

## **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:** Public comment forms received



**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 which was inadvertently included in the VMU Overlay District and has been removed from the VMU Overlay District and the VMU Opt-In/Opt-Out application process by Staff.

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

**CITY COUNCIL DATE & ACTION:**

**April 30, 2009:** Postponed as requested 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.



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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-rr.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@sbeglobal.net~~

katrina.daniel@sbeglobal.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.



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Did not 'opt-out' any properties or options

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# VERTICAL MIXED USE OVERLAY DISTRICT FORM

[illegible]

\* 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.



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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 USCS)

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.



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## VERTICAL MIXED USE OPT-IN FORM

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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.*

B. Please provide the results of the vote:

For 4 Against 0  
Neighborhood Planning and Zoning Department 6

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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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**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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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.



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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"

<reldemrov@hotmail.com>;

"Michael Grish" <m.grish@sbcglobal.net>; "Damon Howze"

<damonhowze@austin.rr.com>; "Jeffrey Hitt" <jeffh@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

Thu May 3, 2007 12:27 pm

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"Damon Howze"

<damonhowze@austin.rr.com>

damonhowze@austin.rr.com

✉ Send Email

Remove Author | Ban Author

> 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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BRENTWOOD

BRENTWOOD ST

KAREN AVE

PAYNE AVE

ARCADIA AVE

ALEGRIA RD

ROMERIA DR

GROVER AVE

WILD ST

SHIRLEY







HIGHLAND

1 inch = 440 feet

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

 = VMU overlay

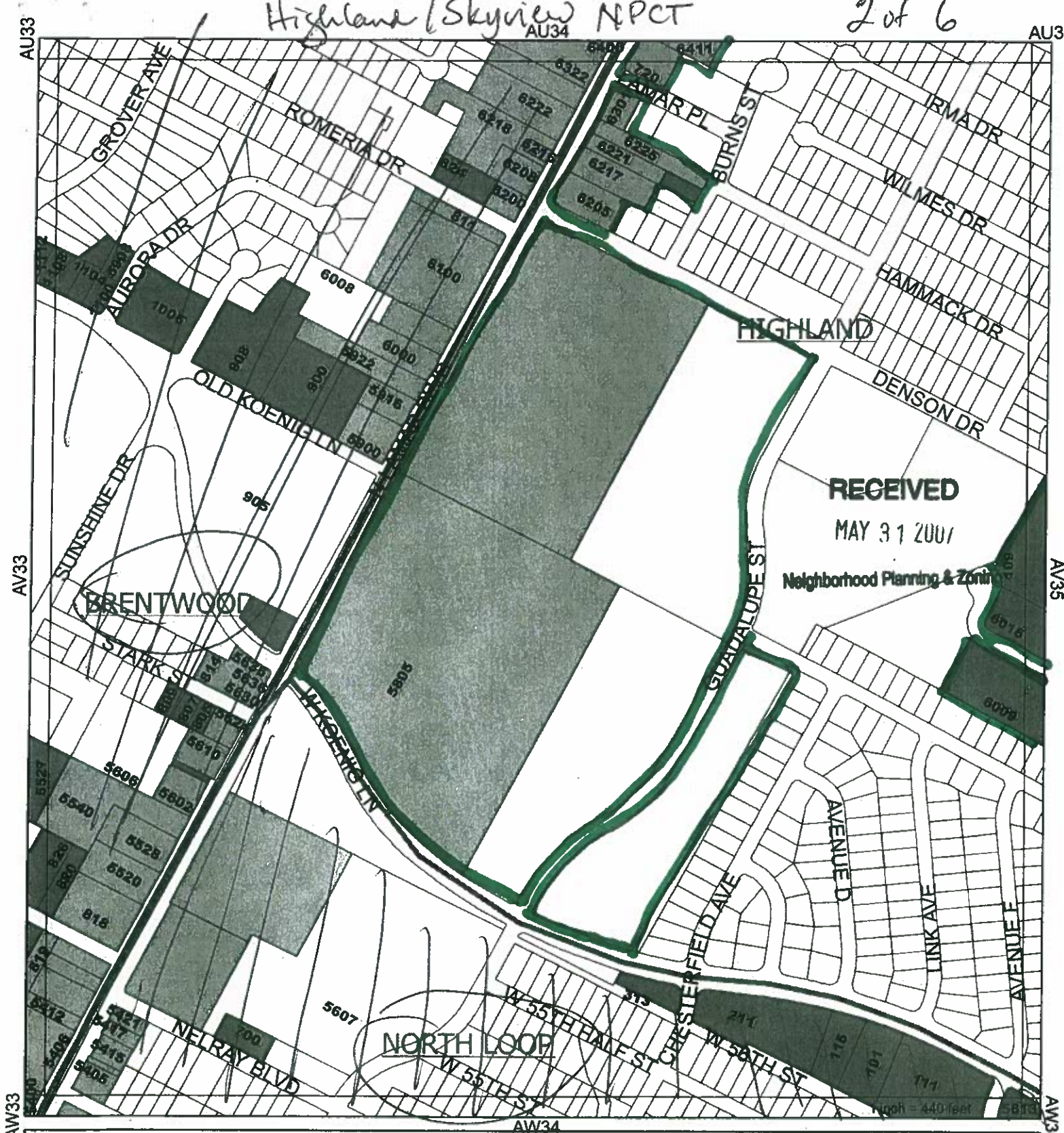
Legend

-  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

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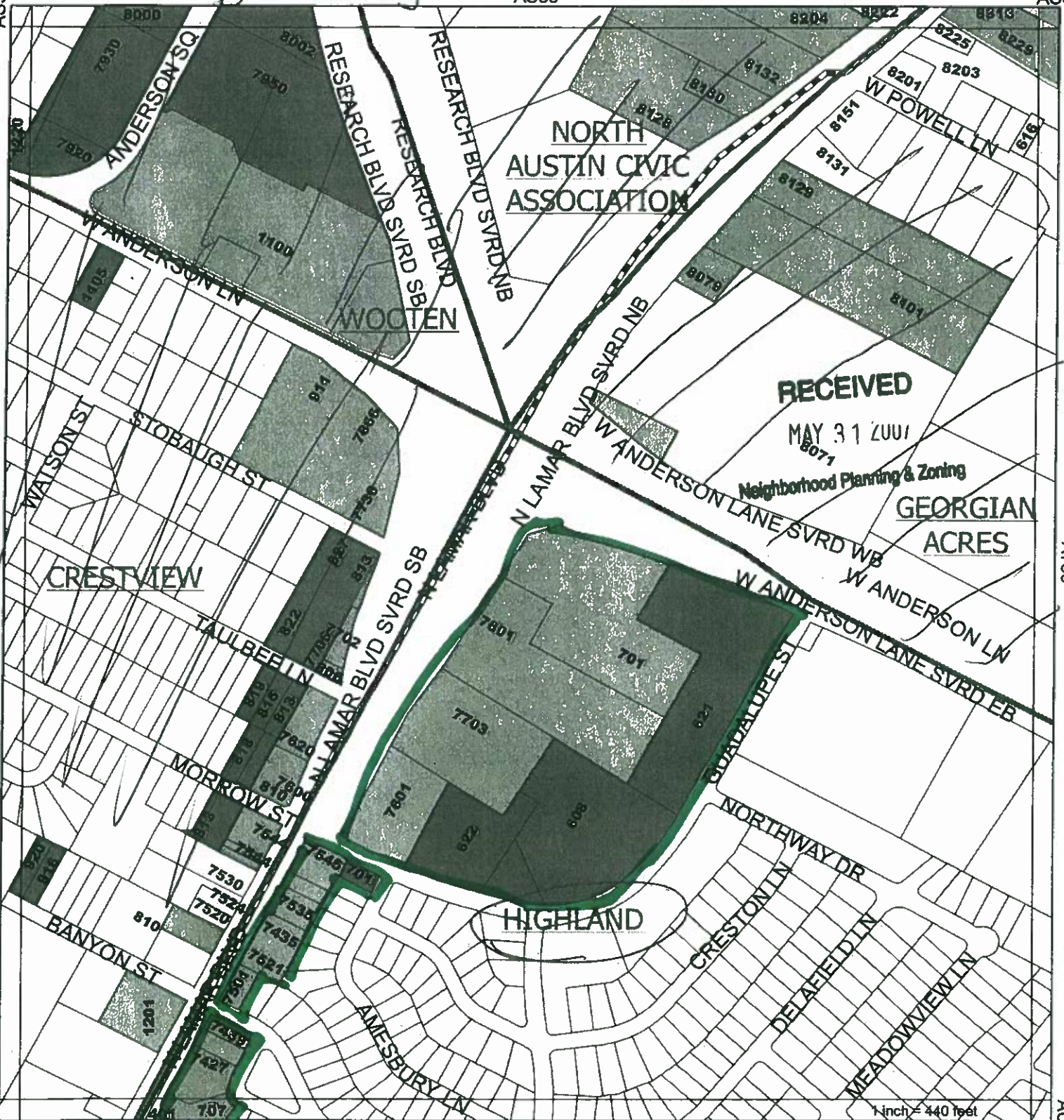
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**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AT35**

