

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2009-0040 – Coronado Hills Planning Area

**P.C. DATE:** May 12, 2009 - Vertical Mixed Use Building (V) Rezoning

**AREA:** 6 tracts on 12.55 acres

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

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD),  
Gregory Montes

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Home Builders Association of Greater Austin  
Austin Neighborhoods Council  
Coronado Hills Neighborhood Association  
Villas of Coronado Hills Homeowner's Assn.  
Edward Joseph Development, LTD  
Homeless Neighborhood Organization  
NorthEast Action Group  
Austin Parks Foundation  
Email Notification Test Group  
Old Town Homeowners Assn.  
League of Bicycling Voters  
Austin Street Futbol Collaborative

**AREA OF PROPOSED ZONING CHANGES:** The Coronado Hills Neighborhood Planning Area is bounded by Anderson Ln (U.S. Highway 183) on the north and to the east, U.S. Highway 290 to the south, and Cameron Rd to the west. Please refer to Attachments.

**WATERSHEDS:** Buttermilk Branch, Fort Branch, and Little Walnut Creek Watersheds

**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Reagan High School; Clifton Career Center

**APPLICABLE CORE TRANSIT CORRIDORS:** Cameron Road [Future Core Transit Corridor from U.S. Highway 290 to Anderson Ln (U.S. Highway 183)].

## **NEIGHBORHOOD RECOMMENDATION**

The Coronado Hills Neighborhood Association met on July 13, 2007 in order to make recommendations and vote on the vertical mixed use opt-in/opt-out process. At that time, an official vote was taken and the majority of the attendees voted to exclude all properties from the VMU Overlay District. On May 11, 2009, the Coronado Hills Neighborhood Association amended their VMU application to include tract 6 into the VMU Overlay District with all relaxed Site Development Standards and an affordability level of 80% of MFI for affordable rental units in VMU buildings. Tract 6 consists of 1.21 ac and is located at Cameron Rd and U.S. Highway 290. With tract 6 recommended for VMU zoning, the neighborhood is now excluding 11.34 ac out of the original 12.55 ac.

The neighborhood is not in favor of the VMU zoning for tracts 1 - 5 for several reasons. First, the neighborhood states that if VMU zoning was permitted on tracts 1 - 5, then it would diminish the quality of the neighborhood by adding additional high density development where there currently exists an over abundance of apartments, condos and townhomes. Secondly, with the prospect of VMU zoning, the traffic on Cameron Rd would increase between Coronado Hills Dr and U.S. Highway 183. Another concern for the neighborhood is the environmental impact of VMU development specifically with tracts 2 and 3, which are located adjacent to Buttermilk Creek. Lastly, the neighborhood states that safety is also a concern especially since VMU design standards require off street parking to be located in the rear of the property.

## **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 C14-2009-0040 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Coronado Hills application area.

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.

## 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\*:

Coronado Hills / Creekside Neighborhood  
Association

\*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 Joan H. Gibbs

PHONE 1704 Raven Dr. A.

E-MAIL JG1066@earthlink.net

MAILING ADDRESS 1704 Raven Dr, Austin, 78752

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**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/vmu\\_outreachprocess.htm](http://www.ci.austin.tx.us/planning/vmu_outreachprocess.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.

## VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of		
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)	
6707	opt out	opt out	opt out	opt out	opt out	
7201	all properties	↓	↓	↓	↓	
7213						
7215						
7309						
7517						
No. on Blk (7537) 7533						
7601						
7605 two SF Houses						opt out
7609 Non residential						opt out
7247 a large apt complex						opt out
7206 (assigned No.)	opt out → 7206	opt out	opt out	opt out		

\* 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.

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.



