborhood as it is! (No estoy de acuerdo)

## INFORMATION ON PUBLIC HEARINGS

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## PLANNING COMMISSION HEARING

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

File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print)

Melissa V. DePaster/Lance Miller

☐ I am in favor

Address

200 E. Lisa Drive

☐ (Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Comments

I do not want this in my neighborhood.  
It needs to remain single-family one-story houses with yards.

## INFORMATION ON PUBLIC HEARINGS

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# PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print) Ballinger

Address 6607 GUADALUPE #202

Comments \_\_\_\_\_  
\_\_\_\_\_

☐ I am in favor  
(Estoy de acuerdo)

☒ I object  
(No estoy de acuerdo)



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## VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link: [ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu\\_instructions.pdf](ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf). Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

[vmu@ci.austin.tx.us](mailto:vmu@ci.austin.tx.us)

or (512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION

AREA\*: Highland / Skyview Neighborhood Plan

Contact Team (planning for east (of Lamar) section of  
Brentwood / Highland Neighborhood Plan)

\*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME Damon Howze

PHONE (512) 791-2328

E-MAIL damonhowze@austin.rv.com

MAILING ADDRESS 7507 Northcrest Blvd Austin 78752



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SECONDARY CONTACT INFORMATION:

NAME Katrina Daniel

PHONE (512) 916-8638

E-MAIL ~~kdaniel@sbcglobal.net~~

katrina.daniel@sbcglobal.net

MAILING ADDRESS

600 Wilmes Dr.

Austin TX 78752

2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA

Detailed maps for each application area can be found by going to the map located at the bottom of [www.ci.austin.tx.us/planning/verticalmixeduse.htm](http://www.ci.austin.tx.us/planning/verticalmixeduse.htm).

3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.



MAY 31 2007

Did not 'opt-out' any properties or options

**Neighborhood Planning & Zoning**

[illegible]

Neighborhood Planning and Zoning Department



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4. IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

All 'opt-in' properties are recommended with all VMU related standards (design, parking, additional uses)

Opt in all properties that currently have a mixed use designation except 6701 Guadalupe St (NE corner of Guadalupe & Canyon St). Additionally, opt in commercial properties w/o MU designation on Guadalupe between Kenniston & Airport, and along Pampa Dr, on Guadalupe between Denson and Koenig, on Huntland Dr., and on Airport NW of Koenig.



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**VERTICAL MIXED USE OPT-IN FORM**

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	The neighborhood recommends opt-in for all VMU related standards.
See description on preceding page				✓



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\* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

**5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.**

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

☒ 80% of median family income

☐ 70% of median family income

☐ 60% of median family income

☐ Other level between 60-80% of median family income

**6. PLEASE PROVIDE THE FOLLOWING INFORMATION:**

**A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.**

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes ☒ No ☐

*If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.*

---

---

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B. Please provide the results of the vote:

For 4 Against 0  
Neighborhood Planning and Zoning Department 6

February 20, 2007



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Neighborhood Planning & Zoning

C. Number of people in attendance at the meeting: 5

D. Please explain how notice of the meeting at which the vote was taken was provided:

Notice of meeting, including announcement of the vote,  
was sent to neighborhood list serv. on  
May 3, 2007.

E. Please attach a copy of the notice of the meeting at which the vote was taken.

F. Please provide a copy of the meeting minutes at which the vote was taken.

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws: ✓

Neighborhood Association By-Laws:       

Other, as described in question A., above:       

  
SIGNATURE OF CHAIR (OR DESIGNEE)

5-30-07  
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

Neighborhood Planning and Zoning Department  
Attn: George Adams  
P.O. Box 1088  
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center  
505 Barton Springs Road, 5<sup>th</sup> floor



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**Neighborhood Planning & Zoning**

**VERTICAL MIXED USE APPLICATION  
SUBMITTAL CHECKLIST**

- ✓ 1. Completed application with signature of chairperson.
- ✓ 2. Detailed maps showing locations of properties opted-in or opted-out.
- ✓ 3. Completed VMU Opt-Out Form, if applicable
- ✓ 4. Completed VMU Opt-In Form, if applicable.
- ✓ 5. Copy of the notice of the meeting at which the vote was taken.
- ✓ 6. Copy of the meeting minutes at which vote was taken.