 = VMU overlay

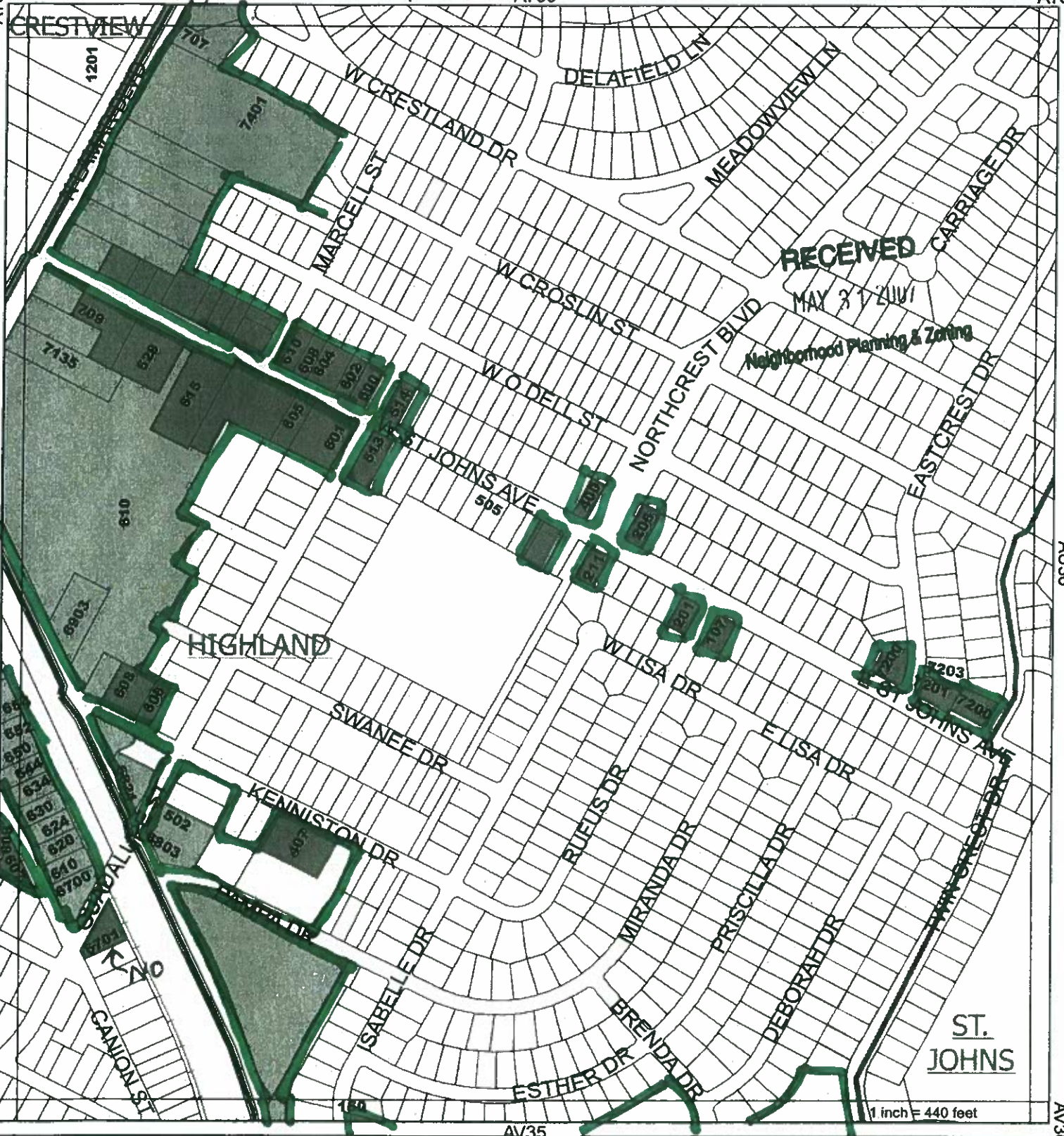
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Vertical Mixed Use Map Grids Black and White.mxd











