Upper Boggy Creek: Blackland Sub-District

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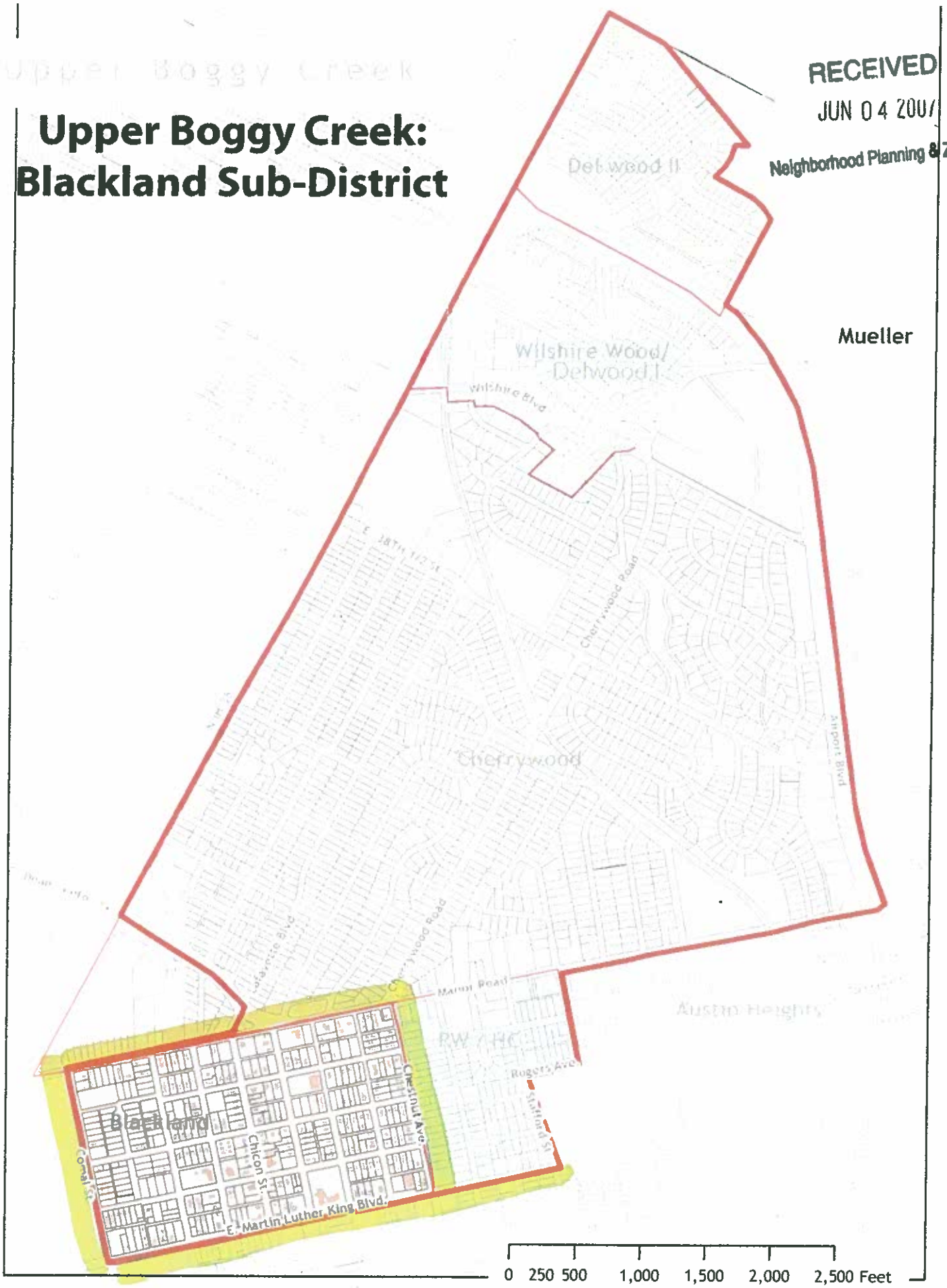

Map created April 2007 with City of Austin GIS Data available:
ftp://coageoid01.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html
For more information contact Jules Vieau, 512-495-9569

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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)
2101 Manor Rd.	✓				
2201 Manor Rd.	✓				
1814 East MLK	✓				
Note: Blackland Neighborhood Association desires to opt-out of parking reductions for all properties.					

* 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.

Upper Boggy Creek: Rogers-Washington/ Holy Cross Sub-District

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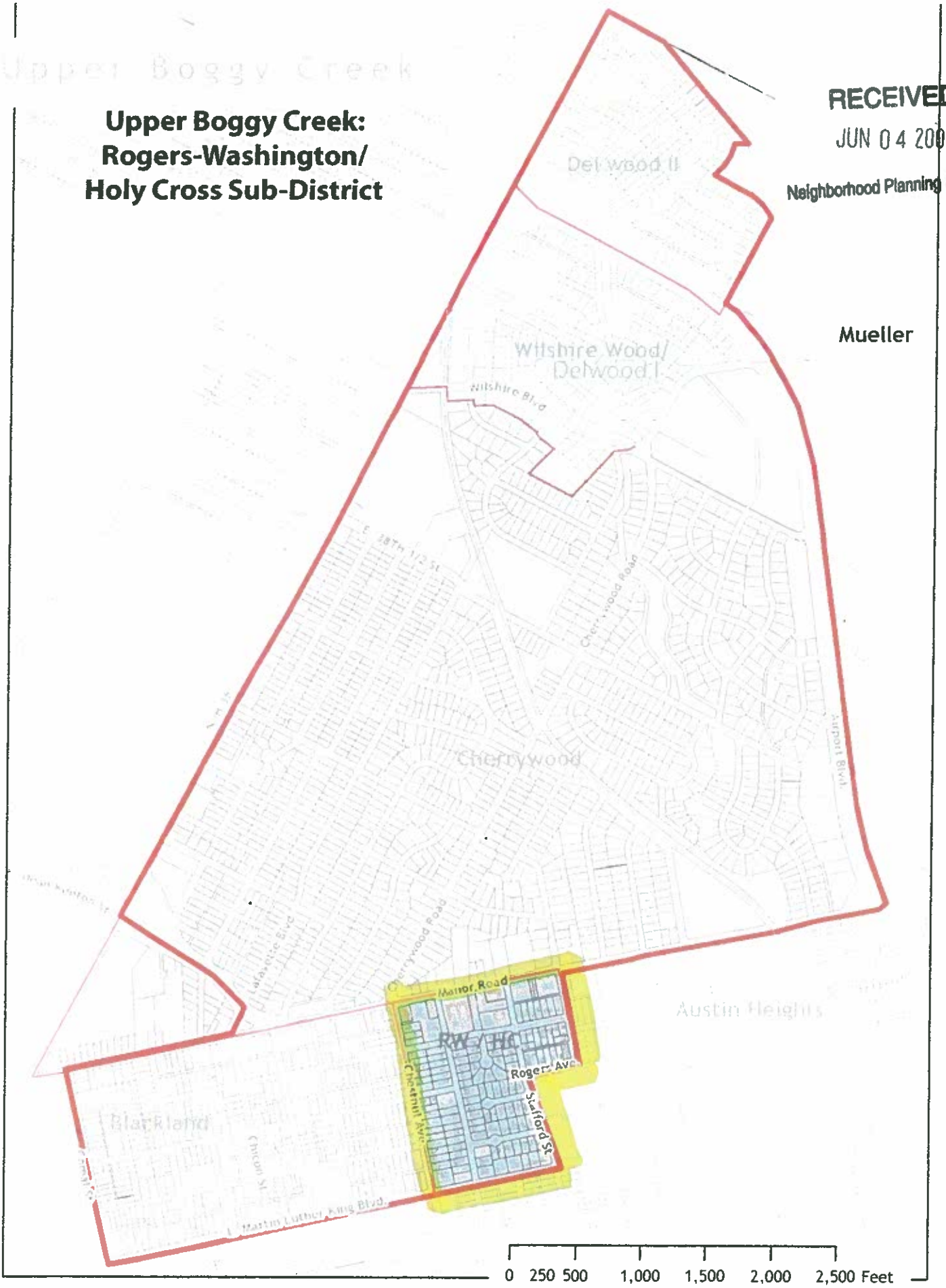

1 inch equals 1,000 feet

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✓ 2615 Manor Rd.	X				
✓ 2613 Manor Rd	X				
✓ 2605 Manor Rd	X				
2310 Manor Rd	X				
2300 Manor Rd	X				
✓ 2309 Manor Rd	X				
✓ 2301 Manor Rd.	X				
2610 Manor Rd.	X				
2406 Manor Rd	X				
✓ 2627 Manor Rd.	X				
✓ 2409 Manor Rd.	X				
2206 Maple Ave.		X			

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Do not allow reduction in on-site parking for Rogers-Washington, Holy Cross neighborhood.

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VERTICAL MIXED USE OPT-IN FORM

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	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.
N/A				

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Upper Boggy Creek
Neighborhood Planning Team

Minutes from May 29, 2007 Special Meeting

In attendance, Voting Members:
Jay Velgos (WWD1); Brad Roseman (D2); Kathy Bolstorff (D2); Leslie Lawson (WWD1); Bo McCarver (BL); Girard Kinney (CW); Wade McElroy (CW); Johnnie M. Overton (BL); Isaiah Tibbs (WWD1); Lavon Marshall (RWHC); Ora Houston (BL); Edna Parra (RWHC); Ken Ronsonette (D2); Michael Bray (CW)

AGENDA

1. Read and approve minutes from May 15, 2007 Meeting

2. Verify Neighborhood Representation

3. Discuss Vertical Mixed Use preferences for each of the UBC subdistricts and record decisions for reporting to the City of Austin
Motion to Endorse Each Subdistrict's VMU Recommendations.
Vote: 14 For; 0 Against

4. Discuss and decide on UBC-wide preference for economic threshold on affordable housing: 60 percent, 70 percent, or 80 percent Median Household Income.
Motion to Recommend Planning Area-Wide Affordable Housing for MHI at 60 percent. Vote: 10 For; 4 Against; 1 Abstain

5. New Business: None

6. Adjourn at 8:10 pm

From: Jay Velgos <jvelgos@austin.rr.com>
Subject: **UBC Special Meeting: TOMORROW**
Date: May 28, 2007 7:22:32 PM CDT
To: Jay Velgos <jvelgos@austin.rr.com>, Leslie Lawson <lolawson@io.com>, Isaiah Tibbs <realtor77@gmail.com>, Kathy Bolstorff <bolsy@grandecom.net>, Robyn Hembree <rhembree77@yahoo.com>, Brad Roseman <brad@brokerbrad.com>, Desiny Villarreal <desinyv@grandecom.net>, Amy Brotman <amy.brotman@yahoo.com>, Dorothy Wade <WadeDe[illegible] Michael Bray <braym@southwestern.edu>, Wade McElroy <WadeMcElroy@gmail.com>, Tom Wald <tomwald@hotmail.com>, Girard Kinney <girard@kinneyarchitects.com>, Ora Houston <oraann1@yahoo.com>, Johnnie Overton <JohnnieOverton@grandecom.net>, Bo McCarver <bmccarver@austin.rr.com>, Arellio Torres <Atorres9@msn.com>, Billy Thogersen <billy@hotbilly.com>, Lavon Marshall <lavonmar@sbcglobal.net>, Tammy Carter <tcarter@austinisd.org>, Bonnie Cullum <vortex@vortexrep.org>
Cc: Mark Schiff <gortpara@yahoo.com>, Mark Walters <Mark.Walters@ci.austin.tx.us>, Stephen Kreger <tark427@hotmail.com>

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Greetings!

Sorry for the late reminder of this meeting...