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**Neighborhood Planning & Zoning**

Highland/Skyview Neighborhood Planning Contact Team

Meeting Minutes

Meeting Date: 5/13/2007

Attendees: asterisk (\*) indicates voting eligibility

Katrina Daniel\*

Jeffrey Hitt\*

Bill Cornish\*

Shiloh Hartman

Damon Howze\*

The second meeting of the Highland/Skyview Neighborhood Planning Contact Team (H/S-NPCT) was called to order at approximately 5:00pm.

Discussion Items

Vertical Mixed Use:

Attendees engaged in extended discussion and review of the vertical mixed use (VMU) ordinance, its detailed provisions, and its application to the Highland and Skyview neighborhoods.

Attendees specifically discussed the application of VMU to the area around Dillard Circle, properties at Guadalupe and Airport and along Huntland Dr. that are currently commercial without a mixed use overlay, and the mixed use properties along St. Johns. Attendees marked a map of the area to indicate VMU designations. The map will be preserved as a part of the meeting record.

J. Hitt made a motion to apply the default VMU provisions (including all incentives (dimensional standards, parking reductions, and additional ground floor uses in office base district zoning) and the 80% median family income affordable housing component) to all properties in the Highland and Skyview neighborhoods where current zoning includes the mixed use overlay, as well as commercial properties currently without mixed use overlay near the intersection of Guadalupe and Airport, on Huntland Dr., surrounding or near Highland Mall, and along Guadalupe south of Denson (TXDOT properties) and excluding only 6701 Guadalupe (corner of Guadalupe and Canon) which is currently a single-family residence.

K. Daniel seconded the motion.

The motion passed 4 – 0.

K. Daniel asked that minutes specifically reflect that notification of this meeting was made in accordance with the bylaws, and that no objections to the meeting had been received.

Chair directed the Secretary to prepare the VMU application for submittal to city by 6/4/07.

Adjournment

Meeting adjourned at approximately 7:00pm.



Yahoo! My Yahoo! Mail

**YAHOO! GROUPS** Welcome, highlandneighbo...  
[Sign Out, My Account]

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**highlandneighborhood** · Highland Neighborhood Association - Austin, TX

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Spam? [Empty]  
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Polls  
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**There's something new for moderators!** Learn, share, and take your group to new heights with Moderator Central. Check it out.

## Messages

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## Fw: Highland/Skyvlew NPCT Meeting Sunday, May 13, 5pm

Message List

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Message #1317 of 1501 < Prev | Next >

Thu May 3, 2007 12:27 pm

Show Message Option

**"Damon Howze"**  
<damonhowze@austin.rr.com>  
damonhowze@austin.rr.com  
✉ Send Email

Remove Author | Ban Author

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

From: "Jeffrey Hitt" <jeffb@austin.rr.com>  
To: "Katrina Daniel" <katrina.daniel@sbcglobal.net>; "Bill Cornish" <drinkwaterkid\_2000@yahoo.com>; "Eric Vormelker" <reklemrov@hotmail.com>; "Michael Grish" <m.grish@sbcglobal.net>; "Damon Howze" <damonhowze@austin.rr.com>; "Jeffrey Hitt" <jeffb@austin.rr.com>; "Debbie Wahrmund" <debbie.wahrmund@yahoo.com>; "Nancy Hall" <nhall@grandecom.net>; "Shiloh Hartman" <shiloh@tallstarconstruction.com>; "Kirsten Thompson" <kirthompson@hotmail.com>  
Sent: Tuesday, May 01, 2007 9:38 PM  
Subject: Highland/Skyview NPCT Meeting Sunday, May 13, 5pm

### Yahoo! Groups Tips

Did you know...  
It's your group. Make it  
marvelous. Check out  
Moderator Central.

### Yahoo! 360°

Share your life  
through photos,  
blogs, more.

