

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2009-0065 – Crestview Planning Area  
Vertical Mixed Use Building (V) Rezoning

**P.C. DATE:** August 25, 2009

**AREA:** 14 tracts on 62.70 acres

**APPLICANT:** City of Austin, Planning & Development Review Department (PDRD)

**AGENT:** City of Austin, Planning & Development Review Department (PDRD),  
Gregory Montes

### **NEIGHBORHOOD ORGANIZATIONS:**

Sunset View Neigh. Assn.  
Home Builders Association of Greater Austin  
North Growth Corridor Alliance  
Austin Neighborhoods Council  
Austin Independent School District  
Brentwood Neighborhood Plan. Contact Team  
Wooten Neighborhood Assn.  
Greater Northcross Area  
Crestview/Wooten Combined Neigh Plan Team-COA  
Homeless Neighborhood Assn.  
Allandale Neighborhood Association  
Crestview Neighborhood Assn.  
Austin Parks Foundation  
5702 Wynona Neighbors  
Brentwood Neighborhood Assn.  
North Shoal Creek Neighborhood Assn.  
Brentwood/Highland Combined Neigh -COA Liaison  
North Austin Neighborhood Alliance  
Highland Neighborhood Assn.  
Responsible Growth for Northcross (RG4N)  
League of Bicycling Voters  
Highland/Skyview Neigh. Plan Contact team  
Super Duper Neighborhood Objectors and Appealers Organization

**AREA OF PROPOSED ZONING CHANGES:** The Crestview Neighborhood Planning Area is bounded by Anderson Lane (U.S. Highway 183) on the north, Lamar Blvd on the east, Justin Lane to the south, and Burnet Rd to the west. Please refer to Attachments.

**WATERSHEDS:** Shoal Creek, and Waller Creek Watersheds (Urban)

**ISSUES:**

None at this time.

**CITY COUNCIL DATE & ACTION:**

September 24, 2009

**ORDINANCE READINGS:** 1<sup>ST</sup> : 9-24-2009 2<sup>ND</sup> : 9-24-2009 3<sup>RD</sup> : 9-24-2009

**ORDINANCE NUMBER:**

**CASE MANAGER:** Gregory Montes  
E-mail: Gregory.Montes@ci.austin.tx.us

**PHONE:** 974-2629

**NEIGHBORHOOD RECOMMENDATION**

The Crestview Neighborhood Association's Executive Committee voted on a VMU recommendation made by the Crestview VMU Committee, which is comprised of residents from the Crestview neighborhood. This VMU committee was formed for the sole purpose of deciding which properties were to be designated for V zoning. The committee membership was available to any resident in the planning area and membership was advertised numerous times in the association newsletter, on the electronic list serv, and the Crestview website. The official vote by the Executive Committee was taken at one of their monthly meetings, which are advertised on the Crestview website calendar and the agenda which was posted on the same webpage.

**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".

participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

### **Water and Wastewater**

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

### **Compatibility Standards**

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

## **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\*:**  
Crestview Neighborhood Planning Area

\*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/GISData/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

**B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.**

**NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:**

**NAME** Jonathan Locklin

**PHONE** 512-374-1956

**E-MAIL** [jslpublic@gmail.com](mailto:jslpublic@gmail.com)

**MAILING ADDRESS**

Crestview Neighborhood Planning Area  
P.O. Box 9505  
Austin, Texas 78766

# VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA: Crestview Neighborhood Planning Area			PAGE 1 of 1	
	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 optin 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)
7113 Burnet Road **	X				
7301 Burnet Road **	X				
7525 Burnet Road **	X				
7601 Burnet Road **	X				
911 Anderson Road **	X				

\* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.  
Neighborhood Planning and Zoning Department February 20, 2007

\*\* 7113 Burnet Road is the property area with Dallas Night Club ~~Taco~~  
7301 Burnet Road is the property area with ~~Toac~~ Bell, Tuesday Morning, and China Buffet.  
7525 Burnet Road is the property with the Top Notch restaurant.  
7601 Burnet Road is the property with St. Louis Catholic Church.  
911 Anderson Lane is the property area on the corner of Anderson Lane and Lamar Blvd.

Crestview Neighborhood Planning area residents would like to have negotiations and a vote before any excluded properties would be allowed to have VMU zoning.

# VERTICAL MIXED USE OPT-IN FORM

ADDRESS OF PROPERTY*	APPLICATION AREA: Crestview Neighborhood Planning Area			PAGE 1 of 1
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	The neighborhood recommends opt-in for all VMU related standards.
2203 Anderson Lane **				
2211 Anderson Lane **				
2301 Anderson Lane **				

\* 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.

\*\* 2203 Anderson Lane is the property area on the corner of Burnet Road and Anderson Lane with DOTI interior design and furnishings.

