ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0102, Upper Boggy Creek Neighborhood Planning Area Vertical Mixed Use Building (V) Rezonings

P.C. DATE: February 9, 2010

AREA: 37 tracts on 57.36 acres

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

AGENT: City of Austin, Planning and Development Review Department (PDRD); Jacob Browning, Neighborhood Planner

NEIGHBORHOOD ORGANIZATIONS:

Anberly Airport Assn.
Austin Heights Neighborhood Assn.
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Austin Parks Foundation
Austin Street Futbol Collaborative
Blackland Neighborhood Assn.
Cherrywood Neighborhood Assn.
Chestnut Addition Neighborhood Assn. (C.A.N.A.)
Chestnut Neighborhood Revitalization Corporation
City of Austin Neighborhood Planning (Chestnut)
Concordia Neighborhood Association
Davis-Thompson American Millenium Neighborhood Association
Dellwood Neighborhood Assn.
Delwood II Neighborhood Organization
East MLK Combined Neighborhood Association
East MLK Combined Neighborhood Contact Team
East MLK Neighborhood Plan Contact Team
Eastwoods Association
Email Notification Test Group
Friends of Chestnut Neighborhood Planning Team
Friends of Las Manitas and Escuelita del Alma
Hancock Neighborhood - City of Austin Staff Contact
Hancock Neighborhood Assn.
Home Builders Association of Greater Austin
Homeless Neighborhood Organization
Keep the Land
League of Bicycling Voters
Martin Luther King Jr./Airport Blvd. Sector
MLK Jr. Blvd TOD Staff Liaison
Mueller Community Association
Mueller Master Community Inc

Mueller Neighborhood Assn.
Mueller Neighborhoods Coalition
Mueller Property Owners Association
North Austin Neighborhood Alliance
Organization of Central East Austin Neighborhoods (OCEAN)
PODER People Organized in Defense of Earth & Her Resources
Rosewood Neighborhood Contact Team
Sentral Plus East Austin Koalition (SPEAK)
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.
The University of Texas at Austin
UBC Neighborhood Planning Team Contact
United East Austin Coalition
Upper Boggy Creek Neighborhood Planning Team
Upper Boggy Creek Neighborhood Planning Team Contact
Wilshire Wood - Delwood I Neighborhood Assn.

AREA OF PROPOSED ZONING CHANGES: The Upper Boggy Creek Neighborhood Planning Area is bounded by IH 35, 26th Street and Comal Street to the west, Airport Boulevard to the north and east, and Martin Luther King, Jr. Boulevard, Cedar Boulevard, Rogers Boulevard, Walnut Boulevard and Manor Road to the south.

WATERSHEDS: Boggy Creek (Urban), Waller Creek (Urban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Maplewood Elementary School

APPLICABLE CORE TRANSIT CORRIDORS: Airport Boulevard and Manor Road, Future Core Transit Corridors; Martin Luther King, Jr. Boulevard, Core Transit Corridor

STAFF COMMENTS: The VMU Overlay District includes approximately 24.82 acres (20 tracts). The Upper Boggy Creek Neighborhood Planning Contact Team recommends to opt-in 40 additional properties outside of the district's boundaries to receive the VMU (V) zoning designation; the opt-in properties are, in total, 29.47 acres (10 tracts). The Contact Team recommends amending the VMU Overlay District boundaries to exclude 3.07 acres (7 tracts) from the overlay.

The Contact Team also recommends a 60% affordability level for 10% of the residential units available for rent within a VMU building.

Properties located within the boundaries of the MLK Jr. Station Area Plan were removed from the Vertical Mixed Use application process.

The planning team's recommendations are not entirely consistent with the Upper Boggy Creek Future Land Use Map (FLUM), adopted in August of 2002. Several properties (included in tracts 1 - 3, 16, 18 and 109) have future land use designations of commercial and

office; a portion of tract 16 is designated as single-family and a portion of tract 18 is designated as multifamily. These properties should be designated as mixed-use and/or mixed-use/office to receive the V zoning. These parcels are the subject of the accompanying neighborhood plan amendment case, NPA-2009-0012.03.

LIST OF ATTACHMENTS:

Attachment 1: Vertical Mixed Use (VMU) Opt-In / Opt-Out Application
Attachment 2: Upper Boggy Creek VMU Tract Table
Attachment 3: Upper Boggy Creek VMU Neighborhood Recommendations
Attachment 4: Upper Boggy Creek VMU Overlay District & Opt-In Tract Map
Attachment 5: Zoning Map
Attachment 6: Upper Boggy Creek Aerial Map
Attachment 7: Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process
Attachment 8: Copy of a Restrictive Covenant for 4020 Airport Boulevard (a portion of Tract 3)
Attachment 9: Statement of Opposition signed by 36 people regarding Tract 3
Attachment 10: Explanation of VMU Petitions
Attachment 11: Received Comment Forms or Emails

PLANNING COMMISSION RECOMMENDATION:
Approve vertical mixed use building (V) designation to Tract 1 with no VMU-related standards; Approve vertical mixed use building (V) designation with all VMU-related standards to Tracts 3 - 9, 27, and 100 - 109; Approve vertical mixed use building (V) designation with only Parking Reduction to Tracts 10, 12, 14, 16, 18, 20, and 23 - 26; Amend the VMU Overlay District to exclude Tracts 2, 11, 13, 15, 17, 19, 21, and 22; Approve an affordability level of 60% of the median family income for 10% of rental units within a vertical mixed use building. Motion made by Commissioner Clint Small, Commissioner Mandy Dealey second the motion on a vote of 8-0, with Commissioner Jay Reddy absent.

ISSUES: A restrictive covenant is in place for a portion of Tract 3 (4020 Airport Boulevard). This zoning change will not affect the regulations set forth in the restrictive covenant. The restrictive covenant is included in the back-up for this case as Attachment 8.

Thirty-six people have signed a statement of opposition to apply VMU zoning to Tract 3. The statement is included in this backup as Attachment 9. Because a valid petition cannot be applied to eligible tracts in the VMU Overlay District, this statement of opposition will be attached in its place. Please refer to Attachment 10, Explanation of VMU Petitions, for more information.