C. Number of people in attendance at the meeting: 30

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

news letter - distributed to all neighbors  
including 2 Home owners associations, the  
villas of Coronado Hills and Old Town. (They  
are members of our association also)

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: \_\_\_\_\_

Joan H. Gibbs  
SIGNATURE OF CHAIR (OR DESIGNEE)

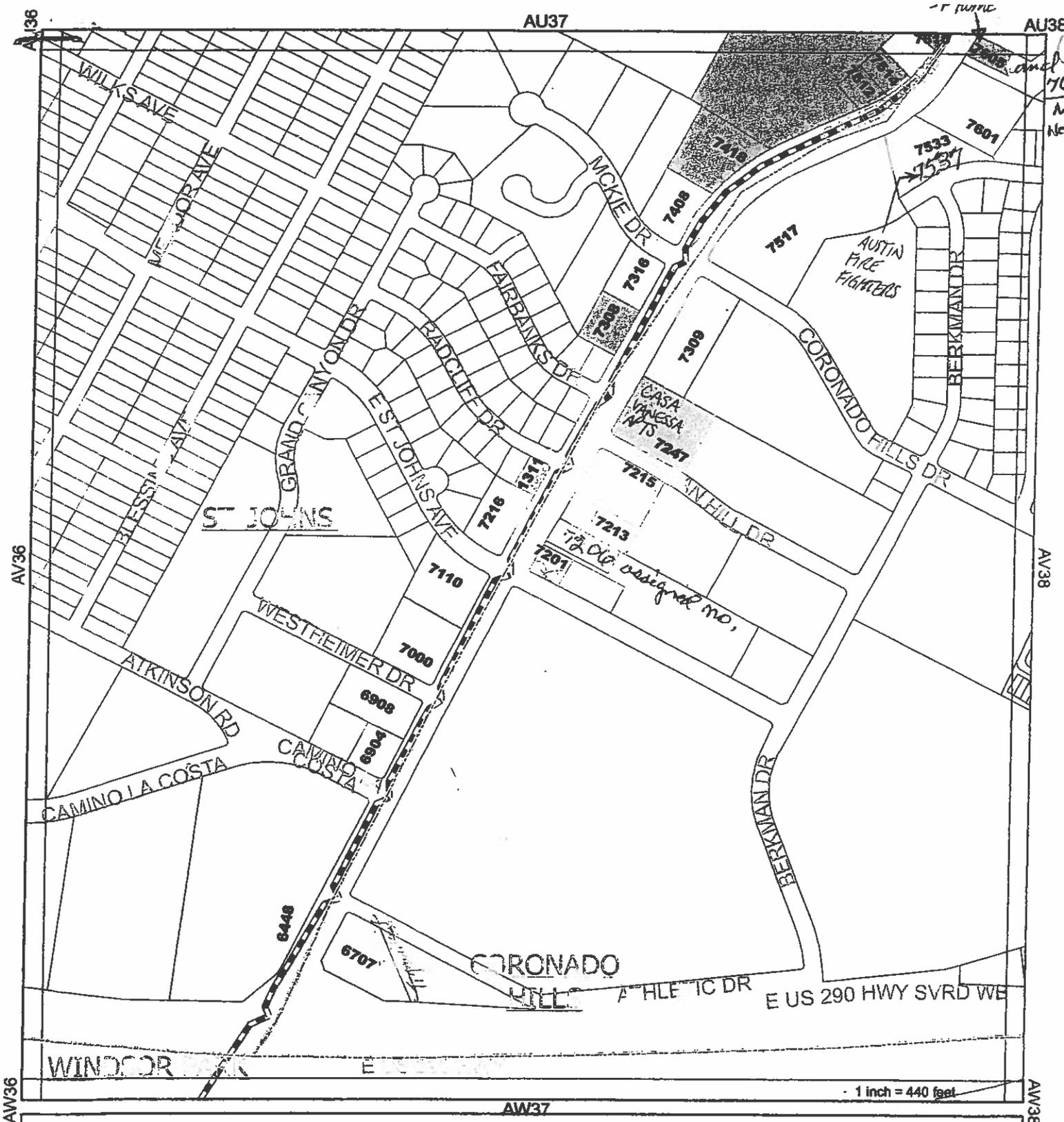
7-27-07  
DATE

**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



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AV37**

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



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

*As mentioned in meeting...*

# *ECHOES* from the *HILLS*

CORONADO HILLS / CREEKSIDE NEIGHBORHOOD ASSOCIATION

July 2007

## Important Neighborhood Association Meeting

to

**MISSION:** 1) Assure the Safety of Residents  
2) Preserve Integrity of the Neighborhood  
3) Increase Value of Homeowner Property

**MARK YOUR CALENDAR:** We usually do not have a Neighborhood meeting during the summer months, but some **important issues** have come up that will effect our neighborhood.