**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



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AU35

AU3

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

 = VMU overlay

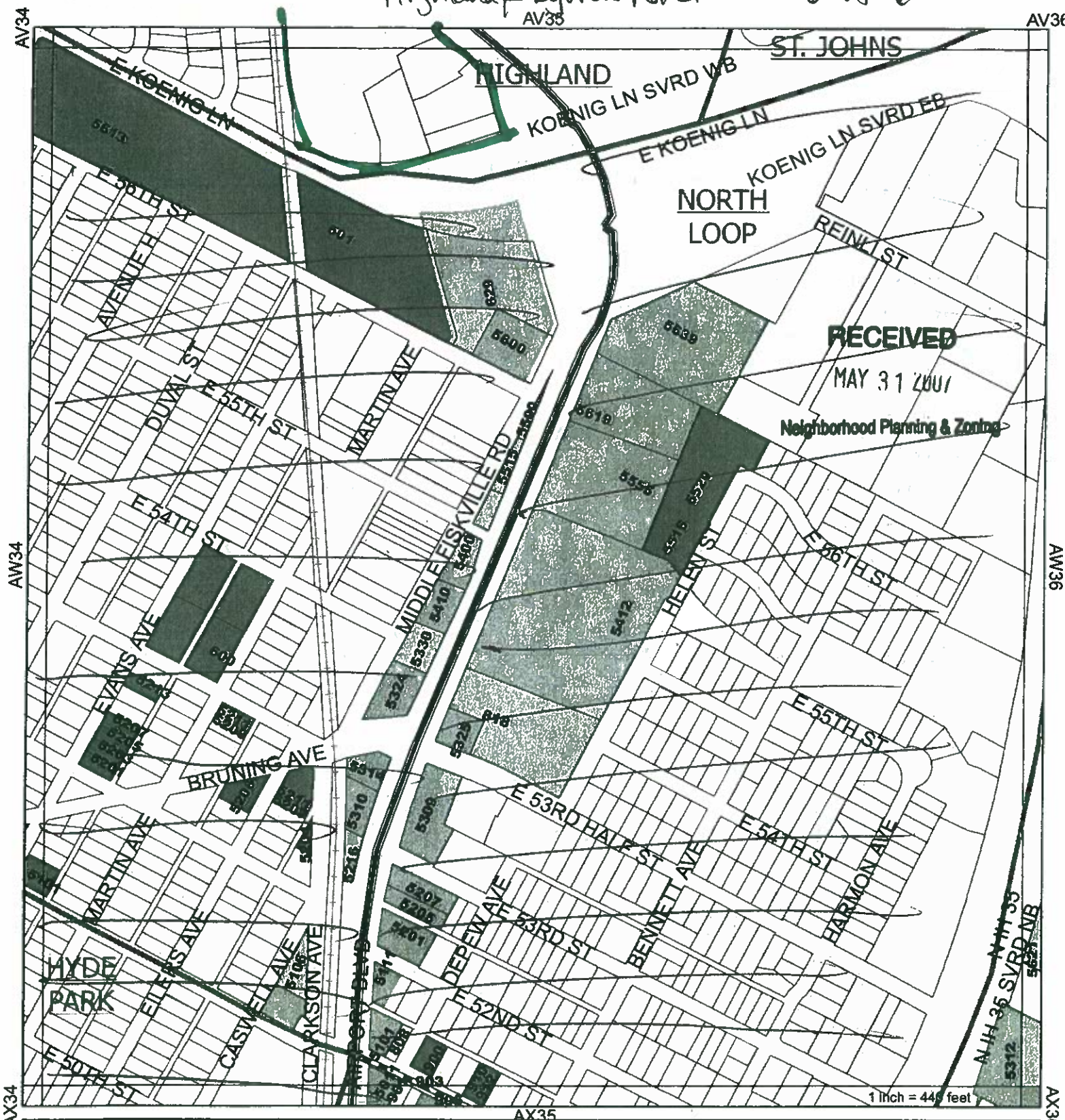


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Vertical Mixed Use Map Grids Black and White.mxd

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**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AW35**

 = VMU overlay



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Highland Planning Area VMU Properties  
C14-2009-0012

| TRACT # | TCAD<br>Property ID # | COA Address Point                                       | Existing Zoning         |
|---------|-----------------------|---|-------------------------|
| 1       | 236460                | 7601 N LAMAR BLVD NB                                    | CS-MU-NP<br>CS-1-MU-NP  |
|         | 236463                | 701 W ANDERSON LN SVRD EB                               | CS-MU-NP                |
|         | 236462                | 7801 N LAMAR BLVD NB                                    | CS-MU-NP<br>CS-1-MU-NP  |
|         | 739776                | 7701 N LAMAR BLVD NB                                    | CS-MU-NP<br>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<br>SILVERTON CENTER | CS-MU-CO-NP             |
| 4       | 230137                | 6701 GUADALUPE ST                                       | NO-MU-NP                |
| 5       | 230115                | 6601 AIRPORT BLVD                                       | CS-CO-NP<br>CS-MU-CO-NP |
|         |                       | 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                                       |                         |
| 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<br>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                                       |                         |



Highland Planning Area VMU Properties  
C14-2009-0012

| TRACT # | TCAD<br>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<br>232447 | 407 KENNISTON DR   | GR-CO-NP<br>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 &<br>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<br>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<br>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, 5-7             | 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                               |                       |                   |  |  |