> We will have a Highland/Skyview Neighborhood Plan Contact Team Meeting on  
> Sunday May 13, 5pm at 7507 Northcrest Blvd (Damon's and Jeff's house).  
> At this meeting we will discuss and vote on the city's vertical mixed use  
> (VMU) recommendations. Please review the vertical mixed use materials  
> found here:  
> http://www.ci.austin.tx.us/planning/verticalmixeduse.htm  
> and be prepared to discuss properties for the opt-in/opt-out process.  
>  
> The Austin Chronicle also had a story on VMU here:  
>  
> http://www.austinchronicle.com/gyrobase/Issue/story?oid=oid%3A444406  
>  
> If you have questions, call or email one of the NPCT officers:  
> Damon Howze, Chair: 791-2328  
> Katrina Daniel, Vice-Chair: 916-8638  
> Jeffrey Hitt, Secretary: 507-3339  
>  
> Thanks,  
> Jeff  
>  
>  
>

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MAY 31 2007

**Neighborhood Planning & Zoning**



Forward | Delete

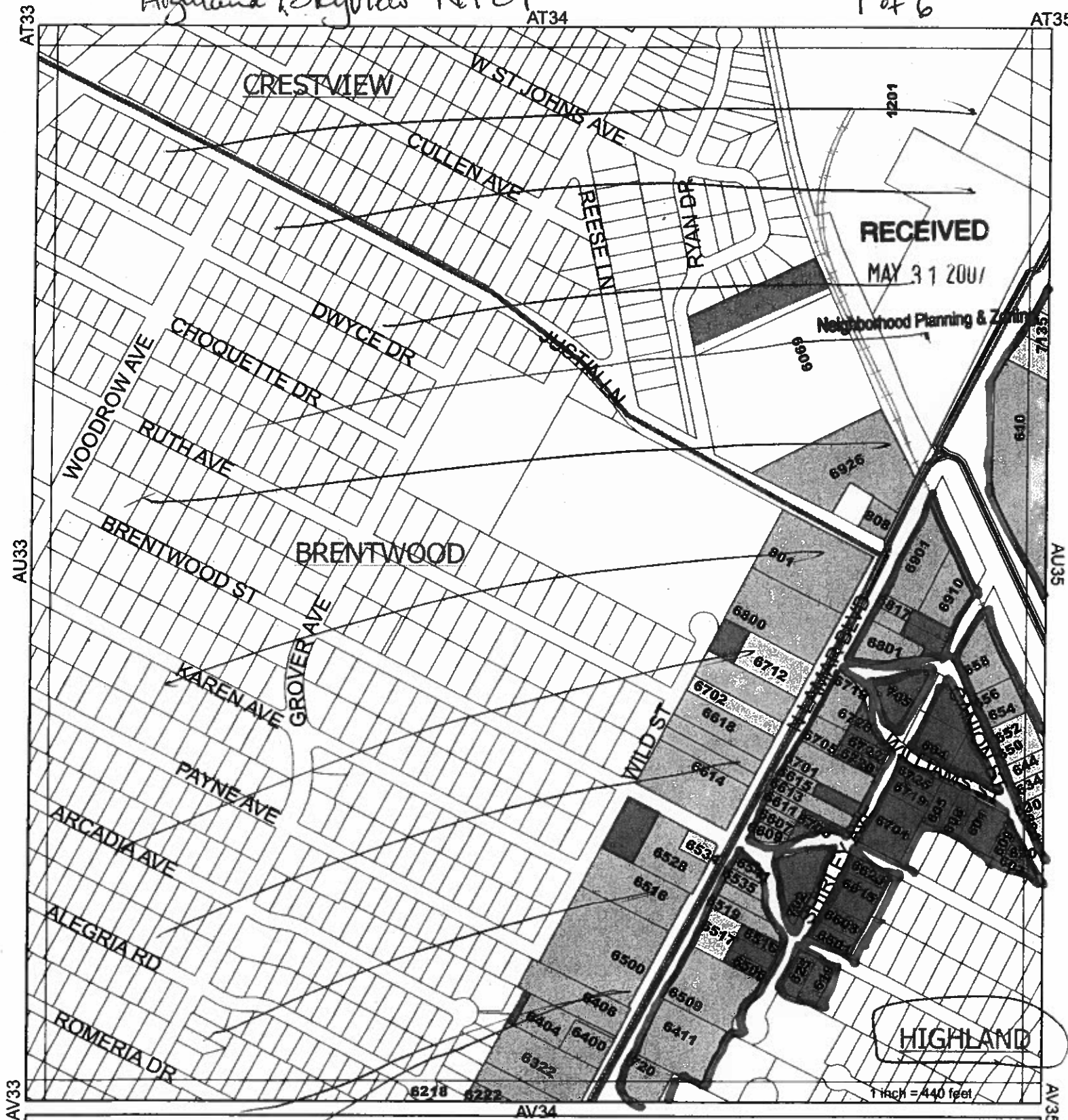
Message #1317 of 1501 < Prev | Next >

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
**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AU34**