WHAT: Upper Boggy Creek Neighborhood Planning Team Special Meeting

WHEN: Tuesday, May 29 - 6:30 - 8 pm

WHERE: Kleberg Hall at St. George's Church (4301 N. I-35 at Ardenwood Road)

As we discussed two weeks ago, the Upper Boggy Creek Neighborhood Planning Team will convene a SPECIAL MEETING to finalize our decisions regarding the properties in our area that we wish to opt in or out of the Vertical Mixed Use Ordinance.

I am hopeful this will be a short meeting. All that's required is that the VMU representatives from each of the neighborhoods be ready with their lists.

ALSO...

Here's my latest roster of UBC Representatives from each of the neighborhoods. Please let me know if I've left anyone off. (You should be able to see everyone's e-mail addresses in the TO field of this message.)

Delwood 2
Kathy Bolstorff - Homeowner
Robyn Hembree - Homeowner
Brad Roseman - Business Owner
Desiny Villarreal- Homeowner / alternate

Wilshire Wood/Delwood 1
Leslie Lawson - Homeowner
Jay Velgos - Homeowner
Isaiah Tibbs - Business Owner

Cherrywood
Amy Brotman - Homeowner
Dorothy Wade - Homeowner
Wade McElroy - Business Owner
Tom Wald - Renter
Michael Bray - Homeowner Alternate
Girard Kinney - Business/Homeowner Alternate

Blackland
Ora Houston - Homeowner
Johnnie Overton - Homeowner
Evoila Givan - Renter
Arellio Torres, Business Representative
Bo McCarver - Alternate Business Representative/Homeowner

Rogers-Washington/Holy Cross
Billy Thogerson - Homeowner
Lavon Marshall - Homeowner
Tammy Carter - Renter

Bonnie Cullum - Business Owner

See you tomorrow!

- Jay Velgos
Chair, Upper Boggy Creek Neighborhood Planning Team

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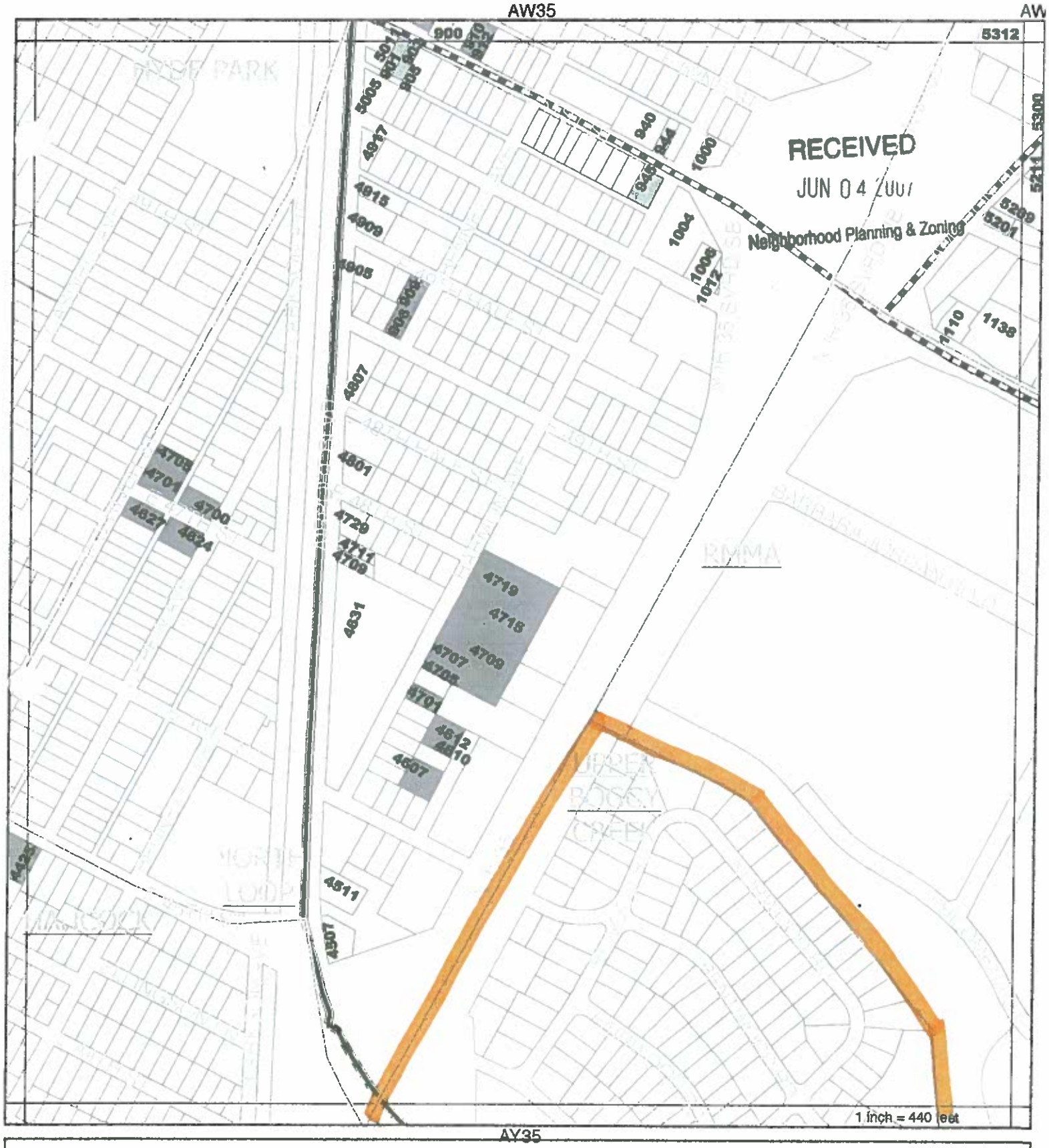

Detailed Maps for Vertical Mixed Use Opt-in/Opt Out Process
Grid Page: AX35

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

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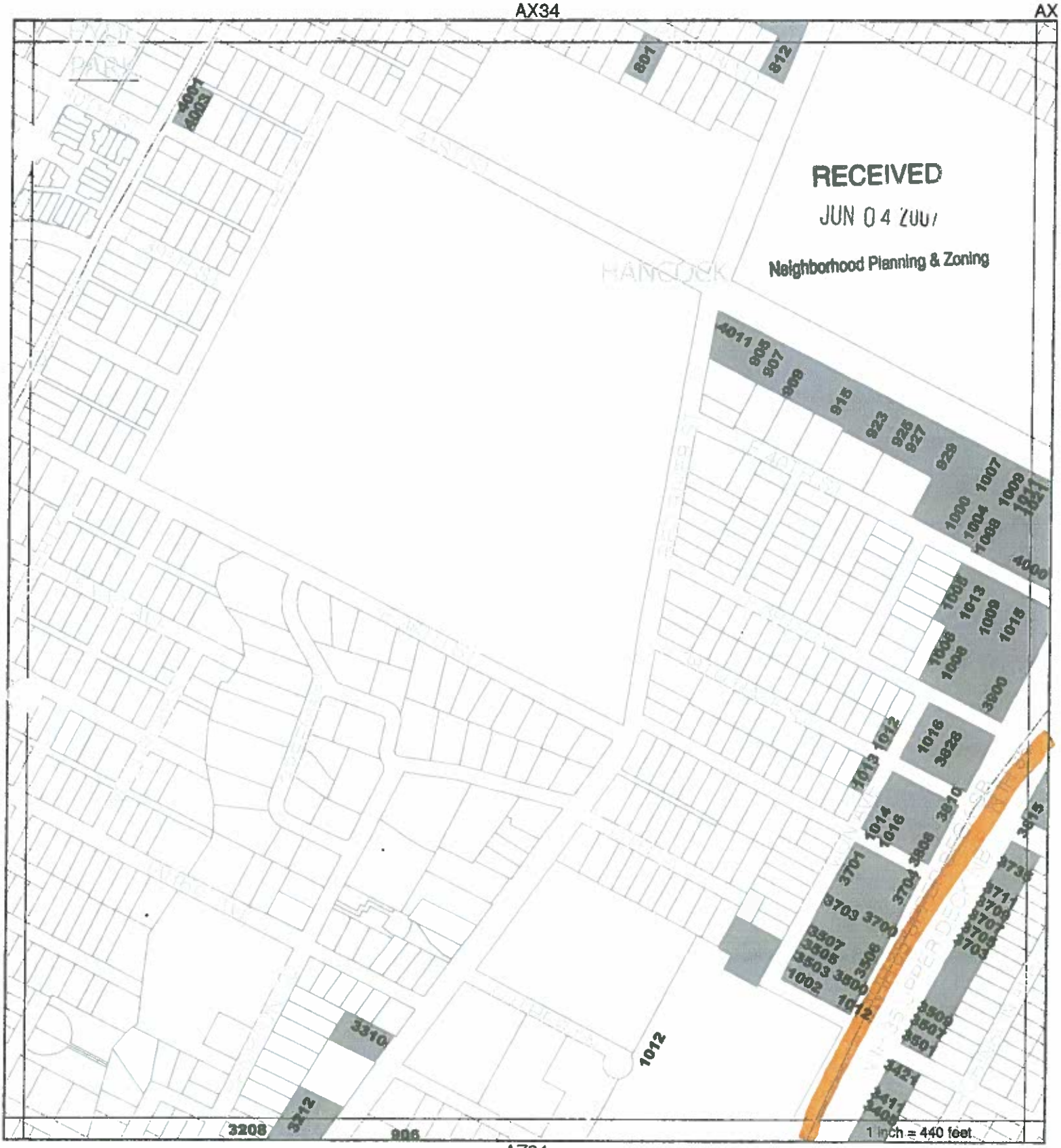
AX34 AX



AZ34

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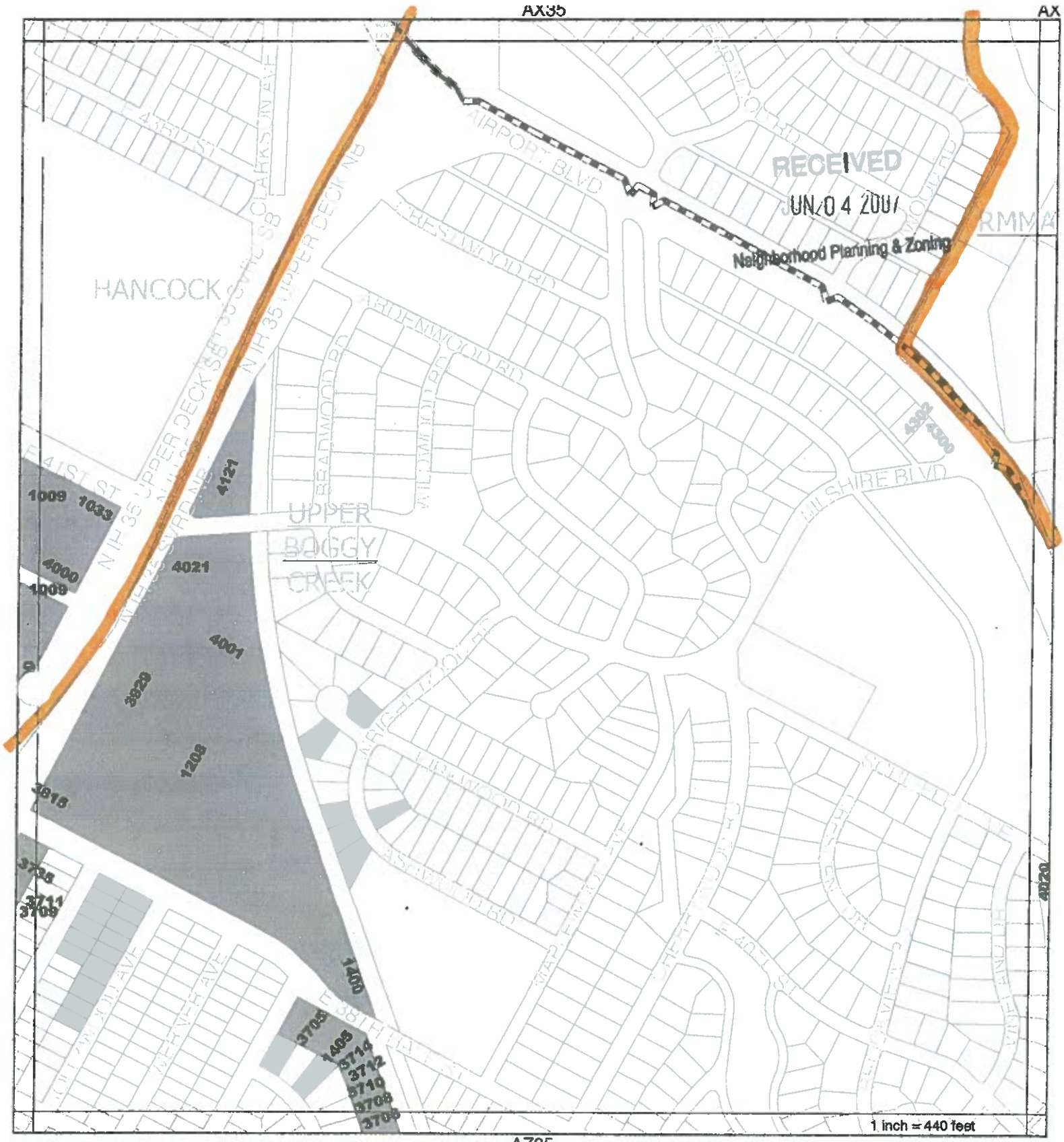

