

O JULY - SEPT O 2007

The Chestnut

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Newsletter

AUG - 4 2007

Neighborhood Planning & Zoning

CANA to Consider VMU Development Incentives

By Marian J. Barber

The Chestnut Addition Neighborhood Association (CANA) will vote on whether and where to offer a set of City of Austin-sponsored development incentives at a special called meeting at 7 p.m. July 10 at David Chapel Missionary Baptist Church.

The incentives, known as the Vertical Mixed Use zoning overlay (VMU), are intended to combat sprawl and create more pedestrian-friendly neighborhoods by encouraging developers to combine commercial and residential uses in each project, usually by placing apartments above ground-floor commercial space.

The City has offered neighborhood planning teams and neighborhood associations such as CANA the right to decide which of several incentives will be offered within their areas and which properties will actually carry the incentives. Forty-three properties within the Chestnut neighborhood were designated VMU-eligible.

Concerns have been raised, particularly in East Austin, about the effects of VMU on affordable housing. It is difficult to know what kinds of commercial and residential development will be attracted by VMU and how they will affect property values and rents.

The VMU ordinance requires each project to include at least two units of housing. If offered for rent, at least 10 percent of the units must be affordable to families earning no more than 80 percent of the median family income (MFI) for Austin. Neighborhood groups may choose a deeper affordability standard, restricting these units to families earning no more than 60 or 70 percent of MFI. If the developer offers the housing units for sale as condominiums, 5 percent must be affordable to purchasers earning no more than 80 percent of MFI and 5 percent to purchasers earning no more than 100 percent of MFI. A project with two through ten rental units would have one "affordable" apartment, while one with ten through 20 units would have two, and so on.

Even if CANA votes to offer VMU overlay zoning on a particular property, the developer is not required to make use of the incentives, but may proceed under the provisions of the commercial zoning that would apply if VMU were not available. VMU incentives do not trump compatibility standards, so a vertical mixed use development next to a single family home would still have to abide by height and other restrictions. Finally, in Chestnut's case, some of the VMU-eligible properties will also be included in the Martin Luther King Station Transit Oriented Development (TOD) district, the requirements of which do trump VMU.

For a list of properties the VMU study group will recommend to CANA, see the neighborhood website, www.chestnutcana.com. For more information on VMU, contact me at marianj.barber@mail.utexas.edu or 512-479-8168.

CANA is a Neighborhood Beautification Grant Winner

The CANA tree-planting project has been selected as part of Keep Austin Beautiful Neighborhood Beautification Grants Program. KAB is proud to award the Chestnut Neighborhood Association funding in the amount of \$1,500 to plant trees along Chestnut Avenue; a \$500 cash grant and a \$1200 in-kind donation of trees provided by Austin Energy along with mulch donation provided by Parks and Recreation.

Keep Austin Beautiful will arrange a time to meet with the Chestnut Area Neighborhood Association and residents in August 2007 to consult on the neighborhood tree-planting portion of the project. The meeting with KAB, Austin Energy, and the City of Austin Parks and Recreation Department would provide an opportunity for these agencies to provide guidance and oversight for the project. Tree planting can begin in November 2007. Thanks to everyone who helped get the grant and to everyone who is eager to help with the planting. For more information go to <http://www.KeepAustinBeautiful.org/>

The Chestnut Neighborhood Association would like to extend a warm welcome to all residents new & old and look forward to seeing everyone at the monthly neighborhood meetings

Sign up to the Yahoo Group to stay in touch with your neighbors. The Yahoo group link is - <http://groups.yahoo.com/group/ChestnutAddition>

Newsletter Article Suggestions for the October - December edition?

