

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Brentwood/Highland Combined Neighborhood Plan

CASE#: NPA-2009-0018.01

PC DATE: April 14, 2009

ADDRESSES: Selected tracts within the VMU Overlay District in the Highland Neighborhood Planning Area (see attached table for specific addresses)

SITE AREA: 6 tracts on 8.89 acres.

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

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

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial and Office **To:** Mixed Use and Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2009-0012

Adding Vertical Mixed Uses Building (-V) designation to the existing zoning

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004

PLANNING COMMISSION RECOMMENDATION:

April 14, 2009:

- Change land use designation on tracts 2, 5, 110, 111 and 112 from Commercial to Mixed Use
- Change land use designation on tract 113 and a portion of tract 8 from Office to Mixed Use/Office

[J.Reddy, M. Dealey 2nd] (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.

BACKGROUND:

The proposed plan amendment was initiated by the City of Austin, Neighborhood Planning & Zoning Department in conjunction with the Vertical Mixed Use (VMU) Opt-In/Opt-Out application process. The Highland Future Land Use Map designates the properties within the VMU Overlay District as Commercial and Office. A change in the future land use designation to Mixed Use and Mixed Use/Office is required to allow for the application of Vertical Mixed Uses Building (V) zoning.

The Highland Neighborhood Planning Team recommends applying the vertical mixed use building (V) designation to all properties within the VMU Overlay District as well as to Opt-In properties not included in the VMU Overlay District; the latter recommendation is not consistent with the Future Land Use Map adopted in May 2004 for properties designated as commercial and office, and therefore, a change in the FLUM is necessary.

The Highland Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on May 13, 2004. The boundaries of the planning area are: 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.

CITY COUNCIL DATE & ACTION:

April 30, 2009

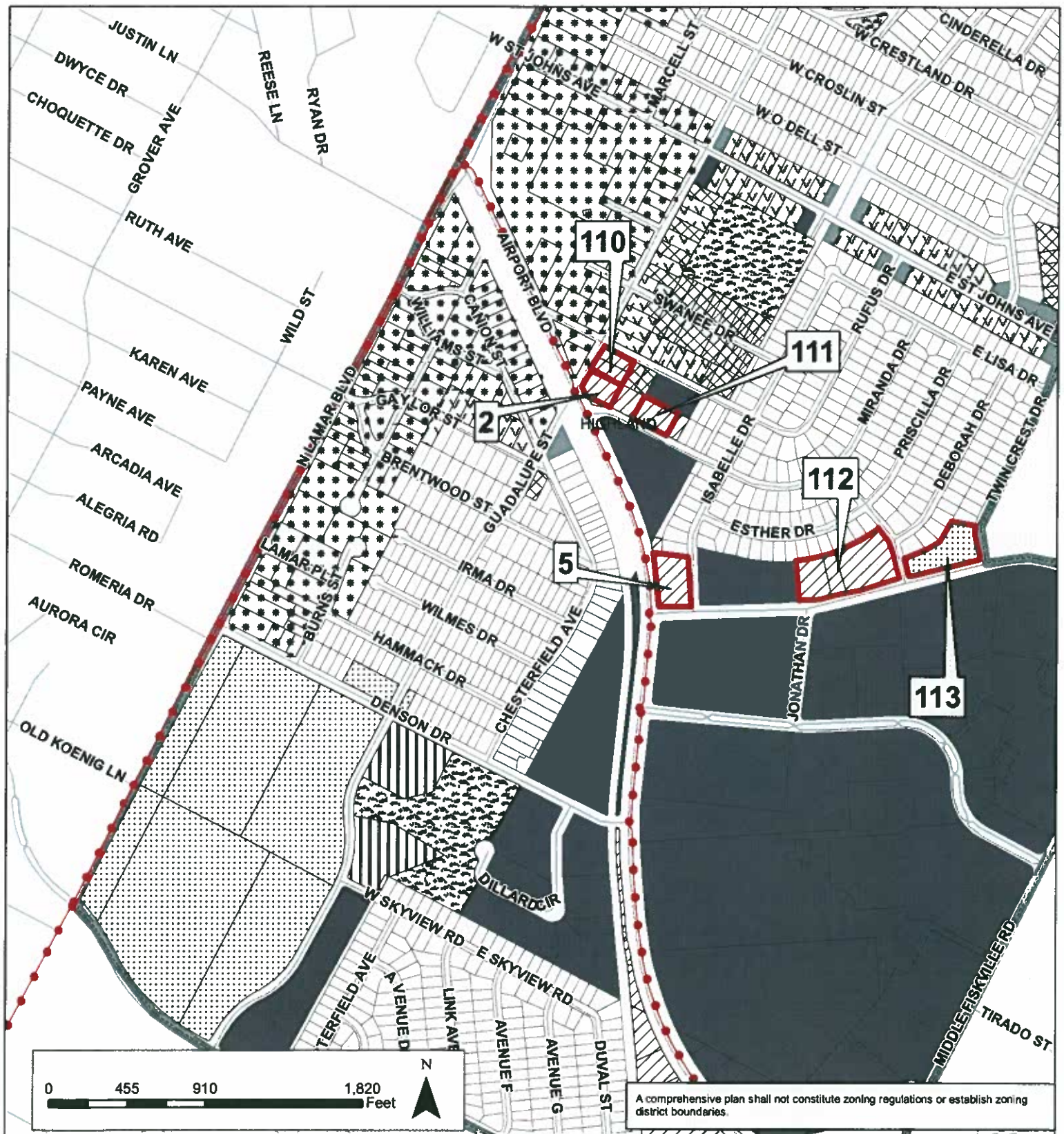
CASE MANAGER: Victoria Craig, NPZD

PHONE: (512) 974-2857

EMAIL: Victoria.Craig@ci.austin.tx.us

Highland Neighborhood Planning Area VMU Plan Amendments
NPA-2009-0018.01

TRACT #	TCAD Property ID	COA Address	From	To
2	232441	6803 GUADALUPE ST 502 PAMPA DR	Commercial	Mixed Use
5	230115	6601 AIRPORT BLVD 6603 AIRPORT BLVD 6605 AIRPORT BLVD 6607 AIRPORT BLVD 6609 AIRPORT BLVD 300 W HUNT LAND DR 6611 AIRPORT BLVD 6613 AIRPORT BLVD 6615 AIRPORT BLVD 6617 AIRPORT BLVD 6619 AIRPORT BLVD	Commercial	Mixed Use
110	232440	6809 GUADALUPE ST	Commercial	Mixed Use
	232439	6805 GUADALUPE ST	Commercial	Mixed Use
		6807 GUADALUPE ST		
111	a portion of 232447	407 KENNISTON DR	Commercial	Mixed Use
112	228991	200 E HUNT LAND DR	Commercial	Mixed Use
	230225	116 W HUNT LAND DR	Commercial	Mixed Use
	230226	114 E HUNT LAND DR	Commercial	Mixed Use
113	231440	300 E HUNT LAND DR	Office	Mixed Use/Office



Highland Neighborhood Plan Amendment NPA-2009-0018.01

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Created on 02/18/2009

Future Land Use

- | | | | |
|------------------------------|------------------------------|------------------------------|------------------|
| Core Transit Corridor | Future Core Transit Corridor | Plan Amendment Properties | Mixed Use/Office |
| Civic | Commercial | Multi-Family | Office |
| Higher-Density Single-Family | Mixed Use | Recreation & Open Space | Single-Family |
| | | Transit Oriented Development | Transportation |

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

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning & 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:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: www.ci.austin.tx.us/zoning/

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Neighborhood Planning and Zoning Department
Victoria Craig
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2009-0018.01

Contact: Victoria Craig, NPZD

Public Hearings:

Planning Commission: April 14, 2009

City Council: April 30, 2009

☐ I am in favor
☒ I object

Monte Robison

Your Name (please print)

7635 Guadalupe St #906

78752

Your address(es) affected by this application

with full

4.4.09

Signature

Date

Comments: You should REQUIRE uniform architectural standards and aesthetic restrictions on development in these zoned areas. See attached letter.

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Contact: Victoria Craig, NPZD

Public Hearings:

Planning Commission: April 14, 2009

City Council: April 30, 2009



Melissa V. DeLagter-Lane Miller

Your Name (please print)

206 E. Lisa Drive

Your address(es) affected by this application

Melissa Miller 4/3/09

Signature

Date

Comments: We would like to

enjoy our home in peace every day

The noise & congestion at all hours

that this change will surely

bring with it. We have a right

to expect our neighborhood to remain

a nice quiet place where ~~the~~ kids

can play & we can walk our dogs

without being bothered.