 = VMU overlay









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")
-  Mixed Use Combining Districts ("Opt-In")
-  TCAD Parcels



-  **Planning Areas**
-  **Core Transit Corridor**
-  **Future Core Transit Corridor**
-  **Vertical Mixed Use Overlay District ("Opt-out")**
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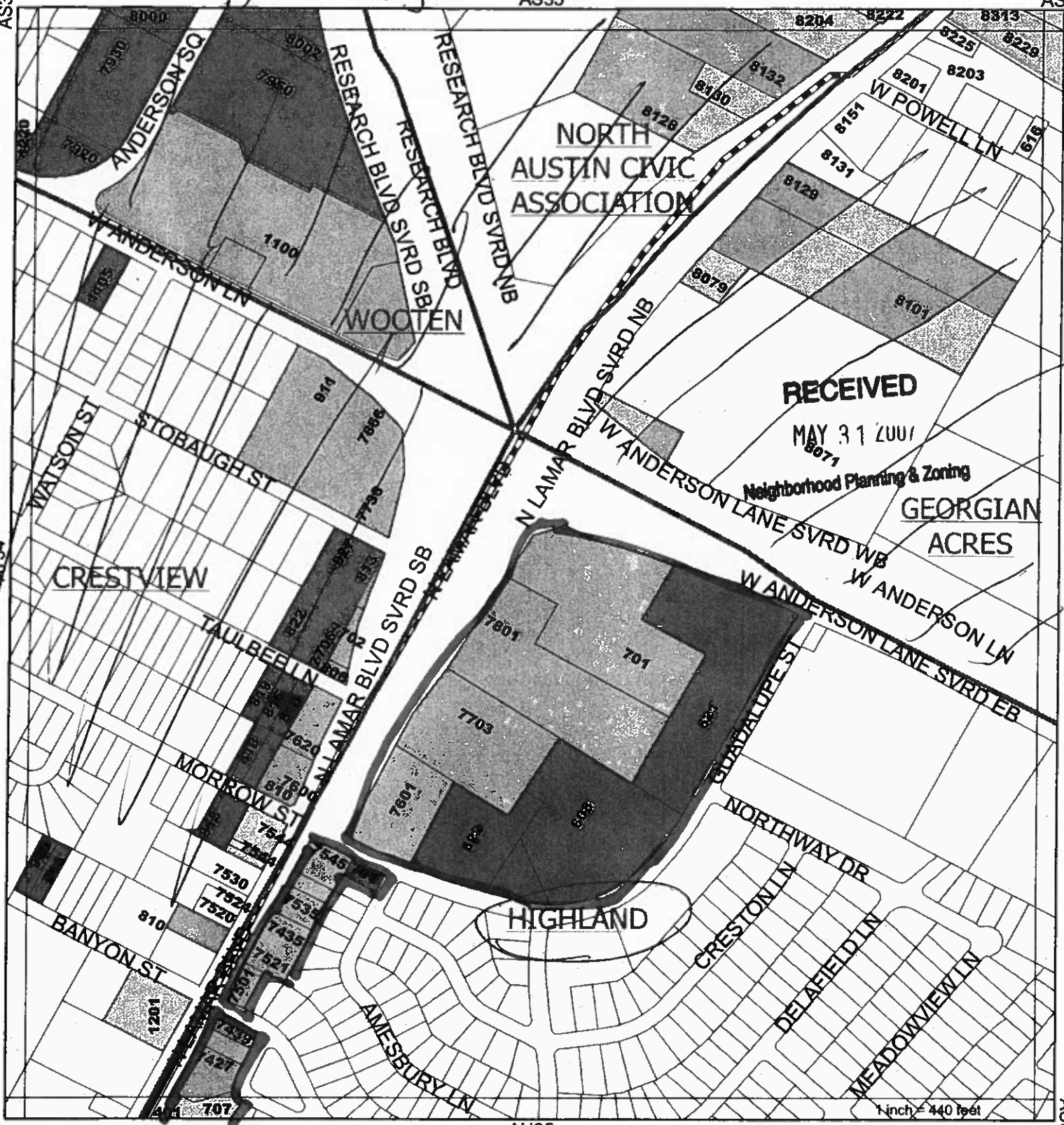
AS34