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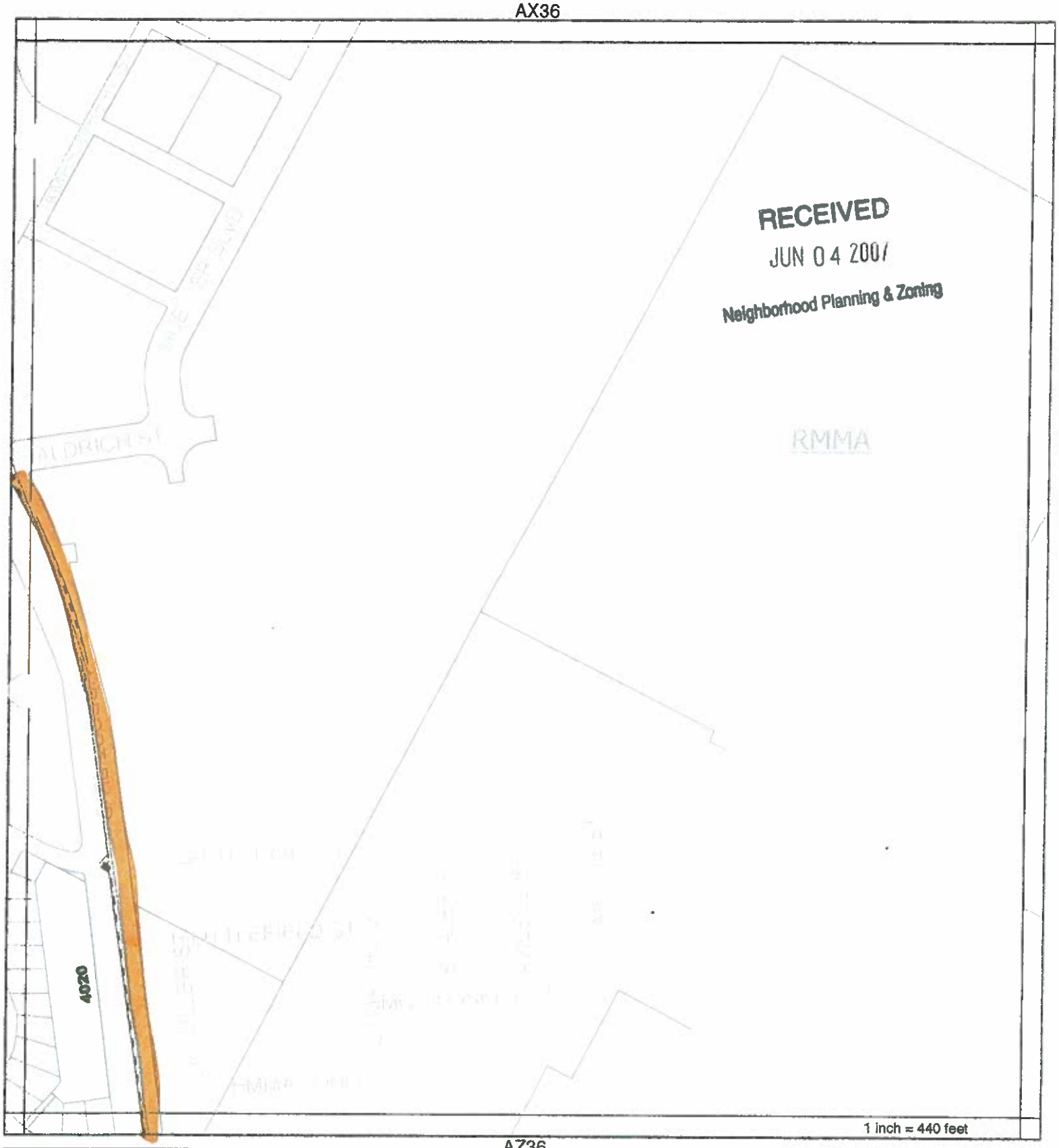

AZ36

Detailed Maps for Vertical Mixed Use Opt-in/Opt Out Process
Grid Page: AY36

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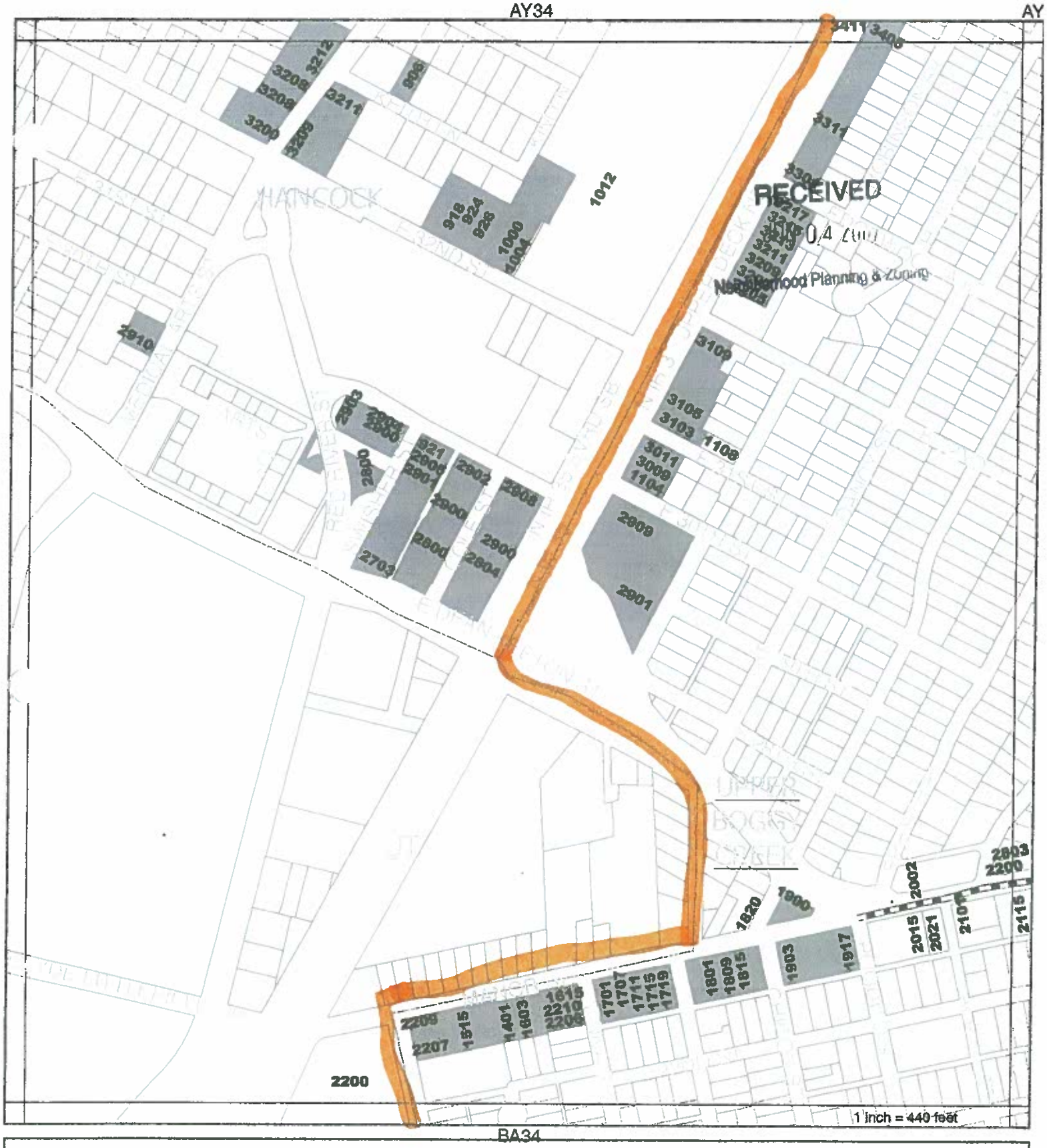

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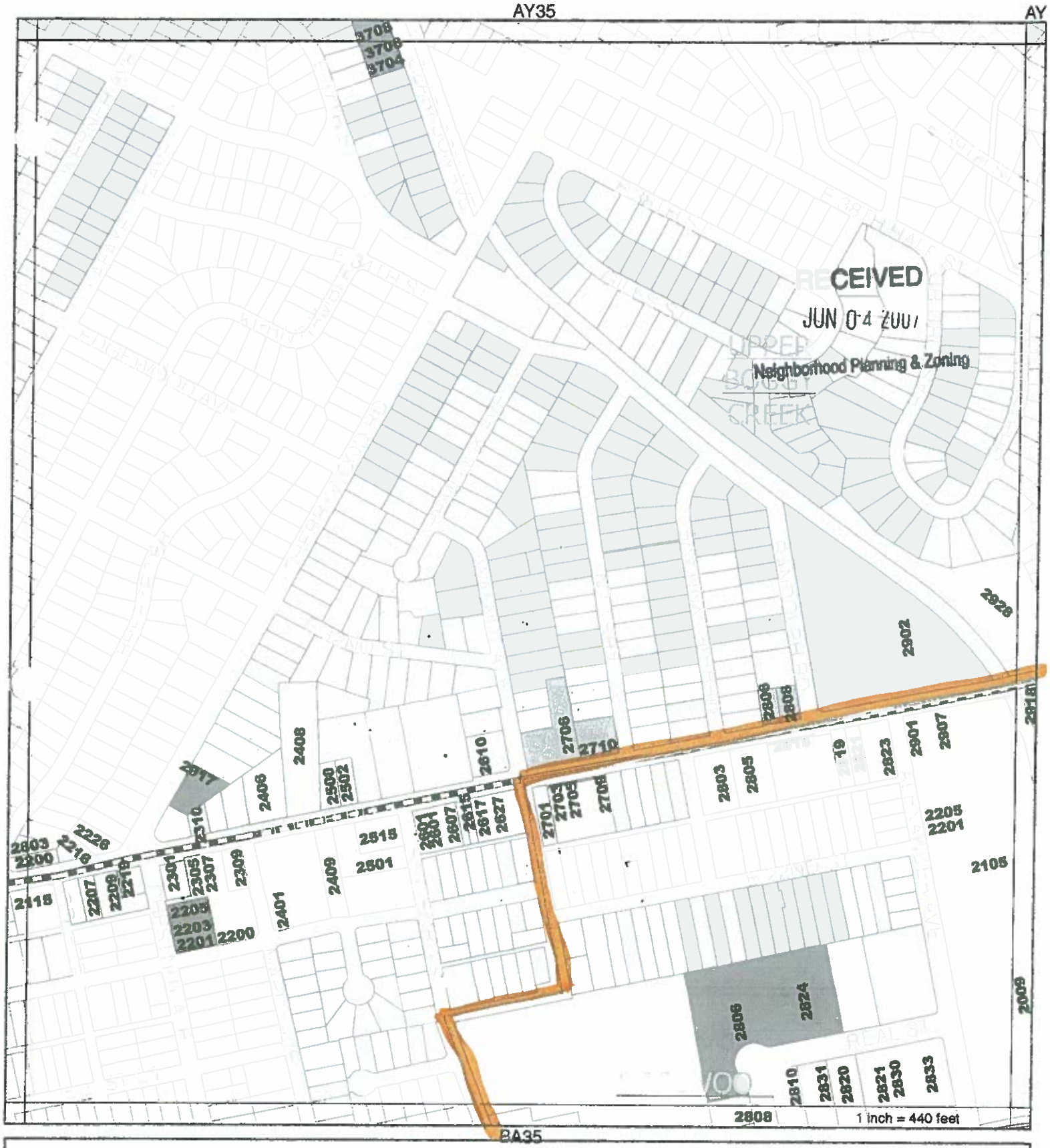