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Contact: Victoria Craig, NPZD

Public Hearings:

Planning Commission: April 14, 2009

City Council: April 30, 2009

☐ I am in favor
☒ I object

Terril Leclercq
Your Name (please print)

5407 Harmon

Your address(es) affected by this application

Jim Leclercq 5/3/09
Signature Date

Comments:

Do not reduce street
to no minimum
Do not reduce off-street
parking to 60%

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Contact: Victoria Craig, NPZD

Public Hearings:

Planning Commission: April 14, 2009

City Council: April 30, 2009

☒ I am in favor
☐ I object

George & Lidda Bouck-Auff
Your Name (please print)

609 Gaylord

Your address(es) affected by this application

Signature

Date

Comments:

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Contact: Victoria Craig, NPZD
Public Hearings:
Planning Commission: April 14, 2009
City Council: April 30, 2009

☒ I am in favor
☐ I object

Josh Harguess

Your Name (please print)

7010 Priscilla Dr

Your address(es) affected by this application

[Signature]

Signature

04/10/2009

Date

Comments:

#10239781

NEIGHBORHOOD PLAN AMENDMENT APPLICATION



NPA - 2009 - 0018.01

Owner/Applicant: City of Austin - Neighborhood Planning & Zoning Dept.
Project Name: Highland Vertical Mixed Use Neighborhood Plan Amendments
Owner/Applicant Address: Victoria Craig - 505 Barton Springs Rd.; 5th floor
Owner/Applicant Phone: 974-2857 Owner/Applicant Fax: 974-~~2857~~ 7757 Austin, TX 78704

Agent (as designated on the provided Affidavit): - Same as above -

Agent Address: _____

Agent Phone: _____ Agent Fax: _____

Name of Adopted Plan: Brentwood/Highland Neighborhood Planning Area

Adoption Date: May 13, 2004

Tax Parcel Number(s): _____

☒ Change in Future Land Use Designation

*Please provide a map designating those tracts to be changed.

Requested Change FROM: Office & Commercial TO: Mixed use &

Proposed Use: Commercial TO: Mixed use

Physical Location: Please refer to attached map

Legal Description: 114, 116, 200, 300 East Hartland Drive; 300 West Hartland

Acreage or Square Footage: 14. ~~115~~ 57 acres

Watershed Location: Tannehill, Wailer Creek, Buttermilk Branch (see below)

☐ Change of Plan Text

Item and Page Number(s): _____

Existing Text: _____

Drive, 6601-6619 Airport Boulevard, 412 and 502 Pampa Drive
6803-6809 Guadalupe Street, 5805 and 5917 Lamar Boulevard

Requested Change: _____

☒ **Zoning Change**

*Requires a separate zoning application.

Property Address (or legal description): _____

Existing zoning: _____

Proposed zoning: _____

List any conditional overlays to be removed or added: _____

Related zoning case number(s): C-14-2009-0012 - Highland VMU apt-In/apt-out
Process

☐ **Change in NPCD Special Use**

*Requires a separate zoning application.

☐ **Elimination of permitted Special Use**

Tract location (parcel addresses, subdistrict boundaries, or Planning Area):

☐ **Addition of permitted Special Use**

_____ Corner Store

_____ Cottage Lot

_____ Secondary Apartment

_____ Small Lot Amnesty

_____ Urban Home

☐ Area-wide

☐ Subdistrict

Subdistrict boundaries (if applicable): _____

☐ Addition of permitted Special Use on a specific property:

_____ Neighborhood Mixed-Use Building

Address or location: _____

_____ Neighborhood Urban Center

Address or location: _____

_____ Residential Infill

Address or location: _____

☐ **Out-of-Cycle Application**

*Requires a Letter of Certification from an approved department and the Out of Cycle Verification Form approved by NPZD staff.