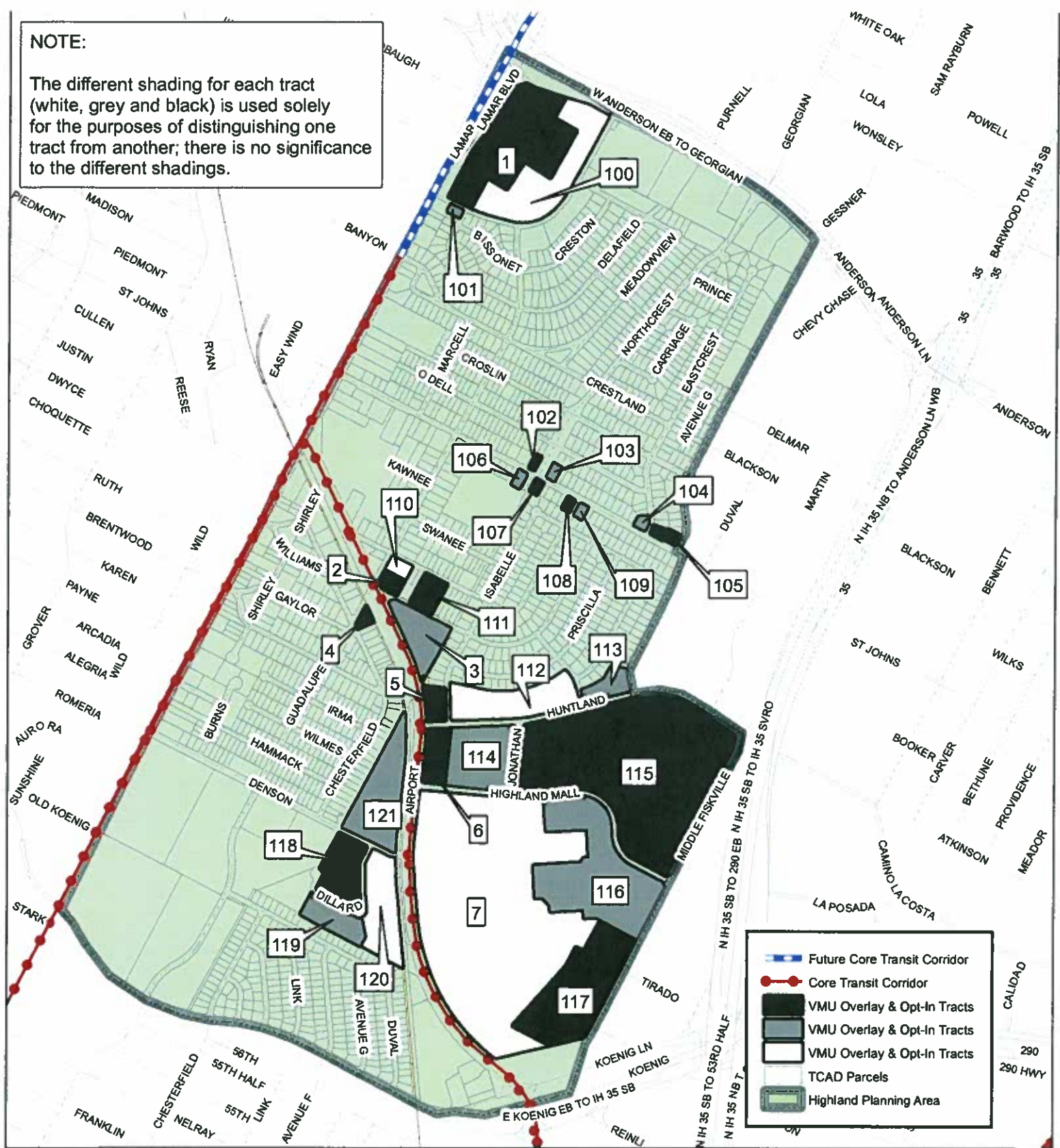
**RECOMMENDED AFFORDABILITY LEVEL FOR 10% OF RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING: 80%**

- (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 Tracts 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

