

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0055 – Brentwood                      **P.C. DATE:** August 11, 2009  
Neighborhood Planning Area Vertical Mixed Use Building (V) Zoning  
Opt-In/Opt-Out Process

**AREA:** 20 tracts on 68.29 acres

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

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD),  
Wendy Rhoades

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District	Home Builders Association of Greater Austin
Austin Neighborhoods Council	Northfield Neighborhood Assn.
Koenig Lane Neighborhood Assn.	Greater Northcross Area
Skyview Neighborhood Assn.	Rosedale Neighborhood Assn.
Allandale Neighborhood Association	
North Loop Neighborhood Planning Liaison-COA	
Brentwood Neighborhood Planning Contact Team	Crestview Neighborhood Assn.
Crestview/Wooten Combined Neighborhood Planning Team - COA Liaison	
Homeless Neighborhood Organization	North Loop Neighborhood Planning Team
M.K. Hage	5702 Wynona Neighbors
Brentwood/Highland Combined Neighborhood Planning Team - COA Liaison	
Brentwood Neighborhood Assn.	Austin Parks Foundation
Highland/Skyview Neighborhood Plan Contact Team	
Email Notification Test Group	
Brentwood Neighborhood - City of Austin Staff Contact	
League of Bicycling Voters	Highland Neighborhood - City of Austin Staff Contact
North Austin Neighborhood Alliance	Responsible Growth for Northcross (RG4N)

**AREA OF PROPOSED ZONING CHANGES:** The Brentwood Neighborhood Planning Area is bounded by Justin Lane on the north; North Lamar Boulevard on the east; 45<sup>th</sup> Street on the south; and Burnet Road on the west. The Lamar Boulevard / Justin Lane Transit Oriented Development (TOD) is located at the northeast corner of the Planning Area and has its own Station Area Plan and customized development regulations, and is not included in the VMU Building zoning process.

**WATERSHEDS:** Shoal Creek; Waller Creek – **Urban**

**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Brentwood Elementary School                      McCallum High School

**APPLICABLE CORE TRANSIT CORRIDORS:**

Burnet Road and North Lamar Boulevard

**STAFF COMMENTS:**

The VMU Overlay District in the Brentwood Neighborhood Planning Area includes 68.29 acres. The Brentwood Neighborhood Planning Contact Team is recommending excluding one tract from the Overlay District, which is a commercially-zoned driveway on Lamar Boulevard that leads to apartments, for a total of approximately 0.07 acres. The net acreage of the neighborhood association's recommendations for 19 tracts to be included in the VMU Overlay District is about 68.22 acres, and located on the east side of Burnet Road and the west side of North Lamar Boulevard.

**LIST OF ATTACHMENTS:**

**Attachment 1:** Brentwood Neighborhood Planning Contact Team VMU Opt-In / Opt-Out Application

**Attachment 2:** List of Brentwood Neighborhood Planning Area VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address for properties in the VMU Overlay District

**Attachment 3:** Brentwood Neighborhood Planning Area VMU Neighborhood Recommendations

**Attachment 4:** Brentwood Neighborhood Planning Area VMU Overlay District Map and VMU Tract Map

**Attachment 5:** Zoning Map

**Attachment 6:** Overview of VMU and the VMU Opt-In/Opt-Out Process

**PLANNING COMMISSION RECOMMENDATION:**

August 11, 2009:

- *APPROVED MOTION 1 TO GRANT VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 1-3, 11, 13-16 AND 8-21*
- *APPROVED MOTION 2 TO GRANT VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH DIMENSIONAL STANDARDS AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 4-10*
- *APPROVED MOTION 3 TO EXCLUDE TRACT 17 FROM THE VERTICAL MIXED USE OVERLAY DISTRICT*
- *APPROVED MOTION 4 TO GRANT AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME FOR 10% OF RENTAL UNITS IN A VMU BUILDING.*  
*[J. REDDY; M. DEALEY – 2ND] (6-0) C. SMALL; D. ANDERSON; G. CASTILLO – ABSENT*

**ISSUES:** None at this time.

**CITY COUNCIL DATE:** August 27, 2009

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us)

**PHONE:** 974-7719

## **NEIGHBORHOOD RECOMMENDATION**

The Brentwood Neighborhood Planning Contact Team is recommending that 19 of the 20 eligible tracts, located along the east side of Burnet Road and the west side of North Lamar Boulevard, remain within the Brentwood Neighborhood Planning Area's VMU Overlay District. Twelve tracts (49.69 acres) are proposed to receive all VMU related standards, including dimensional standards, parking reduction, and additional ground floor uses in Office zoning districts. Seven tracts (18.53 acres) are proposed to receive dimensional standards and additional ground floor uses in Office zoning districts, but be opted-out of parking reduction. The Neighborhood Planning Contact Team is recommending that one tract (0.07 acres), located along North Lamar Boulevard, be excluded from the VMU Overlay District, as it functions as a driveway to an apartment use.

The neighborhood is recommending an affordability level of 60% of the median family income for future VMU Rental Units.

A table summarizing the Neighborhood Planning Contact Team's recommendations is found in Attachment 3.

## **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 C14-2009-0055 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Brentwood Neighborhood Planning Area application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

The Chair of the Brentwood Neighborhood Planning Contact Team submitted a Vertical Mixed Use (VMU) Opt-In / Opt-Out Application to the City in May 2007. See the “Neighborhood Recommendation” section above for more details.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed and the Waller Creek Watershed of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is a flood plain within the project area.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **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 landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

### **Site Plans and Compatibility Standards**

Site plans will be required for any new development other than single-family or duplex residential.

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.



RECEIVED  
MAY 30 2007  
Neighborhood Planning & Zoning

## VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

**Detailed instructions for completing this application can be found by clicking on this link:**  
[ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu\\_instructions.pdf](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\*:**

Brentwood

\*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 Richard Brock

PHONE 512.458.3677

E-MAIL

MAILING ADDRESS 1904 Ulrich Ave., Austin, TX 78756

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**SECONDARY CONTACT INFORMATION:**

**NAME** Don Leighton-Burwell, AIA

**PHONE** 512.323.2017

**E-MAIL** don@dlb-architects.com

**MAILING ADDRESS** 1417 Palo Duro Rd.

Austin, TX 78757

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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/verticalmixeduse.htm](http://www.ci.austin.tx.us/planning/verticalmixeduse.htm).

**3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.



## 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)
Brentwood has created five districts/sections for VMU Opt-In/Opt-Out purposes:					
Section 1: N. Lamar; Justin to Koenig	N/A	N/A	N/A	At Brentwood & Lamar Only	N/A
Section 2: N. Lamar; Koenig to 45th St.	N/A	N/A	N/A	N/A	N/A
Section 3: Burnet Rd.; 45th St. to 49th St.	N/A	N/A	N/A	N/A	N/A
Section 4: Burnet Rd.; 49th St. to Koenig	N/A	N/A	N/A	Opt-Out entire Section 4	N/A
Section 5: Burnet Rd.; Koenig to Justin	N/A	N/A	N/A	N/A	N/A

\* 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**[illegible]

\* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

**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.*

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**B. Please provide the results of the vote: (by Sections 1 thru 5, respectively)**

For   7, 8, 8, 9, 7   Against   2, 1, 0, 0, 1    
Neighborhood Planning and Zoning Department   6  

February 20, 2007

C. Number of people in attendance at the meeting: 9

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

E-mail notices to Brentwood Neighborhood Planning Contact Team Members

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: X  
Neighborhood Association By-Laws:         
Other, as described in question A., above:       

  
SIGNATURE OF CHAIR (OR DESIGNEE)