CITY COUNCIL DATE: March 11, 2010 **ACTION:**

CASE MANAGER: Jacob Browning **PHONE:** 974-7657

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

NEIGHBORHOOD RECOMMENDATION

The Upper Boggy Creek Neighborhood Planning Contact Team met in June 2007 to make recommendations on the vertical mixed use opt-in/opt-out process in their neighborhood. The Contact Team reached consensus to apply a variety of VMU bonuses to several tracts within the VMU Overlay District. The breakdown of applicable VMU bonuses is as follows:

- Tract 1: Apply no VMU bonuses
- Tract 2: Apply Dimensional Standards only
- Tracts 3-9 and 27: Apply all VMU bonuses
- Tracts 10, 12, 14, 16, 18, 20, 23-26: Apply Dimensional Standards and Ground Floor Uses

The Contact Team also recommends opting-in ten additional tracts (tracts 100-109) that are not originally part of the VMU Overlay District. According to the submitted application, *all VMU bonuses are to be applied to these opt-in properties.*

The Contact Team recommends amending the boundaries of the VMU Overlay District to exclude the following tracts from the overlay: Tracts 11, 13, 15, 17, 19, 21, and 22.

The Contact Team set a 60% MFI affordability level for 10% of residential units for rent within VMU buildings.

See the attachments for the "Neighborhood Recommendations Tables."

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 <u>not</u> fronting on the Core Transit Corridors are <u>not</u> 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 C14-2009-0102 is the final step in the Vertical Mixed

Use Opt-In/Opt-Out process for the Upper Boggy Creek application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 7.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Service	80 %
CS, General 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 Land Development Code)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

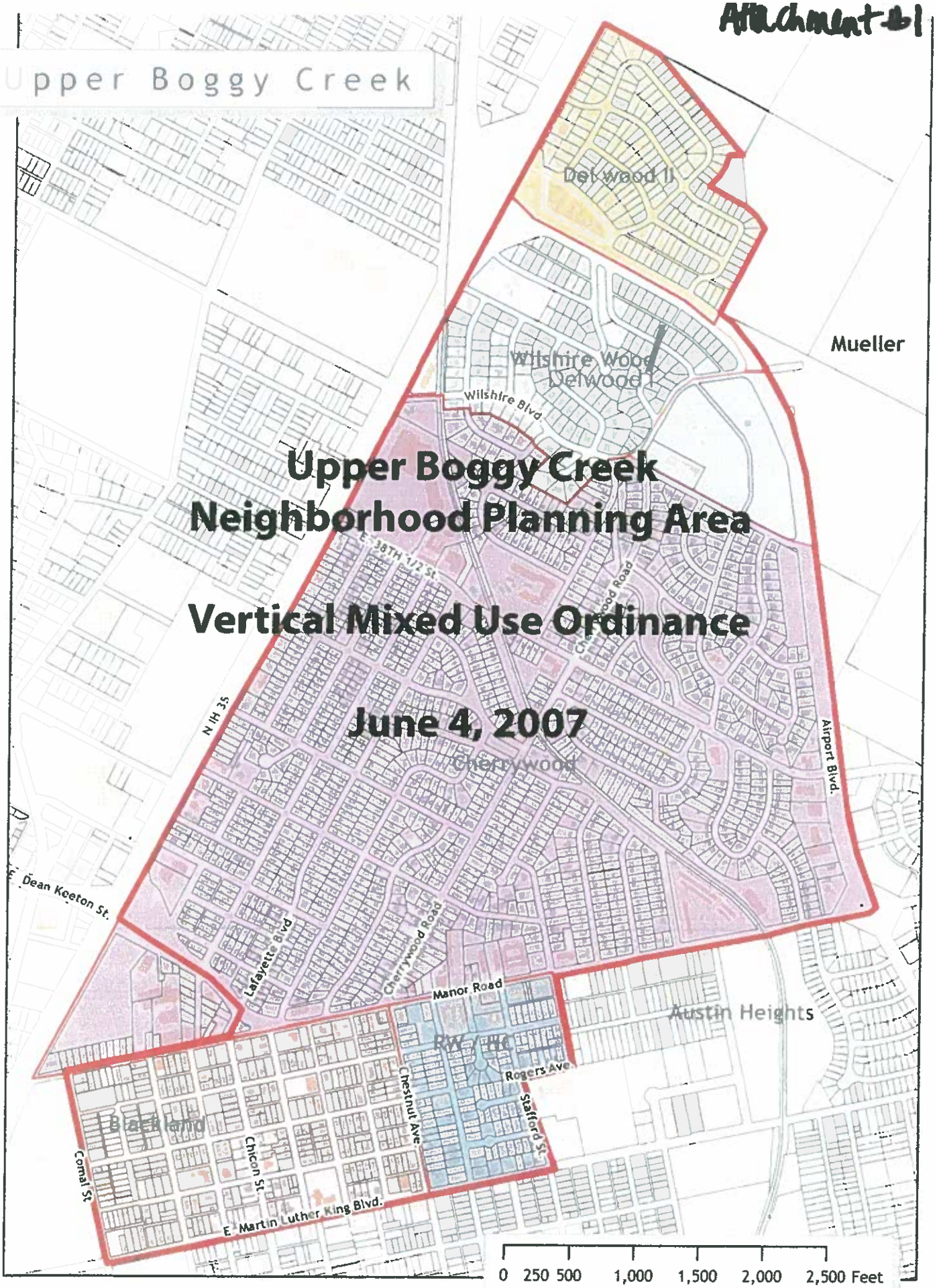
The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater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

Compatibility Standards

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.

Attachment #1



Upper Boggy Creek Neighborhood Planning Area

Vertical Mixed Use Ordinance

June 4, 2007

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

UPPER BOGGY CREEK NEIGHBORHOOD PLANNING TEAM

Rogers-Washington/Holy Cross * Blackland * Cherrywood * Wilshire Wood/Delwood 1 * Delwood 2

4 June 2007

Attn: George Adams
Neighborhood Planning & Zoning Dept.
One Texas Center
505 Barton Springs Rd, 5th Floor

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Dear Mr. Adams:

Enclosed you'll find the Vertical Mixed Use Ordinance packet for the Upper Boggy Creek Neighborhood Planning Area.

Because our neighborhood planning district is divided into five sub-districts, this packet is contains five section representing the VMU preferences as expressed by the neighborhood representatives from each sub-district.

I would like to note here the unanimous displeasure among members of our planning team with the process required for evaluating the VMU and submitting the required documentation. From the initial, incomplete information provided to us from city officials to the extraordinarily confusing language on the forms in the packet (which require Yes/No answers to Opt-In/Opt-Out terminology), our team members found this process to be needlessly time-consuming and frustrating.

This packet includes the maps for your reference, although the specific recommendations and preferences for the property-by-property VMU "opt-ins" and "opt-outs" are noted on the forms and in descriptive text.

Please contact me – or the secondary contacts from each sub-district – if you have any questions.