Contact Jarod at:

E-mail: jneece@gmail.com

or 512.626.3988

Visit the Chestnut Neighborhood Website at

www.chestnutcana.com

If you are experiencing ongoing drug related crime in your neighborhood please call our designated Police Officer-

Sheldon A. Salisbury

Senior Police Officer

Central East Area Command

974-4498

or

Joe M. Regalado

Central East Area Command

812 Springdale Road

Austin, Texas 78702

512-974-4418

Joe.Regalado@ci.austin.tx.us

Attachment 5

Chestnut Addition Neighborhood Association "A Community of Sharing and Caring"

June 30, 2007

Mr. William H. Leach
2411 E. Martin Luther King, Jr. Blvd.
Austin, TX 78702-1446

RECEIVED

AUG -9 2007

Neighborhood Planning & Zoning

Dear Mr. Leach:

This letter is inform you that on Tuesday, July 10, 2007, the Chestnut Addition Neighborhood Association (CANA) will vote on whether to recommend that the City of Austin include the property at **2411 E. Martin Luther King, Jr. Blvd.** in the neighborhood's Vertical Mixed Use Overlay District. Travis County Appraisal District records indicate you are the owner of this property, which CANA's VMU Study Group proposes to **include** in the District.

The Vertical Mixed Use Overlay District (VMU) is a special zoning overlay proposed by the City for certain commercially zoned properties. CANA has been charged by the City with recommending which properties in our area to include in the District and what incentives to offer on each of them. In general, the overlay will offer property owners and/or developers greater flexibility than under current zoning in return for creating projects with greater density and a more "urban" feel, usually by including residences above ground floor commercial space. Under certain circumstances, acceptance of these incentives will obligate the owner/developer to reserve a portion of the residences for persons with limited incomes.

The most important thing to remember about the Overlay District is that owner/developers are not required to make use of the incentives, even if the neighborhood opts to offer them. You will be free to leave the property as is, or to develop it under pre-overlay zoning, without accepting the incentives or the obligations they carry. However, if the City accepts a CANA recommendation not to include your property in the Overlay District, it will not be eligible for the VMU incentives.

For more information on the options available to us and their potential effect on your property, you may wish to visit the City's website at:

<http://www.ci.austin.tx.us/planning/designstandards.htm> and
<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>

You are invited to attend our meeting and take part in our discussion. We will convene at 7:00 p.m. at David Chapel Baptist Church, at the corner of Martin Luther King, Jr. Blvd. and Chestnut Ave. I have enclosed two City-provided map grids that show the VMU-eligible properties we will be considering.

If you have questions, please do not hesitate to contact me at:

marianj.barber@mail.utexas.edu

All best wishes,

Marian J. Barber
CANA VMU Study Group

Attachment 6

Chestnut Addition Neighborhood Association "A Community of Sharing and Caring"

July 17, 2007

Mr. David Edwin Ramert
1110 E. 10th St.
Austin, TX 78702-2615

RECEIVED

AUG -9 2007

Neighborhood Planning & Zoning

Dear Mr. Ramert:

This letter is to inform you that on Tuesday, July 10, 2007, the Chestnut Addition Neighborhood Association (CANA) voted to recommend that the City of Austin include the property at **2001 E. Martin Luther King, Jr. Blvd.** in the neighborhood's Vertical Mixed Use Overlay District. Travis County Appraisal District records indicate you own this property. CANA has been charged by the City with recommending which properties in our area to include in the District and the incentives to offer on each.

The Vertical Mixed Use Overlay District (VMU) is a special zoning overlay proposed by the City for certain commercially zoned properties. In general, the overlay will offer property owners and/or developers greater flexibility than under current zoning in return for creating projects with greater density and a more "urban" feel, usually by including residences above ground floor commercial space. Use of these incentives will obligate the owner/developer to reserve a portion of the residences for persons with limited incomes.

The most important thing to remember about the Overlay District is that owner/developers are not required to make use of the incentives, even if the City opts to offer them. You will be free to leave the property as is, or to develop it under pre-overlay zoning, without accepting the incentives or the obligations they carry.