DATE 4/30/07

**7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:**

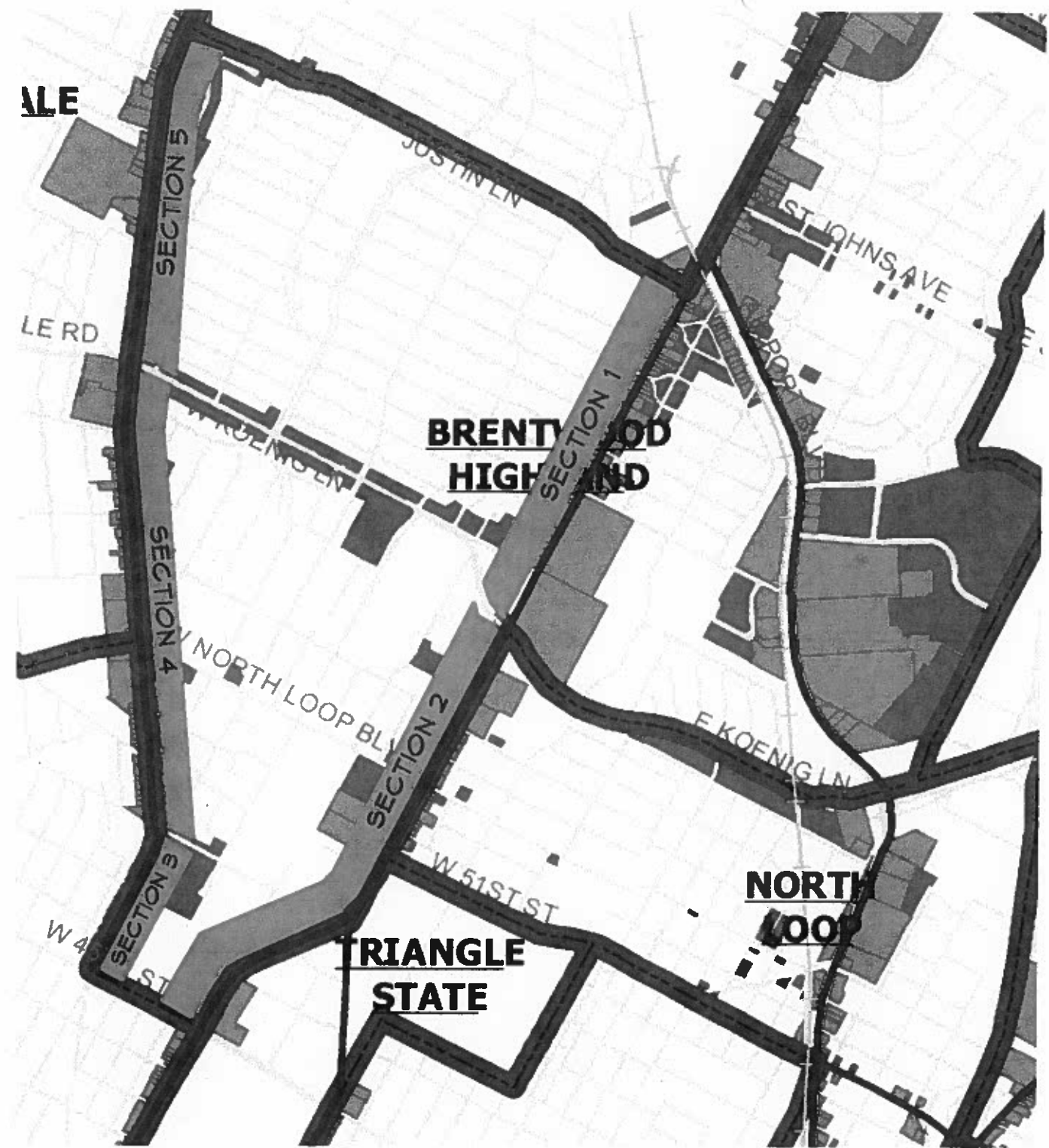
Neighborhood Planning and Zoning Department  
Attn: George Adams  
P.O. Box 1088  
Austin, TX 78767

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**

- X   1. Completed application with signature of chairperson.
- X   2. Detailed maps showing locations of properties opted-in or opted-out.
- X   3. Completed VMU Opt-Out Form, if applicable
- N/A  4. Completed VMU Opt-In Form, if applicable.
- X   5. Copy of the notice of the meeting at which the vote was taken.
- X   6. Copy of the meeting minutes at which vote was taken.



## BRENTWOOD VMU APPLICATION

SECTION 1: N. LAMAR; JUSTIN TO KOENIG  
SECTION 2: N. LAMAR; KOENIG TO 45TH ST.  
SECTION 3: BURNET RD.; 45TH TO 49TH ST.  
SECTION 4: BURNET RD.; 49TH ST. TO KOENIG  
SECTION 5: BURNET RD.; KOENIG TO JUSTIN



## **Brentwood Neighborhood Association**

*Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road*

Mayor & Council Members,

The Brentwood Neighborhood Planning Contact Team would like Council to direct staff to streamline the process for creating neighborhood parking districts.

Sincerely,

Richard Brock

Brentwood Neighborhood Planning Contact Team - Chair

**RECEIVED**  
MAY 30 2007  
Neighborhood Planning & Zoning



**Rich Brock**

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**From:** Rich Brock [mailto:richbrock@paragroup.com]  
**Sent:** Monday, April 16, 2007 8:08 AM  
**To:** [mailto:brentwood-neighborhood-planning@paragroup.com]; [mailto:brentwood-steering@paragroup.com]; David McGrath [mailto:david@paragroup.com]; Carol Alonzi [mailto:calonzi@paragroup.com]  
**Subject:** Brentwood Neighborhood Planning Contact Team: Public Meeting Announcement

Hello,

This message is being sent to you because you are on the Brentwood Neighborhood Planning Contact Team (BNPCT) or because you are on the Brentwood Neighborhood Association Steering Committee (BNASC).

I am calling another meeting of the Brentwood Neighborhood Planning Contact Team to continue our work crafting Brentwood's VMU opt in/opt out position/s. Those present at the last meeting indicated that they would be available for a Tuesday, May 1st meeting. I have confirmation that we may use LIONS Hall again. Remember, our bylaws require the presence of at least 7 voting members to make valid recommendations so I am asking all Team members to **RSVP** to this message.

Additionally, our bylaws require these meetings to be public, so I will also be posting a public meeting notice with an agenda to the Listserv later today. I am hopeful that with over two weeks notice at least 7 of you will be able to attend.

All BNA Steering Committee Members are encouraged to attend this BNPCT meeting, not just those of you on the BNPCT.

**Meeting details:**

**Time:** 7:00 PM – 9:00 PM  
**Date:** Tuesday May 1st  
**Place:** North Austin Lions Club (NALC) @ 1103 Justin Lane

Sincerely,

Richard Brock  
BNPCT - Chair

5/19/2007

**Rich Brock**

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**From:** Rich Brock [mailto:rich.brock@brentwoodna.org]  
**Sent:** Monday, April 16, 2007 8:14 AM  
**To:** [mailto:brentwoodna@brentwoodna.org]  
**Subject:** Public Meeting Notice

Neighbors,

There will be a public meeting of the **Brentwood Neighborhood Planning Contact Team (BNPCT)** on Tuesday, May 1<sup>st</sup>. The purpose of the meeting will be to refine the team's recommendations on the **Vertical Mixed Use opt in/opt out process**. Please share this notice with your neighbors who may not monitor this listserv.

**Meeting details:**

**Time:** 7:00 PM – 9:00 PM

**Date:** Tuesday, May 1<sup>st</sup>

**Place:** North Austin Lions Club (NALC) @ 1103 Justin Lane

**Agenda:**

Approval of previous meeting minutes

Team recommendations regarding the Vertical Mixed Use opt in/opt process

Sincerely,

Richard Brock  
BNPCT - Chair

5/19/2007

**Rich Brock**

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**From:** Rich Brock ([redacted])  
**Sent:** Friday, April 27, 2007 10:14 AM  
**To:** ([redacted])  
**Subject:** Meeting reminder

Hello,

This message is being sent to you because you are on the Brentwood Neighborhood Planning Contact Team (BNPCT) or because you are on the Brentwood Neighborhood Association Steering Committee (BNASC).

I am calling another meeting of the Brentwood Neighborhood Planning Contact Team to continue our work crafting Brentwood's VMU opt in/opt out position/s. Those present at the last meeting indicated that they would be available for a Tuesday, May 1st meeting. I have confirmation that we may use LIONS Hall again. Remember, our bylaws require the presence of at least 7 voting members to make valid recommendations so I am asking all Team members to **RSVP** to this message. **(I have not received everyone's RSVP yet. Remember we need 7 voting members to have a quorum)**

Additionally, our bylaws require these meetings to be public, so I will also be posting a public meeting notice with an agenda to the Listserv later today. I am hopeful that with over two weeks notice at least 7 of you will be able to attend.

All BNA Steering Committee Members are encouraged to attend this BNPCT meeting, not just those of you on the BNPCT.

**Meeting details:**

**Time:** 7:00 PM – 9:00 PM  
**Date:** Tuesday May 1st  
**Place:** North Austin Lions Club (NALC) @ 1103 Justin Lane

Sincerely,

Richard Brock  
BNPCT - Chair

5/19/2007

**Rich Brock**

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**From:** Rich Brock (richbrock@grandecom.net)  
**Sent:** Friday, April 27, 2007 10:16 AM  
**To:** brentwood-na@yahoo.com  
**Subject:** Meeting reminder

Neighbors,

This is a reminder that there will be a public meeting of the **Brentwood Neighborhood Planning Contact Team (BNPCT)** on Tuesday, May 1<sup>st</sup>. The purpose of the meeting will be to refine the Team's recommendations on the **Vertical Mixed Use opt in/opt out process**. Please share this notice with your neighbors who may not monitor this listserv.