AT34

AU34

AT36

AU36



1 inch = 440 feet







**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AT35**

 = VMU overlay



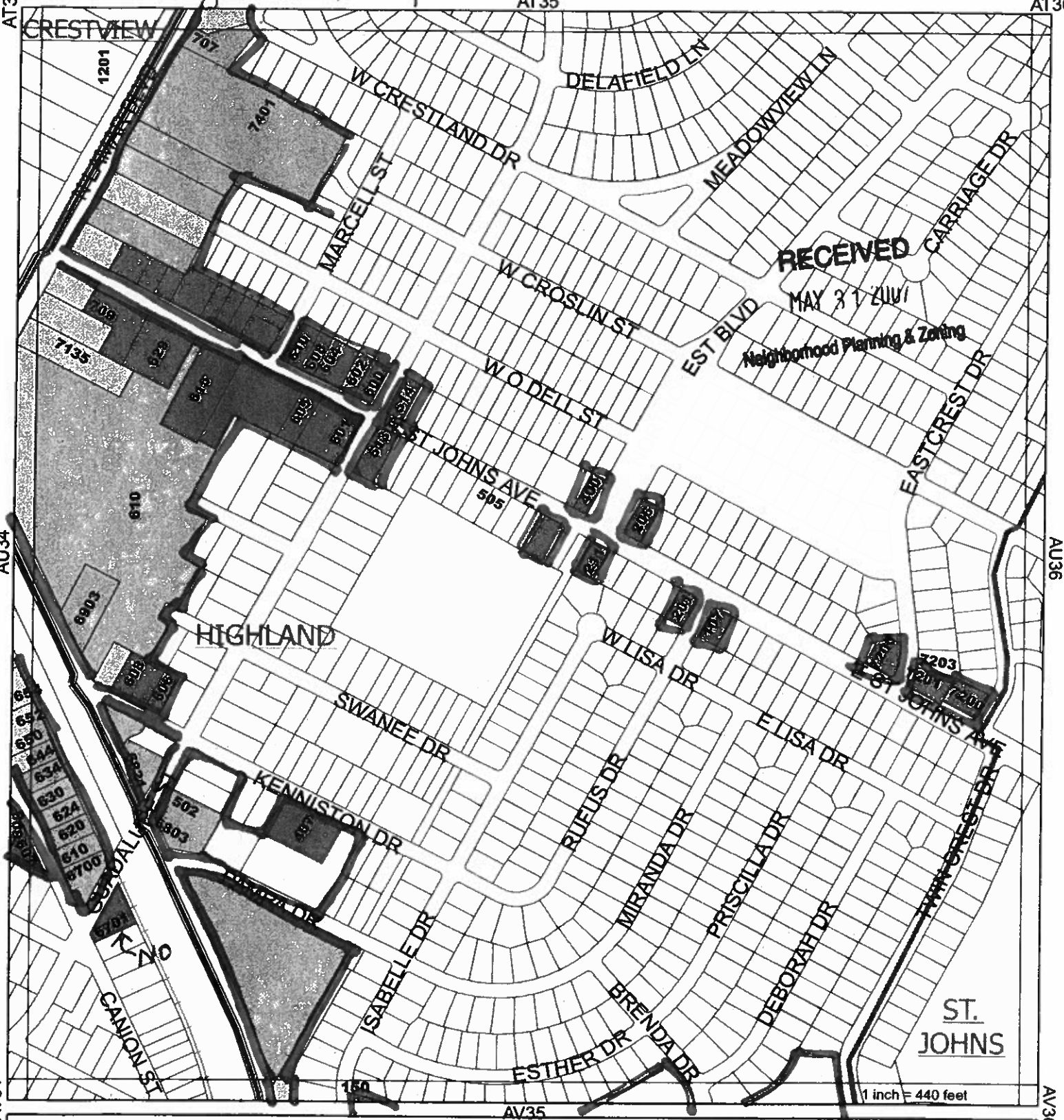
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10