Sincerely,

Jay Velgos

Jay Velgos
Chair, Upper Boggy Creek Neighborhood Planning Team
c/o 1304 Crestwood Road
Austin, TX 78722
jvelgos@austin.rr.com

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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*. ***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 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*:

UPPER BOGGY CREEK NEIGHBORHOOD PLANNING AREA
A.K.A. "UBC"

*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 JAY VELGOS

PHONE 512-560-9014

E-MAIL JVELGOS@AUSTIN.RR.COM

MAILING ADDRESS 1304 CRESTWOOD ROAD
AUSTIN, TX 78722

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SECONDARY CONTACT INFORMATION:

~~NAME~~ SEE ATTACHED PAGE FOR

~~PHONE~~ PLANNING AREA SUB-DISTRICT

~~E-MAIL~~ CONTACTS.

~~MAILING ADDRESS~~

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.

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.

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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE ____ of ____	
PLEASE SEE FORMS IN EACH SUB-DISTRICT SECTION	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)

* 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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4. **IF YOUR AREA HAS PROPERTIES <u>OUTSIDE</u> 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.

PLEASE SEE SECTIONS
FOR EACH SUBDISTRICT

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VERTICAL MIXED USE OPT-IN FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE ___ of ___
PLEASE SEE SECTIONS FOR EACH	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.
SUB-DISTRICT				

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* 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.

NEIGHBORHOOD PLANNING TEAM MEMBERS INCLUDE DULY-APPOINTED REPRESENTATIVES ~~FOR~~ FROM EACH OF THE 5 SUB-DISTRICTS.

B. Please provide the results of the vote:

For 14 Against 0

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C. Number of people in attendance at the meeting: 14

D. Please explain how notice of the meeting at which the vote was taken was provided:
FOLLOWING MONTHS OF DISCUSION ON VMU AT OUR REGULARLY-SCHEDULED MEETINGS, TEAM MEMBERS WERE NOTIFIED IN-PERSON TWO WEEKS IN ADVANCE OF THE VOTE. THEY ALSO RECEIVED REMINDERS BY E-MAIL.

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

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

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: X
Other, as described in question A.; above: _____

SIGNATURE OF CHAIR (OR DESIGNEE) — DATE: 4 JUNE 2007

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, 5th floor

UPPER BOGGY CREEK NEIGHBORHOOD PLANNING TEAM

Rogers-Washington/Holy Cross * Blackland * Cherrywood * Wilshire Wood/Delwood 1 * Delwood 2

VERTIAL MIXED USE ORDINANCE
SECONDARY CONTACTS:

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Delwood 2 Subdistrict

Ken Ronsonette
512-451-5941
ronsonette@grandecom.net
1207 Fairwood Rd
Austin, TX 78722

Kathy Bolstorff
512-302-3366
bolsy@grandecom.net

Wilshire Wood/Delwood 1 Subdistrict

Leslie Lawson
512-302-0396
lolawson@io.com
1302 Ardenwood Road
Austin, TX 78722

Isaiah Tibbs
512-423-4343
realtor77@gmail.com
1300 Crestwood Road
Austin, TX 78722

Cherrywood Subdistrict

Girard Kinney
girard@kinneyarchitects.com
512-478-5042
5 Kern Ramble St
Austin, TX 78722

Blackland Subdistrict

Johnnie M Overton
JohnnieOverton@grandecom.net
512-927-2864
5308 Beechmoor Dr
Austin, TX 7872 ·

Rogers-Washington/Holy Cross Subdistrict

Lavon Marshall
512-472-5944
lavonmar@sbcglobal.net
2508 Givens Ave.
Austin, TX 78722

Billy Thogerson
billy@hotbilly.com
2104 Stafford
Austin, TX 78722

PRIMARY UBC CONTACT:

Jay Velgos
Chair, Upper Boggy Creek Neighborhood Planning Team
jvelgos@austin.rr.com
512-560-9014
1304 Crestwood Road
Austin, TX 78722

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VERTICAL MIXED USE APPLICATION
SUBMITTAL CHECKLIST

✓ 1. Completed application with signature of chairperson.

✓ 2. Detailed maps ~~showing locations of properties opted-in or opted-out~~ SEE FORMS FOR DETAILS.

✓ 3. Completed VMU Opt-Out Form, if applicable

✓ 4. Completed VMU Opt-In Form, if applicable.

✓ 5. Copy of the notice of the meeting at which the vote was taken.

✓ 6. Copy of the meeting minutes at which vote was taken.

Upper Boggy Creek: Blackland Sub-District

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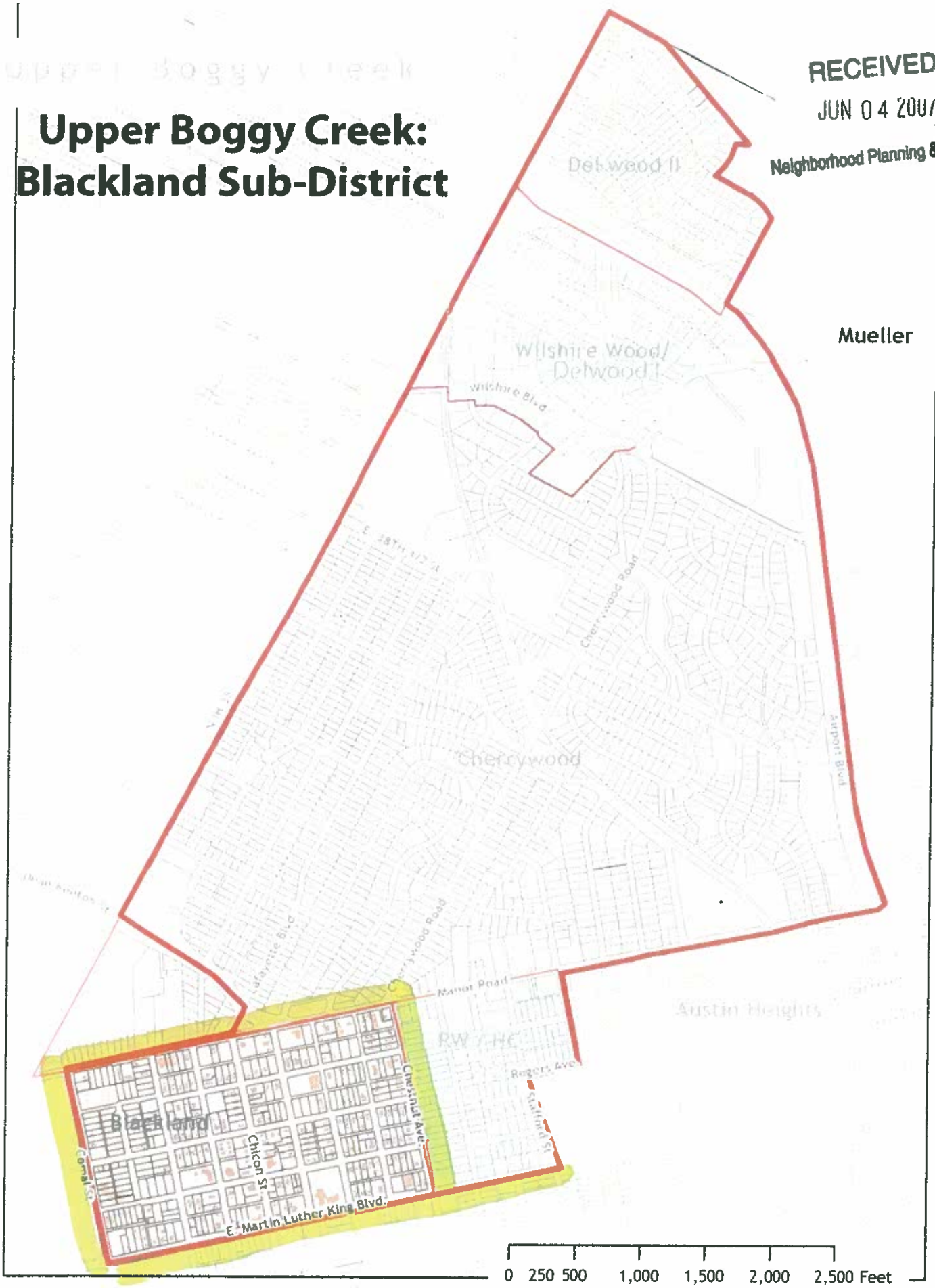