There are two kinds of incentives possible for your property: dimensional incentives and parking incentives. The dimensional incentives allow you to build a larger project that can occupy a greater proportion your property. The parking incentives reduce the amount of parking you are required to provide. **CANA voted to allow the dimensional incentives on all properties in the Overlay and to allow property owners to decide whether they want their properties also to be eligible for the parking incentives.**

Please let me know by 5 p.m. Tuesday, July 31, if you want CANA to recommend to the City that your property carry the parking incentives. If I do not hear from you by that date, we will recommend that your property carry only the dimensional incentives.

I can be reached by regular mail at 1813 Cedar Ave., Austin, TX 78702 and by e-mail at mariani.barber@mail.utexas.edu.

For more information on the incentives and other aspects of the Vertical Mixed Use Overlay District, you may wish to visit the City's website at:

<http://www.ci.austin.tx.us/planning/designstandards.htm> and
<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>

If you have questions, please do not hesitate to contact me.

All best wishes,

Marian J. Barber, CANA VMU Study Group

MINUTES

**Chestnut Addition Neighborhood Association
Special Called Meeting on Vertical Mixed Use
July 10, 2007 -- 7 p.m.
David Chapel Missionary Baptist Church**

RECEIVED

AUG - 9 2007

Neighborhood Planning & Zoning

The Chestnut Addition Neighborhood Association met in a special called meeting to vote on its recommendations to the City of Austin on which commercially zoned properties in the neighborhood should be included in the Vertical Mixed Use Overlay District. This meeting was a follow-up to a discussion held at CANA's regular monthly meeting held June 24.

CANA President Eliga Ervin, Jr. called the meeting to order with a prayer at approximately 7:15. Vice-President Susan Wallace welcomed those in attendance, especially property owners and other neighborhood residents new to the group. Steven R. Aleman was asked to serve as secretary.

After self-introductions of those present, CANA Vertical Mixed Use Study Group member Marian J. Barber explained Vertical Mixed Use, the Vertical Mixed Use Overlay District, and the opt-out/opt-in process. She used a City of Austin-supplied map of the Chestnut Neighborhood Planning Area to point out three groups of properties eligible to be included in the Chestnut VMU Overlay District: those along Martin Luther King, Jr. Blvd., a core transit corridor; those along urban roadways Chicon Street and 12th Street; and a few commercial properties in the interior of the Chestnut neighborhood. She noted that CANA had attempted to notify the owners of all properties that would be considered for opt-out/opt-in and invited them to participate in the meeting.

Discussion ensued. Concerns were voiced about the kinds of development that VMU might bring to the neighborhood. In a discussion about the requirement that a portion of the residential units in a VMU project be affordable to persons with limited incomes, a member asked if students would be excluded, as they are in certain other affordable housing programs. Chestnut Neighborhood Revitalization Corporation President Sean Garretson explained that they would not and discussed other technical aspects of VMU. Ms. Barber emphasized that the inclusion of a property in the Overlay would not force the owner to make use of the VMU incentives. Owners could continue the current use, redevelop according to underlying zoning, or make use of VMU incentives; only in the last case would the affordability requirements kick in. Concerns were also expressed about how any decisions the group might make about VMU would be affected by the Transit Oriented Development zoning surrounding the new Martin Luther King, Jr. Blvd. rail station.

Under the opt-out/opt-in process, the properties along MLK would be included in the Overlay District unless the neighborhood voted to opt them out. After a quick review of which properties were under consideration, the group voted unanimously not to opt out any of these properties, thus choosing to recommend that they all be part of the VMU Overlay District. They chose to hold off their decision on 2901 E. Martin Luther King, Jr. Blvd., the northern portion of the former Featherlite tract, so that it could be voted upon together with the other portions of the tract.

Under the opt-out/opt-in process, the properties along Chicon and 12th streets would not be included in the Overlay District unless the neighborhood voted to opt them in. The owners of 2000 E. 12th street asked that their property not be opted in. After a quick review of which properties were under consideration, the group voted unanimously to include all eligible properties along Chicon and all eligible properties on 12th Street except 2000 E. 12th street in the Overlay.