This plan amendment application is being filed out-of-cycle for the following reason(s):

_____ Undue Hardship

_____ Superior Environmental Protection

_____ Error in Plan

_____ Employment Opportunities

_____ S.M.A.R.T. Housing Project

_____ Submitted by a Neighborhood Planning Team or Neighborhood Plan Contact Team

First and last name of Applicant/Agent (please print):

VICTORIA CRAIG - City of Austin
Neighborhood Planning & Zoning Dept.

Signature: _____

Victoria Craig

Date: _____

2/11/2009

Departmental Use Only

Application Date: 2-04-09

Case Manager: M. Meredith

Reasons for the Plan Amendment Request: _____

Intake Specialist Initials:

☒ LETTER OF CERTIFICATION—VERIFIED AND APPROVED BY NPZD STAFF

OUT-OF-CYCLE APPLICATIONS REQUIRE:

IS THE APPLICATION IN-CYCLE? ☐ YES ☐ NO
Applications are in-cycle in February for projects occurring west of I-35 and in July for those east of I-35, and at least one year from the neighborhood plan's adoption date.

☐ ZONING MAP SHOWING PROPERTY
Required if the plan amendment application is not filed at the same time as a zoning application

☐ SITE CHECK PERMISSION FORM
*Required if the plan amendment application is not filed at the same time as a zoning application—
a copy of this form can be obtained at the Development Assistant Center*

☐ TAX CERTIFICATE OR LETTER FROM THE COUNTY TAX OFFICE
Required if the plan amendment application is not filed at the same time as a zoning application

☐ CERTIFIED FIELD NOTES (if the plan amendment request is for footprint zoning or portion of a lot(s))
Required if the plan amendment application is not filed at the same time as a zoning application

☐ FULL-SIZED TAX MAPS
Required if the plan amendment application is not filed at the same time as a zoning application

☐ APPLICATION FEE OR PROOF OF FEE WAIVER

☐ SUMMARY LETTER THAT EXPLAINS THE REASONS FOR THE PLAN AMENDMENT

☐ AFFIDAVIT OF AGENT DESIGNATION (if applicable)

☐ COMPLETED APPLICATION FORM

Completed by: _____ NPZD Staff Signature
Date: _____

☐ PRE-APPLICATION MEETING WITH NEIGHBORHOOD PLANNING STAFF

SUBMITTAL CHECKLIST

RECEIVED

MAY 31 2007

Neighborhood Planning & Zoning

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. 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

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

RECEIVED

MAY 31 2007

Neighborhood Planning & Zoning

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.

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.

RECEIVED

MAY 31 2007

Neighborhood Planning & Zoning

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 & Canon 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.

RECEIVED

MAY 31 2007

Neighborhood Planning & Zoning

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				✓

RECEIVED

MAY 31 2007

Neighborhood Planning & Zoning

* 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.

B. Please provide the results of the vote:

For 4 Against 0
Neighborhood Planning and Zoning Department

RECEIVED

MAY 31 2007

C. Number of people in attendance at the meeting: 5 Neighborhood Planning & Zoning

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.

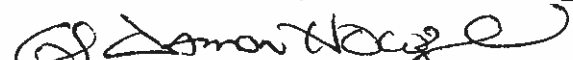
E. Please attach a copy of the notice of the meeting at which the vote was taken.

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, 5th floor

RECEIVED
MAY 31 2007
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.

RECEIVED

MAY 31 2007

Highland/Skyview Neighborhood Planning Contact Team

Meeting Minutes

Neighborhood Planning & Zoning

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.

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

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

From: "Jeffrey Hitt" <jeffh@austin.rr.com>

To: "Katrina Daniel" <katrina.daniel@sbcglobal.net>; "Bill Cornish" <drinkwaterkid_2000@yahoo.com>; "Eric Vormelker" <reklemtrov@hotmail.com>;

"Michael Grish" <m.grish@sbcglobal.net>; "Damon Howze" <damonhowze@austin.rr.com>; "Jeffrey Hitt" <jeffh@austin.rr.com>;

"Debbie Wahrmond" <debbie.wahrmond@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

Thu May 3, 2007 12:27 pm

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"Damon Howze"
<damonhowze@austin.rr.com>
damonhowze@austin.rr.com
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It's your group. Make it
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> 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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RUTH AVE

