

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2009-0036, East Cesar Chavez Neighborhood Planning Area Vertical Mixed Use Building (V) Rezoning

**P.C. DATE:**

**May 12, 2009:** Recommended approving vertical mixed use building (V) zoning with Dimensional Standards and Additional Uses in Office Districts to Tracts 100 - 106; Recommended applying an affordability level of 60% of the median family income for 10% rental units in a vertical mixed use building. Motion made by Commissioner Jay Reddy, Commissioner Clint Small second the motion on a vote of 6-0; Commissioners Paula Hui, Sandra Kirk and Chris Ewen were absent.

**July 14, 2009:** Postponed to July 28, 2009 (Case C14-2009-0036-PART [Tract 103]). Motion made by Commissioner Jay Reddy, Commissioner Clint Small second the motion on a vote of 7-0; Commissioners Gerardo Castillo and Paula Hui absent.

**July 28, 2009:**

**AREA:** 7 tracts on 2.52 acres

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

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD);  
Jacob Browning, Neighborhood Planner

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Home Builders Association of Greater Austin  
Sentral Plus East Austin Koalition (SPEAK)  
Austin Neighborhoods Council  
East Cesar Chavez Neighborhood Planning Team  
Guadalupe Neighborhood Development Corp.  
Homeless Neighborhood Organization  
AMA Neighborhood Association  
Holly Street Association  
PODER People Organized in Defense of Earth and her Resources  
Austin Parks Foundation  
El Concilio, Coalition of Mexican American Neighborhood Association  
Email Notification Test Group  
League of Bicycling Voters  
Terrell Lane Interceptor Assn.  
East Town Lake Citizens Neighborhood Organizations  
Austin Street Futbol Collaborative  
Tejano Town

**AREA OF PROPOSED ZONING CHANGES:** The East Cesar Chavez Neighborhood Planning Area is bounded by Chicon Street to the east, Lady Bird Lake to the south, I-35 to the west, and the alley between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street to the north. For a map of the area, please refer to the Attachments.

**WATERSHEDS:** Town Lake (Urban); Waller Creek (Urban)

**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Sanchez Elementary School; Martin Junior High School

**APPLICABLE CORE TRANSIT CORRIDORS:** East 5<sup>th</sup> Street; East 6<sup>th</sup> Street

**STAFF COMMENTS:**

In addition to the VMU Overlay District, the East Cesar Chavez Planning Team recommended to opt-in nine (9) properties outside of the district's boundaries to receive the VMU (V) zoning designation. The opt-in properties are, in total, 2.37 acres. The VMU Overlay District properties were excluded from this process as they fall under the Plaza Saltillo TOD Station Area Plan; therefore, the zoning recommendations for the Station Area Plan trump those of the VMU process. Only the VMU zoning (V) will be applied to those properties opted-into the VMU Overlay District.

The planning team's recommendations are not entirely consistent with the East Cesar Chavez Future Land Use Map (FLUM), adopted in May of 1999. Two properties alongside a portion of a third (tracts 105 and 106) on Clermont Avenue have future land use designations of open space on the FLUM; these properties should be designated as mixed-use or mixed-use/office to receive the V zoning. These three parcels are the subject of the accompanying neighborhood plan amendment case, NPA-2009-0002.01.

**LIST OF ATTACHMENTS:**

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

**Attachment 2:** East Cesar Chavez VMU Tract Table

**Attachment 3:** East Cesar Chavez VMU Neighborhood Recommendations

**Attachment 4:** East Cesar Chavez VMU Overlay District & Opt-In Tract Map

**Attachment 5:** Zoning Map

**Attachment 6:** East Cesar Chavez Aerial Map

**Attachment 7:** Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process

**Attachment 8:** Received Comment Forms or Emails

**Attachment 9:** East Cesar Chavez Neighborhood Planning Team Minutes re: inclusion of additional property to Tract 103

**PLANNING COMMISSION RECOMMENDATION:**

**May 12, 2009:** Recommended approving vertical mixed use building (V) zoning with Dimensional Standards and Additional Uses in Office Districts to Tracts 100 - 106; Recommended applying an affordability level of 60% of the median family income for 10% rental units in a vertical mixed use building. Motion made by Commissioner Jay Reddy, Commissioner Clint Small second the motion on a vote of 6-0; Commissioners Paula Hui, Sandra Kirk and Chris Ewen were absent.

**July 14, 2009:** Postponed to July 28, 2009 (Case C14-2009-0036-PART [Tract 103]). Motion made by Commissioner Jay Reddy, Commissioner Clint Small second the motion on a vote of 7-0; Commissioners Gerardo Castillo and Paula Hui absent.

**July 28, 2009:**

**ISSUES:** The VMU Overlay District properties were excluded from this process as they fall under the Plaza Saltillo TOD Station Area Plan; therefore, the zoning recommendations for the Station Area Plan trump those of the VMU process. Only the VMU zoning (V) will be applied to those properties opted-into the VMU Overlay District.