1 inch equals 1,000 feet

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 Viera: 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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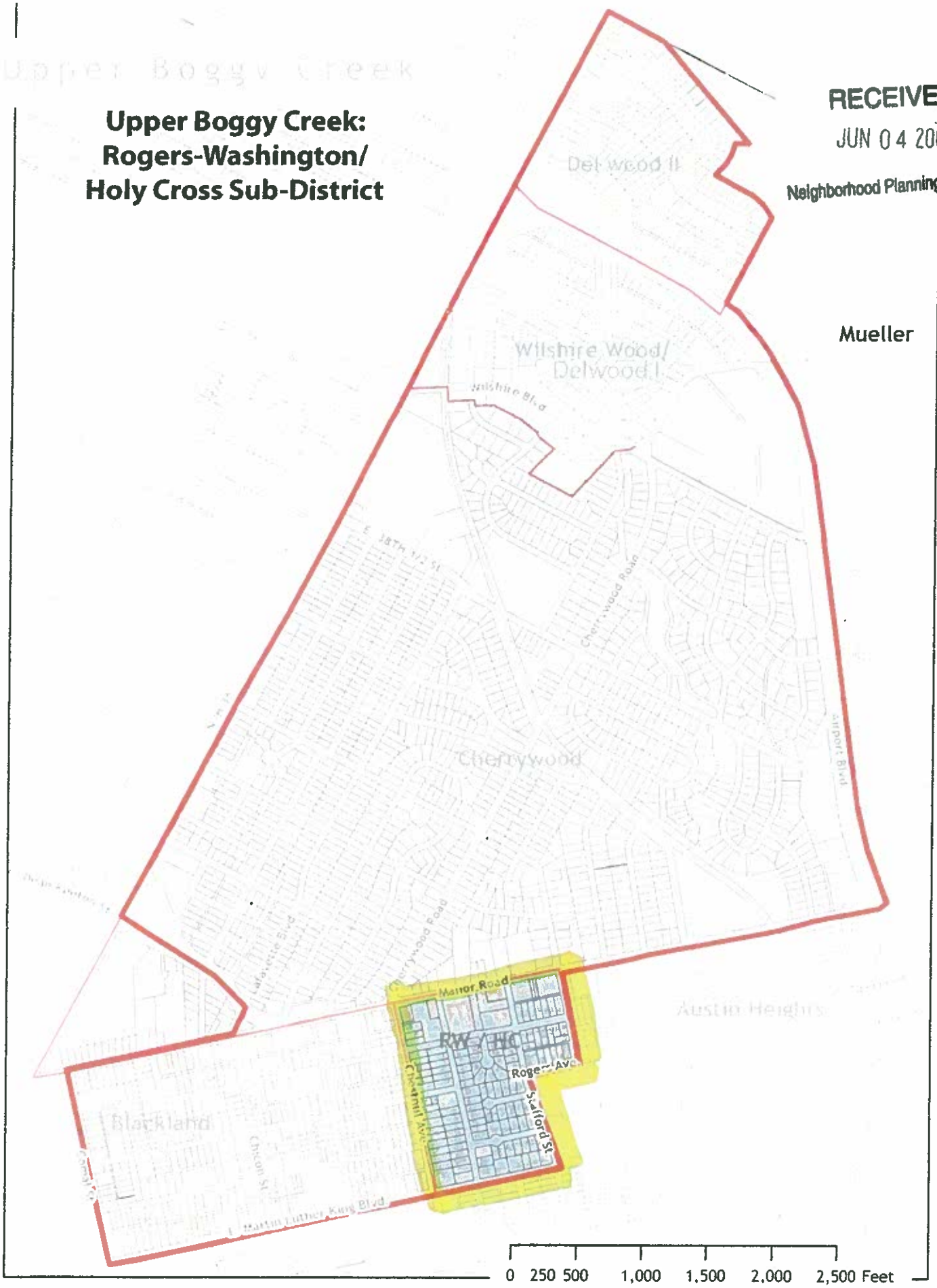

0 250 500 1,000 1,500 2,000 2,500 Feet

1 inch equals 1,000 feet

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)
✓ 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			

* 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.

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

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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.
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@lo.com>, Isaiah Tibbs <realtor77@gmail.com>, Kathy Bolstorff <bolsy@grandecom.net>, Robyn Hembree <rhembree77@yahoo.com>, Brad Roseman <brad@brokerbrad.com>, Desiny Villarreal <destnyv@grandecom.net>, Amy Brotman <amy.brotman@yahoo.com>, Dorothy Wade <WadeDo[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 Veigos
Chair, Upper Boggy Creek Neighborhood Planning Team