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AUG -9 2007

CANA Special Called Meeting Minutes – July 10, 2007 – page 2

Neighborhood Planning & Zoning

Under the opt-out/opt-in process, the properties in the interior of the Chestnut neighborhood would not be included in the Overlay District unless the neighborhood voted to opt them in. After a quick review of which properties were under consideration, the group voted 18 to 2 to opt in all eligible properties except 1705 Cedar Ave., a commercially zoned property that has been used solely as a residence for a number of years.

Under the opt-out/opt-in process, the northern portion of the former Featherlite tract, which borders MLK, Jr. Blvd., would be included in the Overlay unless the Association voted to opt it out. The two southern portions of the tract, 1701 Miriam and 1601 Miriam, would need to be opted in in order to be included. The group voted unanimously NOT to opt out 2901 MLK, Jr. Blvd. and to opt in 1701 Miriam and 1601 Miriam, thus including the entire tract in the Overlay District.

The group then voted unanimously to allow the dimensional incentives on all properties included in the VMU Overlay District. They voted 18 to 2 to allow owners of properties included in the VMU Overlay District to decide whether to request that CANA recommend the parking incentive for their properties. All property owners present requested the parking incentive. The group voted unanimously to direct Ms. Barber to contact property owners who were not present to determine their preferences on the parking incentive.

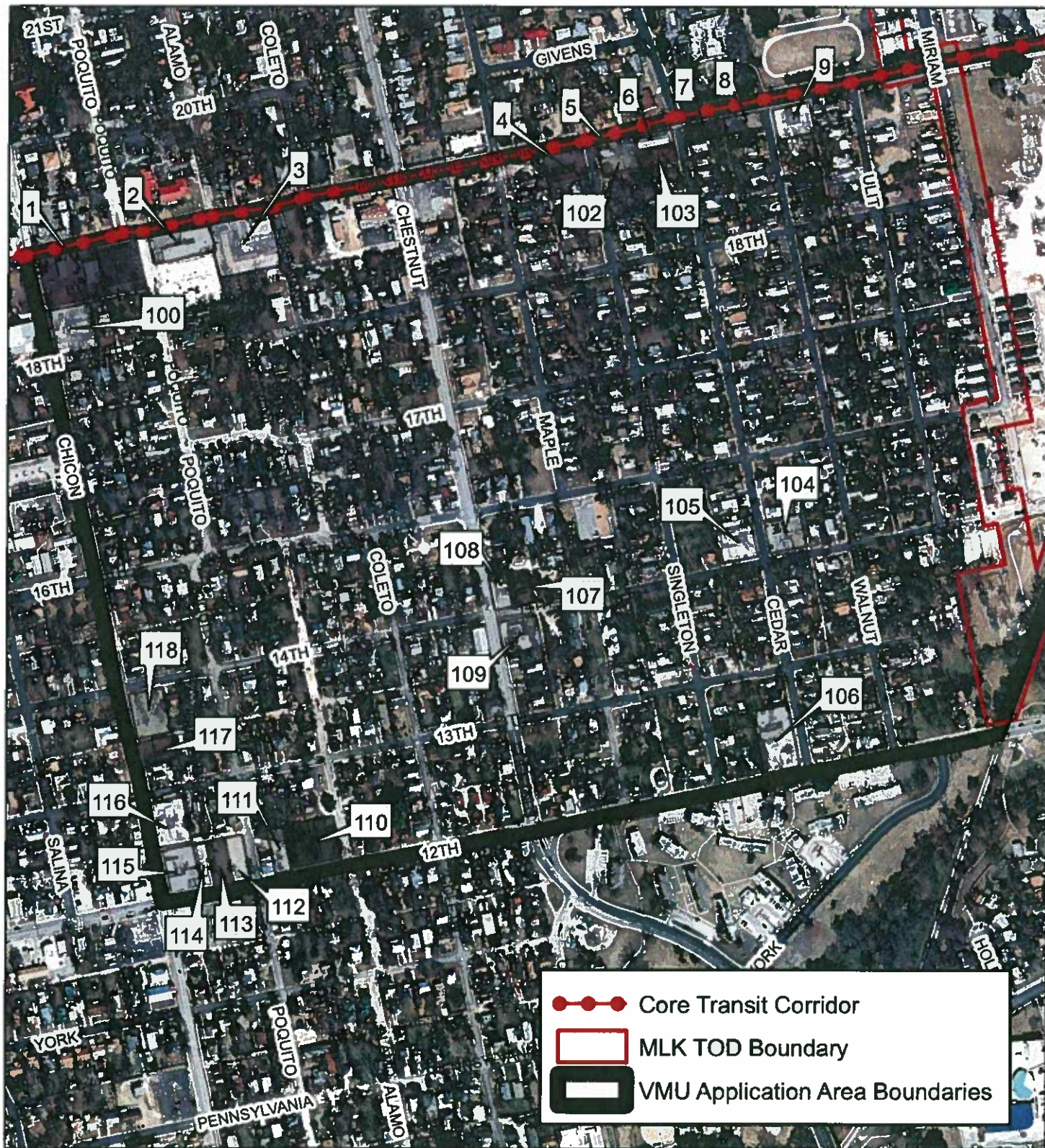
The group then voted 18 to 2 to set the affordability level for 10 percent of the rental units in projects utilizing either the dimensional or parking incentive at 60 percent of median family income.

The meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,

Steven R. Aleman

Addendum: After the July 10 meeting, the owners of 2100 E. 12th, who could not be present at the meeting, requested that their property not be included in the VMU Overlay District. At its regular monthly meeting on July 26, CANA voted unanimously to amend the minutes of the July 10 meeting to correct this and to direct Ms. Barber to make any other changes to the Chestnut VMU application that might be necessitated prior to submission.



Chestnut Neighborhood Planning Area Aerial Map with VMU Tracts Identified C14-2009-0054



Produced by City of Austin
Neighborhood Planning and Zoning Dept.
June 4, 2009

0 125 250 500 750 1,000 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.



**Chestnut Planning Area VMU Neighborhood Recommendations
C14-2009-0054**

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	
1, 3, 6-8			X	X	
2, 4, 5, 9				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	
102, 104, 108, 109, 111, 112, 114, 117, 118	X				
100, 103, 105-107, 110, 113, 115, 116		X			

RECOMMENDED AFFORDABILITY LEVEL FOR 10% OF RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING: 60%

- (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.

PLANNING COMMISSION HEARING

DATE: June 9, 2009

TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: July 23, 2009

TIME: 4:00 P.M.

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

For questions regarding the vertical mixed use application for the Highland Neighborhood Planning Area, please call Victoria Craig (512) 974-2857 or email at: Victoria.Craig@ci.austin.tx.us. Si Ud Necesita información en Español, favor de llamar a Jacob Browning (512) 974-7657. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0054

Planning Commission Hearing Date: June 9, 2009

Name (please print) ALAN HAMPTON

☒ I am in favor
(Estoy de acuerdo)

Address 2106 E. 20TH

☐ I object
(No estoy de acuerdo)

Comments OUR NEIGHBORHOOD WANTS THIS TYPE OF VMU!

INFORMATION ON PUBLIC HEARINGS

THE NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT HAS FILED AN APPLICATION TO IMPLEMENT THE VERTICAL MIXED-USE (VMU) LAND USE REGULATIONS. THIS NOTICE HAS BEEN MAILED TO YOU BECAUSE YOU OWN PROPERTY, ARE A REGISTERED ENVIRONMENTAL OR NEIGHBORHOOD ORGANIZATION, OR HAVE A UTILITY SERVICE ADDRESS WITHIN 500 FEET OF A VMU ELIGIBLE PROPERTY.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the proposed VMU land use regulations to the City Council. Meeting dates and locations are shown on this notice.