It has come to the attention of staff that the owner of the properties included in Tract 103 (901 and 905 East Cesar Chavez) would like to extend the Tract's boundaries to include an additional, adjacent property (907 East Cesar Chavez); this property owner owns all mentioned properties. The East Cesar Chavez Neighborhood Planning Team has expressed support for the inclusion of the additional property within Tract 103; see Attachment 9 for the documentation of said support (highlighted area). This matter does not affect the associated neighborhood plan amendment (NPA-2009-0002.01); this is a zoning issue related only to Tract 103.

**CITY COUNCIL DATE:**

June 11, 2009

**ACTION:**

Postponed on consent to July 23, 2009, at the staff's request on Council Member Leffingwell's motion, Council Member Shade's second on a 6-0 vote. Council Member Cole was absent.

July 23, 2009

**CASE MANAGER:** Jacob Browning

**PHONE:** 974-7657

**E-MAIL:** jacob.browning@ci.austin.tx.us

## **NEIGHBORHOOD RECOMMENDATION**

The East Cesar Chavez Neighborhood Planning Team met in July 2007 to make recommendations on the vertical mixed use opt-in/opt-out process in their neighborhood. In addition to several properties along East 5<sup>th</sup> and East 6<sup>th</sup> Streets, the Planning Team reached consensus to opt-in nine (9) properties into the VMU Overlay District. Again, because the entire VMU Overlay District fell within the Plaza Saltillo TOD Station Area Plan, that plan's zoning trumped that of the VMU process. Therefore, all tracts within the VMU Overlay District (along East 5<sup>th</sup> and East 6<sup>th</sup> Streets) recommended by the Planning Team have been excluded from this process.

The Planning Team recommends opting-in nine properties within the VMU Overlay District. Tracts 100-106 on both the tract map and tract table represent these properties; the tracts consist of 2.37 acres. Please see the attachments for more information. For these tracts, the Planning Team recommends to opt-in the dimensional standards *and* ground floor uses in office zoning districts; a 60 percent MFI affordability level was also set for VMU-eligible properties.

## **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 C14-2009-0036 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the East Cesar Chavez 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.

Att. #1

## East Cesar Chavez Neighborhood Planning Team

c/o 1511 Haskell Street

Austin, Texas 78702

512-478-6770

Joseph A. Martinez, chair

[josephmartinez@yahoo.com](mailto:josephmartinez@yahoo.com)

512-474-8148

Neighborhood Planning

George Adams  
City of Austin NPZD Dept.  
505 Barton Springs Road  
Austin, Texas 78704

August 9, 2007

RECEIVED

AUG - 9 2007

Neighborhood Planning & Zoning

**SUBJECT: Transmittal of VMU application for East Cesar Chavez Neighborhood Planning Team**

Dear George Adams:

Attached are the documents requested as part of exercising our recommendation of options for the application of Vertical Mixed Use on the commercial properties in the East Cesar Chavez Neighborhood Planning Area. We appreciated the support of you and your staff in conducting several workshops, especially the joint workshop held at Conley-Guerrero Senior Center on April 26<sup>th</sup> in collaboration with the Neighborhood Housing and Community Development staff and 5 different eastside planning teams whose primary concerns were the affordable housing incentives under the VMU ordinance. After the workshop, eastside planning teams shared strategies and we want to recognize the Rosewood Planning Team for sharing a technique with us that ultimately shaped our recommendations.

Basically, our recommendation is to opt-out any commercially zoned lots in the designated core transit corridors that are currently being used as affordable housing and to look at other commercial lots in our plan area that are not on the core transit corridors that are being used for purposes that negatively impact surrounding residential properties, uses such as pawn shops, the soup kitchen, and auto-related businesses, especially used car lots. As you know, our plan area has Mixed Use overlay on all commercial properties on Cesar Chavez Street and spot commercial lots in the heart of the core residential part of our neighborhood especially on Holly, Clermont, and Lambie.

We want to state clearly what our intentions are in this recommendation and would like this transmittal letter included in the packet that goes to the Planning Commission and City Council. The logic behind our recommendations are listed below:

- Do not extend VMU incentives on the core transit corridors, E. 5<sup>th</sup> and E. 6<sup>th</sup> Streets, that could encourage displacement of existing affordable housing on these corridors including single family homes, duplexes, and the single-room-occupancy units above the bars on E. 6<sup>th</sup> Street.
- Do not extend VMU incentives to whole blocks because it could lead to demolition of all buildings on the core transit corridors and wreck the scale and historic character of E. 6<sup>th</sup> Street; locate at least one building on each block of E. 6<sup>th</sup> Street that either provides affordable housing or adds to the historic character of the street and opt those lots out of VMU.
- Examine all other commercial lots in the plan area and extend VMU incentives to those properties whose current use is not compatible with existing SF3 residential uses nearby to encourage a change in use on those lots. The types of uses deemed not compatible are all the used car lots, larger auto repair, car washes, the pawn shop, and the Baptist Soup Kitchen.
- Lower the affordability level to 60% to meet the needs of our lower income residents and do not extend parking reductions because most of our commercial lots are 'grandfathered' and currently provide few, if any, parking spaces on site and CURE parking reductions are already in place on our core transit corridors which is creating big overflow parking issues already on our residential streets nearby.