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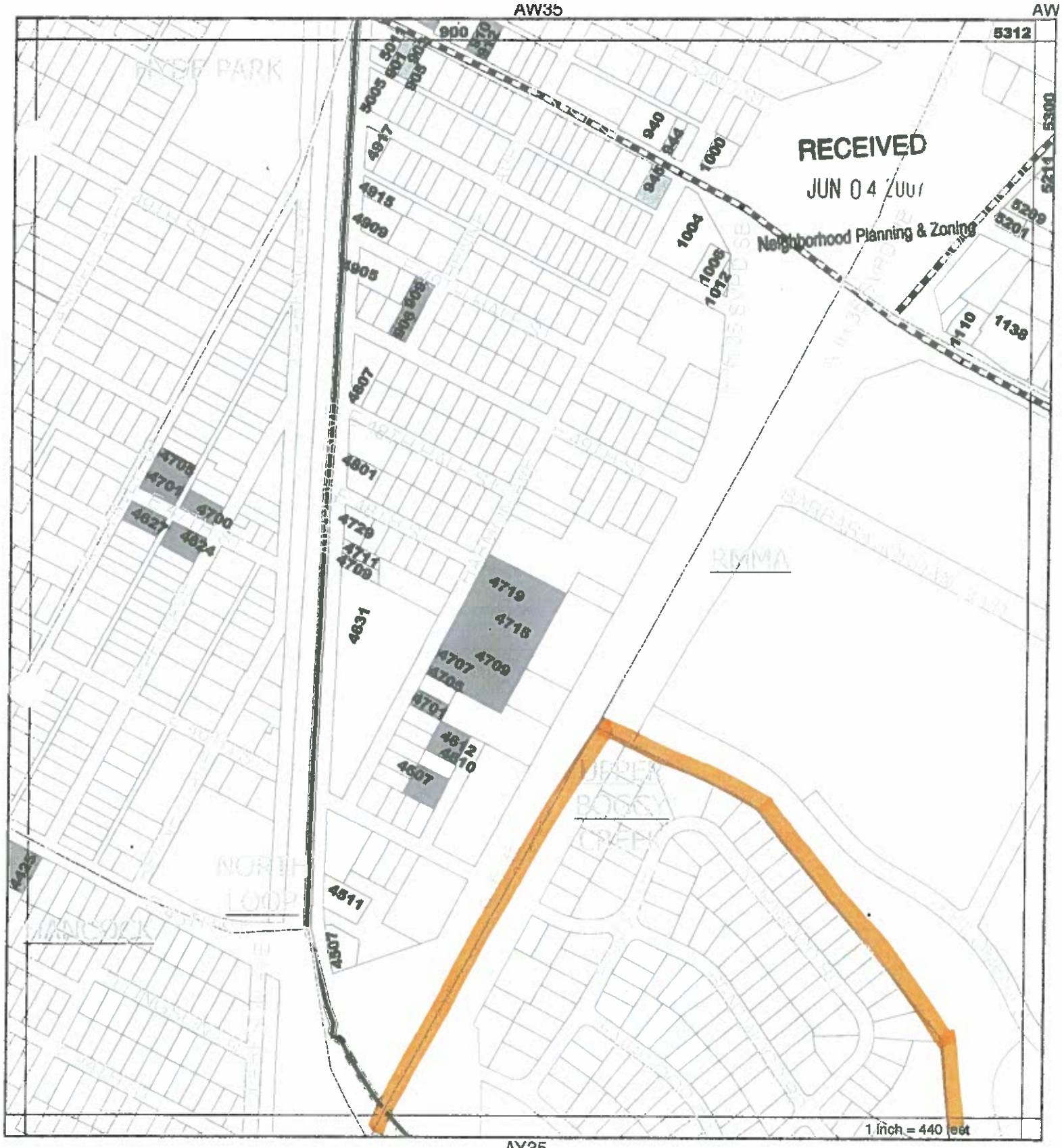

Detailed Maps for Vertical Mixed Use Opt-in/Opt Out Process
Grid Page: AX35

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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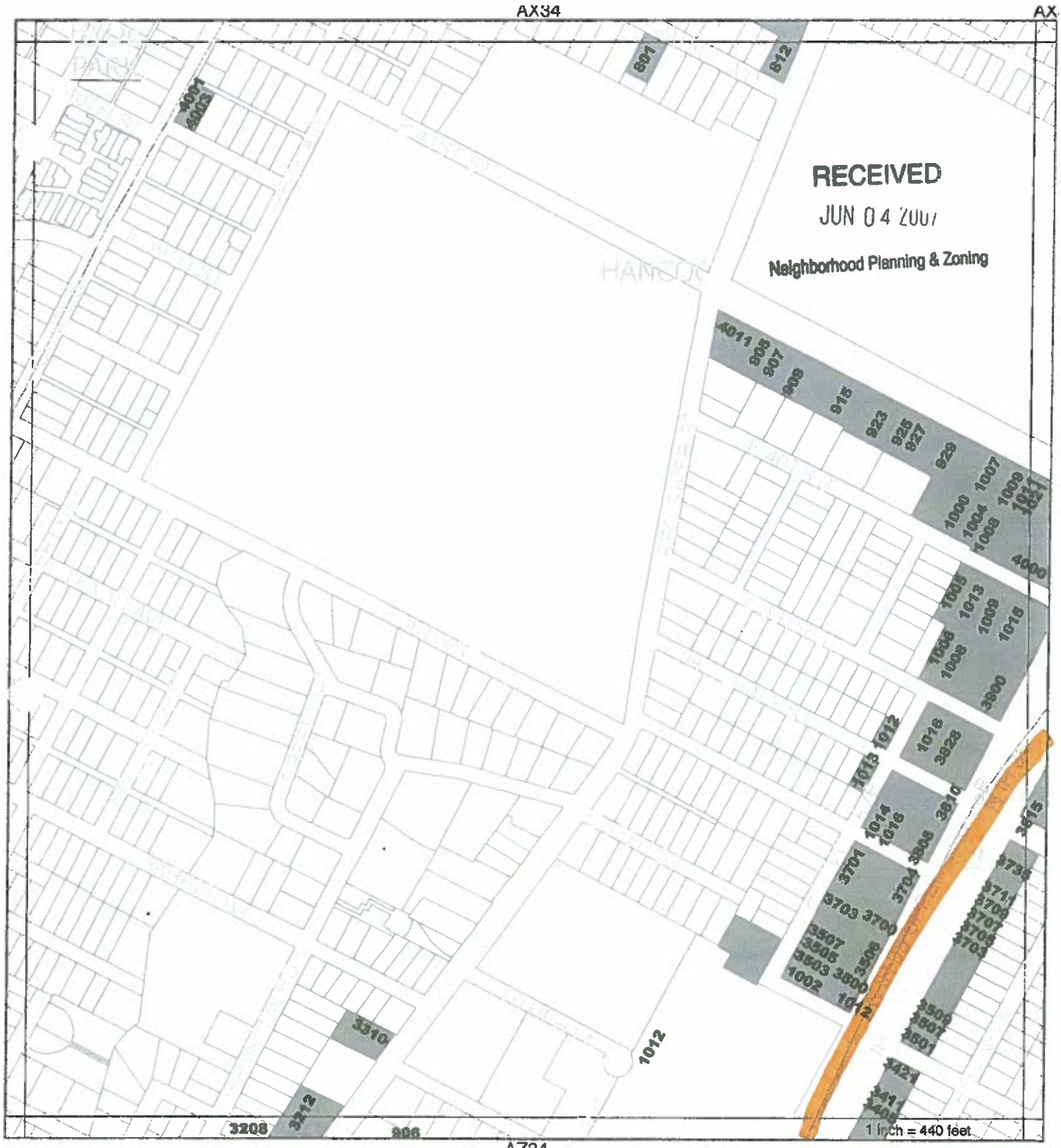