**Meeting details:**

**Time:** 7:00 PM – 9:00 PM

**Date:** Tuesday, May 1<sup>st</sup>

**Place:** North Austin Lions Club (NALC) @ 1103 Justin Lane

**Agenda:**

**Approval of previous meeting minutes**

**Team recommendations regarding the Vertical Mixed Use opt in/opt out process**

Sincerely,

Richard Brock  
BNPCT - Chair

5/19/2007

## VMU 2<sup>nd</sup> Meeting Minutes; May 1, 2007 (7pm–9pm); Lion's Club

Present: Rich Brock, Don and Pam Leighton-Burwell, Travis Young, Carol Alonzi, Bill Morgan, Dale Henry, Nancy Bessent, Tom Ellerman, Gail McDonald and Cass Cheesar (new member); Unexcused Absence: Terri Buchanan, Sarah Talkington, and David McGrath.

1. Reviewed minutes from last meeting; Motion to approve (Tom). Second by Pam; 9-0 to approve.
2. Tom proposed extending Section 4 (Burnet from Koenig to 49<sup>th</sup> St.). Gail and others took no exception. Intent to oppose parking reduction in this area due to triangular lot configurations and number of intersections along Burnet from residential streets. Motion by Tom to change Section 3 to Burnet (45<sup>th</sup> to 49<sup>th</sup>) and Section 4 to Burnet (49<sup>th</sup> to Koenig); Second by Gail. Discussion. Vote: 8 approve, 1 abstain.
3. Five Sections were codified to be the following:
  - Section 1: Lamar (Justin to Koenig)
  - Section 2: Lamar (Koenig to 45<sup>th</sup>)
  - Section 3: Burnet (45<sup>th</sup> to 49<sup>th</sup>)
  - Section 4: Burnet (49<sup>th</sup> to Koenig)
  - Section 5: Burnet (Koenig to Justin)
4. Discussion on section by section basis:
  - **Section 1: Lamar (Justin to Koenig);** Tom and Dale suggested allowing as proposed by VMU without modification. Gail suggested that streets that enter the residential areas (Brentwood and Romeria) not have parking reductions due to overflow traffic/parking. Carol shared concerns about spillover parking on residential streets. Cass agreed. Dale was concerned about increased impervious cover with greater parking requirements for commercial sites and that less parking would encourage transit use. Travis suggested (after discussions with Larry Speck and after reviewing Allandale's concerns/recommendations) that we might establish neighborhood parking districts (limited to residents) as another option. Rich wondered if parking might be handled in another way. Gail and Carol mentioned that enforcement is still a problem relative to landuse, parking, etc. Travis noted that amending/opposing the parking reductions of VMU might affect the affordability of VMU developments and reduce incentives for developers to do these kinds of projects. Tom agreed that reduction of parking ensures better chances of getting VMU type developments (in contrast to typical developments along Lamar). Gail suggested that only north and south corner lots at Brentwood intersection with Lamar not get parking reductions. Travis noted we had also talked about including the same corner lots at Romeria and Lamar. Motion by Carol to oppose parking reduction along Section 1. No second. **Motion by Dale (Section 1) exclude properties at intersection of Brentwood and Lamar that have access to Brentwood from parking reduction;** Second by Nancy. Discussion continues... Rich closed the discussion and called the vote: 7 support; 2 oppose. (PASSED).
  - **Section 2: Lamar (Koenig to 45<sup>th</sup>);** Rich noted that Camden (North Loop and Lamar) had requested that their property not be opted out of VMU incentives. Dale noted that Camden will have shared/structured parking for residential and commercial uses. Nancy mentioned that houses on North Loop don't enfront on street and are set back from intersection. Gail noted that Starck St. residents might object as well as folks on Capital Court. Richard clarified that only properties included on the VMU map were under consideration; if only MU (not VMU) were not considered for these sections. **Motion by Tom (Section 2) to accept VMU without exception;** Second by Dale. Nancy reiterated Gail's points and asked for consistency in decisions for greater credibility. Gail noted that this area is slightly different than Section 1. Rich closed the discussion and called the vote: 8 support; 1 oppose. (PASSED).
  - **Section 3: Burnet (45<sup>th</sup> to 49<sup>th</sup>);** Nancy asked for clarification on MU sites east of VMU; Gail addressed this. **Motion by Don (Section 3) to accept VMU without exception;** Second by Tom.

Cass noted that more affordability in this area would be good due to proximity to Criss Cole. Gail and Pam noted that Criss Cole is building their own residential facilities. Travis mentioned that VMU only requires 5% of units meet affordable standards. Gail wasn't sure this is the best area for affordable units. Rich closed the discussion and called the vote: 8 support; 1 abstain. (PASSED).

- **Section 4: Burnet (49<sup>th</sup> to Koenig):** Rich mentioned that we can also address affordability requirements if so desired. Dale expressed his concerns about City's definition of "affordable". Rich stated that VMU Opt-Out will allow for some adjustment of affordability percents. Tom noted that to reduce parking along this section is a problem due to configuration of intersections and direct connections to lots of residential streets. Rich indicated that we will likely opt-out of parking reduction, but wondered if there were more issues for consideration? **Motion by Gail (Section 4) to opt out of all parking reductions;** Second by Tom. Travis offered a friendly amendment to increase the affordability requirements to 60% of median income (acceptable to Gail). Tom asked why affordable housing along Burnet but not Lamar; Rich responded noting different types of uses along the roadways. Travis cautioned that his increase affordability might lead to a lack of desire by developers to do VMU in this section. Nancy stated that too low rents can cause problems with quality of tenants and their stewardship of the neighborhood. Dale thinks the more affordable units will be in check as a small part of a bigger development at market prices. Rich closed the discussion and called the vote: 9 support; no oppose. (PASSED).
- **Section 5: Burnet (Koenig to Justin):** Gail noted that we had not addressed any amendment of the dimensional standards as part of the process. Rich indicated that he has no concerns about those standards. Cass asked if Compatibility Standards remain in place? Rich indicated that COA staff has always contended that Compatibility Standards will trump the VMU. Dale indicated that VMU may not be feasible on small lots. First floor VMU options discussed; not applicable to CS zonings along Lamar and Burnet. Travis noted that it would be a consideration for properties along Koenig Lane if we were to propose any VMU on those. Rich indicated that we will consider Koenig as a separate issue. **Motion by Gail (Section 5) to accept VMU without exception;** Second by Tom. Carol asked by Section 5 is different than Section 4; Rich noted the angled streets in Section 4. Gail and Tom mentioned the number of commercial properties in Section 4 that enfront on residential streets. Rich closed the discussion and called the vote: 7 support; 1 oppose; 1 abstain. (PASSED).

5. Rich noted that two areas (not included in five sections above) may still warrant our consideration:

- Burnet Lane
- Koenig Lane

6. Nancy expressed concerns about notification about our meetings and our credibility to represent the whole neighborhood. Rich indicated that the meetings are open, posted on the e-group and that our team does not have the resources for mass mailings (which the city will also not participate in). He further noted that we are only making recommendations to City Council who will make the final votes and determinations on all VMU properties. Discussion continues... Cass suggested that we have VMU articles in BNA Newsletter (will not meet deadline for August issue as VMU process ends on June 4<sup>th</sup>). Nancy wants to make our position known on the BNA (Brentwood Neighborhood Association) website; it was suggested that she coordinate that effort with BNA web resource. Don noted that VMU allows developers more options than current code, so no one is being deprived of development rights.

7. **Koenig Lane Discussion** (from #5 above): Opt in or out? Gail indicated that it is not a good idea on the south side of Koenig. Travis noted that MU (Mixed Use) is allowed along Koenig; might there be an advantage to develop as VMU with building closer to the streets, etc.? Pam noted that after the Brentwood Plan process the City Council (at staff's recommendation) upzoned almost all of the properties against the position of the neighborhood association. Carol expressed concerns about the City's enforcement especially with more permissive uses. Don indicated that he didn't like the idea of two story residential uses along rear property lines of developments along Koenig where adjacent to single family. Rich suggested that we can opt-in for VMU on a case by case basis reflecting the merits of each developer's plans. This can be done as a plan amendment. **Motion by Gail not include Koenig in current VMU considerations;** Second by Tom. Rich

closed the discussion and called the vote: 7 support; 1 oppose; 1 abstain. (PASSED).

8. **Motion by Travis to recommendation that the City develop a streamlined process for establishing neighborhood parking districts and installation of sidewalks; Second by Gail. Rich closed the discussion and called the vote: 9 support; no oppose. (PASSED).**

Next meeting is tentatively scheduled for **Tuesday, May 22, 2007** to process the application and present the recommendations; Richard Brock will check with Lion's Club about having it at their facility again.

Meeting adjourned at 9pm.

(Minutes by Don Leighton-Burwell, BNPCT Secretary); 5-10-2007

**Rich Brock**

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**From:** Rich Brock [mailto:rich.brock@paragonprep.com]  
**Sent:** Wednesday, May 16, 2007 8:48 AM  
**To:** [mailto:rich.brock@paragonprep.com]; [mailto:brentwood-steering@paragongroups.com]; David McGrath (dave@paragonprep.com); Carol Alonzi (calonzi@paragonprep.com)  
**Subject:** BNPCT Meeting Reminder

Hello,

This message is being sent to you because you are on the Brentwood Neighborhood Planning Contact Team (BNPCT) or because you are on the Brentwood Neighborhood Association Steering Committee (BNASC).