2211 Anderson Lane is the property area on the corner of Burnet Road and Anderson Lane with Freytag's Florist.

2301 Anderson Lane is the property area on the corner of Burnet Road and Anderson Lane with what was Advanced Auto Parts.

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

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

The vote was taken during Crestview Neighborhood Association's Executive Committee meeting, which meets monthly on the first Monday of the month. These meetings are advertised on our web site Calendar and the agenda was posted to our web site.

The Executive Committee voted on a recommendation made by the VMU committee. This VMU committee was formed by Residents from the Crestview Neighborhood Planning area. Membership on this committee was available to any resident in the planning area and membership was advertised many times in the neighborhood printed newsletter, on the electronic list serve, and on our web site.

E. Please attach a copy of the notice of the meeting at which the vote was taken.

Notice was sent via email and web site.

<http://www.crestviewna.org/2008/07/executive-committee-meeting-4-august.html>

F. Please provide a copy of the meeting minutes at which the vote was taken.

<http://committee.crestviewna.org/2008/08/executive-committee-080408-meeting.html#links>

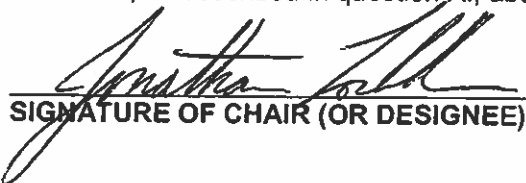
G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH

Neighborhood Plan Team By-Laws: \_\_\_\_\_

Neighborhood Association By-Laws:   X  

Other, as described in question A., above: \_\_\_\_\_

  
SIGNATURE OF CHAIR (OR DESIGNEE)

08 September 2008  
DATE

**5. 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, 5th floor

# Crestview Neighborhood Association

Austin, TX



CRESTVIEW  
NEIGHBORHOOD  
ASSOCIATION

Tuesday, July 29, 2008

## Executive Committee Meeting 4-August-2008

The meeting will be called to order between 7:15 to 7:30pm depending upon if we have any public input. The meeting will be held at St Louis Church at 7601 Burnet Rd, Austin, 78757 in the Library.

### Tentative Agenda

- 1) Finances [5 minutes]
  - 2) Neighborhood Contact Team Status [10 minutes]
  - 3) Ice Cream Followup [5 minutes]
  - 4) General Meeting topic for 11-August-2008 will be Yard Wild Life Habitats done by Elaine Dill [5 minutes]
  - 5) Review Responses from Opinion Requests [15 minutes]
- Review the first pass of responses. Please request if you want a copy of the results.
- 6) VMU Consensus so far from Committee [30 minutes]
  - 7) Justin Lane Down Grade [15 minutes]
- See attached document. Who wants to lead this effort?
- 8) Power Lines on Grover [5 minutes]
- Does anyone have interest in this issue?
- 9) Ryan Property that Austin Energy Owns [5 minutes]
- Do we persue this now or wait until later?

Posted by Don Tucker

Labels: [CNA Announcement](#)

### Neighborhood News Articles

- [27-July-2008 Little house on the mural](#)
- [26-March-2008 KEYE Wall of Welcome News Story](#)
- [23-Oct-2007 Neighborhoods oppose three Austin projects that would boost density](#)
- [08-Sep-2007 Neighborhoods and city interests collide over density](#)
- [24-Aug-2007 Crestview Neighborhood Development Buzz \(Austin Chronicle - Lee Nichols\)](#)
- [10-Aug-2007 Thursdays Austin City Council meeting - approve \\$5 for representation on lawsuits regarding Walmart](#)
- [10-Aug-2007 Stratus says it's no longer for sale](#)
- [28-June-2007 Allandale Executive Committee Votes to File Lawsuit](#)
- [25-June-2007 Suit filed by RG&N against Northcross Wal-Mart](#)
- [15-June-2007 Neighbor Power II](#)

### Chronic: Habitually Updated Buzz

- [National: Gustav: Gone, But Not Forgotten](#)
- [National: McBush or McCheney?](#)
- [City Hall Hustle: The Budget's Done](#)
- [City Hall Hustle: Beyond the Hall, Y'all - Republican Revolt: Q-Rama](#)
- [GP Crush of the Week: Heart Feels F---ed Over by GOP](#)

### Austin Chronicle News

- [Deadlocked Over Density](#)
- [Headlines](#)
- [Naked City](#)
- [Res. Publica](#)
- [Anti-Abortionists Want More Health-Care Money](#)

### Statesman - Local Headlines

- [For a lucky baby named Jacob, a chance at a new life - Sep 7, 2008](#)
- [For some children in state care, adoption comes as happy ending - Sep 7, 2008](#)
- [Last chance to keep kids plays out in courtroom - Sep 7, 2008](#)
- [Man, woman charged with trying to run over towing company employee - Sep 8, 2008](#)
- [City upgrades dams to guard homes from bad flood - Sep 7, 2008](#)