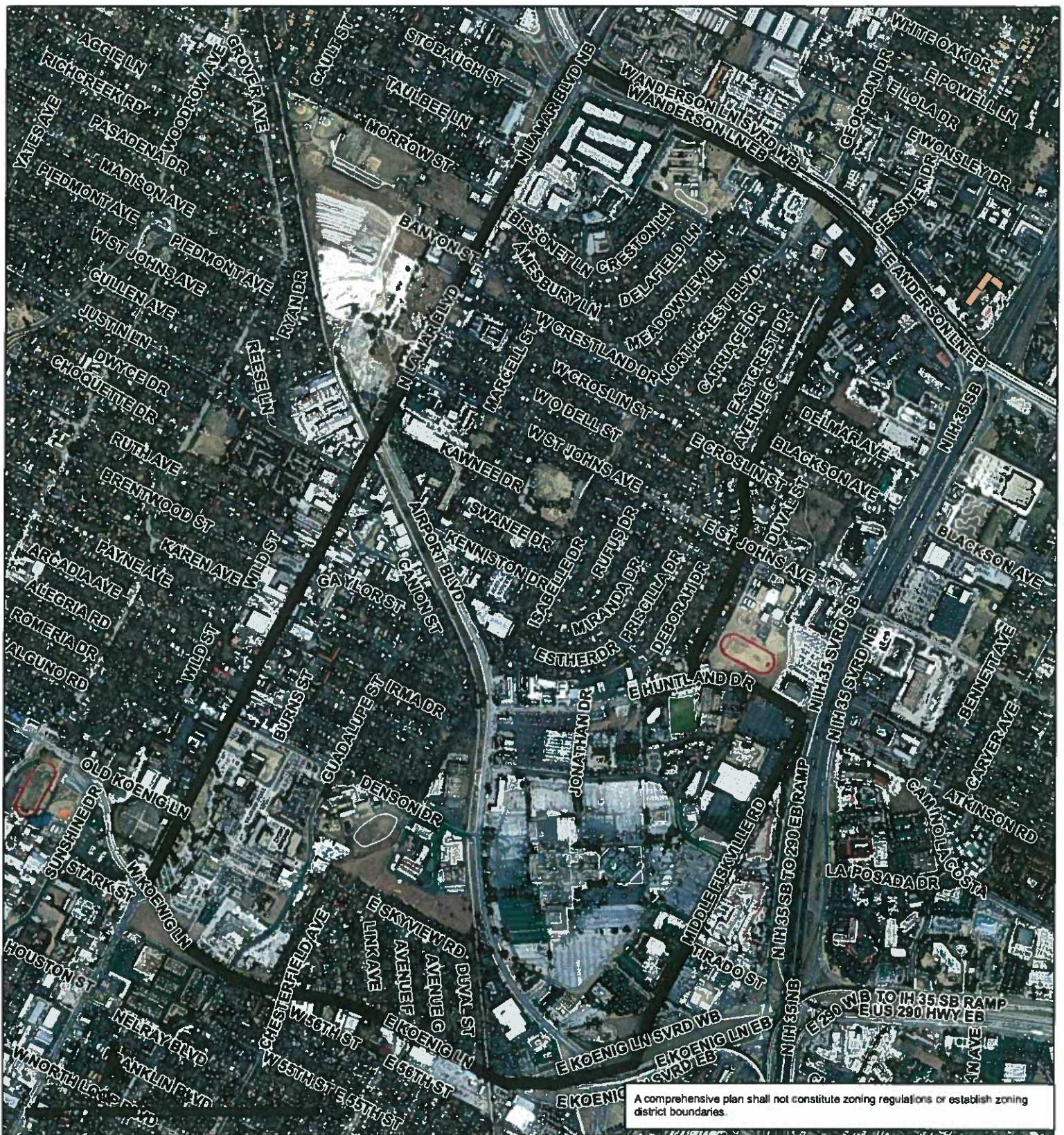


This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.









## Highland Neighborhood Planning Area Aerial Map

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Highland Neighborhood Planning Area Boundary



Created on 02/18/2009



## 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  
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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 Delafre 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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File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print) CHRISTINE MCCABEY & 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.

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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)

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File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print)

Melissa V. DePaepe/Cane M. Y.

☐ I am in favor

(Estoy de acuerdo)

Address

206 E. Lisa Drive

☒ I object

(No estoy de acuerdo)

Comments

Strongly object to any zoning changes - keep my neighborhood as it is!

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File # C14-2009-0012

Planning Commission Hearing Date: April 14, 2009

Name (please print) Melissa V. DePaster/Lance Miller

Address 200 E. Lisa Drive

☐ I am in favor

(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.

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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 one line for comments!

☐ I am in favor  
(Estoy de acuerdo)

☒ I object  
(No estoy de acuerdo)

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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.



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 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) Ballinger

Address 6607 GUADALUPE #202

Comments \_\_\_\_\_

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