**We are calling a special Coronado Hills/Creekside Neighborhood Association meeting.**

The meeting will be held **Friday July 13th at 6:30-8pm, at the Old Town Clubhouse.**

There will be 3 very important topics to discuss:

1. City Manager, Toby Futrell is calling a meeting on July 19th, 2007. Before she finalizes the 2008 Proposed Budget, she would like to meet with neighborhood representatives to discuss budget and neighborhood planning priorities. She feels that each neighborhood has unique issues but there might be certain priorities and interests that Austin neighborhoods share in common. She is requesting a list of 3 issues from our neighborhood.

At an emergency Board meeting on Jun 29th. We came up with 3 concerns, but we are looking for ideas. We will discuss each of these ideas in depth on July 13. They are:

1. improve city code enforcement
2. monitor housing voucher program
3. begin education of illegal immigrants on city codes

2. Cameron Road will undergo a 'Vertical Mixed Use' project. This project will include properties that will be used for offices, parking, **commercial**, residential and residential rentals(**low income**).

This is a 'Vertical Mixed Use Opt-In/Opt Out' project. As a neighborhood, we **must vote** to Opt In or Opt Out. If we do not vote, we do not have a say in how the properties are used.

**We will vote at the July 13th, 2007 meeting.** We must have this completed by August 7th, 2007.

For more information, you can contact the VMU help line at: [vmu@ci.austin.tx.us](mailto:vmu@ci.austin.tx.us) or call 974-2150.

3. 'Austin Listening' was a major outreach component of an external audit of the City of Austin's Police operations including the Police Dept, Parks Police, Airport Police, City Marshals and the Office of the Police Monitor. As the city selected a new police chief, this was a valuable opportunity to be a part of the incoming police chief's mandate.

**CORONADO HILLS NEIGHBORHOOD ASSOCIATION**  
(emergency Board meeting)  
July 13, 2007

Board Officers present:

Yuri Prentice, Debra Sustrunk, Bonnie Turik, Ronda Dixon

The meeting was called to order at 6:30p.m. by Debra Sustrunk.

The topics for discussion was (1) 3 issues from our neighborhood to take to the City Manager's (Toby Futrell) meeting with neighborhood representatives that is to take place on July 19, 2007. (2) To vote to opt in or opt out of the Vertical Mixed Use project for Cameron Road. (3) Austin Listening, the A P D's outreach program.

### 3 NEIGHBORHOOD CONCERNS

Debra explained about the City Manager calling a meeting before the 2008 City budget is finalized to meet with neighborhood representatives to discuss 3 main concerns of their neighborhood. An emergency Board meeting had been called on June 29, 2007 and the ideas brought up then was introduced at this meeting and was approved by those present to be the 3 concerns for Coronado Hills/Creekside Neighborhood. Our 3 issues will be (1) to improve City code enforcement, (2) better monitoring of the housing voucher program, and (3) some sort of education for immigrants on Austin city codes. The meeting with the City Manager is scheduled for July 19, 2007.

### VERTICAL MIXED USE PROJECT

Joan Gibbs gave an explanation of the verticle mixed use project as much as she knew about it. The information she had was not enough to fully understand what the City is going to do as far as making Cameron Road from Highway 183 to US Hwy 290 a verticle mixed use area. There were questions from residents that could not be answered. After some discussion about it Debra asked for a show of hands in favor of opting in. There were 6 votes to opt in. The show of hands to opt out were 24 votes.

### AUSTIN LISTENING

Joan Gibbs and Debra Sustrunk touched on the subject which includes all the different branches of police such as Park Police, Airport Police, City Marshalls, And the office of the Police Monitor.

Yuri Prentice announced a petition for residents to sign and present to the City Council against free roaming cats. The petition will ask that they pass an ordinance against cats that are roaming freely. It would make it mandantory to spay or neuter, to micro-chip, and to keep cats confined.

Talley Spiller volunteered his services and will set up a website yahoo page for neighborhood residents to chat on and share information. Talley will get that set up soon and show us how to use it.

Since our time had run out Debra Sustrunk motioned that the meeting be adjourned. Beatrice Neuhold-Orth 2<sup>nd</sup> the motion, and the meeting was adjourned at approximatey 8:00 p.m.