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BRENTWOOD

KAREN AVE

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PAYNE AVE

WILD ST

ARCADIA AVE

ALEGRIA RD

ROMERIA DR

HIGHLAND

1 inch = 440 feet

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

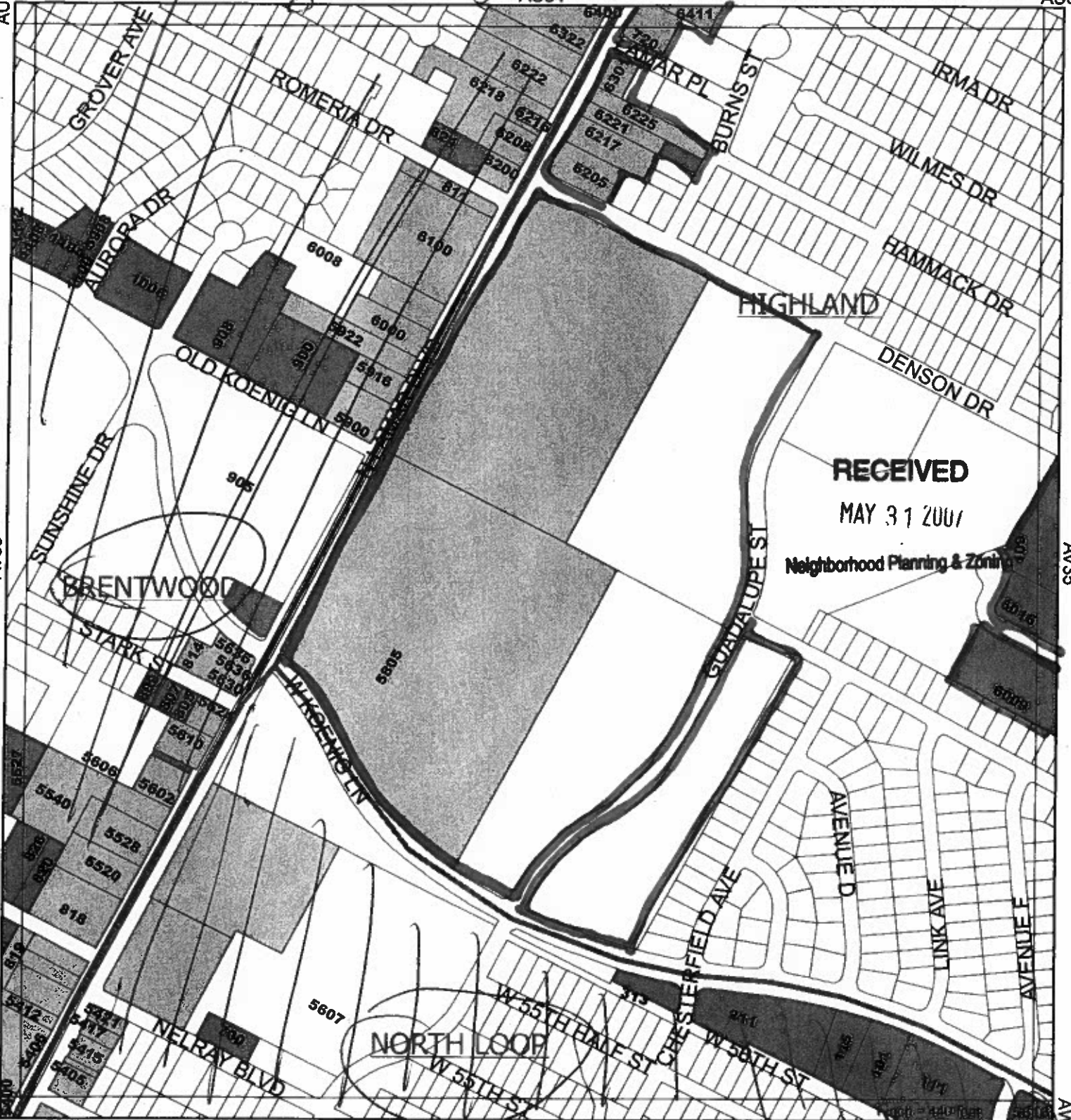
 = VMU overlay

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



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