Detailed Maps for Vertical Mixed Use Opt-in/Opt Out Process
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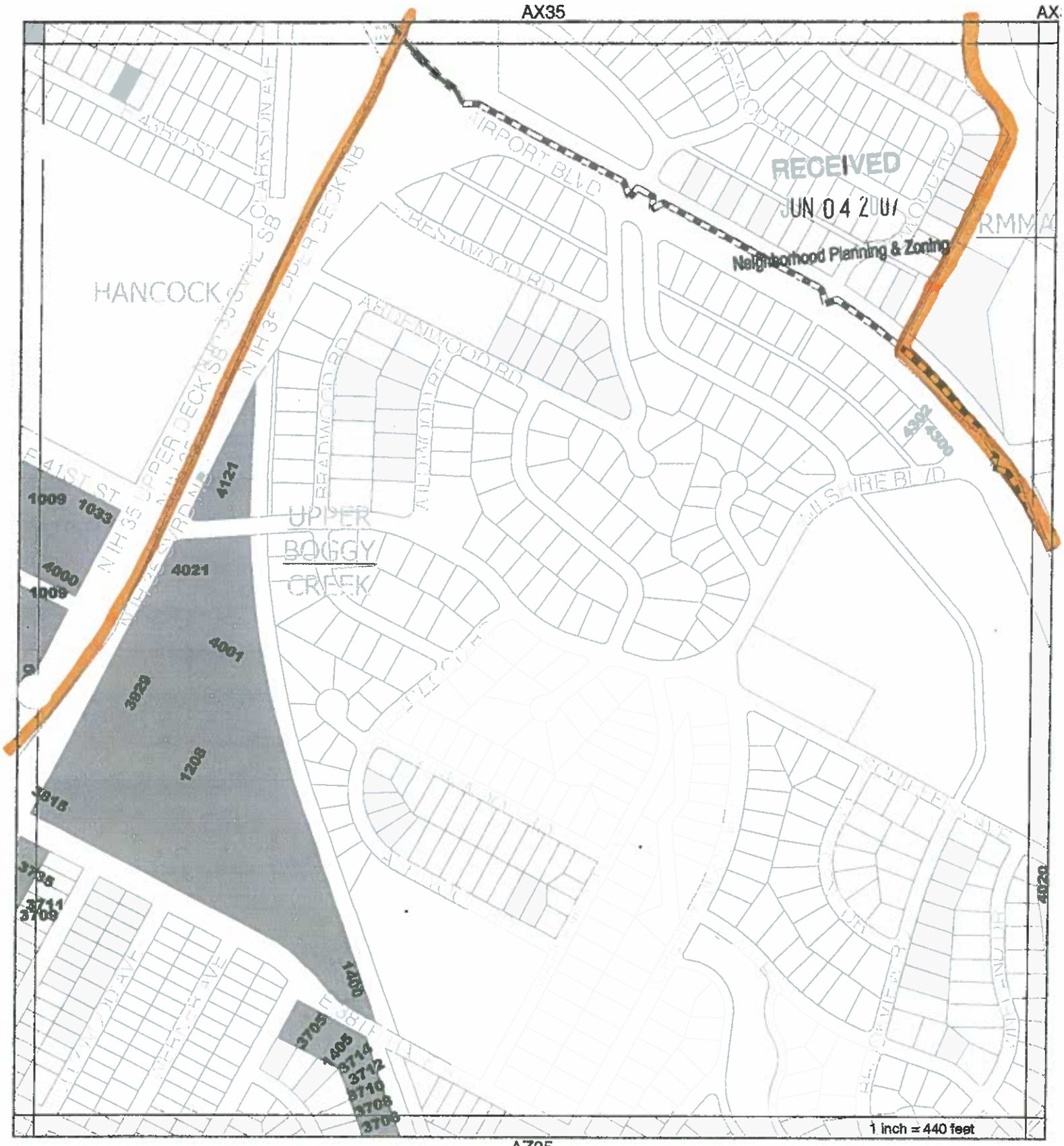

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AX36

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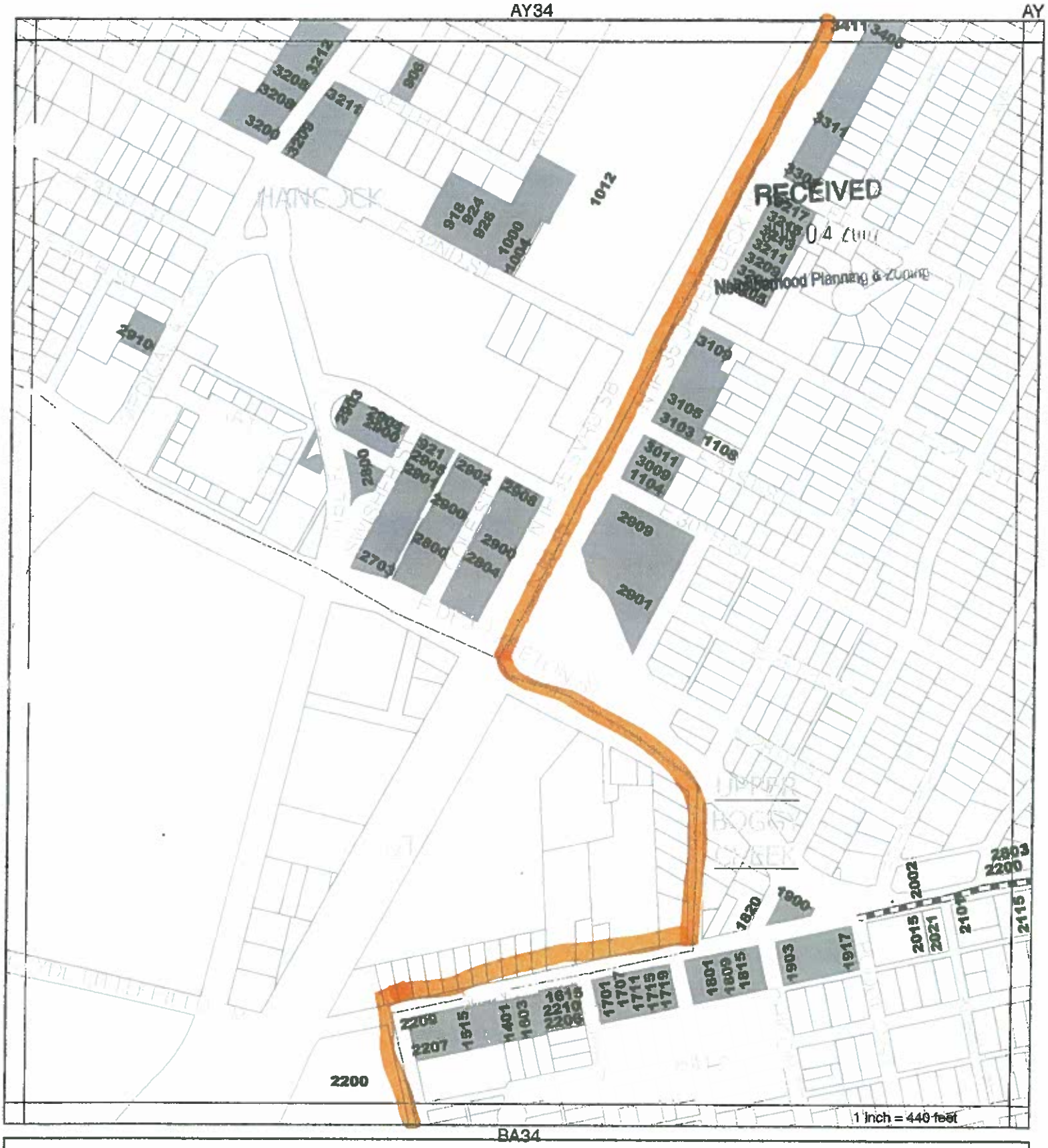