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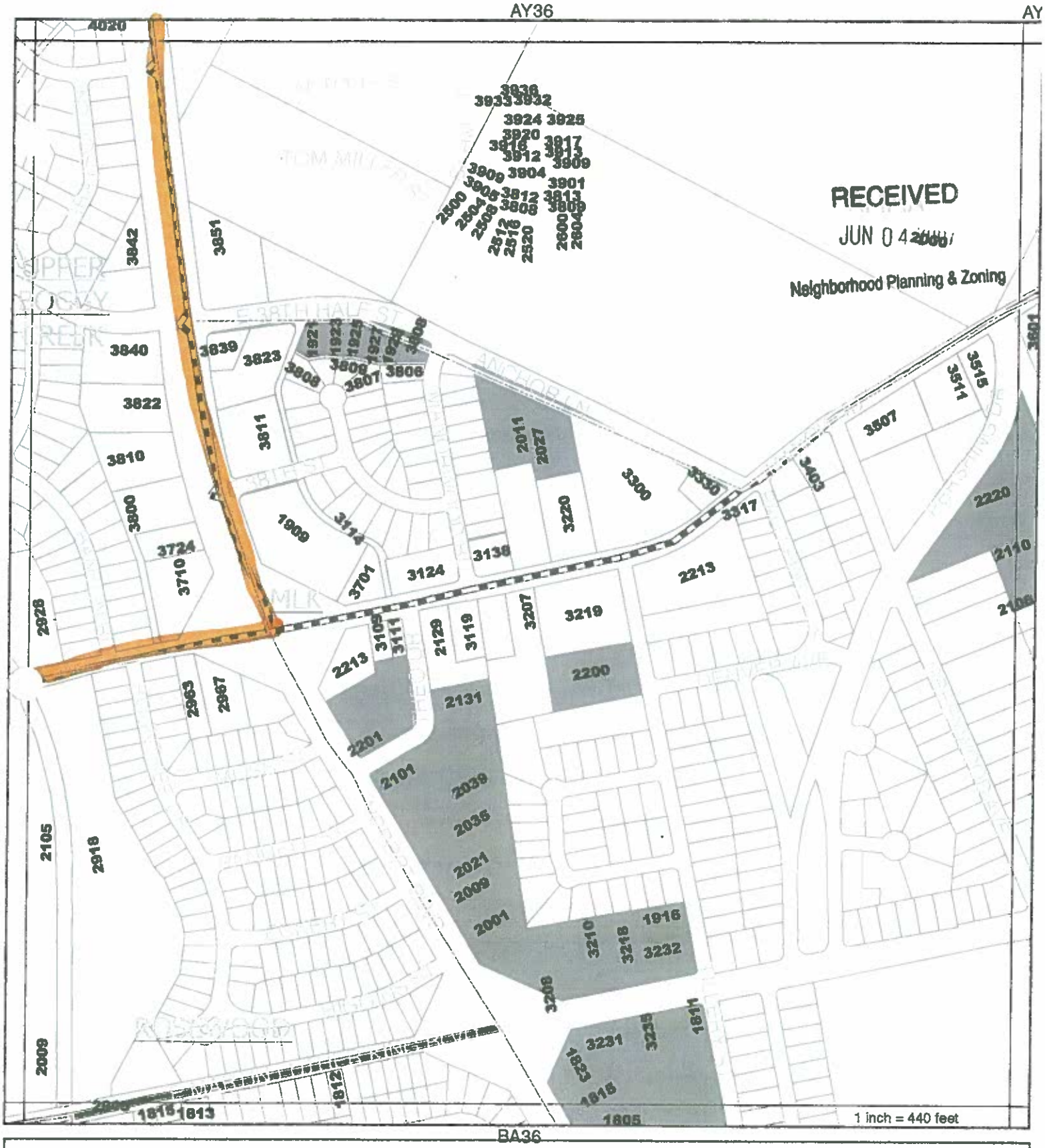

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Opt-In/Opt Out Process
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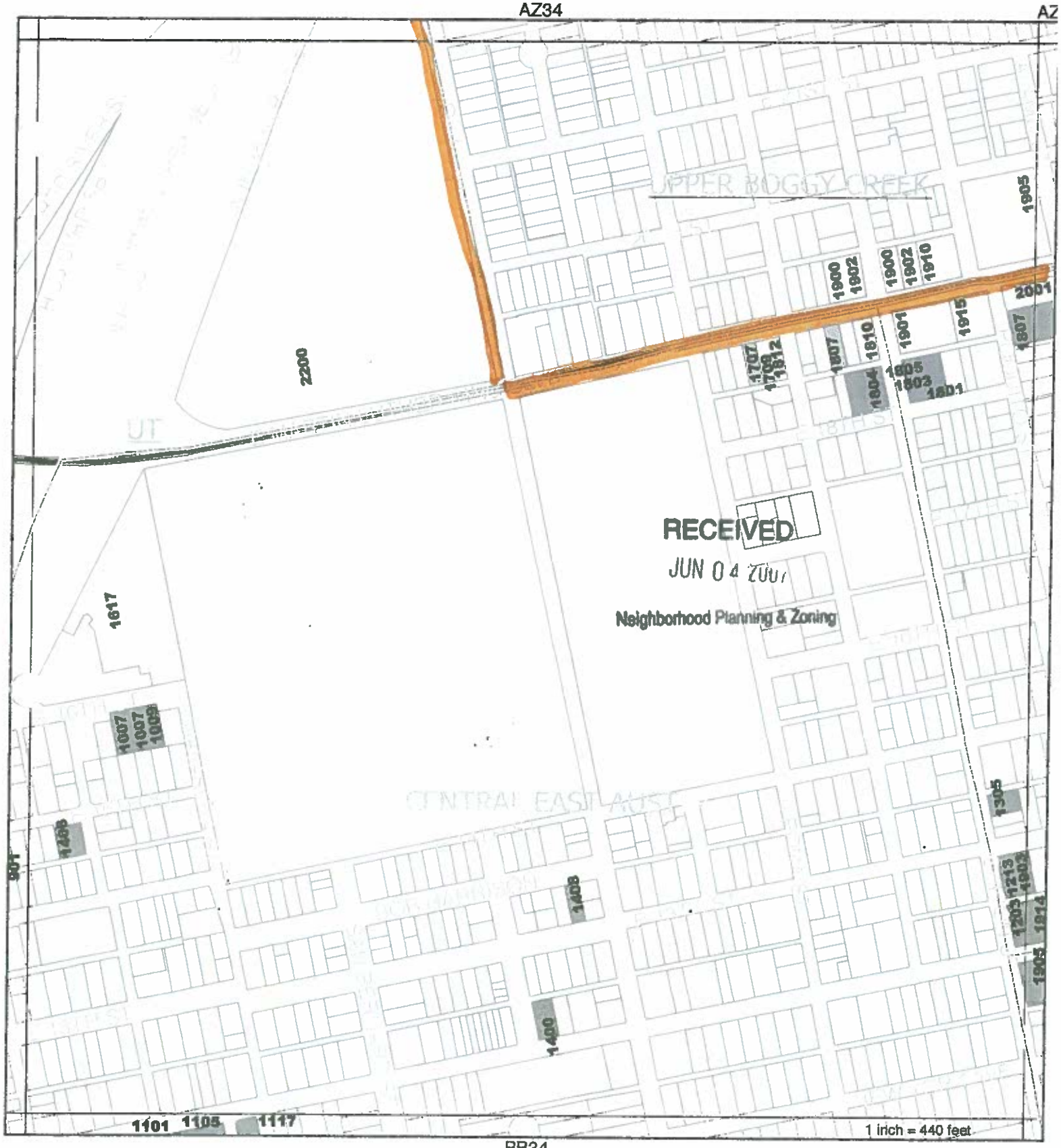

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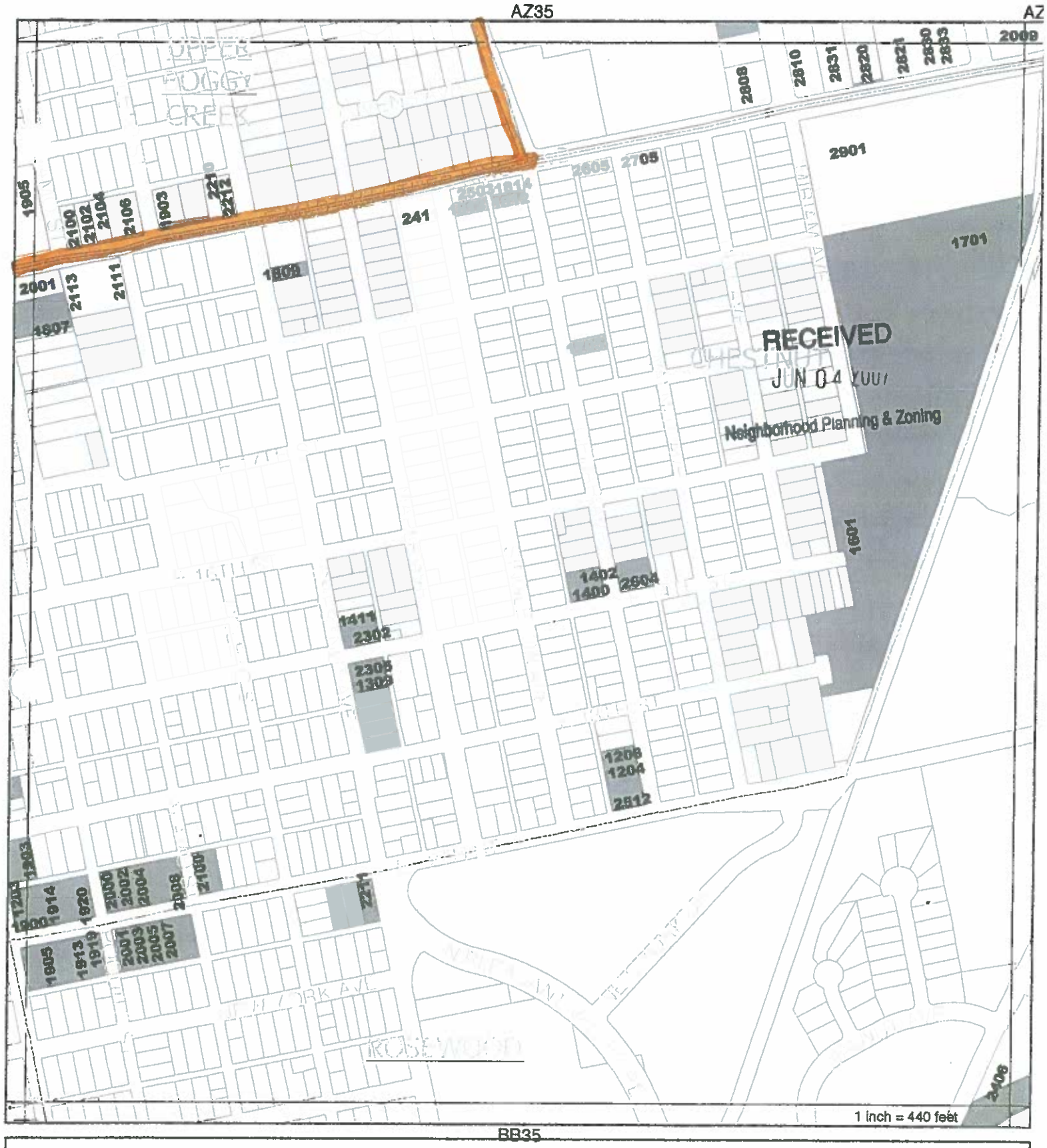