Sincerely,



Joseph A. Martinez, chair  
East Cesar Chavez Neighborhood Planning Team

**AMENDED August 9, 2007**

## **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\*:**

**East Cesar Chavez Neighborhood Planning Team**

\*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking <ftp://coageoid01.ci.austin.tx.us/GISData/>

[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:** Joseph A. Martinez

**PHONE** 512-474-8148

**E-MAIL** [josephmartinez@yahoo.com](mailto:josephmartinez@yahoo.com)

**MAILING ADDRESS:** 1511 Haskell Street, Austin TX 78702

### **SECONDARY CONTACT INFORMATION:**

**NAME** Jeff Thompson (Land Use Committee Chair)

**PHONE** 512-314-2192

**E-MAIL** [jeffreylthompson@yahoo.com](mailto:jeffreylthompson@yahoo.com)

**MAILING ADDRESS:** 1408 Willow Street, Austin TX 78702



**RECEIVED**

AUG -9 2007

Neighborhood Planning & Zoning

**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/commercialdesign\\_maps.htm](http://www.ci.austin.tx.us/planning/commercialdesign_maps.htm).

*\*Please see attached maps: BB33.jpg; BB34.jpg; BC33.jpg; BC34.jpg*

**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)
East 6 <sup>th</sup> Street (Unless otherwise noted below).				X	
East 5 <sup>th</sup> Street				X	
906 E 6th St	X				
910 E 6th St	X				
911 E 6 <sup>th</sup> - A and B	X				
1010 E 6th St	X				
1100 E 6th St	X				
1101 - 1107 E 6th St	X				
1111 E 6th St	X				
1200 E 6th St	X				
1201 E 6th St	X				
1204 E 6th St	X				
1209 E 6th St	X				

1221 E 6th St	X				
1300 E 6th St	X				
1306 E 6th St	X				
1308 E 6th St	X				
1310 E 6th St	X				
1313 E 6th St	X				
1403 E 6th St	X				
1408 E 6th St	X				
1500 E 6th St	X				
1511 E 6th St	X				
1618 E 6th St	X				
1704 E 6th St	X				
1705 E 6th St	X				
1706 E 6th St	X				
1708 E 6th St	X				
1709 E 6th St	X				
1809 E 6th St	X				

- 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.

***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.
901 E Cesar Chavez St	x		X	
905 E Cesar Chavez St	X		X	

908 E Cesar Chavez St	X		X	
1200 E Cesar Chavez St	X		X	
1500 E Cesar Chavez St	X		X	
1505 E Cesar Chavez St	X		X	
1011 Clermont Ave	X		X	
1010 Clermont Ave	X		X	
1012 Clermont Ave	X		X	

- 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

  X   **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**   X   **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**   5   **Against**   1

**C. Number of people in attendance at the meeting: 7**

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

Front page notice in April/May edition of *The Grapevine: Bi-Monthly Newsletter of the East Cesar Chavez Neighborhood Planning Team*. (front page attached). Also posted in "Community Calendar" section (April/May 2007 edition, page 8).

The newsletter is distributed door-to-door to residences and businesses in the East Cesar Chavez Neighborhood.

The newsletter was also posted in 4 public kiosks within the ECC Neighborhood.

E. Please attach a copy of the notice of the meeting at which the vote was taken.  
(attached as "ECCNPTnotice")

F. Please provide a copy of the meeting minutes at which the vote was taken.  
(attached as "ECCminutes.doc")

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)