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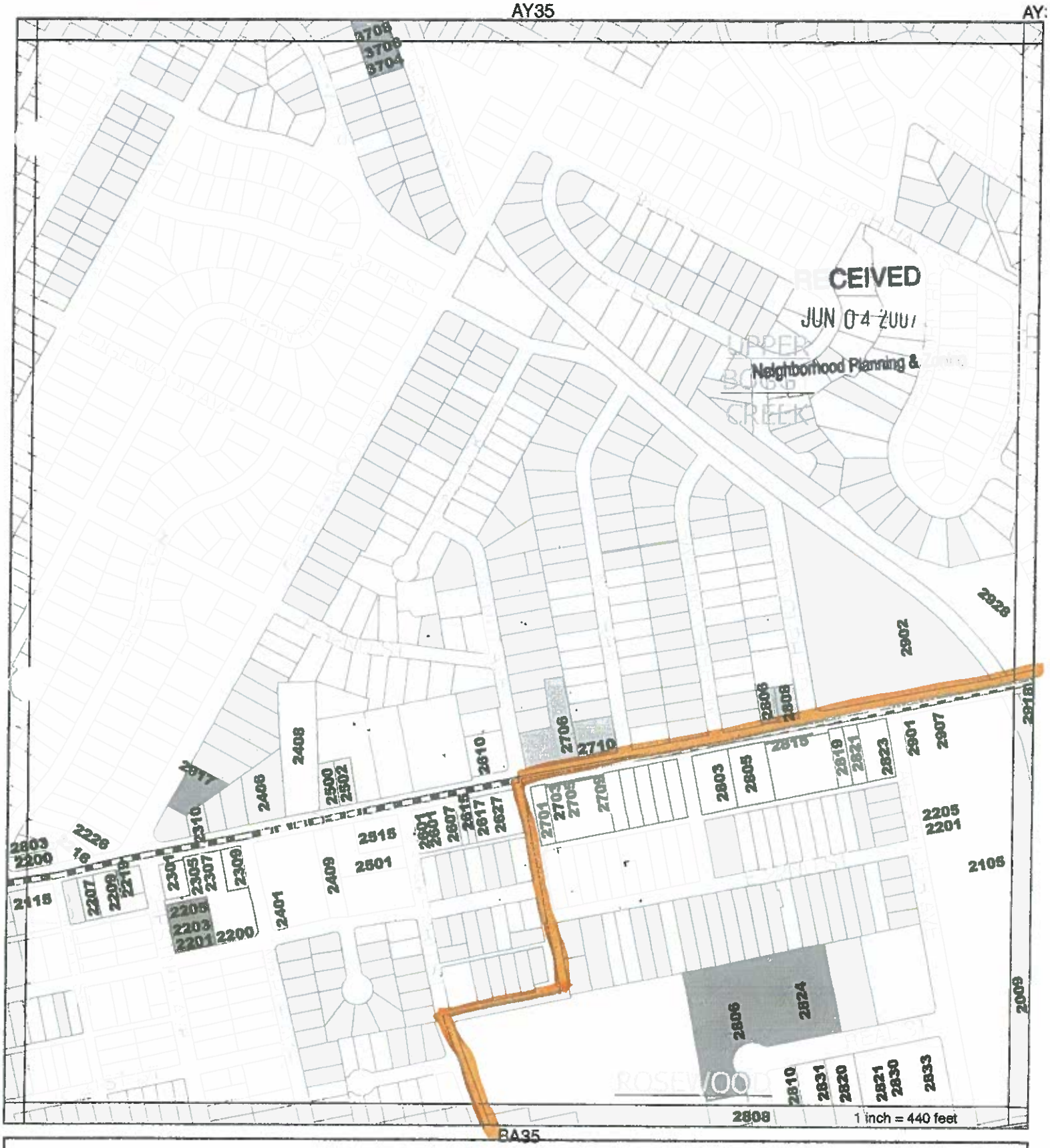