## **CORONADO HILLS/CREEKSIDE NEIGHBORHOOD ASSOCIATION BYLAWS**

### **ARTICLE I - NAME**

The name of this organization shall be the Coronado Hills/Creekside Neighborhood Association, a non-profit organization, hereinafter referred to as the CH/CNA.

### **ARTICLE II - PURPOSE**

The purpose of the CH/CNA is to seek to improve the quality of life in the neighborhood in matters such as land use, environmental protection, public services, consumer protection, safety of the residents, maintenance of or increase in property values, and other matters of neighborhood concern.

### **ARTICLE III - OBJECTIVES**

The objectives of the CH/CNA are to:

1. Represent and advance the interests of residents in the neighborhood.
2. Keep all residents informed of issues vital to the neighborhood by appropriate communications and meetings.
3. Establish ad hoc committees to investigate and make recommendations to the CH/CNA on all matters of neighborhood concern.

### **ARTICLE IV - MEMBERSHIP**

Membership in the CH/CNA shall be open to all residents of the neighborhood as defined by Highway 183 on the north, Highway 290 East on the south, and Cameron Road on the west, as well as absentee property owners of the neighborhood, and they shall have full voting rights. Other persons who wish to attend the CH/CNA meetings shall be considered Associate Members and may participate in debate but may not hold office or have voting rights.

### **ARTICLE V - VOTING**

#### **SECTION 1.**

Members of the CH/CNA present at any meeting shall be entitled to one vote per person on each matter submitted to a vote of the membership.

#### **SECTION 2.**

A quorum of ten members shall be necessary for the transaction of the CH/CNA business.

#### **SECTION 3.**

An affirmative vote of more than fifty percent of the members constituting a quorum shall be binding on the CH/CNA unless otherwise specified in the bylaws.

unexpired portion of the term or as directed in Robert's Rules of Order.

**SECTION 7. Resignations**

Elected officers must give two weeks written notice before a resignation can become effective.

**ARTICLE VII - MEETINGS AND ORGANIZATION**

**SECTION 1.**

Meetings of the general membership of the CH/CNA shall be held once a month except for June, July, August, and December.

**SECTION 2.**

Special meetings may be called by the Board.

**SECTION 3.**

The privilege of holding office, introducing motions, and voting shall be limited to members of the CH/CNA.

**SECTION 4.**

The fiscal year of the CH/CNA shall be from January first through December thirty-first.

**ARTICLE VIII - COMMITTEES**

**SECTION 1.**

The Board shall transact necessary business in the intervals between regular meetings and such other business as may be referred to it by the CH/CNA, and shall appoint all committees and approve the work of such committees.

**SECTION 2.**

There shall be three standing committees as follows:

1. The Neighborhood Safety Committee which shall oversee issues regarding neighborhood safety and give reports and recommendations to the Board and membership at regularly scheduled meetings.
2. The Neighborhood Integrity Committee which shall oversee issues regarding neighborhood integrity, insure compliance with applicable deed restrictions and applicable city/county codes and give reports of actions, updates, and recommendations to the Board and membership at regularly scheduled meetings.
3. The Neighborhood Activities Committee which shall oversee issues regarding neighborhood activities and give reports and recommendations to the Board and membership at regularly scheduled meetings.

**ARTICLE IX - APPOINTED POSITIONS**

The President shall appoint a Newsletter Editor and a delegate to the Austin Neighborhoods Council whose duties are as follows:

**ARTICLE XV - GOVERNING COUNCIL**

**SECTION 1.**

In the event the offices of President and Vice President become vacant, or an election does not yield candidates for the offices, and if the membership chooses not to dissolve the CH/CNA, as specified in Article XVI, the CH/CNA may continue to function through a Council. This Council will be composed of ex-officers of the CH/CNA and invited participants from other Associations within the boundary of the CH/CNA.

**SECTION 2.**

Meetings will be on an as needed basis and will always be open to residents and property owners of the CH/CNA area. Periodically, a general meeting will be held and the place and time will be communicated neighborhood-wide and to others involved in working with the neighborhood, such as the APD District Representative.