DATE \_\_\_\_\_

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

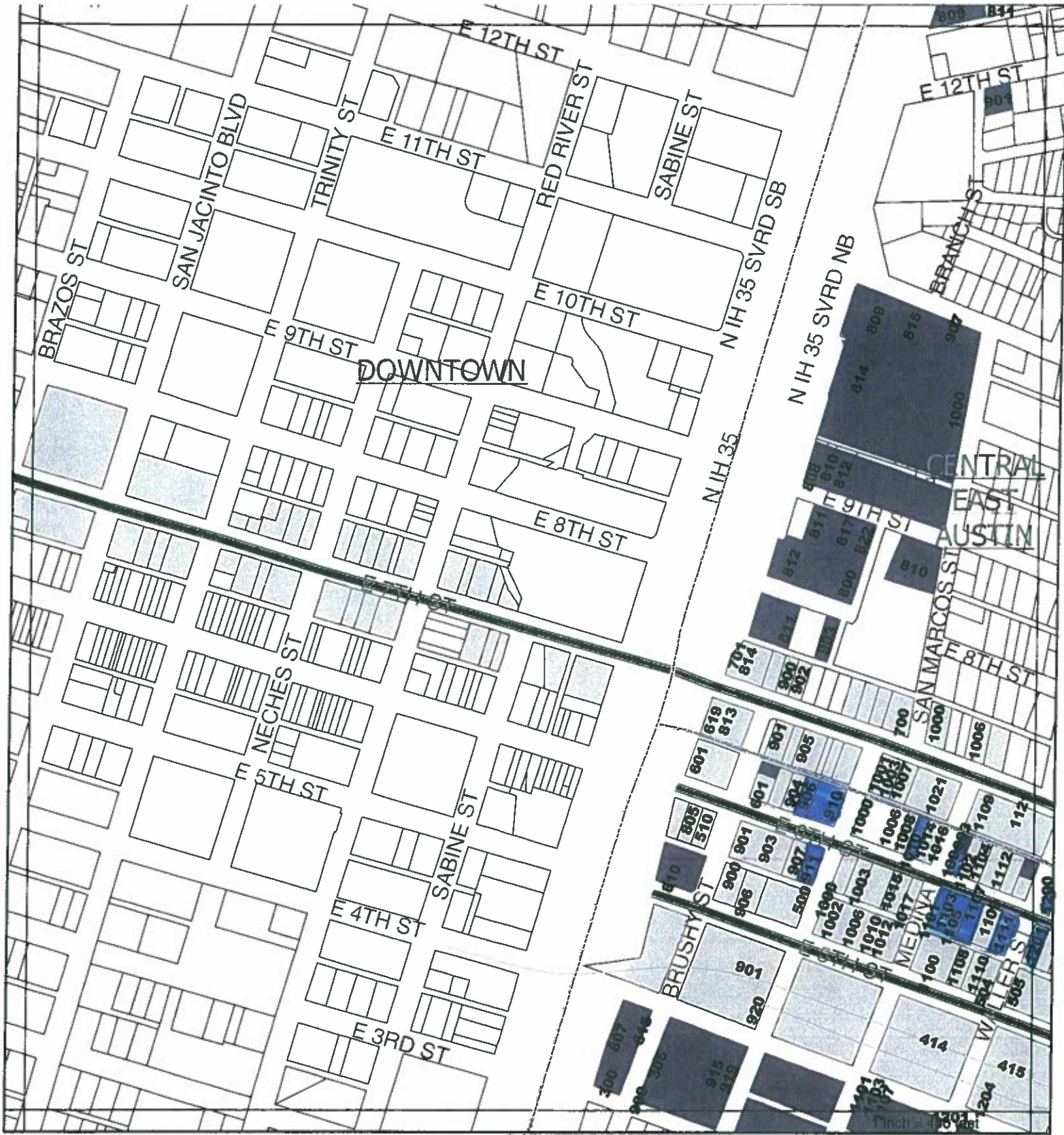
Neighborhood Planning and Zoning Department  
Attn: George Adams  
P.O. Box 1088  
Austin, TX 78767

or, drop-off at the NPZD office at:

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








## VERTICAL MIXED USE APPLICATION SUBMITTAL CHECKLIST

✓ 1. Completed application with signature of chairperson.