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AV34**

 = VMU overlay

Legend

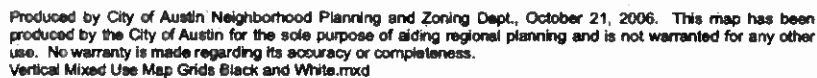
-  Planning Areas
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-  Mixed Use Combining Districts ("Opt-in")
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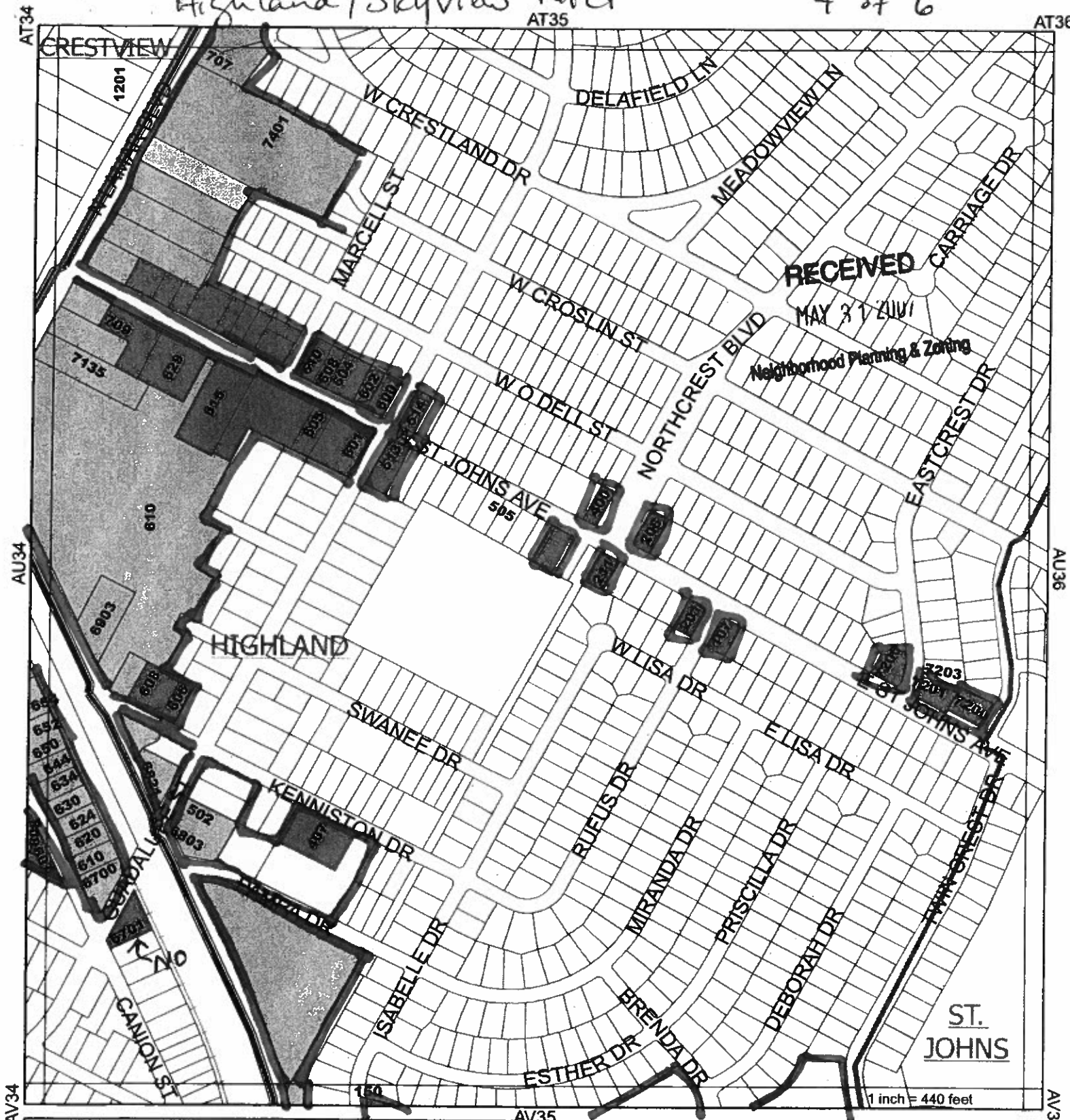
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Vertical Mixed Use Map Grids Black and White.mxd