**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AU35**

□ = VMU overlay

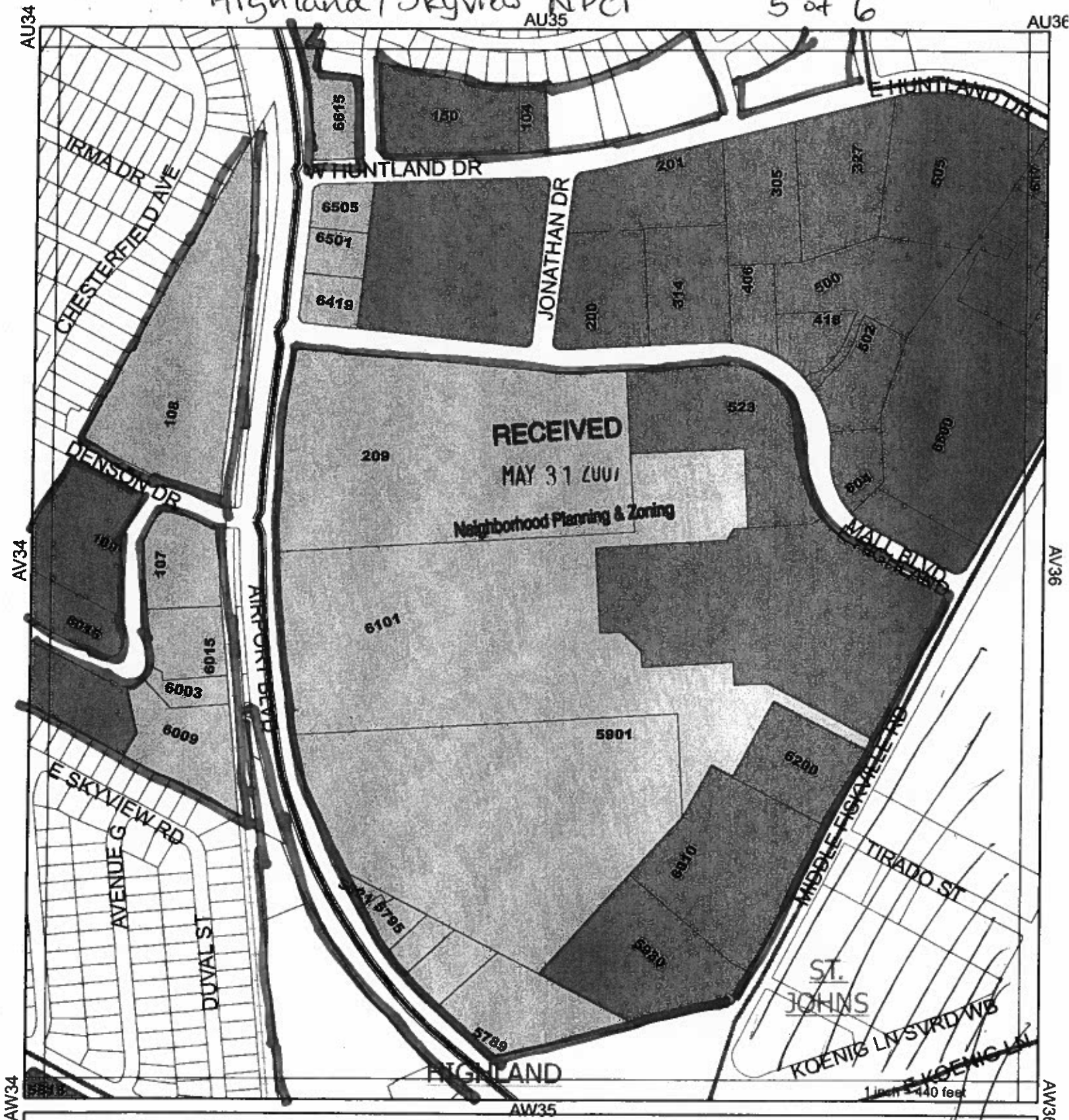


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### Legend

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**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AV35**