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: BB33**

 opt out  
 opt in








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












- 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



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: BC33**

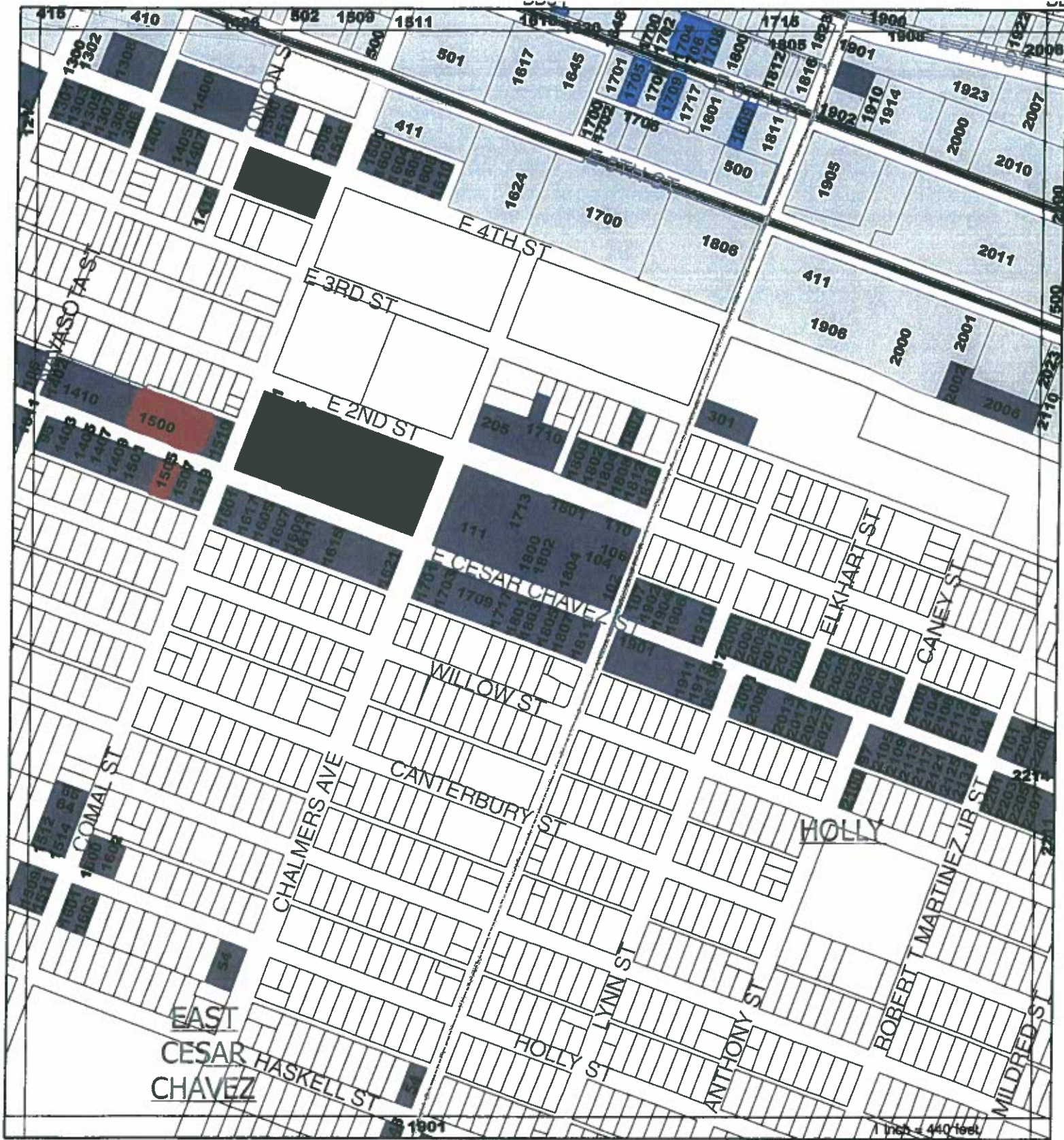
 opt out  
 opt in

- Legend**
-  Planning Areas
  -  Core Transit Corridor
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  -  Mixed Use Combining Districts ("Opt-in")
  -  TCAD Parcels



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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: BC34**