**ARTICLE XVI - DISSOLUTION**

Upon the dissolution of the CH/CNA, as voted on by the Board and written notification provided the members, no member shall have any right to nor shall receive any assets of the CH/CNA. The assets of the CH/CNA are permanently dedicated to a tax exempt purpose. In the event of dissolution, the CH/CNA's assets, after payment of debts, will be distributed to an organization which itself is tax exempt under the provisions of Section 501 (c) (3) of the Internal Revenue Code.

These Bylaws were adopted by the members at the regular meeting held on November 18, 2003.

### Coronado Hills VMU Tract Table

Tract #	TCAD Property ID	COA Address
1	230672	1505 1/2 E Anderson Lane
2	230676	7601 and 7601 1/2 Cameron Rd
	230585	7537 Cameron Rd
	230587	7517 Cameron Rd
3	230668	1401 1/2 Coronado Hills Dr
		7309 Cameron Rd
		7311 Cameron Rd
4	228232	7215 Cameron Rd
	368913	7213 Cameron Rd
	228231	7213 Cameron Rd
5	228224	7201 Cameron Rd
6	226768	6707 and 6707 1/2 Cameron Rd

- (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map
- (2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.
- (3) The COA Addresses listed for each property are those addresses on file with the city pertaining to that property. If a COA address was not available for a property the TCAD address and/or legal description was used.

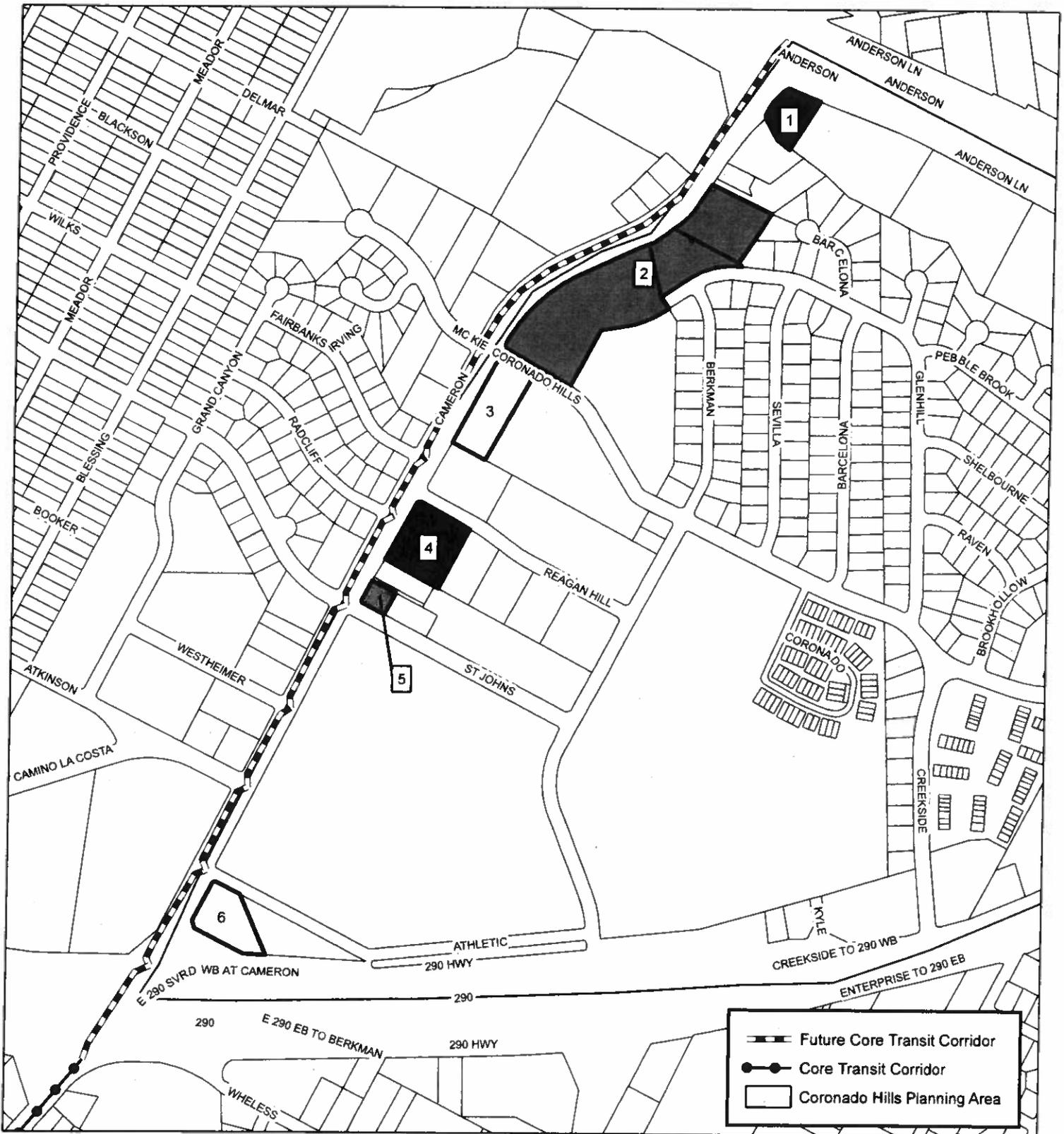
**Coronado Hills VMU Neighborhood Revised Recommendations (5-11-09)  
C14-2009-0040**