 = VMU overlay

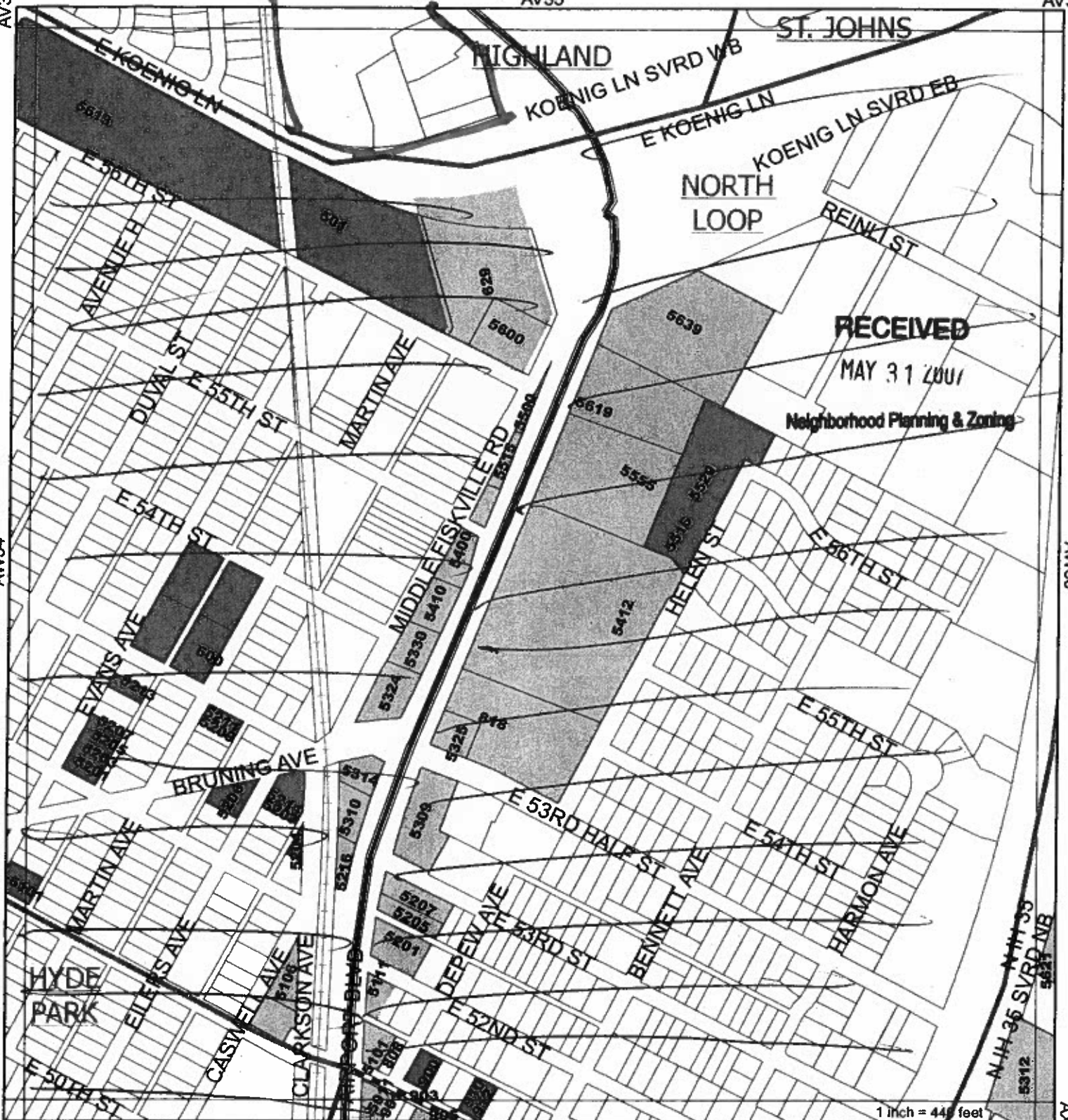


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Vertical Mixed Use Map Grids Black and White.mxd

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
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