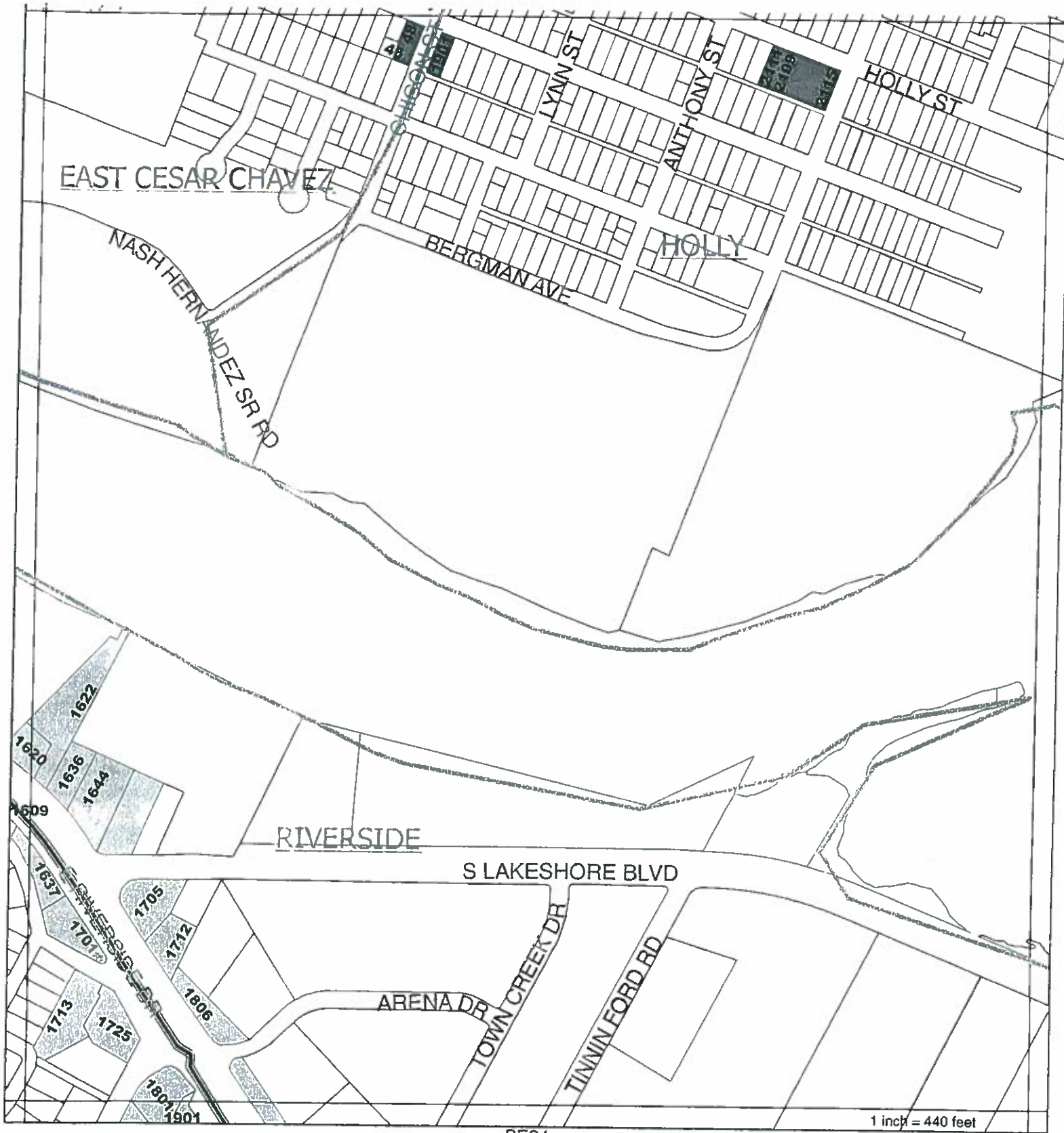
opt out  
opt in

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



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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: BD34**



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Vertical Mixed Use Map Grids Black and White.mxd

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

BA35

BA36

BA37

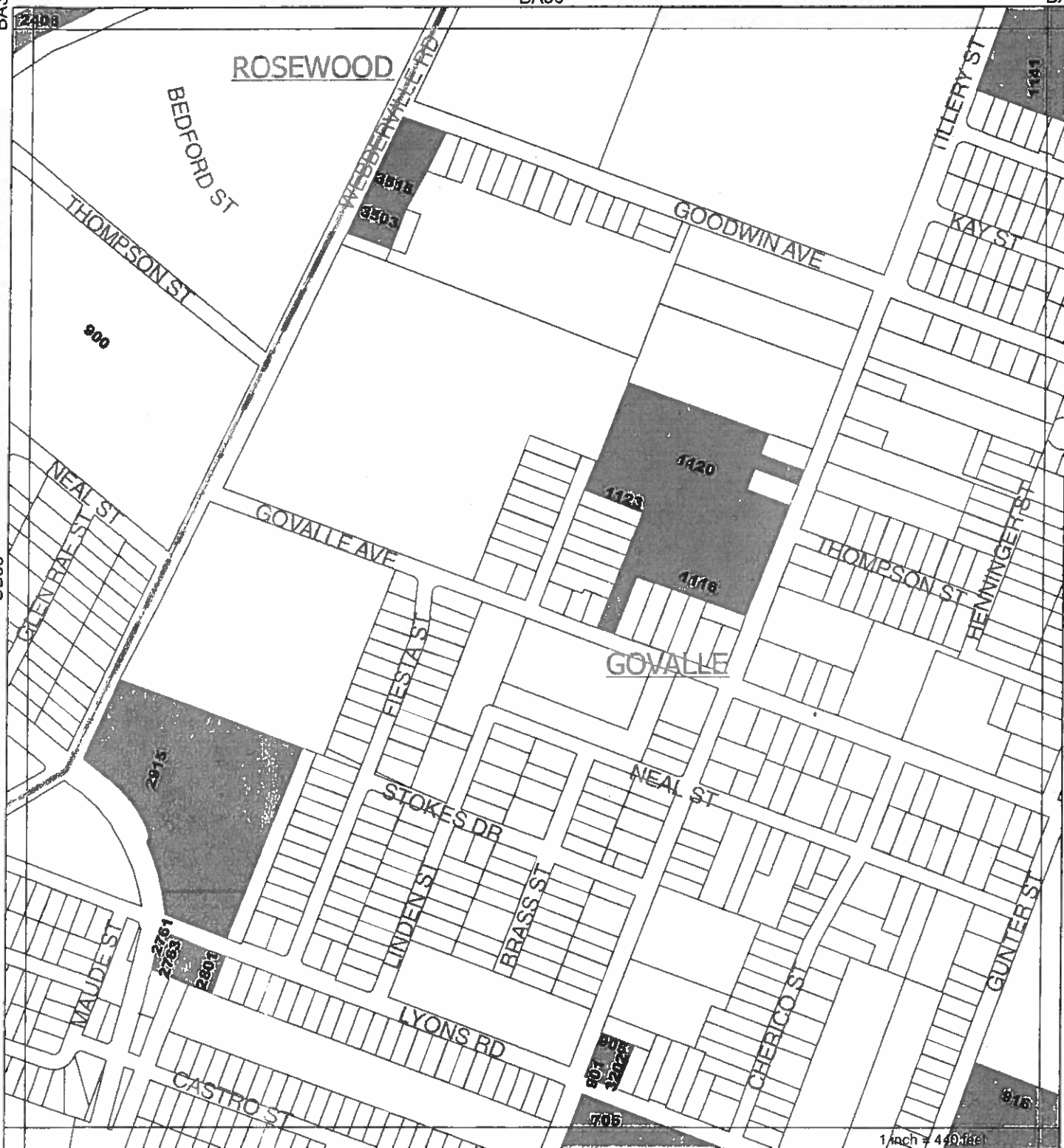
BB35

BB37

BC35

BC36

BC37



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: BB36**



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Vertical Mixed Use Map Grids Black and White.mxd

**Legend**

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

- ✓ 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.