I am calling a final meeting of the Brentwood Neighborhood Planning Contact Team to continue our work crafting Brentwood's VMU opt in/opt out position/s. Those present at the last meeting indicated that they would be available for a Tuesday, May 22<sup>nd</sup> meeting. I have confirmation that we may use LIONS Hall again. Remember, our bylaws require the presence of at least 7 voting members to make valid recommendations so I am asking all Team members to **RSVP** to this message.

Additionally, our bylaws require these meetings to be public, so I will also be posting a public meeting notice with an agenda to the Listserv later today. I am hopeful that with almost one weeks notice at least 7 of you will be able to attend.

All BNA Steering Committee Members are encouraged to attend this BNPCT meeting, not just those of you on the BNPCT.

**Meeting details:**

**Time:** 7:00 PM – 9:00 PM

**Date:** Tuesday May 22<sup>nd</sup>

**Place:** North Austin Lions Club (NALC) @ 1103 Justin Lane

Sincerely,

Richard Brock  
BNPCT - Chair



**Brentwood Neighborhood Planning Contact Team**

5/19/2007



**Rich Brock**

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**From:** Rich Brock ([redacted])  
**Sent:** Tuesday, May 22, 2007 8:22 AM  
**To:** ([redacted]); David McGrath ([redacted]); Carol Alonzi ([redacted])  
**Subject:** Last minute meeting reminder

Hello,

This message is being sent to you because you are on the Brentwood Neighborhood Planning Contact Team (BNPCT) or because you are on the Brentwood Neighborhood Association Steering Committee (BNASC).

I am calling a final meeting of the Brentwood Neighborhood Planning Contact Team to continue our work crafting Brentwood's VMU opt in/opt out position/s. Those present at the last meeting indicated that they would be available for a Tuesday, May 22<sup>nd</sup> meeting. I have confirmation that we may use LIONS Hall again. Remember, our bylaws require the presence of at least 7 voting members to make valid recommendations so I am asking all Team members to **RSVP** to this message.

Additionally, our bylaws require these meetings to be public, so I will also be posting a public meeting notice with an agenda to the Listserv later today. I am hopeful that with almost one weeks notice at least 7 of you will be able to attend.

All BNA Steering Committee Members are encouraged to attend this BNPCT meeting, not just those of you on the BNPCT.

**Meeting details:**

**Time:** 7:00 PM – 9:00 PM

**Date:** Tuesday May 22<sup>nd</sup>

**Place:** North Austin Lions Club (NALC) @ 1103 Justin Lane

Sincerely,

Richard Brock  
BNPCT - Chair

5/29/2007



## **Brentwood Neighborhood Planning Contact Team**

### **VMU 3<sup>rd</sup> Meeting Minutes; May 22, 2007 (7pm-8pm); Lion's Club**

Present: Rich Brock, Don and Pam Leighton-Burwell, Travis Young, Carol Alonzi, Terri Buchanan, Dale Henry, Nancy Bessent, Tom Ellerman, Gail McDonald; Unexcused Absence: Bill Morgan, Cass Cheesar, Sarah Talkington, and David McGrath.

1. Reviewed minutes from last meeting; amended those not present to note that Terri Buchanan's absence was excused. Motion to approve (Dale). Second by Tom; 9-0 to approve.
2. ANC's e-mails regarding June 4<sup>th</sup> deadline indicate that an extension regarding amendments to affordability (45 days after deadline) will be allowed only if application is turned in by deadline. Two public meetings will be held on affordability (June 11 and 18); representative from BNPCT must attend at least one meeting if the affordability requirements are modified.
3. Application had been penciled in by Richard; reviewed by everyone. Don will type up application (with auxiliary note/cover letter about section/divisions, map with sections, and other issues as needed) and post to team for review prior to submitting to the City. Rich will meet with City planner next week (5-30-2007 at 2 PM) to review the application too.
4. Dale mentioned Tacoma and Seattle used more stringent affordability requirements to use as bargaining position with developers to get other meaningful concessions. Carol and others had questions about how affordability is monitored and administered. Terri noted that other projects have used affordable units as storage to meet the requirements (as opposed to leasing to folks who could benefit from less costly housing options). Dale made motion: **Change affordability on all sections to 60% of median income;** second by Gail. Rich called end to discussion about administration of affordability as the particular mechanics are unknown, and called for a vote on the motion: 7 for; 2 abstain; 1 against.
5. Dale noted that on Wednesday, May 23 at 7 pm (One Texas Center) that City Staff will be available to answer questions about VMU. Nancy mentioned that she was not able to get previous information on VMU by BNPCT posted to the BNA website. Future info will be made available to BNA for posting at their discretion.
6. Travis reminded the group that we had also passed a recommendation that the City Council look at process to expedite neighborhood parking districts to help minimize overflow parking in to neighborhood streets adjacent or near VMU sites; Rich will ensure that this is added to our application.

Meeting adjourned at 8pm.

(Minutes by Don Leighton-Burwell, BNPCT Secretary); 5-25-2007



## **Brentwood Neighborhood Association**

*Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road*

The Brentwood Neighborhood Planning Contact Team (BNPCT) does not want to proceed with a plan amendment from Multifamily to Mixed Use on the small portion of TCAD parcel #228995 which fronts 5606 North Lamar. Additionally, we recommend that parcel be excluded from the VMU Overlay.

Sincerely,

Rich Brock  
BNPCT Chair

**Brentwood Neighborhood Planning Area  
Vertical Mixed Use Opt-In/Opt-Out Process  
Tract Table**

TRACT	TCAD PROP ID#	COA ADDRESS POINT	EXISTING ZONING	PROPOSED ZONING
1	233434	6425 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233435	6539 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233436	6507 BURNET RD	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP
		6509 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233437	6511 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		6513 BURNET RD		
		6515 BURNET RD		
	235848	6701 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	235849	6717 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	235850	6600 1/2 BURNET LN	CS-MU-CO-NP	CS-MU-V-CO-NP
		6601 BURNET RD		
2	233501	6205 1/2 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
		6205 BURNET RD		
	233502	6415 BURNET LN	CS-MU-CO-NP	CS-MU-V-CO-NP
	233504	6313 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233505	6317 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233506	6225 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	233507	6311 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
3	231082	5901 BURNET RD 5903 BURNET RD 5907 BURNET RD 5909 BURNET RD 5915 BURNET RD 5917 BURNET RD 5921 BURNET RD 5923 BURNET RD 5925 BURNET RD 5927 BURNET RD 5929 BURNET RD 5931 BURNET RD 5933 BURNET RD 6001 BURNET RD 6005 BURNET RD 6007 BURNET RD 6009 BURNET RD 6011 BURNET RD 6013 BURNET RD 6015 BURNET RD 6101 BURNET RD 6103 BURNET RD 6105 BURNET RD 6109 BURNET RD 6111 BURNET RD 6113 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP

ATTACHMENT 2

**Brentwood Neighborhood Planning Area  
Vertical Mixed Use Opt-In/Opt-Out Process  
Tract Table**

TRACT	TCAD PROP ID#	COA ADDRESS POINT	EXISTING ZONING	PROPOSED ZONING
4	229533	5531 BURNET RD	LR-MU-CO-NP CS-MU-CO-NP	LR-MU-V-CO-NP CS-MU-V-CO-NP
	229534	5605 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229535	5615 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229537	5501 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229538	5525 BURNET RD	LR-MU-CO-NP CS-MU-CO-NP	LR-MU-V-CO-NP CS-MU-V-CO-NP
	231154	5829 1/2 BURNET RD 5829 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	231155	5801 1/2 BURNET RD 5809 BURNET RD 5811 BURNET RD 5819 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	231166	5721 BURNET RD 5801 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	231154	5701 BURNET RD 5703 BURNET RD 5705 BURNET RD 5711 BURNET RD 5715 BURNET RD	CS-1-MU-CO-NP CS-MU-CO-NP	CS-1-MU-V-CO-NP CS-MU-V-CO-NP
5	229551	5425 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229552	5435 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229557	5451 BURNET RD 5453 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229559	5437 BURNET RD 5441 1/2 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
6	229677	5401 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
7	227629	5343 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	227630	5303 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	227631	5335 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229684	5353 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	229685	5335 1/2 BURNET RD 5337 BURNET RD 5339 BURNET RD 5341 BURNET RD 5355 BURNET RD 5401 CLAY AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
8	226363	1512 NORTH ST 5205 BURNET RD	CS-MU-CO-NP LR-MU-NP	CS-MU-V-CO-NP LR-MU-V-NP
	227637	5239 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	227638	5245 BURNET RD 5249 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	227639	5251 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	227640	5209 BURNET RD	CS-MU-CO-NP LO-MU-NP	CS-MU-V-CO-NP LO-MU-V-NP
	227641	LOT 9 BLK 8 BROADACRES PLUS 1/2 OF ADJ VAC STREET	CS-MU-CO-NP LO-MU-NP	CS-MU-V-CO-NP LO-MU-V-NP
9	226308	5101 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226333	5119 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226334	5111 1/2 BURNET RD 5113 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP

**Brentwood Neighborhood Planning Area  
Vertical Mixed Use Opt-In/Opt-Out Process  
Tract Table**

TRACT	TCAD PROP ID#	COA ADDRESS POINT	EXISTING ZONING	PROPOSED ZONING
10	226289	4929 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226290 (Portion)	5003 1/2 BURNET RD 5003 BURNET RD	CS-MU-CO-NP GR-MU-CO-NP	CS-MU-V-CO-NP GR-MU-V-CO-NP
	226291 (Portion)	55.99X315FT AV OF BLK 27 WALLING PLACE	CS-MU-CO-NP	CS-MU-V-CO-NP
	226292	1419 W 51ST ST 5025 BURNET RD 5035 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226305 (Portion)	5011 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226307	4901 BURNET RD	GR-MU-CO-NP CS-MU-CO-NP	GR-MU-V-CO-NP CS-MU-V-CO-NP
11	223166	4701 1/2 BURNET RD	GO-MU-CO-NP	GO-MU-V-CO-NP
	223167	4701 BURNET RD	CS-MU-CO-NP GO-MU-CO-NP	CS-MU-V-CO-NP GO-MU-V-CO-NP
	223169	4703 BURNET RD 4705 BURNET RD	CS-1-MU-CO-NP GO-MU-CO-NP CS-MU-CO-NP	CS-1-MU-V-CO-NP GO-MU-V-CO-NP CS-MU-V-CO-NP
	223170	4707 BURNET RD 4727 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	223171	4729 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	223172	4803 BURNET RD 4805 BURNET RD 4807 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	223173	4811 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
	223181	4801 BURNET RD	CS-MU-CO-NP	CS-MU-V-CO-NP
13	224891	4926 N LAMAR BLVD 801 CAPITOL CT 803 CAPITOL CT	CS-MU-CO-NP	CS-MU-V-CO-NP
14	224868	5214 N LAMAR BLVD 5224 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	224869 (Portion)	5106 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	224870	5000 N LAMAR BLVD 802 CAPITOL CT 804 CAPITOL CT 806 CAPITOL CT 808 CAPITOL CT 810 CAPITOL CT	CS-MU-CO-NP	CS-MU-V-CO-NP
	224898	5242 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	224901	5210 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	224902	5200 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP

**Brentwood Neighborhood Planning Area  
Vertical Mixed Use Opt-In/Opt-Out Process  
Tract Table**

TRACT	TCAD PROP ID#	COA ADDRESS POINT	EXISTING ZONING	PROPOSED ZONING
15	226574	5406 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226593	5410 N LAMAR BLVD 5412 N LAMAR BLVD 819 HOUSTON ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	226594	LOT 4 *RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226595	LOT 5 *RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226596	LOT 6&7 *RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226599	5304 N LAMAR BLVD 5306 N LAMAR BLVD 5400 1/2 N LAMAR BLVD 5400 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	226600	5300 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
16	226506	5520 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-CO-NP
	226514	5502 1/2 N LAMAR BLVD 5516 N LAMAR BLVD 818 1/2 HOUSTON ST	CS-MU-CO-NP	CS-MU-CO-NP
	226516	5536 N LAMAR BLVD 5540 1/2 N LAMAR BLVD 5540 N LAMAR BLVD	CS-MU-CO-NP CS-1-MU-CO-NP	CS-MU-V-CO-NP CS-1-MU-V-CO-NP
	226517	5528 1/2 N LAMAR BLVD 5528 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	228894	5602 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
17	228895	5606 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
18	228892	5624 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	228893	5610 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
19	228881	5630 N LAMAR BLVD 5636 1/2 N LAMAR BLVD 5636 N LAMAR BLVD 814 STARK ST	CS-MU-CO-NP	CS-MU-V-CO-NP
20	230002	6000 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230003	5922 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230004	5916 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230005	5900 N LAMAR BLVD 800 OLD KOENIG LN	CS-MU-CO-NP	CS-MU-V-CO-NP
	230007	6100 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230008 (Portion)	6010 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	230010	811 ROMERIA DR	CS-MU-CO-NP	CS-MU-V-CO-NP
21	230024	6200 N LAMAR BLVD 814 ROMERIA DR	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP

**Brentwood VMU Neighborhood Recommendations**  
**C14-2009-0055**  
**7/13/2009**

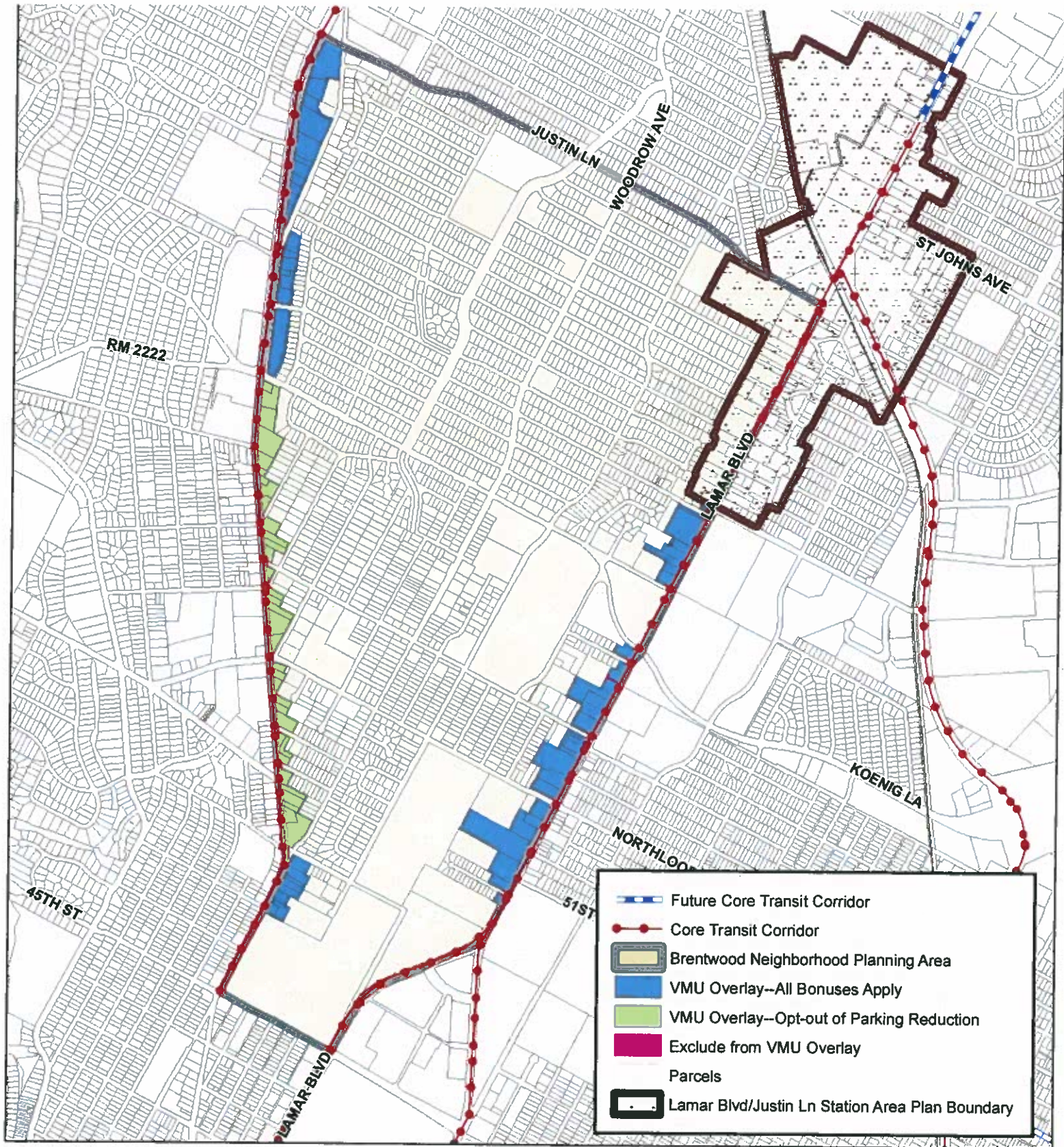
VMU Overlay District					
Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1-3, 11, 13-16, 18-21	X				
4-10			X		
17					X

**RECOMMENDED AN AFFORDABILITY LEVEL OF:**

**60% 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.





# **Brentwood Neighborhood Planning Area Neighborhood Recommendation Map Vertical Mixed Use (VMU) Opt-In/Opt-Out Process**



Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
May 20, 2009

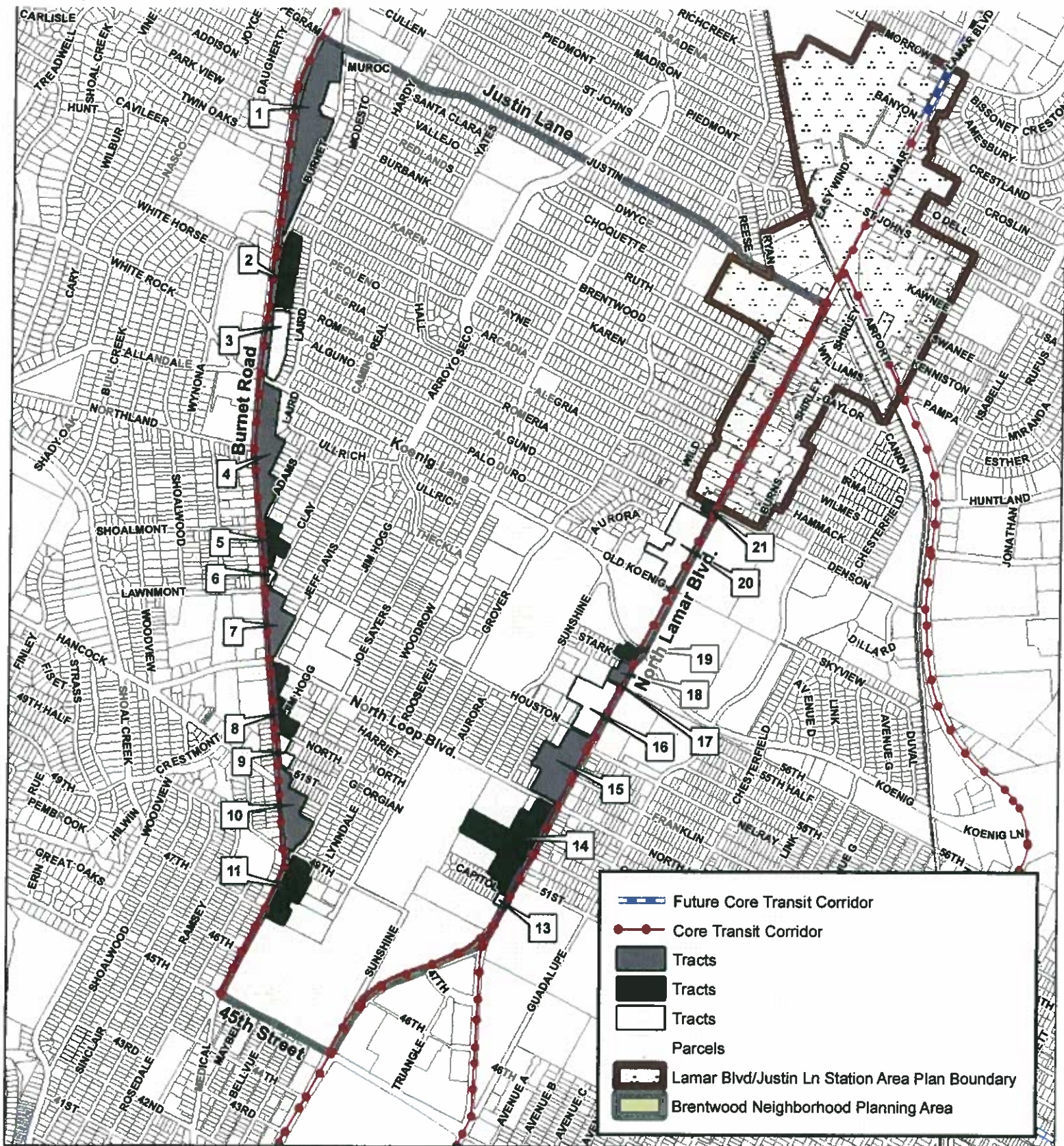


0 500 1,000 2,000 Feet

**ATTACHMENT 4**

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.





## Brentwood Neighborhood Planning Area Vertical Mixed Use (VMU) Overlay District Tract Map



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

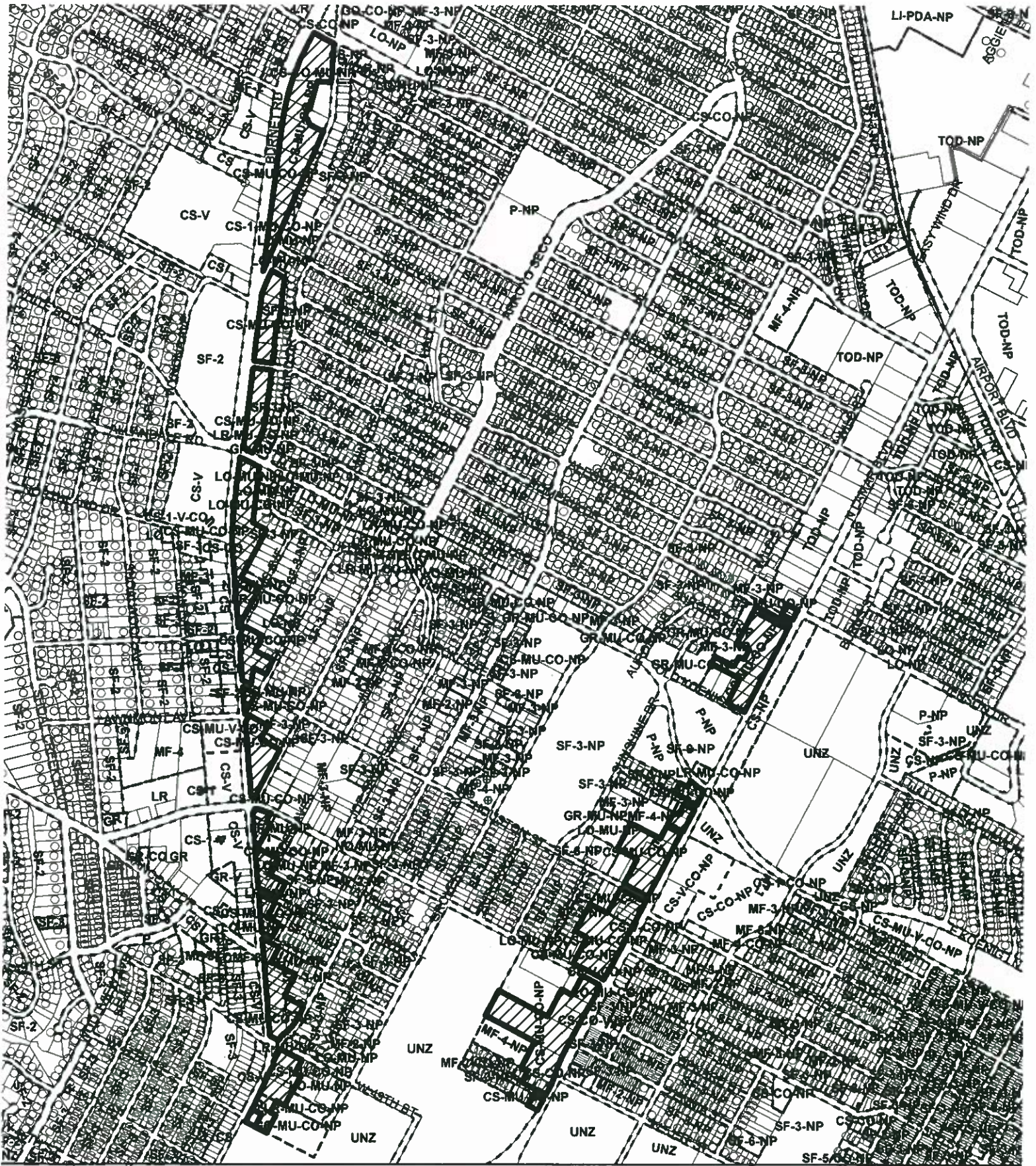


0 500 1,000 2,000 Feet

### ATTACHMENT 4

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.





**SUBJECT TRACT**



**ZONING BOUNDARY**



**PENDING CASE**

**OPERATOR: S. MEEKS**

## ZONING

ZONING CASE#: C14-2009-0055  
 ADDRESS: BRENTWOOD PLANNING AREA  
 SUBJECT AREA: 68.29 ACRES  
 GRID: J26-29 & K27  
 MANAGER: W. RHOADES

**ATTACHMENT 5**



1" = 1200'

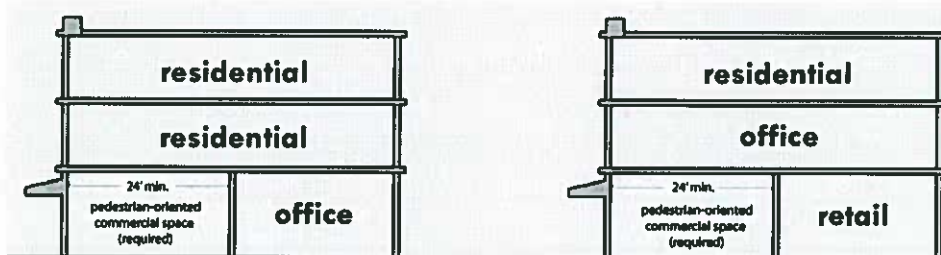
This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

## WHAT IS A VERTICAL MIXED USE BUILDING?

A vertical mixed use building contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels. Below, are some examples of a vertical mixed use building:



## WHAT IS THE VERTICAL MIXED USE (VMU) OVERLAY DISTRICT?

In an effort to encourage vertical mixed use buildings, the City Council established a vertical mixed use (VMU) overlay district. The district includes most commercially zoned and used properties along Core Transit Corridors and Future Core Transit Corridors as defined in the Commercial Design Standards. Core Transit Corridors include roadways that have or will have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. Examples include sections of South Congress Avenue, Riverside Drive, North and South Lamar Boulevard, and Guadalupe Street. Properties within this district have the additional option to develop a vertical mixed use building subject to specific design standards.