### Crestview Contacts

- [CNA President - Jonathan Locklin](#)
- [CNA Vice-President - Steve Kuehner](#)

### Neighborhood Links

- [Crestview Calendar \(bottom of webpage\)](#)
- [Crestview Committees](#)
- [Crestview Yahoo Group](#)
- [Brentwood](#)
- [Wooten](#)
- [Highland](#)
- [Allandale](#)
- [North Shoal Creek](#)
- [Austin Environmental Directory](#)
- [Buy Austin for Local Business](#)
- [North Austin Optimist Club](#)
- [North Austin Lions Club](#)
- [St. Louis Catholic Church](#)
- [KXAN - Redeemer Lutheran School](#)
- [Weather Station](#)

### Neighborhood Documents

- [Crestview Newsletter - August 2008](#)
- [Crestview Newsletter - July 2008](#)
- [By Laws for Crestview Neighborhood Association](#)
- [Photo Gallery](#)

### Crestviewna - Committees

- [Executive Committee 08.04.08 Meeting Minutes - Aug 15, 2008](#)
- [Newsletter Committee 08.05.08 Meeting Minutes - Aug 7, 2008](#)
- [VMU Committee 07.30.08 Meeting Minutes - Jul 31, 2008](#)

### The Allandale Reporter

- [Thursday's ANA Executive Committee Meeting - Aug 26, 2008](#)
- [Allandale's VMU Application on by City Council - Aug 25, 2008](#)
- [The Allandale Neighbor - August 2008 Issue - Aug 24, 2008](#)

### City Planning Calendar

### Newer Post

### Home

### Older Post

## Blog Archive

### ▼ 2008 (22)

#### ▼ September (1)

[Violet Crown Fall Arts Festival call for artists!](#)

#### ► August (2)

#### ► July (5)

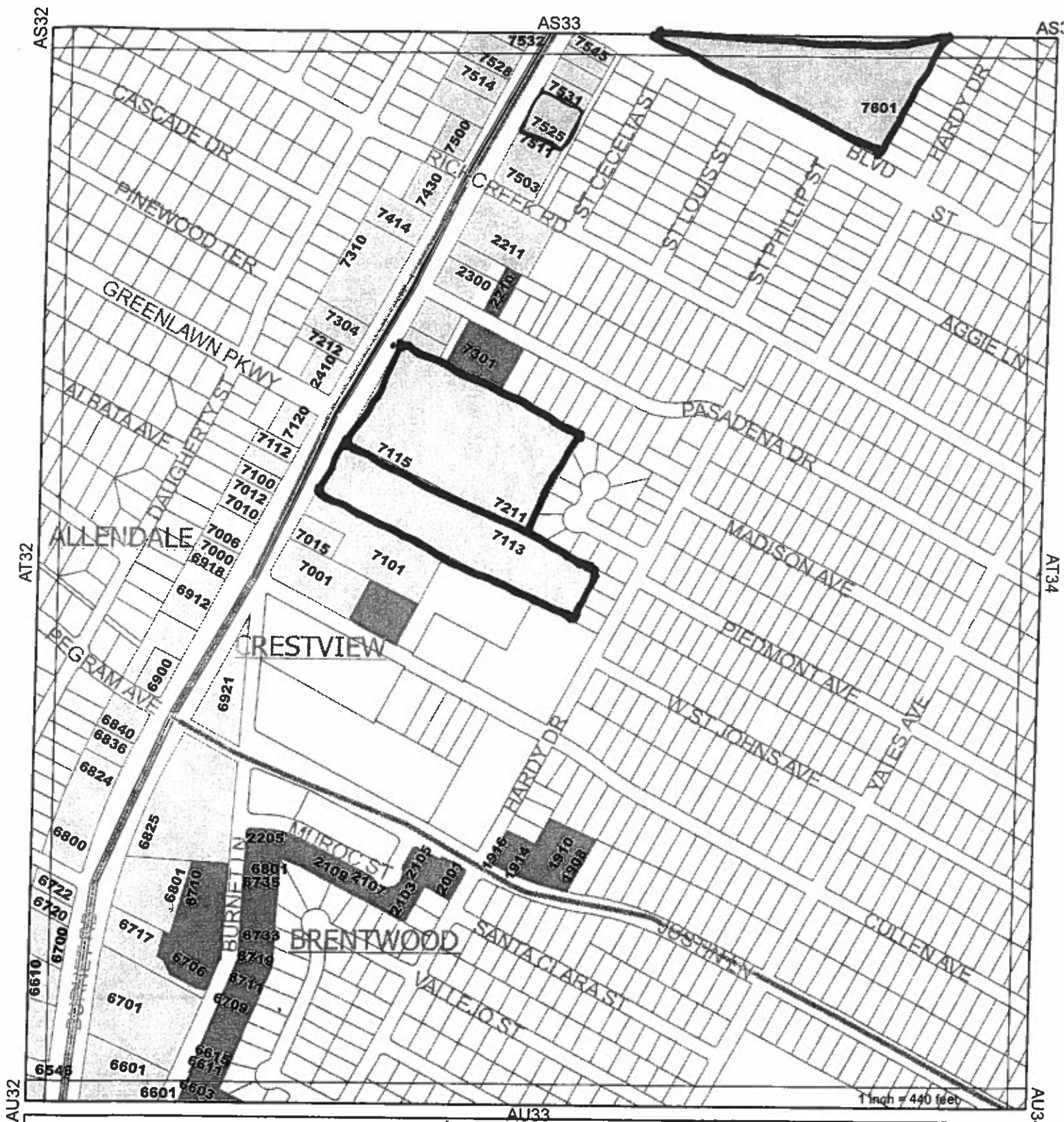
#### ► May (8)