**East Cesar Chavez Neighborhood Planning Team**

**East Austin Neighborhood Center Kiosk area**

**211 Comal Street**

**6:00 PM-7:30 PM**

**Wed., July 18, 2007**

**DRAFT Meeting Agenda**

**RECEIVED**  
**4/18 - 9 2007**  
**Neighborhood Planning & Zoning**

**Citizen Communications:** 15 minutes maximum, first come, first served.

**Approve minutes for the March, April and May 2007 meetings.**

**Action Items:**

1. Discuss and take possible action to exercise opt-out options on the VMU overlay district on E. E. 5th and E. 6th Street and opt-in properties on other commercial properties in the plan area.
2. Discuss and take possible action on reimbursements and accepting grant funding.

**Committee Reports if time allows.**

**Confirm the next meeting at 6 pm on August 15, 2007 at Terrazas Library.**

**Adjourn**

ECC Team meeting highlights for May & July. See the ECC Plan at  
[www.ci.austin.tx.us/zoning/ecc.htm](http://www.ci.austin.tx.us/zoning/ecc.htm)

Our next neighborhood meeting is August 15th at Terrazas Library at 6 pm. Possible action items: nominations committee recommendations that Mary Lewis, Sector 5 Rep., be appointed Secretary and that John-Michael Cortez, Capital Metro, replace Felipe Camacho as a non-profit Rep., and that Michael Casias, Esperanza Development, replace Kevin Ortiz, Nuevo Leon. We'll discuss changes to our Bylaws to solve our quorum problems. Committee Reports could include action items on forming a historic district, endorsement or rejection of development waiver requests, and support of the Homestead Preservation District TIF. In May, we heard a request by Block One project developers and voted to empower the Land Use Committee to negotiate and submit a position on behalf of the Team. We also voted on properties to opt-in or opt-out of the VMU ordinance on commercial properties in our area. We discussed how projects are granted automatic approval because of liberal Mixed-Use overlay zoning adopted in 2001. When city staff or our Team doesn't support waiver requests, agents are by-passing negotiations with our Land Use Committee and going straight to the Board of Adjustment or Planning Commission seeking approval despite our objections. We need volunteers to attend hearings, you don't have to speak, just present our letters for the official record. **We don't meet in June. In July, we finalized our VMU application,** accepted a grant on behalf of Haskell St. residents, and with regrets, accepted the resignation of Felipe Camacho, a long-time master gardener, who served as our non-profit rep. for many years. Felipe is moving for a new job.

**NOTE:** Minutes for July will be approved on Aug. 15.



# The Grapevine

The bi-monthly newsletter of the East Cesar Chavez Neighborhood Planning Team

## La Viña Boletín

Para info en Español, llame a Sabino 'Pio' Renteria 478-6770



Aug.—Sept. 2007

[www.hispanic-connect.com/community/eastcesarchavez](http://www.hispanic-connect.com/community/eastcesarchavez)

Vol. 7, No. 3

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**Get help applying  
for Children's  
Health Insurance  
Program (CHIP)  
and Children's  
Medicaid Aug 25  
See page 8 for info**

## Commuter Rail is Coming... So, What's THE Plan for Saltillo?

There are lots of individuals and groups who have big plans about how the land should be used and built out around Plaza Saltillo. There are at least 4 major plans that are already being shown to various politicians and policy groups. The City-sponsored TOD Station Area Plan conducted 2 workshops in April and June to get input. About 60 people who live or work in the area participated at these workshops. Called the Saltillo Station Area Plan, the city staff and consultants are going to hold a community meeting in September to present a draft affordable housing feasibility analysis report. You can see the Saltillo SAP concept plan at [http://www.ci.austin.tx.us/planning/tod/salttillo\\_sap\\_activities.htm](http://www.ci.austin.tx.us/planning/tod/salttillo_sap_activities.htm). The document titled "charrette materials overview" explains what was presented at the June Charrette and how to interpret it. The consultants are working on revising the concept plan with their key task being to weigh and balance out all of the various comments heard and put together a revised concept plan. For more information about the Saltillo TOD or to get on a contact list to stay informed, contact: Sonya Lopez, Neighborhood Planning and Zoning Department (512) 974-7694 or [sonya.lopez@ci.austin.tx.us](mailto:sonya.lopez@ci.austin.tx.us). Para información en español llame al 974-7694. **The ECC Team has not endorsed any plan yet. Join our ECC discussions at Saltillo Blog at <http://salttilloplaza.blogspot.com/> Here are links to some of the other Plans floating around:** Austin Area Regional Transit <http://asnic.utexas.edu/%7Ebennett/aart.htm> Capital Metro's Roma Plan <http://salttillo.capmetro.org/Home.asp> A group of UT students also have a plan that can be sent via email upon request to [lorirenteria@grandecom.net](mailto:lorirenteria@grandecom.net) or call UT Taproot Program at 471-2709.