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

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File # C14-2009-0054

Planning Commission Hearing Date: June 9, 2009

Name (please print) Ray Cypke Jr

☒ I am in favor
(Estoy de acuerdo)

Address 2106 E. 26TH

☐ I object
(No estoy de acuerdo)

Comments _____

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File # C14-2009-0054

Planning Commission Hearing Date: June 9, 2009

Name (please print) Veronica Barrio

☒ I am in favor
(Estoy de acuerdo)

Address 1710 E. 14th Austin, TX 78702

☐ I object
(No estoy de acuerdo)

Comments _____

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This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the proposed VMU land use regulations to the City Council. Meeting dates and locations are shown on this notice.

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File # C14-2009-0054

Planning Commission Hearing Date: June 9, 2009

Name (please print) Robert Lehr

☒ I am in favor
(Estoy de acuerdo)

Address 1703 Maple Ave

☐ I object
(No estoy de acuerdo)

Comments _____

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File # C14-2009-0054

Planning Commission Hearing Date: June 9, 2009

Name (please print) Jennife L. Dunst

☐ I am in favor
(Estoy de acuerdo)

Address 2205 East 14th Street Austin, TX 78722

☒ I object
(No estoy de acuerdo)

Comments Chestnut Neighborhood is for single family housing not for Commercial Building. I am against changing our zoning for no

NON Residents to Build Office building in our Neighborhood. Feel free to call me INFORMATION ON PUBLIC HEARINGS At Office # 458-7111
x 2860 or cell 461-0119. Thanks, Jennife Dunst

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.

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File # C14-2009-0054

Planning Commission Hearing Date: June 9, 2009

Name (please print)

Ada F. Bolden

Address

2005 E. 14th St. Austin 78702

Comments

I object to the proposed
Changes, AB

☐ I am in favor

☒ (Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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PUBLIC HEARING INFORMATION

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

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

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

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning & Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

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

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

PUBLIC HEARING COMMENT FORM

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

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

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

Case Number: NPA-2009-0003.01

Contact: Victoria Craig, NPZD

Public Hearings:

Planning Commission: June 9, 2009

City Council: July 23, 2009

C 14 -2009- 0054- VC 0212100905

Willie Chapel P.B. Church

Your Name (please print)

1906 Chestnut Ave, Austin, Texas

Your address(es) affected by this application

Elder Jeffrey Cook

Signature

Date

May 31 2009

Comments: to Victoria Craig

We the members of The Willie Chapel Church by object to your zoning we would like to keep the entire Chestnut Street as single family neighborhood. No Commercial No Mixed Use
476 4834

PLANNING COMMISSION HEARING

DATE: June 9, 2009

TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: July 23, 2009

TIME: 4:00 P.M.

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

For questions regarding the vertical mixed use application for the Highland Neighborhood Planning Area, please call Victoria Craig (512) 974-2857 or email at: Victoria.Craig@ci.austin.tx.us. Si Ud Necesita información en Español, favor de llamar a Jacob Browning (512) 974-7657. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0054

Planning Commission Hearing Date: June 9, 2009

Name (please print) Joel Bennell

☐ I am in favor
(Estoy de acuerdo)

Address P O BOX 267

☒ I object
(No estoy de acuerdo)

AUSTIN, TEXAS 78767
Comments It changes the character
of the neighborhood

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: June 9, 2009

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File # C14-2009-0054

Planning Commission Hearing Date: June 9, 2009

Name (please print)

Jewell Jackson

☐ ~~I am in favor~~
(Estoy de acuerdo)

Address

1704 E. 18th St. - Austin 78702

☒ I object
(No estoy de acuerdo)

Comments

Please forward to the City Council

INFORMATION ON PUBLIC HEARINGS

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File # C14-2009-0054

Planning Commission Hearing Date: June 9, 2009

Name (please print)

Charlotte M. Kerr

☐ I am in favor

(Estoy de acuerdo)

Address

2504 New York Dr. Apt. # 108

☒ I object

(No estoy de acuerdo)

Comments

What will happen to the very low income people? Will they qualify? Will they keep

their housing? Will the people over the project be fair in who

INFORMATION ON PUBLIC HEARINGS

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Will

qualify

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