## WHY VERTICAL MIXED USE BUILDINGS?

- Encourages density on commercial corridors with higher levels of transit service
- Focused on the creation of a high quality pedestrian and transit-supportive environment
- Consistent with Envision Central Texas (ECT) Preferred Scenario
- Provides a more sustainable development pattern

## WHAT ARE THE STANDARDS FOR A BUILDING?

- Must have a mix of uses
- Must have pedestrian-oriented spaces on the ground floor
- Must contain residential dwelling units
- Possibility for relaxed site development standards—some of which require a residential affordability component

## WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

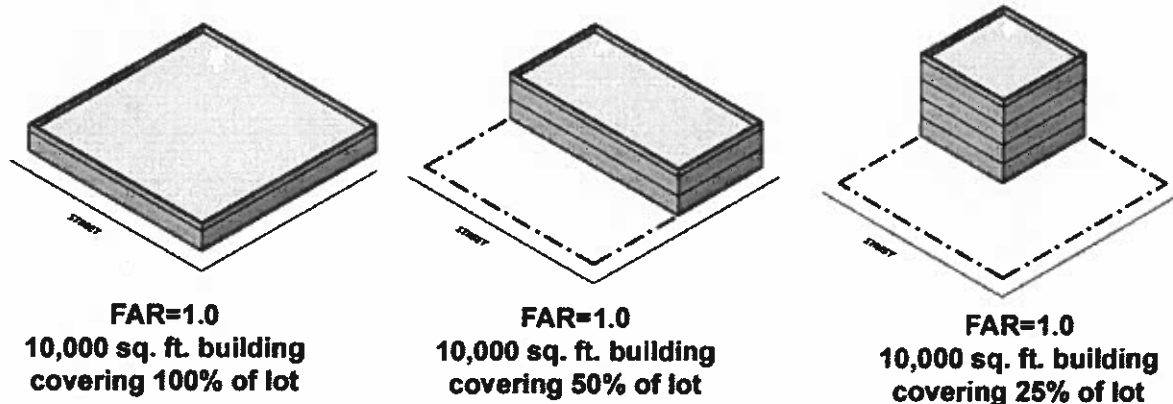
### Dimensional Standards

These dimensional standards listed below are a "package" and must be accepted or rejected as such in the opt-in/opt-out process.

- **Setbacks**—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- **Floor to Area Ratio**—no floor to area ratio (FAR) limit.

The floor area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area in relation to the area of its zoning lot. Each zoning district has an FAR control which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable in a building on the zoning lot.

For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



- **Building Coverage**—no building coverage limit. Most zoning districts place a percentage limit on the amount of a lot that may be covered by a building. This provision would not change the amount of impervious cover allowed on site. Impervious cover is anything that stops water from being absorbed into the ground and includes such things as buildings, driveways, and sidewalks.
- **Minimum Site Area**—no “minimum site area” requirements. Site area requirements limit the number of dwelling units on a site by requiring a certain amount of square footage at a site for a specific type of multi-family unit (efficiency, one-bedroom, two-bedroom, etc.). For example, if a zoning district for a 10,000 square foot lot requires 2,500 square feet for each two-bedroom unit, then four two-bedroom units can be built on that lot.

### Off-Street Parking Reduction

Minimum off-street parking for the commercial uses within a VMU building can be reduced to 60% of the normal Land Development Code requirements. Residential uses within a VMU building receive this parking reduction by right and cannot be changed through this process. The parking reduction cannot be used in addition to any other parking reduction allowances such as the one for properties within the Urban Core. Below are some typical uses and the amount of parking required.

- A small restaurant or bar, billiard parlor—one space per 100 sq/ft of floor space
- Convenience Store, bank, bowling alley, liquor store, barber shop, yoga studio, pet shop—one space per 275 sq/ft of floor space
- Furniture or carpet store—one space per 500 sq/ft of floor space

### Additional Ground Floor Commercial Uses in Office Districts

If approved through the opt-in/opt-out process, the following commercial uses will be allowed in a VMU building in an office zoning district (**NO, LO, GO**):

- Consumer convenience services (allows private postal boxes, safety deposit boxes, and ATMs)
- Food Sales (allows grocery stores, delicatessens, meat markets, retail bakeries, and candy shops),
- General Retail Sales Convenience and General (allows a full range of retail establishments)
- Restaurants Limited and General (without drive-thrus).

Zoning use information can be found starting on page 45 of the following document:  
[http://www.ci.austin.tx.us/zoning/downloads/np\\_guide.pdf](http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf).

### **WHAT IS THE OPT-IN/OPT-OUT PROCESS?**

The City Council established a one-time process whereby neighborhoods provided recommendations on the location and the development characteristics of Vertical Mixed Use (VMU) buildings. Application materials were sent to each registered neighborhood planning team, or neighborhood association if there was not an established planning team.

The Neighborhood Planning & Zoning Department is currently in the process of reviewing the application submittals and forwarding the neighborhood recommendations to Planning Commission and City Council. The Planning Commission reviews the neighborhood requests and forwards a recommendation to City Council. After considering the Neighborhood's and Planning Commission's recommendations, the City Council makes a decision on the vertical mixed use application.

### **WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?**

- 1) Amend the boundaries of the vertical mixed use overlay district to remove a property from the overlay district. If a property is removed from the overlay district, a vertical mixed use building is not permitted on the property.
- 2) Allow for the vertical mixed use building option on properties outside of the VMU Overlay. A neighborhood can recommend to opt-in a commercially zoned property with any of the relaxed dimensional standards.
- 3) VMU Overlay District Opt-Out—the neighborhood can recommend to remove some or all of the relaxed site development standards to the VMU eligible properties within the overlay district.
- 4) Affordability Level—If VMU Buildings are approved through the opt-in/opt-out process and take advantage of the dimensional and/or parking exemptions they are subject to certain affordability requirements.

**Owner-Occupied Units**—Five percent of residential units shall be affordable for households earning no more than 80 percent of the current Median Family Income (MFI). Five percent of the residential units shall be affordable for households earning no more than 100 percent of the MFI. The affordability period is 99 years.

**Rental Units**—Ten percent of the residential units shall be affordable for households earning no more than 80 percent of the current MFI. As part of the opt-in/opt-out process, a neighborhood association or neighborhood planning team may request that the affordable rental units be available for renters earning a lower percentage of the median family income. This percentage can range from 80% to as low as 60 percent of the median family income. The affordability period is 40 years.

## **OTHER FREQUENTLY ASKED QUESTIONS:**

### **DO I HAVE TO BUILD A VERTICAL MIXED USE BUILDING IF I GET REZONED THROUGH THE OPT-IN/OPT-OUT PROCESS?**

The vertical mixed use combining district adds an additional development *option* to a property. Any property owner that gets their property rezoned through the opt-in/opt-out process to add the vertical mixed use building "V" combining district will still have the right to (re)develop under their existing base zoning district.

### **HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?**

A vertical mixed use building cannot be built any higher than the base zoning district. For example, if your zoning is GR-V (community commercial-vertical mixed use building-combining district), the height limit would be 60 feet which is permitted under GR zoning.

### **IF THERE IS NO MINIMUM FRONT, STREET SIDE OR INTERIOR SIDE YARD SETBACKS CAN A VMU BUILDING BE BUILT RIGHT ON MY PROPERTY LINE?**

The City of Austin requires compatibility standards to help minimize negative impacts between low-intensity and high-intensity uses. Any lot zoned for condominium, multifamily, office, commercial, or industrial uses must comply with compatibility standards if it is adjacent to, across the street from, or within 540 feet of a single-family zoning district or use.

### **HOW WILL I KNOW IF/WHEN A VERTICAL MIXED USE BUILDING IS BEING CONSTRUCTED?**

Any property owner/developer who chooses to construct a vertical mixed use building must submit a site plan to the City. Filing of a site plan requires a notice of application be sent to all property owners and registered neighborhood organizations within 300 feet of the site via US Mail.