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Upper Boggy Creek: Wilshire Wood/Delwood I Subdistrict

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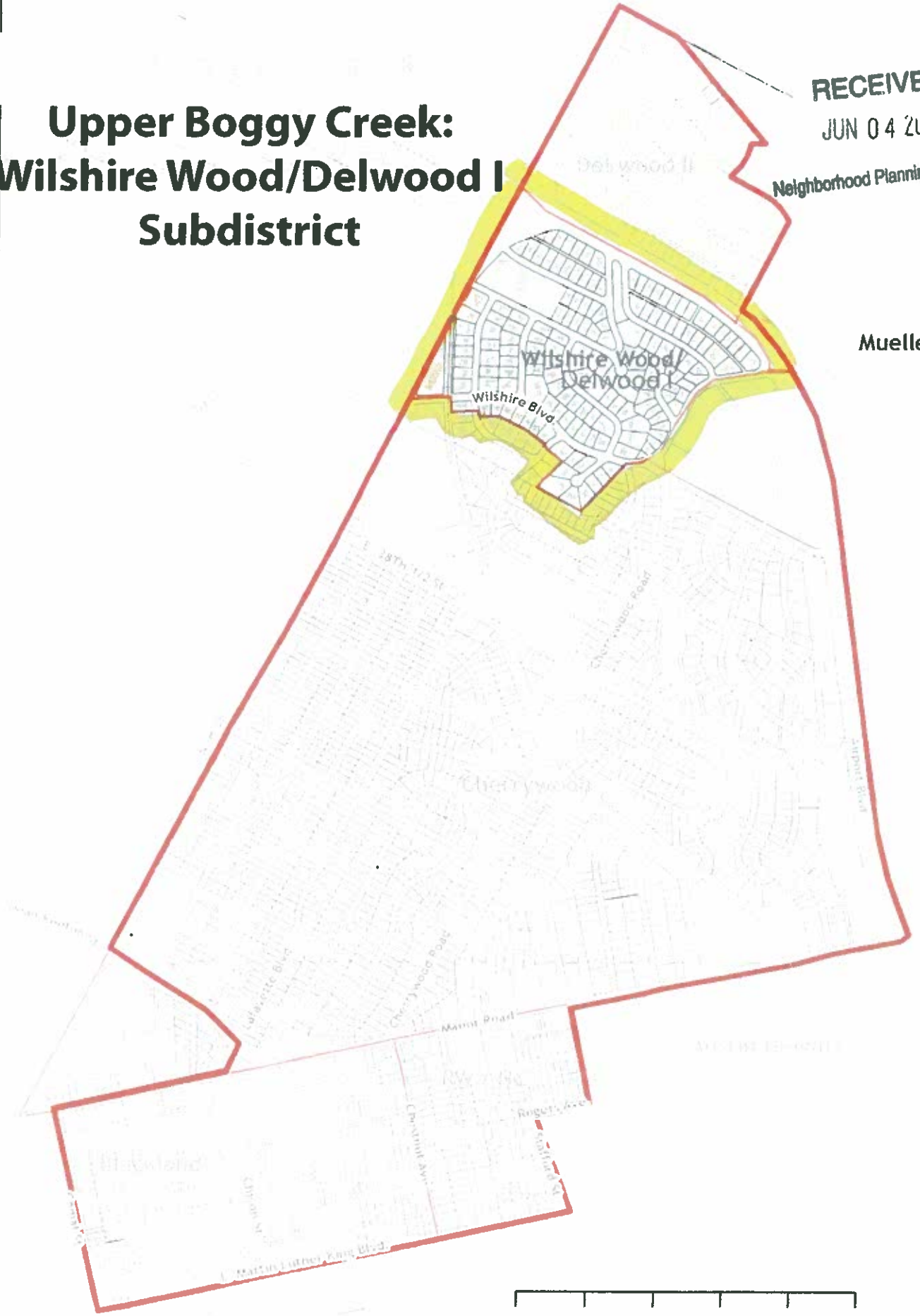

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VERTICAL MIXED USE OVERLAY DISTRICT FORM (WILSHIRE WOOD/DELWOOD I)

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)
4300 AIRPORT BV	NO	NO	NO	OPT-OUT	N/A
4302 AIRPORT BV	NO	NO	OPT-OUT	OPT-OUT	N/A

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(WILSHIRE WOOD/DELWOOD I)

VERTICAL MIXED USE OPT-IN FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE ____ of ____
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	The neighborhood recommends opt-in for all VMU related standards.
4103 I 35 N	OPT-IN	OPT-IN	N/A	YES

Upper Boggy Creek: Cherrywood Sub-District

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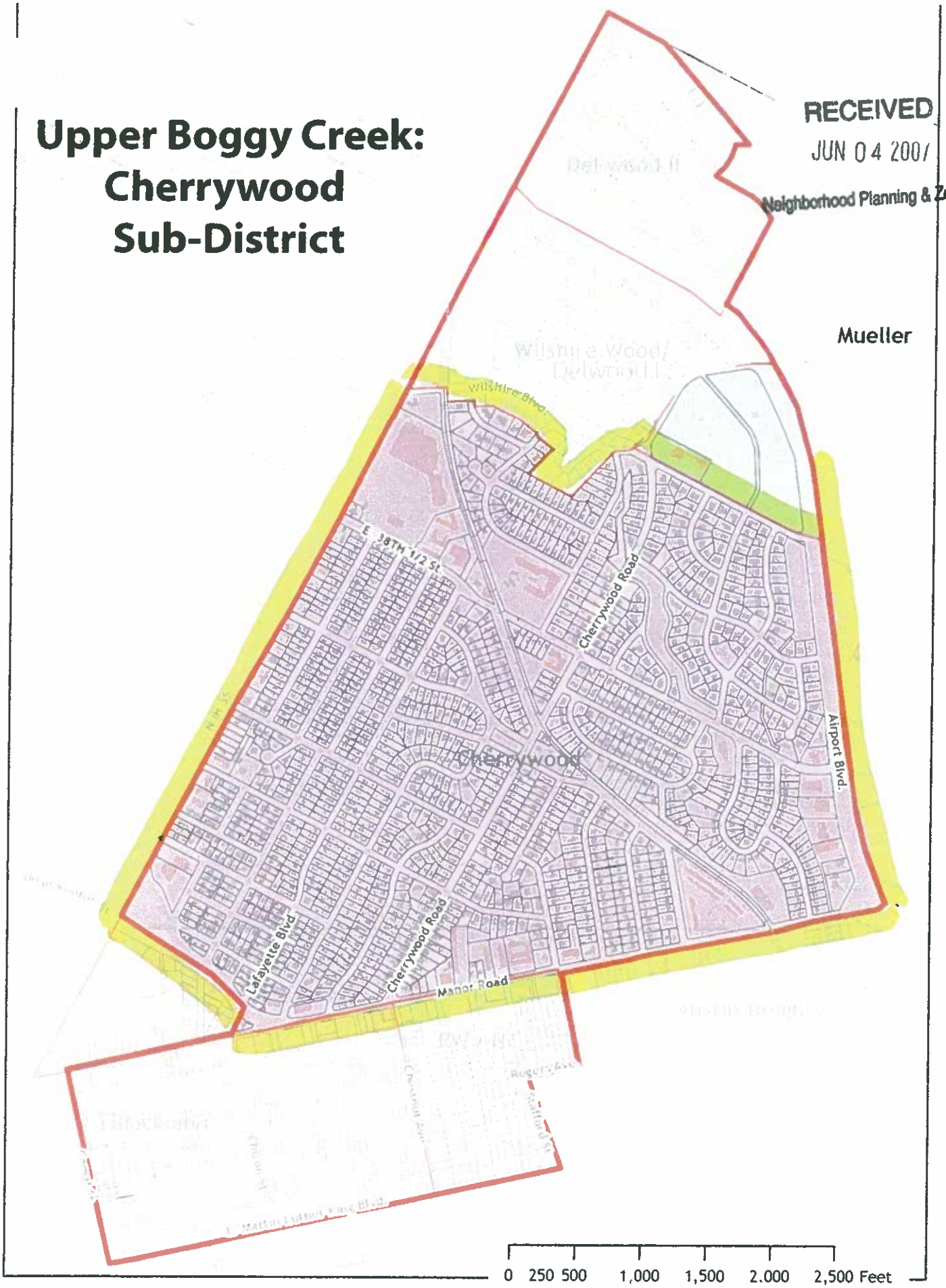

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4 June 2007

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VERTICAL MIXED USE OPT-IN FORM

This form was prepared for the Cherrywood Neighborhood (a Subdistrict of the Upper Boggy Creek (UBC) Neighborhood Planning Area). It includes all properties within the Cherrywood Subdistrict, as well as the area within the large trapezoid formed by Manor Road, IH35E Frontage Road, Dean Keaton and La Fayette, which is not within the boundaries of UBC, but which is within the boundaries of the Cherrywood Neighborhood Association.

SPECIAL REQUEST FROM CHERRYWOOD SUBDISTRICT

Because we anticipate that some, if not all, of the other four subdistricts that comprise UBC will take advantage of the opportunity to amend their plans over the 45 day amendment period, and because Cherrywood does NOT plan to amend its plan, **we hereby request that Council consider and accept our recommendations regarding VMU for our subdistrict ONLY out of sequence and as soon as possible**. Because we understand that one possible obstacle to doing this is the fact that the entire UBC Planning Area must agree upon the Affordable Housing %of MFI, UBC has agreed NOT to amend its recommendation of 60% of MFI which we assume removes this obstacle.

ACCEPTING ALL DEVELOPMENT INCENTIVES

For ALL VMU properties, Cherrywood recommends OPT-IN to all development incentives (Dimensional Standards, Parking Reductions for commercial uses, Ground Floor Uses in NO, LO and GO districts, and all VMU related standards.