**VMU Overlay District**

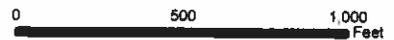
Tract #	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1 - 5					X
6	X				

**RECOMMENDED AFFORDABILITY LEVEL OF:  
80% OF THE MEDIAN FAMILY INCOME FOR 10% OF THE RESIDENTIAL UNITS AVAILABLE FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING**

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



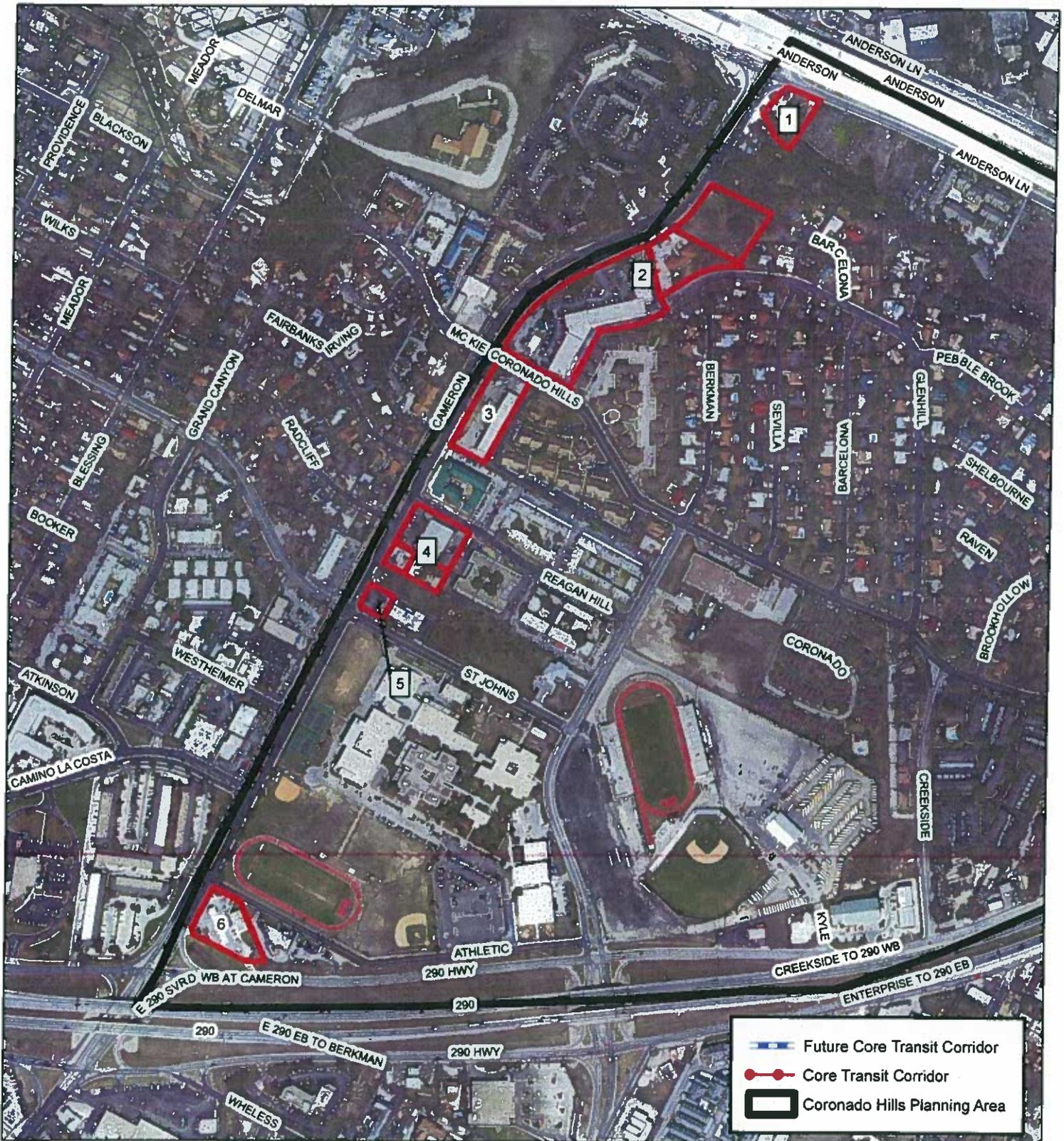
**Coronado Hills Neighborhood Planning Area  
Vertical Mixed Use (VMU) Overlay District  
Opt-In/Opt-Out Process  
C14-2009-0040**



Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
April 8, 2009

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**Coronado Hills Neighborhood Planning Area  
Vertical Mixed Use (VMU) Overlay District  
Opt-In/Opt-Out Process  
C14-2009-0040**



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April 8, 2009

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**PLANNING COMMISSION HEARING**

**DATE: May 12, 2009**      **TIME: 6:00 P.M.**  
**LOCATION: City Hall, Rm. 1002, Council Chambers**  
**301 W. 2nd Street, Austin**

**CITY COUNCIL HEARING**

**DATE: May 21, 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 Coronado Hills Neighborhood Planning Area, please call Gregory Montes at (512) 974-2629 or email at: [gregory.montes@ci.austin.tx.us](mailto:gregory.montes@ci.austin.tx.us). Si Ud Necesita información en Español, favor de llamar a Gregory Montes (512) 974-2629. Office hours are 8:00 AM to 6:00 PM Monday through Thursday and 8:00 AM to 12:00 PM on 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 Gregory Montes, Austin, TX 78767-8835.

File # C14-2009-0040

Planning Commission Hearing Date: May 12, 2009

Name (please print)

Robert T. Acosta

I am in favor

Address

1605 Ridgehaven Dr. Apts. 78723

(Estoy de acuerdo)

I object

(No estoy de acuerdo)

Comments

NONE

**INFORMATION ON PUBLIC HEARINGS**

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 # **C14-2009-0040**

Planning Commission Hearing Date: **May 12, 2009**

Name (please print) HECTOR M. BARRIENTOS

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

Address 7610 CAMERON RD. #2007 ATX 78752

Comments I cannot attend the meetings. However, I think VMU buildings are a good idea.

.....  
**INFORMATION ON PUBLIC HEARINGS**

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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 Gregory Montes, Austin, TX 78767-8835.

File # C14-2009-0040

Planning Commission Hearing Date: May 12, 2009

Name (please print) CELIA K GUTARRA

Address 1438 CORONADO HILLS DR #126

Comments AUSTIN TEXAS 78752

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

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**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.

**PLANNING COMMISSION HEARING**

**DATE: May 12, 2009                      TIME: 6:00 P.M.**  
**LOCATION: City Hall, Rm. 1002, Council Chambers**  
**301 W. 2nd Street, Austin**

**CITY COUNCIL HEARING**

**DATE: May 21, 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 Coronado Hills Neighborhood Planning Area, please call Gregory Montes at (512) 974-2629 or email at: [gregory.montes@ci.austin.tx.us](mailto:gregory.montes@ci.austin.tx.us). Si Ud Necesita información en Español, favor de llamar a Gregory Montes (512) 974-2629. Office hours are 8:00 AM to 6:00 PM Monday through Thursday and 8:00 AM to 12:00 PM on Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

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**File # C14-2009-0040**

**Planning Commission Hearing Date: May 12, 2009**

Name (please print) Henry & Jean Haney

Address 7505 Sevilla Dr.

Comments Leave zoning as it is.

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

.....  
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