#### ► April (5)

#### ► January (1)

#### ► 2007 (29)





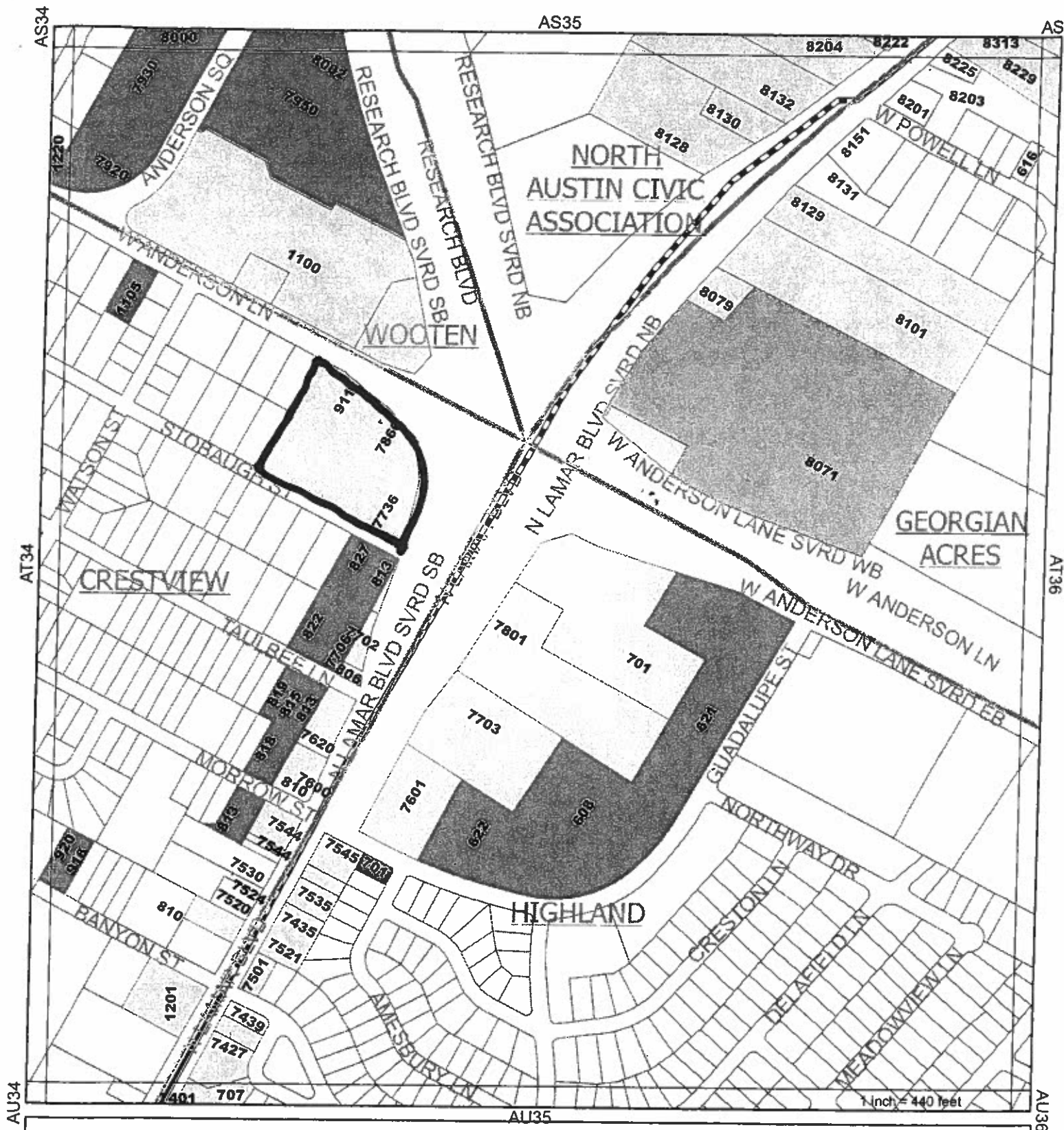
Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AT33