TRAPEZOID FORMED BY MANOR ROAD, IH35E, DEAN KEATON & LA FAYETTE

OPT-IN:

Manor Road (north side only):	1114 – 1820
IH35E:	2329-2601
Dean Keaton (south side):	1201-1309
La Fayette (west side):	2304-2314

CHERRYWOOD NEIGHBORHOOD SUBDISTRICT

VMU OVERLAY DISTRICT PROPERTIES

Manor Road (north side only): 1900 – 4021

(We accept all commercially zoned properties fronting on the North side of Manor Road as being within the VMU overlay)

Airport Blvd (west side only): 3712-3750, 4020-4300

(We accept all commercially zoned properties fronting on the west side of Airport Blvd as being within the VMU overlay)

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OPT-IN:

IH35E: 2901-4021

E38th½ (north side only): 1204-1406 (all properties from IH35 to the RR tracks)

Additionally, there are several properties that front on Manor Road and IH35 which have addresses on side streets (E.33th Larry Lane & Randolph). Where these properties are oriented to these major streets, we intend for them to have the VMU designation

MF PROPERTIES:

Note that there are several properties that are zoned MF that front on the north side of Manor Road (2504 – 2604 & 2700-2706), as well as properties which have addresses sid streets, but which front on Manor Road and IH35 (E32nd, Walnut, Larry Land & Randolph). Cherrywood is working with the Planning Commission subcommittee to rezone these properties to a commercial zoning mixed-use designation (CS-MU, LO-MU, etc.) so that they can receive the VMU designation. The Cherrywood Subdistrict requests that these properties be approved by Council to receive the VMU designation, pending a zoning change that would make them eligible. Thus, we want ALL properties that front on Manor Road and IH35E, both commercial and MF, to have the VMU designation.

AFFORDABLE HOUSING

Cherrywood supports the UBC decision to recommend 60% MFI for the affordable housing threshold, and although it is not anticipated, we would support any amendment to that decision that may arise in order not to delay the VMU designations within our subdistrict.

Upper Boggy Creek: Delwood II Sub-District

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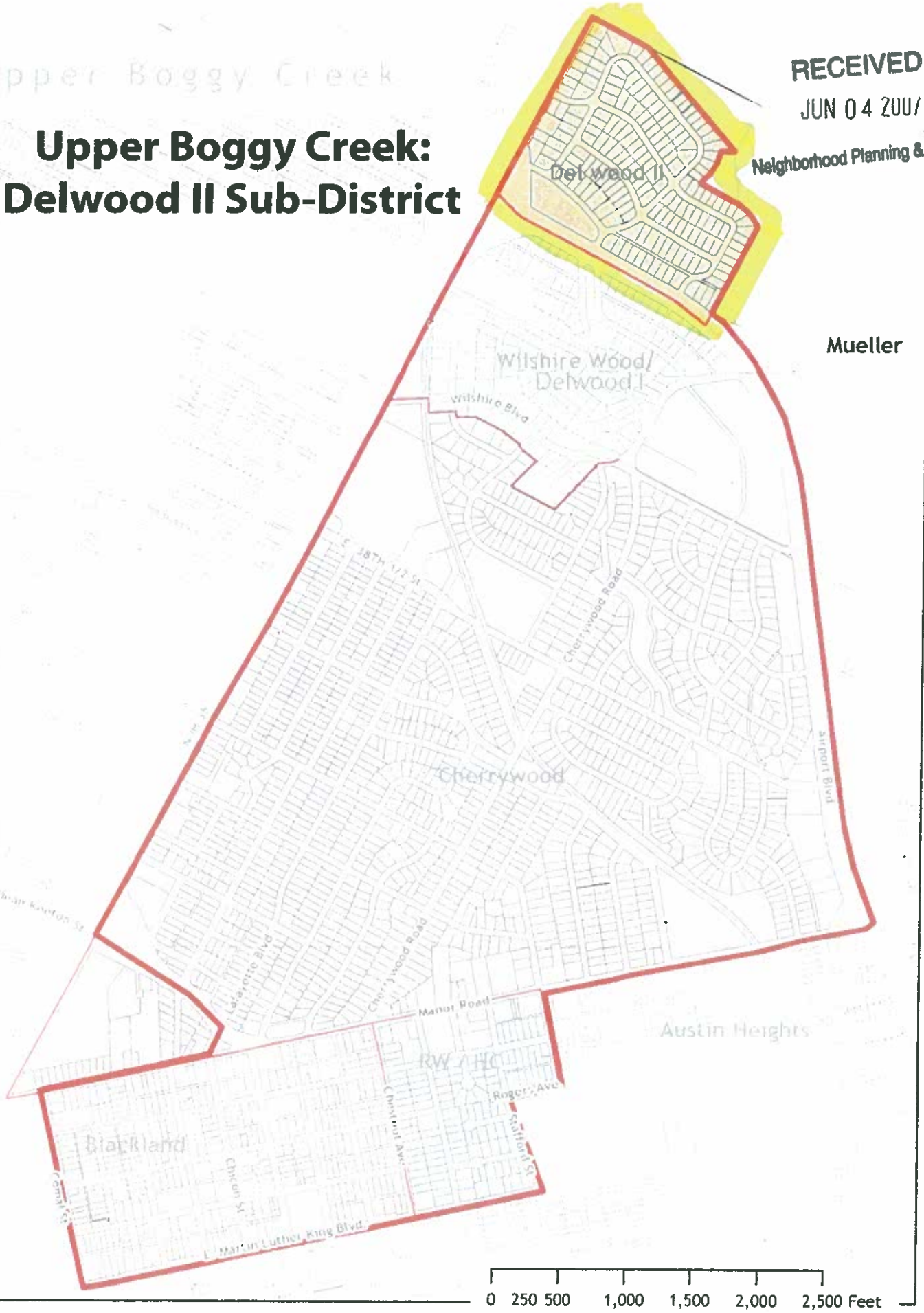

0 250 500 1,000 1,500 2,000 2,500 Feet

1 inch equals 1,000 feet

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4503 N Interstate Hwy35	X				
4505 N Interstate Hwy35	X				
4507 N Interstate Hwy35	X				
4603 N Interstate Hwy35	X				
4605 N Interstate Hwy35	X				
4609 N Interstate Hwy35	X				
4611 N Interstate Hwy 35	X				
Note: Properties listed above are zoned Limited Office and the Delwood II Neighborhood Association voted to					
not opt these properties in under the VMU					

* 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.

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None				

Attachment #2

Upper Boggy Creek Neighborhood Planning Area Tract Table
C14-2009-0102

Tract #	TCAD Property ID	City of Austin Address	Current Zoning
1	211884	4302 AIRPORT BLVD	GR-CO-NP
2	211885	4300 AIRPORT BLVD	GR-CO-NP
		4300 1/2 AIRPORT BLVD	
3	209485	4020 AIRPORT BLVD	LO-NP
	209501	ABS 346 SUR 9 HAWKINS T ACR .05	LO-NP
4	207586	3850 AIRPORT BLVD	CS-MU-NP
	207585	3848 AIRPORT BLVD	CS-MU-NP
5	207583	3822 AIRPORT BLVD	CS-MU-NP
	207580	3800 AIRPORT BLVD	CS-MU-NP
	207579	3840 AIRPORT BLVD	CS-MU-NP
		1825 E 38TH HALF ST	
		3842 AIRPORT BLVD	
	207584	3802 1/2 AIRPORT BLVD	CS-MU-NP
		3808 1/2 AIRPORT BLVD	
		3810 AIRPORT BLVD	
6	205408	3104 WALNUT AVE	LR-CO-NP
		2610 MANOR RD	
7	205401	2408 MANOR RD	CS-MU-CO-NP
	205403	2406 MANOR RD	CS-MU-CO-NP
	205399	2502 MANOR RD	LR-MU-CO-NP; CS-1-MU-CO-NP
	205400	2500 MANOR RD	LR-MU-CO-NP
	205404	LOT 17 * & W23.55FT OF LOT 18 OLT 33 DIV C FOREST HILLS B	CS-MU-CO-NP
	205402	LOT 16 OLT 33 DIV C FOREST HILLS B	CS-MU-CO-NP
	205405	2310 MANOR RD	CS-MU-CO-NP
	205406	LOT 14 *PLUS N23.6FT OF LOT 13 * & N23.6FT OF LOT 15 OLT 33 DIV C FOREST HILLS B	CS-CO-NP
8	205362	2216 MANOR RD	CS-MU-CO-NP
	205361	2226 MANOR RD	CS-MU-CO-NP
		2224 MANOR RD	
	205326	2801 BREEZE TER	CS-MU-CO-NP
		2200 MANOR RD	
9	205280	2002 MANOR RD	CS-CO-NP
10	202222	2021 MANOR RD	CS-MU-CO-NP
	202221	2001 1/2 MANOR RD	CS-MU-CO-NP
		2015 MANOR RD	
11	202234	2101 MANOR RD	CS-CO-NP
12	202227	2113 MANOR RD	CS-CO-NP
		2115 MANOR RD	
13	203961	2207 COLETO ST	CS-CO-MU-NP
		2201 MANOR RD	

Upper Boggy Creek Neighborhood Planning Area Tract Table
C14-2009-0102

Tract #	TCAD Property ID	City of Austin Address	Current Zoning
14	203963	2219 MANOR RD	CS-CO-MU-NP
	203952	2209 MANOR RD	CS-CO-MU-NP
	203962	2207 MANOR RD	CS-CO-MU-NP
15	203968	2301 MANOR RD	CS-MU-CO-NP
16	203970	2200 MAPLE AVE	CS-1-MU-CO-NP
		2305 MANOR RD	CS-MU-CO-NP
		2307 MANOR RD	
		2307 1/2 MANOR RD	
17	203964	2309 MANOR RD	CS-MU-CO-NP
18	204045	2401 MANOR RD	CS-MU-CO-NP
19	204043	2409 MANOR RD	CS-MU-CO-NP
20	204047	2515 MANOR RD	CS-MU-CO-NP
	204048	2501 MANOR RD	CS-MU-CO-NP
21	203980	2615 MANOR RD	CS-MU-CO-NP
	203979	2613 MANOR RD	CS-MU-CO-NP
	203972	2627 MANOR RD	CS-MU-CO-NP
		2617 MANOR RD	
	203971	2607 MANOR RD	CS-1-MU-CO-NP
		2605 MANOR RD	CS-MU-CO-NP
		2607 MANOR RD	
		2601 1/2 MANOR RD	
		2601 MANOR RD	
		2609 MANOR RD	
		2611 MANOR RD	
22	202344	1810 E MARTIN LUTHER KING JR BLVD	CS-NP
		1814 E MARTIN LUTHER KING JR BLVD	
		1900 CHICON ST	
		1902 CHICON ST	
23	202356	1910 E MARTIN LUTHER KING JR BLVD	LR-MU-CO-NP
	368766	1902 E MARTIN LUTHER KING JR BLVD	CS-1-MU-CO-NP
	202357	1900 E MARTIN LUTHER KING JR BLVD	CS-1-MU-CO-NP
24	202358	1905 POQUITO ST	LO-MU-CO-NP
25	202364	2106 E MARTIN LUTHER KING JR BLVD	LO-H-MU-CO-NP
	202365	2104 E MARTIN LUTHER KING JR BLVD	LO-MU-CO-NP
	202366	2102 E MARTIN LUTHER KING JR BLVD	LO-MU-CO-NP
	202367	2100 E MARTIN LUTHER KING JR BLVD	LO-MU-CO-NP
26	204036	2212 E MARTIN LUTHER KING JR BLVD	LO-MU-CO-NP
	204037	2210 E MARTIN LUTHER KING JR BLVD	LO-MU-CO-NP
	204038	2204 E MARTIN LUTHER KING JR BLVD	LO-MU-CO-NP
	204039	1903 COLETO ST	LO-MU-CO-NP
		2200 E MARTIN LUTHER KING JR BLVD	
27	205398	.3440 ACR OF DIVISION C	GO-MU-CO-NP
	205396	2506 MANOR RD	LR-MU-CO-NP
	205397	2504 MANOR RD	LR-MU-CO-NP