 = VMU overlay



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

 = VMU overlay



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Vertical Mixed Use Map Grids Black and White.mxd

Legend

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-  Vertical Mixed Use Overlay District ("Opt-out")
-  Mixed Use Combining Districts ("Opt-In")
-  TCAD Parcels

Highland/Skyview NPC

AV35

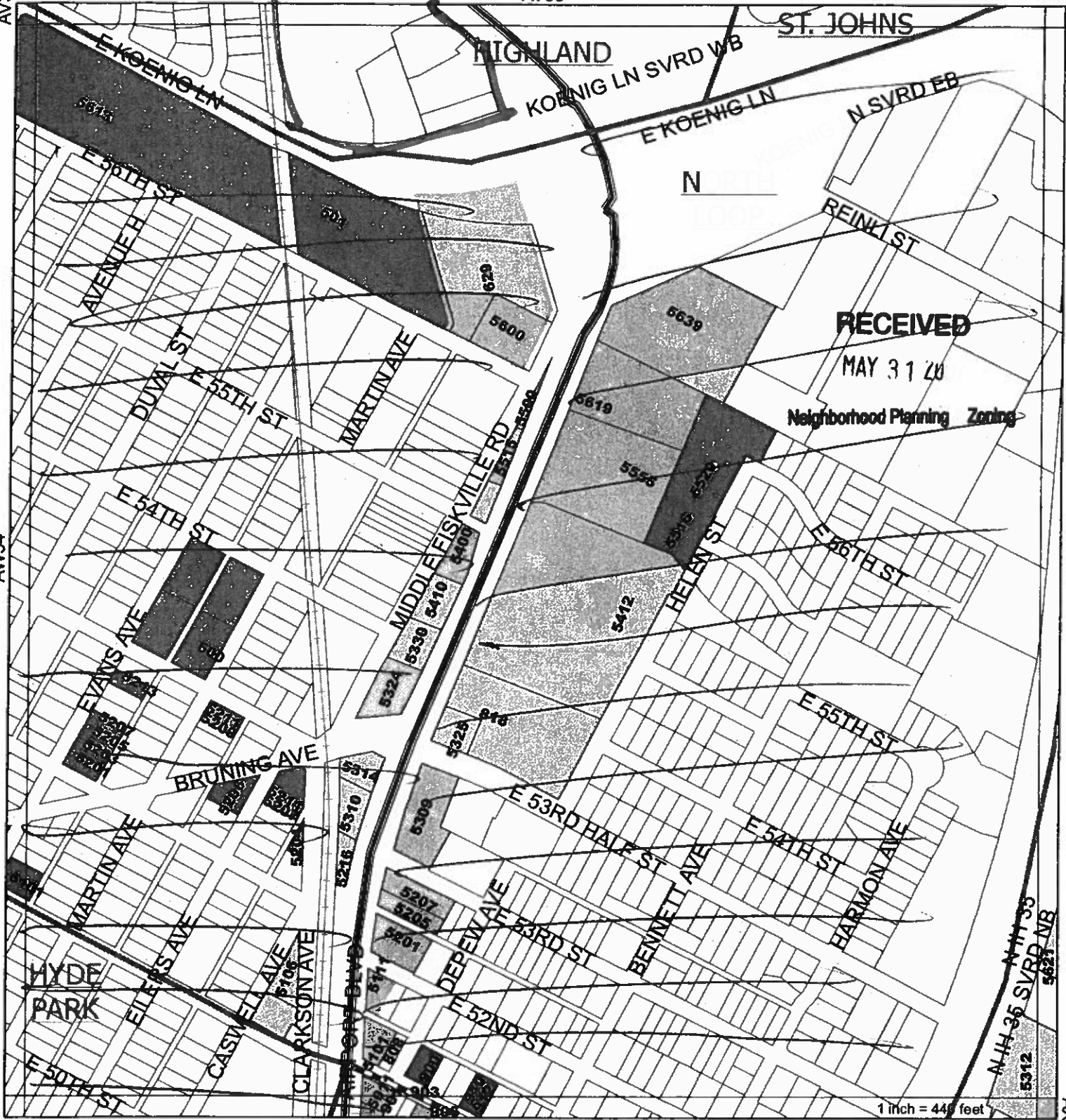
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Neighborhood Planning Zoning

Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
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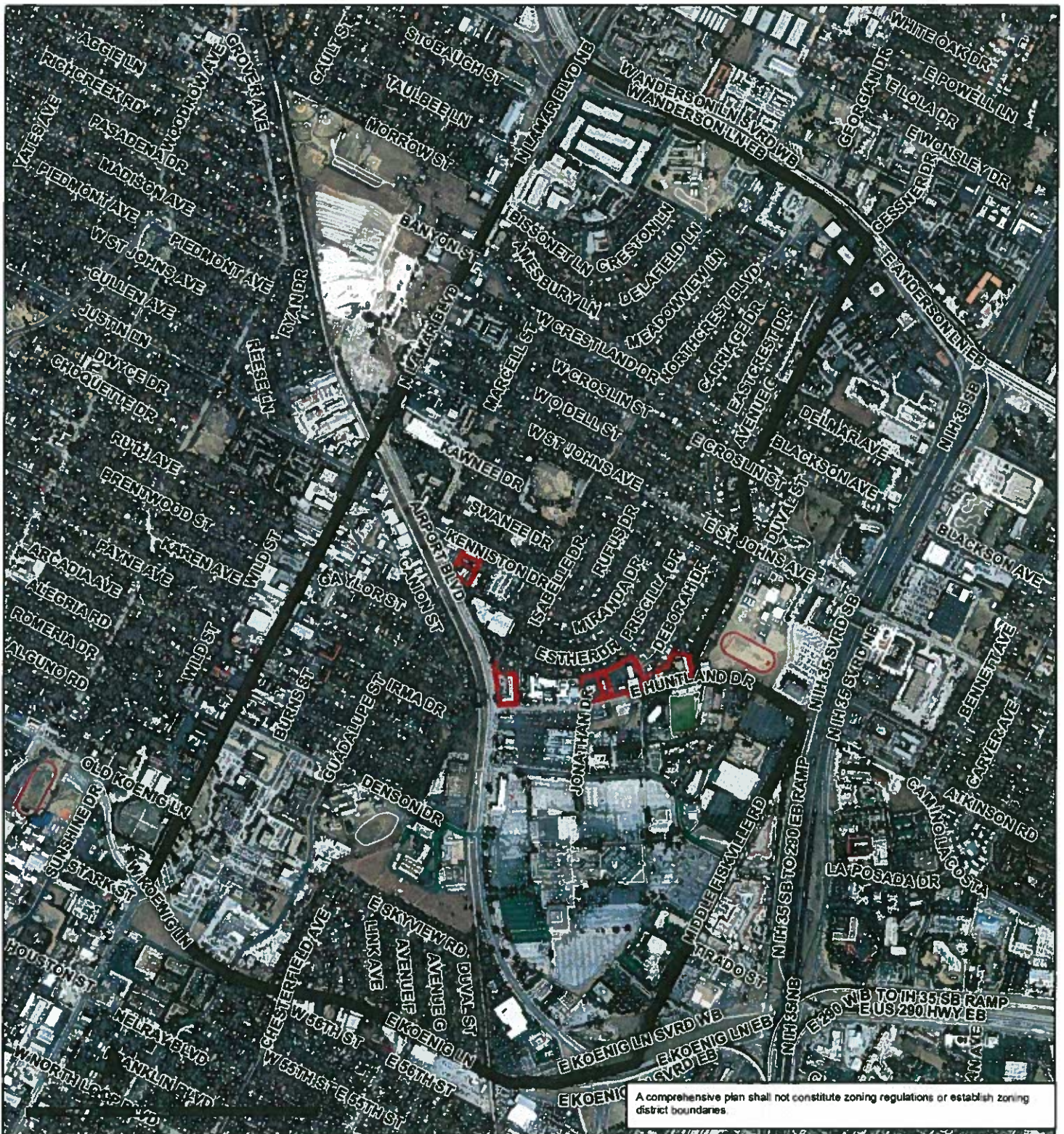
 = VMU overlay



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Vertical Mixed Use Map Grids Black and White.mxd

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Highland Neighborhood Planning Area Aerial Map

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Legend

- Highland_NPA_parcel Updated
- Highland Neighborhood Planning Area Boundary



Created on 02/18/2009