- Exclude  
property  
- Add to VMU



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.  
Vertical Mixed Use Map Grids Black and White.mxd

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



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

**- Exclude  
property  
- Add to VMU**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.  
Vertical Mixed Use Map Grids Black and White.mxd

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

Crestview VMU Tract Table

TRACT #	TCAD Property ID #	COA Address Point	Existing Zoning
1	241266	7825 1/2 BURNET RD 7825 BURNET RD	CS-CO-NP
	241267	7829 BURNET RD	CS-CO-NP
	241268	7837 BURNET RD	CS-CO-NP
	241271	7801 1/2 BURNET RD 7801 BURNET RD	CS-CO-NP
	732586	2105 W ANDERSON LN 2113 W ANDERSON LN	CS-CO-NP
	732587	2103 W ANDERSON LN	CS-CO-NP
	776803	2115 W ANDERSON LN 2117 W ANDERSON LN 2135 W ANDERSON LN 2137 W ANDERSON LN 2139 W ANDERSON LN 2143 W ANDERSON LN 2145 W ANDERSON LN 2153 W ANDERSON LN 2157 W ANDERSON LN 2159 W ANDERSON LN 2161 W ANDERSON LN 2163 W ANDERSON LN 2165 W ANDERSON LN 2167 W ANDERSON LN 7723 BURNET RD 7725 BURNET RD 7727 BURNET RD 7795 BURNET RD 7797 BURNET RD 7799 BURNET RD	CS-CO-NP
	776804	7793 BURNET RD 7799 1/2 BURNET RD	CS-CO-NP
	241272	2000 ST JOSEPH BLVD 2100 1/2 ST JOSEPH BLVD 2112 1/2 ST JOSEPH BLVD 2114 ST JOSEPH BLVD 7601 BURNET RD 7701 BURNET RD 7711 BURNET RD 7715 BURNET RD 7717 BURNET RD 7719 BURNET RD	GR-CO-NP
	239061	7531 BURNET RD	CS-CO-NP
3	239062	N55FT OF LOT 5 *RESUB OF LT 1 BLK A ST LOUIS HEIGHTS	CS-CO-NP
	239063	LOT 6 *RESUB OF LT 1 BLK A ST LOUIS HEIGHTS	CS-CO-NP
	239064	7545 BURNET RD	CS-CO-NP
4	239060	7525 BURNET RD	CS-CO-NP

**Crestview VMU Tract Table**

12	236452	7702 N LAMAR BLVD SB	CS-MU-CO-NP
	236454	7700 N LAMAR BLVD SB 806 TAULBEE LN	CS-MU-CO-NP
	236456	7706 N LAMAR BLVD SB 7720 N LAMAR BLVD SB 813 STOBAUGH ST 822 TAULBEE LN 827 STOBAUGH ST	CS-MU-CO-NP
13	236442	7620 N LAMAR BLVD SB 7630 N LAMAR BLVD SB	CS-MU-CO-NP
	236447	7600 N LAMAR BLVD SB 7600 N LAMAR BLVD SB 810 MORROW ST 810 MORROW ST	CS-MU-CO-NP CS-1-MU-CO-NP
100	240125	2155 W ANDERSON LN 2203 W ANDERSON LN	CS-CO-NP
	241269	2301 W ANDERSON LN	CS-CO-NP
	241270	2211 W ANDERSON LN	

(1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map

(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the city pertaining to that property. If a COA address was not available for a property the TCAD address and/or legal description was used.