Upper Boggy Creek Neighborhood Planning Area Tract Table
C14-2009-0102

Tract #	TCAD Property ID	City of Austin Address	Current Zoning
100	210662	1114 1/2 WILSHIRE BLVD	CS-MU-CO-NP
		4107 N IH 35 SVRD NB	
		4109 N IH 35 SVRD NB	
		4103 N IH 35 SVRD NB	
		4121 N IH 35 SVRD NB	
101	210714	4021 N IH 35 SVRD NB	CS-MU-CO-NP
	210721	LOT 2 LA FONTANA PLACE AMENDED PLAT OF LOTS 1&2	CS-MU-CO-NP
	210715	ABS 346 SUR 9 HAWKINS T ACR .42	CS-MU-CO-NP
	210720	1300 E 38TH HALF ST	CS-MU-CO-NP
	210716	1406 E 38TH HALF ST	CS-MU-CO-NP
		1402 E 38TH HALF ST	
		1400 E 38TH HALF ST	
	210718	3807 N IH 35 SVRD NB	CS-MU-NP
		3809 N IH 35 SVRD NB	
		3813 N IH 35 SVRD NB	
		3815 N IH 35 SVRD NB	
	210719	1208 E 38TH HALF ST	CS-MU-NP
		3811 N IH 35 SVRD NB	
		3901 N IH 35 SVRD NB	
		3903 N IH 35 SVRD NB	
		3911 N IH 35 SVRD NB	
		3913 N IH 35 SVRD NB	
		3921 N IH 35 SVRD NB	
		3925 N IH 35 SVRD NB	
		3929 N IH 35 SVRD NB	
		3909 N IH 35 SVRD NB	
		4001 N IH 35 SVRD NB	
102	209094	3711 N IH 35 SVRD NB	CS-MU-CO-NP
	209093	3709 N IH 35 SVRD NB	CS-MU-CO-NP
	209092	3707 N IH 35 SVRD NB	CS-MU-CO-NP
	209091	3705 N IH 35 SVRD NB	CS-MU-CO-NP
	209089	3509 N IH 35 SVRD NB	CS-MU-CO-NP
	209088	3507 N IH 35 SVRD NB	CS-1-MU-CO-NP
	209087	3505 N IH 35 SVRD NB	CS-MU-CO-NP
	209110	3501 N IH 35 SVRD NB	CS-MU-CO-NP
	209111	3735 N IH 35 SVRD NB	CS-MU-CO-NP
		3701 N IH 35 SVRD NB	
	209090	3703 N IH 35 SVRD NB	CS-1-MU-CO-NP
		3703 1/2 N IH 35 SVRD	

Upper Boggy Creek Neighborhood Planning Area Tract Table
C14-2009-0102

Tract #	TCAD Property ID	City of Austin Address	Current Zoning
103	209085	3405 N IH 35 SVRD NB	CS-MU-CO-NP
	209084	3401 N IH 35 SVRD NB	CS-MU-CO-NP
	209083	3311 N IH 35 SVRD NB	CS-MU-CO-NP
	209082	3301 N IH 35 SVRD	CS-MU-CO-NP
	209064	3421 N IH 35 SVRD NB	CS-MU-CO-NP
		1103 1/2 CONCORDIA AVE	
	209086	3407 N IH 35 SVRD NB	CS-MU-CO-NP
		3411 N IH 35 SVRD NB	
104	206989	3215 N IH 35 SVRD NB	CS-MU-CO-NP
	206988	3213 N IH 35 SVRD NB	CS-MU-CO-NP
	207015	3211 N IH 35 SVRD NB	CS-MU-CO-NP
	207014	3209 N IH 35 SVRD NB	CS-MU-CO-NP
	206987	3207 N IH 35 SVRD NB	CS-MU-CO-NP
	206986	3205 N IH 35 SVRD NB	CS-MU-CO-NP
	206990	3217 N IH 35 SVRD NB	CS-MU-CO-NP
		3217 1/2 N IH 35 SVRD NB	
105	206974	3109 N IH 35 SVRD NB	CS-NP
	206980	1104 E 31ST ST	CS-MU-CO-NP
		3103 N IH 35 SVRD NB	
		3105 N IH 35 SVRD NB	
106	206957	1105 E 31ST ST	CS-MU-CO-NP
		3011 N IH 35 SVRD NB	
	206956	3007 1/2 N IH 35 SVRD NB	CS-MU-CO-NP
		3009 N IH 35 SVRD NB	
	206955	1104 E 30TH ST	CS-MU-CO-NP
		3007 N IH 35 SVRD NB	
107	206954	2901 N IH 35 SVRD NB	GR-MU-CO-NP
	206953	2909 N IH 35 SVRD NB	CS-MU-CO-NP
		2909 1/2 N IH 35 SVRD NB	
108	205221	1900 MANOR RD	CS-MU-CO-NP
109	205451	3200 LARRY LN	LO-CO-NP
		2710 MANOR RD	

Attachment #3

Upper Boggy Creek Neighborhood Planning Area
Neighborhood Recommendations
C14-2009-0102

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		X	X	X	
2			X	X	
3 - 9, 27	X				
10, 12, 14, 16, 18, 20, 23-26			X		
11, 13, 15, 17, 19, 21, 22					X

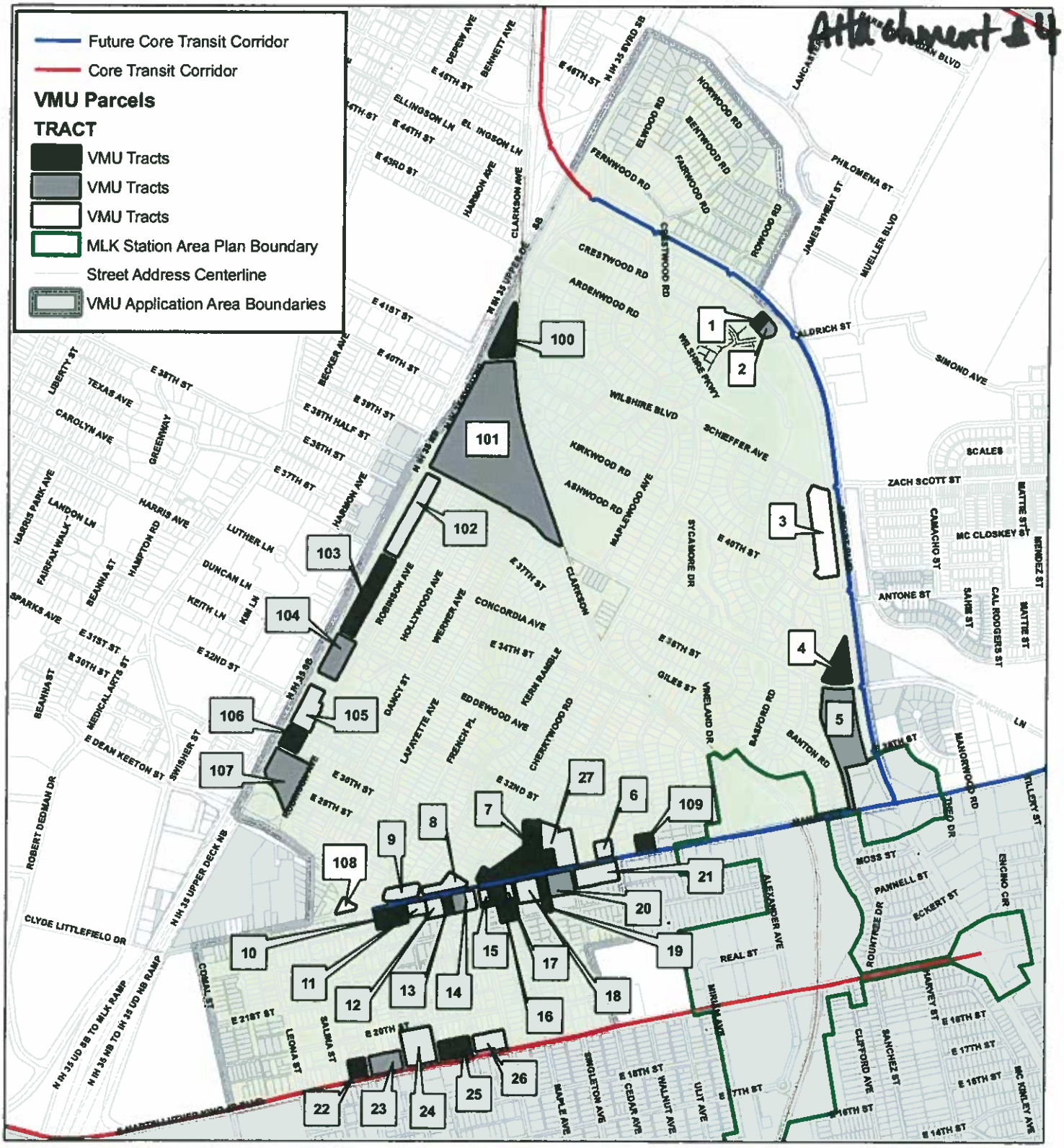
VMU Opt-In Properties				
Tract # (1)	All VMU Related Standards Apply	OPT IN (2)		
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts
100 - 109	X			

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 Map.

(2) Please refer to attached information for explanations of Opt-Out/Opt-In options.

Attachment 14



Upper Boggy Creek Neighborhood Planning Area Vertical Mixed Use (VMU) Opt-In/Opt-Out Process Tract Map, C14-2009-0102

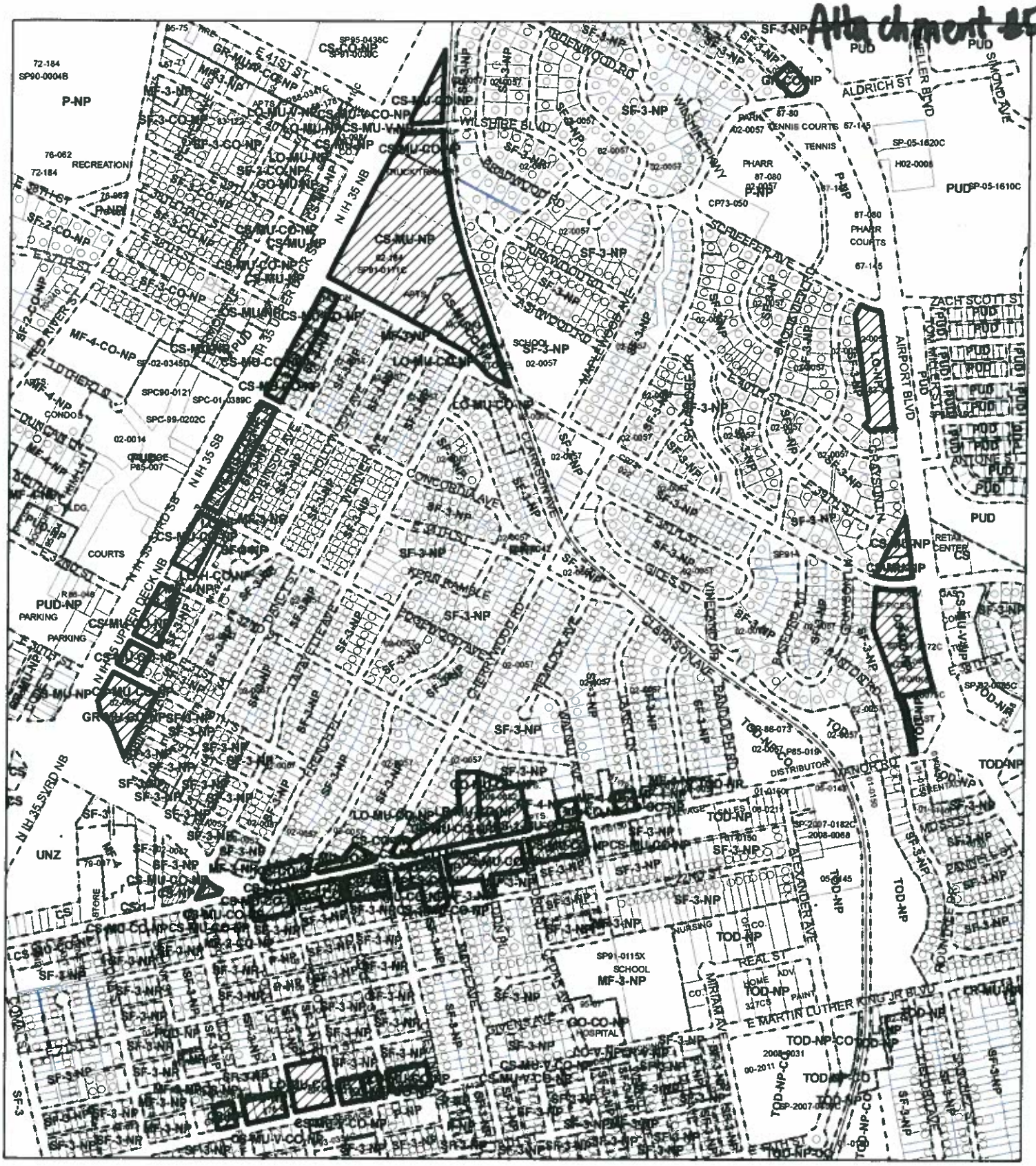
0 500 1,000 2,000 Feet

N W E S

Produced by City of Austin
Planning & Development Review Dept.
August 27, 2009

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.