## ECC Team Submits VMU Options on Aug. 9th

Your ECC Team has finalized recommendations about Vertical Mixed-Use Projects (VMU) in our neighborhood. VMU is a new zoning class to encourage more pedestrian-friendly buildings that provide housing on upper levels and small businesses on the ground floor. VMU projects that want added density would have to provide a few affordable housing units in the building. It doesn't increase height or change compatibility with adjacent residential uses so the Team generally supports it on E. 6th and E. 5th Streets but not on E. Cesar Chavez or any other commercial lots except lots that currently have negative uses like the soup kitchen, auto repair, car washes, and used car lots. There is no guarantee our recommendations will be adopted by City Council later this fall. We try to preserve all existing affordable housing and historic-looking buildings on E. 6th Street and are recommending at least one lot on each block of E. 6th NOT be allowed to do VMU so that developers cannot buy out the entire block, demolish everything and build new, big 5 story condo projects on every block. It's the best we could do with the options given to us by the City Council. Please call a Team member listed on page 5 for more info about our recommendations.

Our recommendation will be posted in our public kiosks by August 14th and are available online at <http://maps.google.com:80/maps/ms?ie=UTF8&hl=en&msa=0&msid=107829809689736332723.00000112bdfdf9537a2&z=15&om=1>. There will be public hearings starting in late September at the Planning Commission and in October at City Council so that individual property owners can give their input. For details on the process or code, call city staffer, George Adams at 974-2146 or **see more at [www.ci.austin.tx.us/planning/designstandards.htm](http://www.ci.austin.tx.us/planning/designstandards.htm)**

# The Grapevine

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April—May 2007

[www.hispanic-connect.com/community/eastcesarchavez](http://www.hispanic-connect.com/community/eastcesarchavez)

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**Congratulations  
to all our  
2007 Graduates!  
U R Eastside Pride**

## Commuter Rail is Coming...Let's Plan for it!

*Take this opportunity to help shape the areas around Plaza Saltillo.  
It's not just about transportation; it's about protecting our neighborhood.*

**Wednesday, April 25th, 6 pm to 9:30 pm**

**Sanchez Elementary School**

**73 San Marcos Street**

Join the City of Austin, Capital Metro, and planning consultants to gather public input regarding the land use planning and design of the Saltillo Transit Oriented Development (TOD) and station area planning (SAP). This meeting is especially important for people who own property, have a business or live near Plaza Saltillo.

For more information about the Saltillo TOD or to get on a contact list to stay informed, contact: Sonya Lopez, Neighborhood Planning and Zoning Department (512) 974-7694 or [sonya.lopez@ci.austin.tx.us](mailto:sonya.lopez@ci.austin.tx.us). Check out the City's TOD webpage at [www.ci.austin.tx.us/planning/tod/](http://www.ci.austin.tx.us/planning/tod/). The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For ADA assistance please call 974-3256 or TDD 974-2445. Para información en español llame al 974-7694.

Join our ECC discussions at Saltillo Blog at <http://saltilloplaza.blogspot.com/>

### ECC NEIGHBORHOOD CLEANUP Clean Sweep 2007 Rescheduled

**Sat. April 21st**

**8:30 am to 11:30 am**

Meet at Comal Park, E. 3rd @ Comal St.  
**Free T-Shirts & Lunch for volunteers!**

**Call 478-6770 for details.**

**Support our ECC Cleanup Sponsors:**



[www.keeptxbeautiful.com](http://www.keeptxbeautiful.com)

"For the  
Love of  
Woody"  
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[www.txrollergirls.com](http://www.txrollergirls.com)

## Do we want more VMU Projects?

Your ECC Team has mixed opinions about endorsing more Vertical Mixed-Use Projects (VMU) in our neighborhood. VMU is a new zoning class that encourages more pedestrian-friendly buildings that provide housing on upper levels and neighborhood-serving small businesses on the ground floor. The ECC Team needs to make a decision at our May 16th meeting. The Planning Commission and City Council will vote on this in June. Join 5 other eastside neighborhoods at a big pow-wow to learn more and give your input. We have lots of options for affordable housing and building compatibility standards to figure out. Please come!

**Thursday, April 26th at 6 pm  
Conley-Guerrero Senior Center  
908 Niles Street**

Call Lori or Sabino Renteria at 478-6770 for more details.

See more at [www.ci.austin.tx.us/planning/designstandards.htm](http://www.ci.austin.tx.us/planning/designstandards.htm)