### **WHAT CAN I DO IF I DO NOT AGREE WITH THE NEIGHBORHOOD RECOMMENDATION?**

The Opt-In/Opt-Out process includes two public hearings, first at Planning Commission and then at City Council. If you do not agree with the neighborhood recommendations you can submit a public comment form or email the zoning case manager with your comments. All comments will be forwarded to both Planning Commission and City Council. There is also an opportunity to attend the public hearings and state your comments directly to the Commissioners and City Council members.

### **HOW CAN I GET A VMU BUILDING ON MY PROPERTY IF I AM NOT IN THE OVERLAY DISTRICT?**

Any property owner can apply for a rezoning of their property to add the vertical mixed use building "V" combining district. The Planning Commission reviews the applicant's request and forwards a recommendation to City Council.

### **IF THERE IS NOT A MINIMUM BUILDING COVERAGE REQUIREMENT, ARE THERE ANY OTHER LIMITATIONS ON BUILDING COVERAGE ON A LOT?**

The City's impervious cover limits and compatibility standards will still apply.

### **WHERE CAN I FIND MORE INFORMATION ABOUT THE COMMERCIAL DESIGN STANDARDS AND VMU?**

[http://www.ci.austin.tx.us/planning/downloads/Subchapter\\_E\\_Design\\_Standards.pdf](http://www.ci.austin.tx.us/planning/downloads/Subchapter_E_Design_Standards.pdf)  
<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>

**Rhoades, Wendy**

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**From:** Brandon Hammann [REDACTED]  
**Sent:** Friday, August 07, 2009 11:23 AM  
**To:** Rhoades, Wendy  
**Subject:** C14-2009-0055

Miss Rhoades,

Please accept this in lieu of the *Planning Commission Comment Form*.

Name - Brandon Hammann

Address - 1510 W North Loop #1121

**I am in favor** of the VMU zoning and/or amending the VMU overlay for properties within the Brentwood neighborhood planning area.

Thank you

8/7/2009



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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 Wendy Rhoades, Austin, TX 78767-8835.

File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) KEVIN YANG

☒ I am in favor  
(Estoy de acuerdo)

Address 2203 SANTA ROSA ST, AUSTIN TX  
78705

☐ I object  
(No estoy de acuerdo)

Comments \_\_\_\_\_

\_\_\_\_\_

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**PLANNING COMMISSION COMMENT FORM**

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File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) JAMES MARCUS NEVES

☒ I am in favor  
(Estoy de acuerdo)

Address 2500 Park View Dr. Austin 78757

☐ I object  
(No estoy de acuerdo)

Comments \_\_\_\_\_

\_\_\_\_\_

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## Rhoades, Wendy

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**From:** Barbara McArthur [mailto:barb@barbmcArthur.com]  
**Sent:** Monday, August 10, 2009 9:53 PM  
**To:** Rhoades, Wendy  
**Subject:** C-14-2009-0055

I recently received noticed of an application to overlay a VMU (vertical mixed use) district over 68.29 acres in the Brentwood Neighborhood. There is a hearing August 11 at 6pm at the planning commission and August 27 at the city council. The contact person at the city is Wendy Rhoades whose number is 974-7719 and her e-mail is wendy.rhodes@ci.austin.tx.us

The neighborhood association has a document on its website supporting this rezoning with 2 minor exception (opting in). I have serious concerns that I would like to share about this issue. I heartily support VMU and nodes especially those linked to transit site - but not as a strip zoning along major arterials. These are my concerns:

Acceptance of this overlay allows relaxed development site standards (these are directly from the city handout):

1. Setback - no minimum front, street side or interior side yard setbacks 2. No FAR (floor to area) ration limit 3. No building coverage limit 4. Off-street parking requirements can be reduced 40% 5. Additional uses can be added in more restrictive zoning - NO, GO and GR (office and retail) can now host convenience stores, general retail and restaurants.

An additional concern I have is that there are design standards for the front of the buildings but none for the rear which will face residential uses. If you are interested in how compatibility standards will "work" you can look at the view from houses on Lawnmont toward the large new complex on Burnet Road.

Simple mathematical calculation which use 825 square feet as the average size of an apartment (from the Austin Apartment Associations website) and 60 feet at the height limit for most of the zoning along the arterials show that Brentwood would then host a possible 7,000 - 10,000 apartment units, the majority of which would be on Burnet Road.

I live south of Koenig and every single redevelopment on my street in the last few years has been built to the FAR limit - there has been no underbuilding. The Triangle contains 750 apartment units meaning that the VMU overlay would allow 10 Triangles to circle the neighborhood. I don't see that the infrastructure exists to support the needs of this level of growth.

Barbara McArthur

**Rhoades, Wendy**

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**From:** Jan Justice [mailto:jan.justice@johndes.com]  
**Sent:** Sunday, August 09, 2009 3:56 PM  
**To:** Rhoades, Wendy  
**Subject:** File # C14-2009-0055

Please put me down as someone definitely opposed to changing the zoning to VMU in the Brentwood neighborhood planning area. I DO NOT FAVOR HIGHER DENSITY. IT IS RUINING MY NEIGHBORHOOD. I have owned the house at 4604 Rosedale since 1978. The higher density development we have already seen has made the traffic bad and parking on my street nearly impossible. More people mean more dogs pooping, more congestion, more noise, more accidents. NO!

8/10/2009

### PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Rosa E. CASTILLO

Address 5004 Edenborough Lane, 78754

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

Comments \_\_\_\_\_

### PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) MARSHALL HILDEBRAND

Address 2006 PALO DURO RD.

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

Comments NO MORE CONSTRUCTION! PLEASE!

### PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) LISA MELTON

Address 6516-A LAIRD DR. AUSTIN

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

Comments PROPERTY TAXES ARE HIGH  
ENOUGH. DON'T RUN MORE MIDDLE CLASS PPL TO THE SUBURBS!

PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Beth & Robert Loefer, MD

Address 2704 Hillview Green Lane

Comments No to any and all changes to this traditional low traffic

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

INFORMATION ON PUBLIC HEARINGS

Neighborhood

PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Miller Properties

Address 614 W North Loop Blvd

Comments No Thanks

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

PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Miller Properties

Address 614 W. North Loop Blvd

Comments \_\_\_\_\_

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

PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Miller Properties

Address 616 W. North Loop Blvd

Comments No changes please

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

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

File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Miller Properties

Address 614 W. North Loop Blvd

Comments No changes please!

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

PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Miller Properties (JANET M. BLEDSOE)

Address 612 W. North Loop Blvd

Comments No changes to our neighborhood -

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

PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Miller Properties (JANET M BLEDSOE)

Address 612 W. North Loop Blvd

Comments don't want changes to the neighborhood

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

PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Monique Munoz for Northland Clinic ☐ I am in favor  
(Estoy de acuerdo)  
Address 2115 Northland Dr 78756 ☒ I object  
(No estoy de acuerdo)  
Comments \_\_\_\_\_

PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Monique Munoz - Residential ☐ I am in favor  
(Estoy de acuerdo)  
Address 4914 Shoal Creek 78756 ☒ I object  
(No estoy de acuerdo)  
Comments \_\_\_\_\_

PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0055

Planning Commission Hearing Date: August 11, 2009

Name (please print) Miles Hurst ☐ I am in favor  
(Estoy de acuerdo)  
Address 2105 Justin Lane #116 ☒ I object  
(No estoy de acuerdo)  
Comments Already has Maximum Traffic,

**Rhoades, Wendy**

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**From:** Robin Bradford [REDACTED]  
**Sent:** Thursday, August 13, 2009 2:03 PM  
**To:** Rhoades, Wendy  
**Cc:** Jim Williams  
**Subject:** C14-2009-0055 Brentwood VMU

Wendy,

My husband Jim Williams and I own a house that backs up to Tract 8 of the Brentwood VMU Overlay tract map.

We are opposed to development of more than 2 stories on Tract 8. It backs up to several single-family homes and increasing height density is not in keeping with preserving this neighborhood. As you may know, our neighborhood is already very mixed with 2-story apartment buildings which are appropriate - and the huge health department complex which is not in keeping with neighborhood character. In addition, current building on the School for the Blind site appears to be increasing density - a good thing no doubt - but these already-established VMU-like buildings should be taken into account in this portion of the tract as "enough, already."

Due to other commitments, we could not attend the Aug 11 hearing. We plan to attend the City Council mtg 8/27 if necessary.

As a former longtime employee of Foundation Communities, I must also add that the % of affordability for For-Sale as well as For-Rent residential should be increased. In the 15 years we've lived in our house, we have seen affordability in our neighborhood go from great to scarce. While that's good for our home value, ultimately it's extremely bad for our city as poor families move to the outskirts of town and increase transportation problems.

Am I correct to understand that the Brentwood VMU Overlay would allow higher than 2 stories in Tract 8?

Thank you,  
Robin Bradford  
Jim Williams  
5206 Joe Sayers Avenue  
[REDACTED]

8/13/2009