Attachment #5



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 800'

ZONING

ZONING CASE#: C14-2009-0102

ADDRESS: UPPER BOGGY CREEK PLANNING AREA

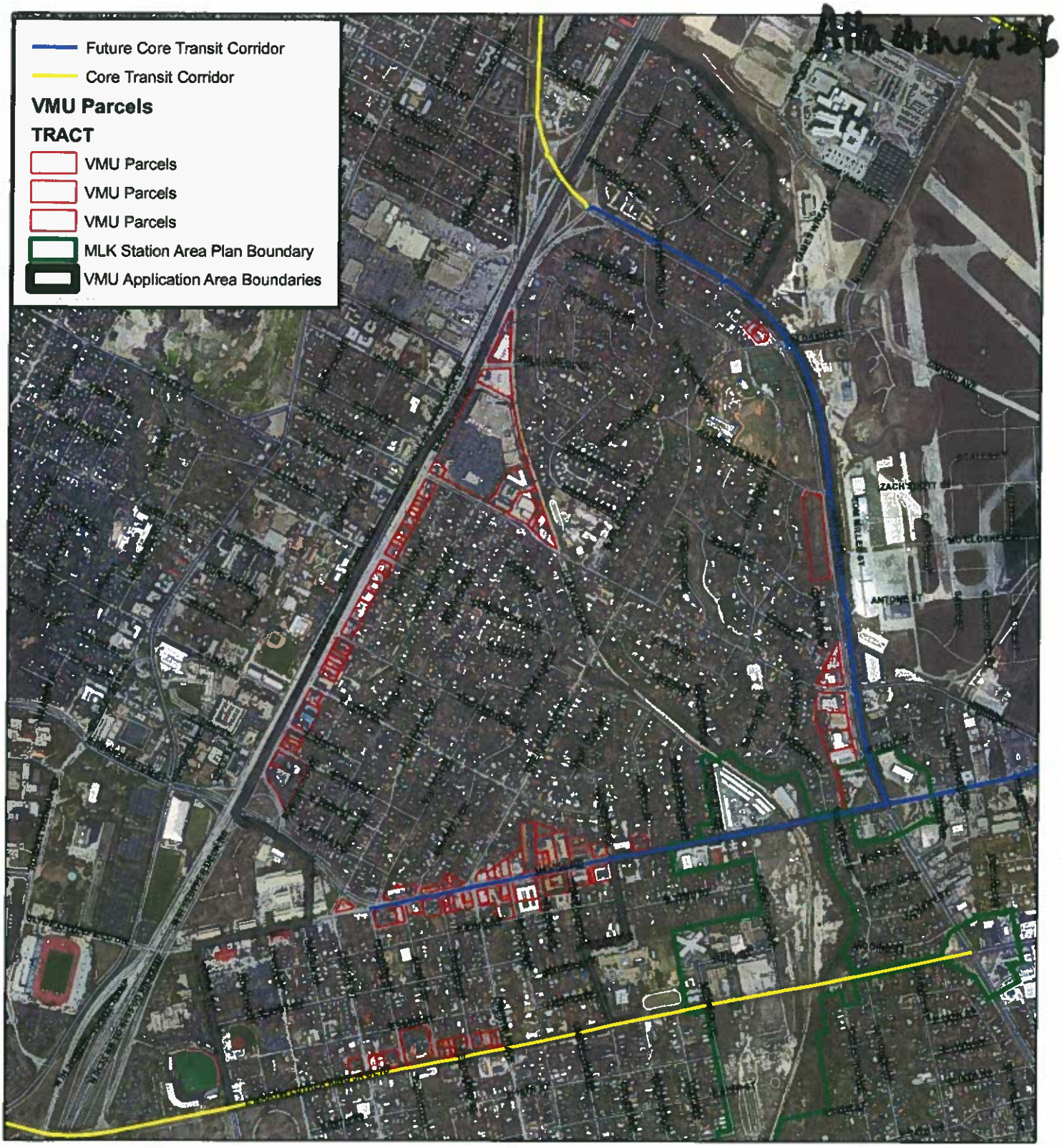
SUBJECT AREA: 57.36 ACRES

GRID: K23-25 & L24

MANAGER: J. BROWNING

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.

CITY OF AUSTIN FOUNDED 1839



Upper Boggy Creek Neighborhood Planning Area
Vertical Mixed Use (VMU) Opt-In/Opt-Out Process
Aerial Map, C14-2009-0102

0 500 1,000 2,000 Feet

N
W E
S

Produced by City of Austin
Planning & Development Review Dept.
August 27, 2009

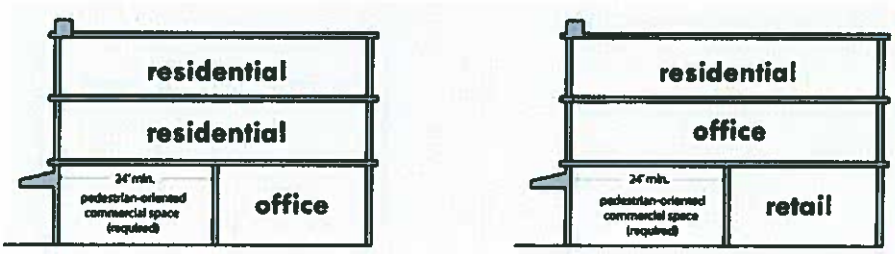
This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

Attachment #7

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

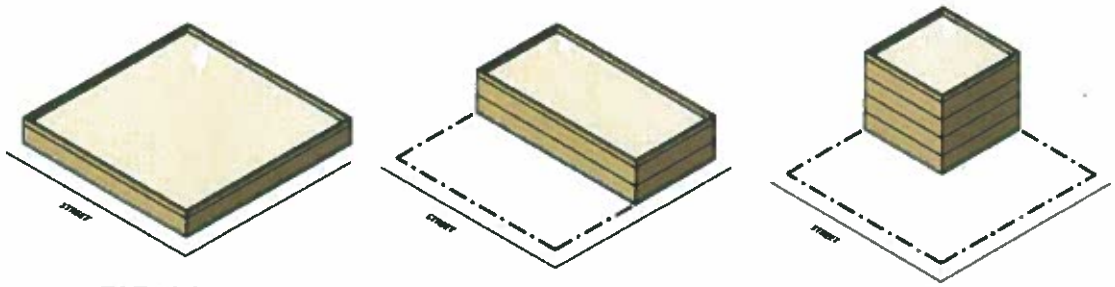
These dimensional standards listed below are a "package" and must be accepted or rejected as such in the opt-in/opt-out process.

- 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.



FAR=1.0
10,000 sq. ft. building covering 100% of lot

FAR=1.0
10,000 sq. ft. building covering 50% of lot

FAR=1.0
10,000 sq. ft. building covering 25% of lot

- 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.

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?

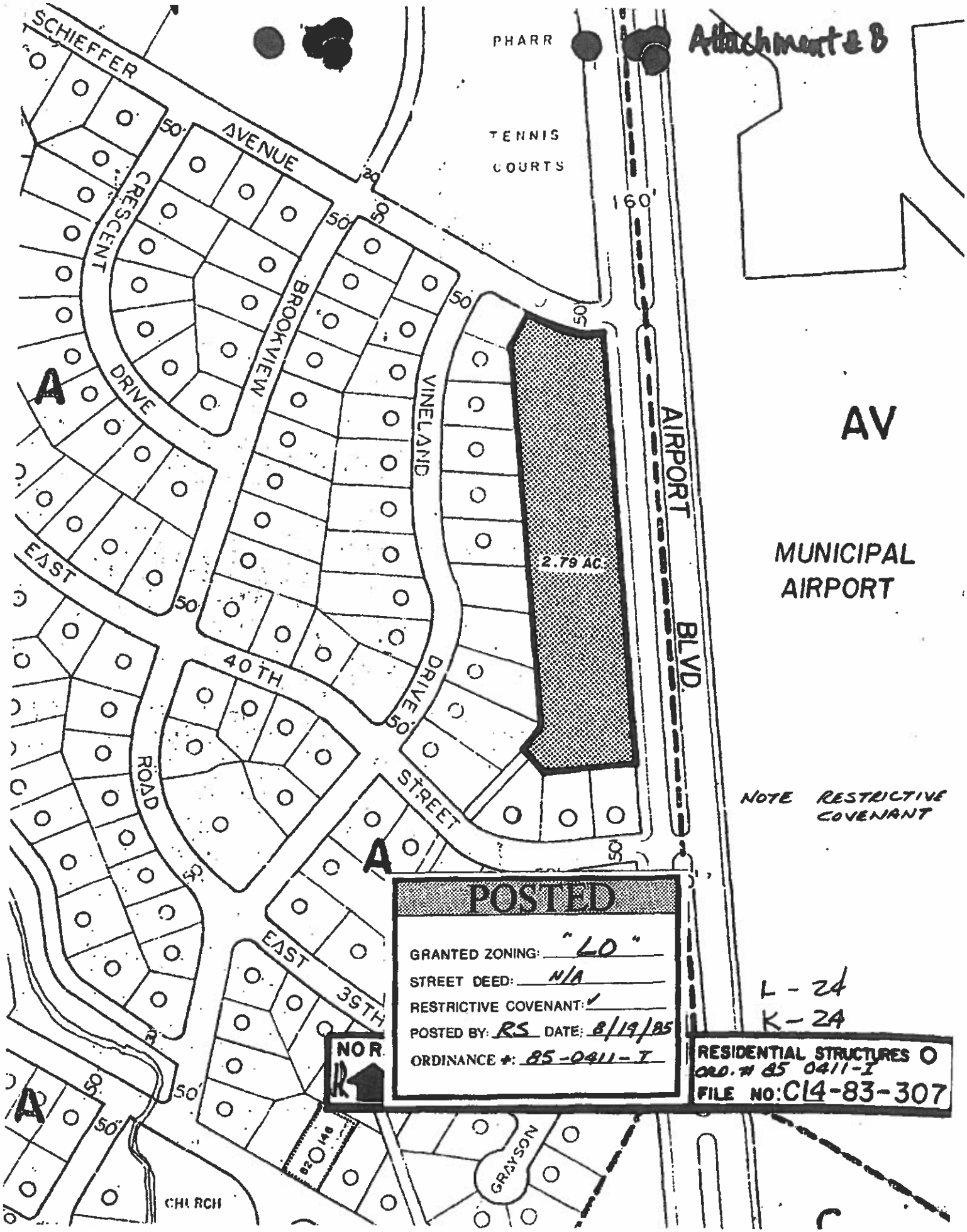
Any property owner can apply for a rezoning of their property to add the vertical mixed use building "V" combining district. The Planning Commission reviews the applicant's request and forwards a recommendation to City Council.

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/verticalmixeduse.htm

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