**Crestview Planning Area VMU Neighborhood Recommendations  
C14-2009-0065**

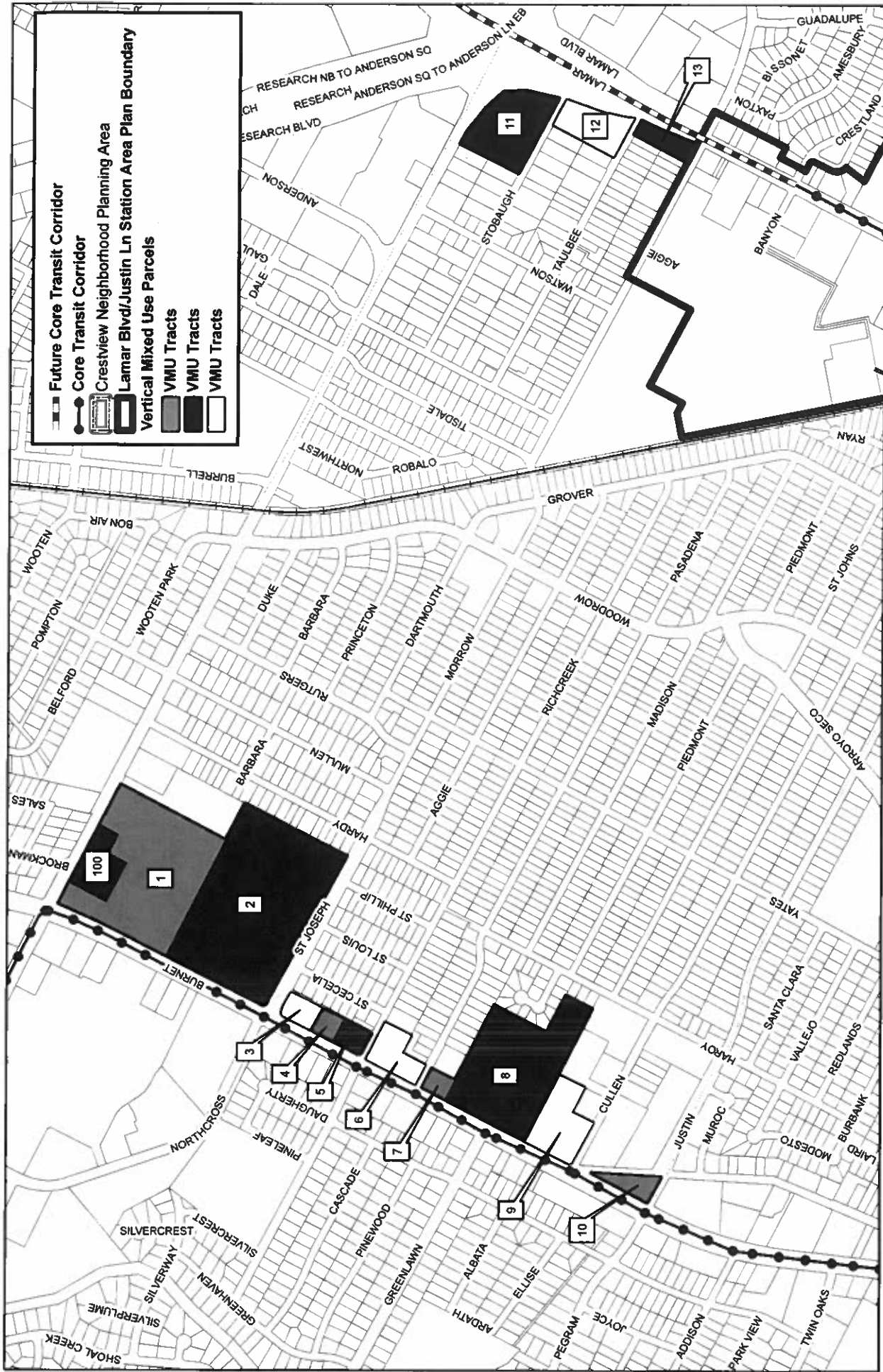
VMU Overlay District					
Tract #	All VMU-Related Standards Apply	OPT OUT			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses In Office Districts	
1, 3, 5-7, 9, 10, 12, 13		X	X	X	
2, 4, 8, 11					X

VMU Opt-In Properties					
Tract #	All VMU Related Standards Apply	OPT IN			VMU - No Related Standards Apply
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses In Office Districts	
100					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.





0 500 1,000 2,000 Feet

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

# **Crestview Neighborhood Planning Area Vertical Mixed Use (VMU) Overlay District Opt-In/Opt-Out Process C14-2009-0065**

Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
June 11, 2009





SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

#### ZONING

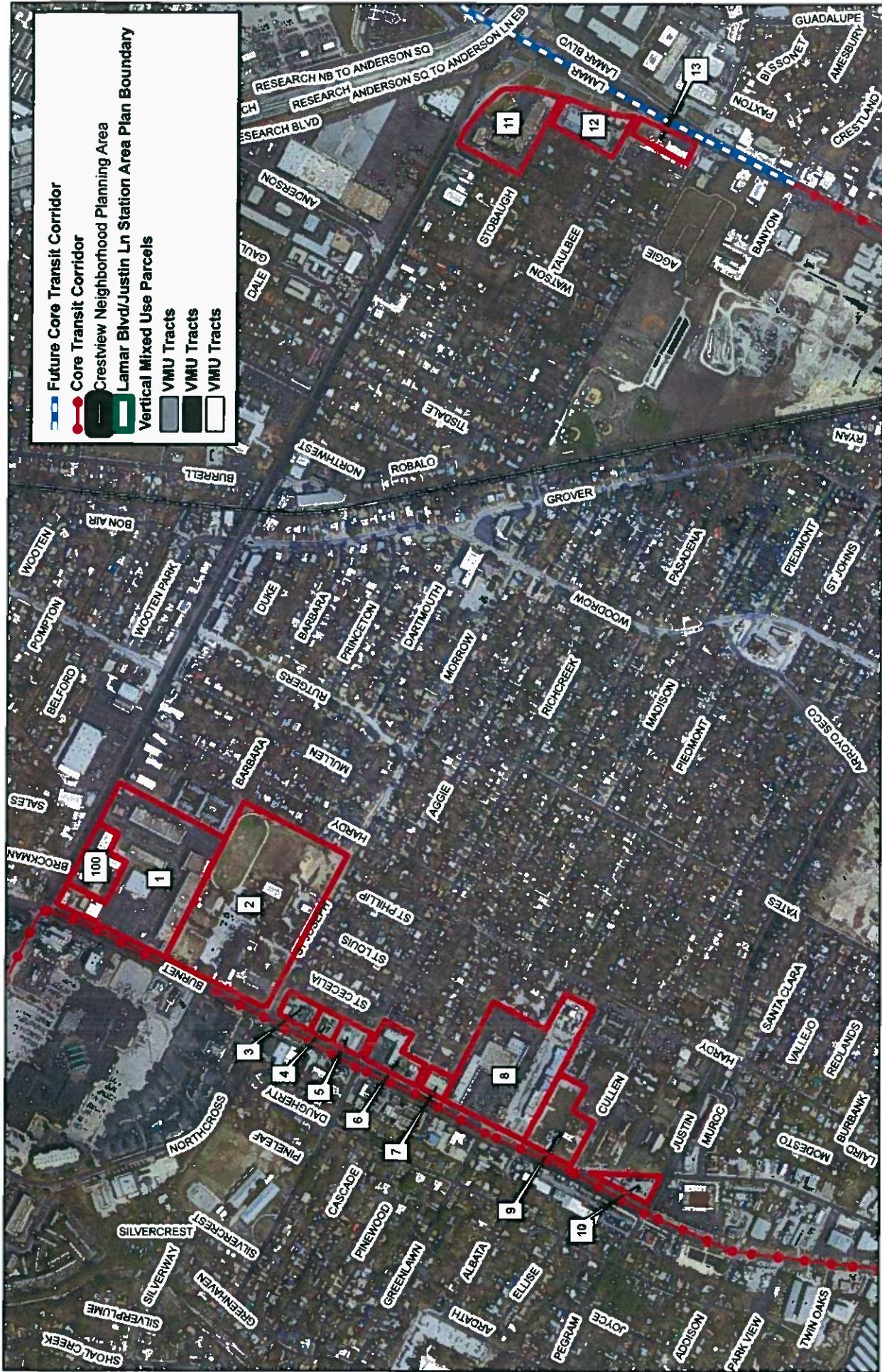
ZONING CASE#: C14-2009-0065  
 ADDRESS: CRESTVIEW PLANNING AREA  
 SUBJECT AREA: 29.7 ACRES  
 GRID: J29-30 & K29  
 MANAGER: G. MONTES



1" = 1000'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
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# Crestview Neighborhood Planning Area Vertical Mixed Use (VMU) Overlay District Opt-In/Opt-Out Process C14-2009-0065

Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
June 11, 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 Gregory Montes, Austin, TX 78767-8835.

File # C14-2009-0065

Planning Commission Hearing Date: August 11, 2009

Name (please print) ANNA B. DOSS

Address 7911 BROCKMAN 78757

Comments It's time to get out of Austin.

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

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File # C14-2009-0065

Planning Commission Hearing Date: August 11, 2009

Name (please print) ANNA B. DOSS

Address 7911 BROCKMAN 78757

Comments Austin is going to hell!

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

## PLANNING COMMISSION HEARING

DATE: August 11, 2009 TIME: 6:00 P.M.  
LOCATION: City Hall, Rm. 1002, Council Chambers  
301 W. 2nd Street, Austin

## CITY COUNCIL HEARING

DATE: August 27, 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 Crestview Neighborhood Planning Area, please call Gregory Montes at (512) 974-2629 or email at: [gregory.montes@ci.austin.tx.us](mailto:gregory.montes@ci.austin.tx.us). Si Ud ☒ Necesita información en Español, favor de llamar a Gregory Montes (512) 974-2629. Office hours are 8:00 AM to 6:00 PM Monday through Thursday and 8:00 AM to 12:00 PM on Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

### PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0065

Planning Commission Hearing Date: August 11, 2009

Name (please print) WINOERS LEAFAR ☐ I am in favor  
(Estoy de acuerdo)  
Address 4506 RAMSEY ☒ I object  
(No estoy de acuerdo)  
Comments LEAVE THIS AS IS

### PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0065

Planning Commission Hearing Date: August 11, 2009

Name (please print) BRADLEY SMYTH ☒ I am in favor  
(Estoy de acuerdo)  
Address 1910 W SAINT JOHNS AVE ☐ I object  
(No estoy de acuerdo)  
Comments \_\_\_\_\_

## PLANNING COMMISSION HEARING

DATE: August 11, 2009 TIME: 6:00 P.M.

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

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## PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0065

Planning Commission Hearing Date: August 11, 2009

Name (please print) Ronda Hall

☐ I am in favor  
(Estoy de acuerdo)

Address 7510 Saint Cecelia St 78757

☒ I object  
(No estoy de acuerdo)

Comments Based on my objections to the zoning changes, I'm also objecting to this (see concerns listed on that form). However, if zoning changes are approved, I urge you to take the Neighborhood's recommendations.

## 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: August 11, 2009 TIME: 6:00 P.M.

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

## CITY COUNCIL HEARING

DATE: August 27, 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 Crestview Neighborhood Planning Area, please call Gregory Montes at (512) 974-2629 or email at: [gregory.montes@ci.austin.tx.us](mailto:gregory.montes@ci.austin.tx.us). Si Ud Necesita información en Español, favor de llamar a Gregory Montes (512) 974-2629. Office hours are 8:00 AM to 6:00 PM Monday through Thursday and 8:00 AM to 12:00 PM on Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

## PLANNING COMMISSION COMMENT FORM

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

File # C14-2009-0065

Planning Commission Hearing Date: August 11, 2009

Name (please print) JOSEPH R PAGE

☐ I am in favor  
(Estoy de acuerdo)

Address 7504 ST. PHILLIP, AUSTIN, TEX

☒ I object  
(No estoy de acuerdo)

Comments THIS WILL ADD TO THE TRAFFIC CONGESTION  
ALREADY BAD IN THIS AREA.

## 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.

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File # C14-2009-0065

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

Too Crowded already

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File # C14-2009-0065

Planning Commission Hearing Date: August 11, 2009

Name (please print) JANET M. BLEDSOE (Miller Properties) ☐ I am in favor  
(Estoy de acuerdo)  
Address 2211 Richcreek Rd. Austin Tx 78757 ☒ I object  
(No estoy de acuerdo)  
Comments Miller Properties owns Colony Apts with 15 units - not wanting to change the neighborhood.

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## Montes, Gregory

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**From:** Aimage Studio [redacted]  
**Sent:** Tuesday, August 18, 2009 9:42 AM  
**To:** Montes, Gregory  
**Cc:** [redacted]  
**Subject:** Re: Opt out

You are welcome. Also please note that an existing 15 foot easement through the parking lots at 7700 N Lamar and our neighbor to the North "sexy scissors" would also limit the effectiveness of VMU. This easement facilitates customers' entry and exit to both Aimage Photography and Sexy Scissors to and from Taulbee and Lamar. Unless the easement was undone, rebuilding VMU like structures would be untenable given the shallowness of our lots. They are best left zoned as is: cs, mu, etc. The State hwy aka Lamar Blvd easements also have gobbled up much of the depth of the lots, and unless vacated and returned to the property owners, would render VMU unworkable. Thanks for hearing my concerns.

Best,

Don Shepard

Sent from my iPhone

On Aug 18, 2009, at 7:55 AM, "Montes, Gregory" <Gregory.Montes@ci.austin.tx.us > wrote:

> Thanks Mr. Shepard, I'll be sure to include your letter in staff  
> backup, which is sent to the Planning Commission & City Council. Let  
> me know if you have any further questions.

>  
> Gregory Montes  
> Senior Planner, City of Austin  
> Planning and Development Review Department  
> 505 Barton Springs Road, 5th Floor  
> Austin, Tx 78704  
> Phone (512) 974-2629 / Fax (512) 974-6054  
> gregory.montes@ci.austin.tx.us  
>

> -----Original Message-----

> From: Aimage Studio [redacted]  
> Sent: Tuesday, August 18, 2009 1:31 AM  
> To: Montes, Gregory  
> Cc: [redacted]  
> Subject: Re: Opt out  
>

> Thanks Mr. Montes: here is the letter you requested during our phone  
> call.

>  
> I am out off State this week but will try to attend the Planning  
> Commision meeting upon my return. I will include my objections to the  
> VMU proposal in this letter, but please understand that though I  
> reference my commercial neighbors, I am not speaking or acting for  
> them.

>  
> My concerns regarding the proposed zoning change hinge on three main  
> points: First, my building lot and the businesses immediately flanking  
> me on either side are too small to benefit from a VMU designation, we  
> are each very small and struggling businesses which serve the  
> community at large rather than just the Crestview area. Second, I do  
> not want the property to be encumbered by the low income housing  
> requirement, it is inappropriate for my property given the tiny lot  
> size. Third, policing in our neighborhood along Lamar has been awful  
> and can bear no higher population density now, or in the future, which  
> the VMU designation would make worse.

>> have tried reaching you by phone but have been unable to link up with  
>> you.  
>> So I would greatly appreciate you confirming receipt of this email  
>> Opt-  
>> Out notification via return email.  
>>  
>> Thank you.  
>>  
>> Don Shepard  
>>  
>> Sent from my iPhone