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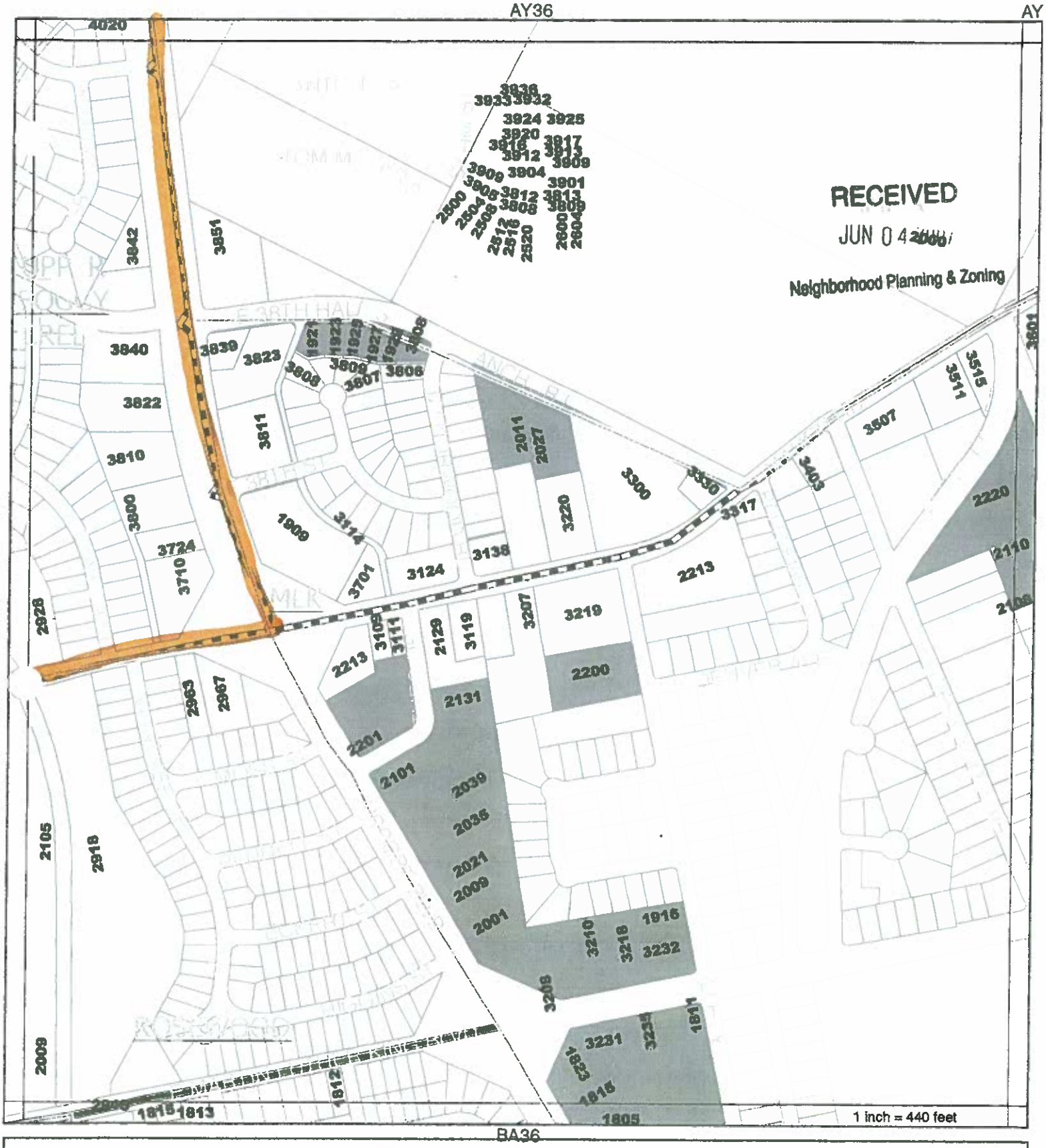

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BB34

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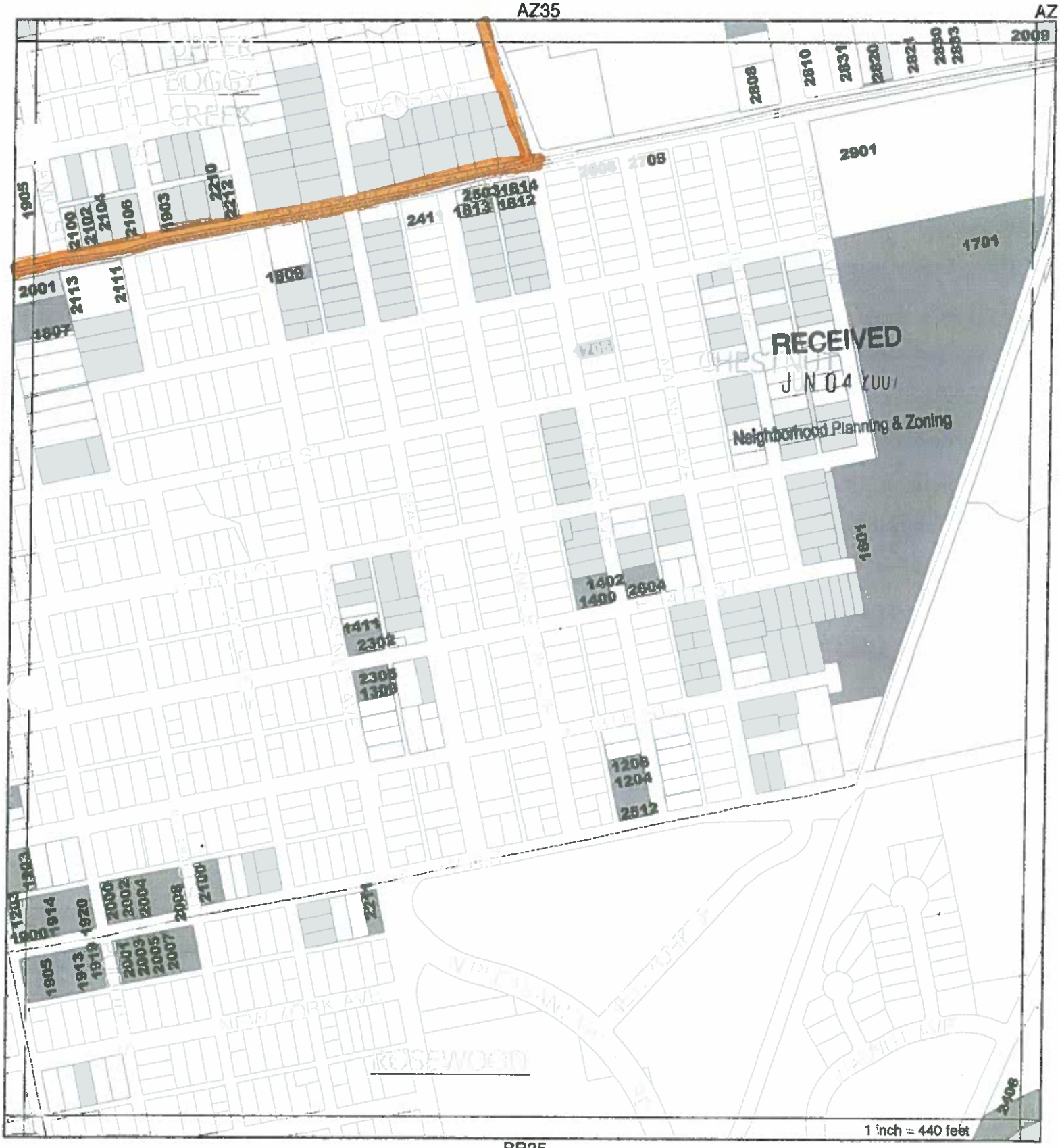
AZ35

AZ



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Upper Boggy Creek: Wilshire Wood/Delwood I Subdistrict

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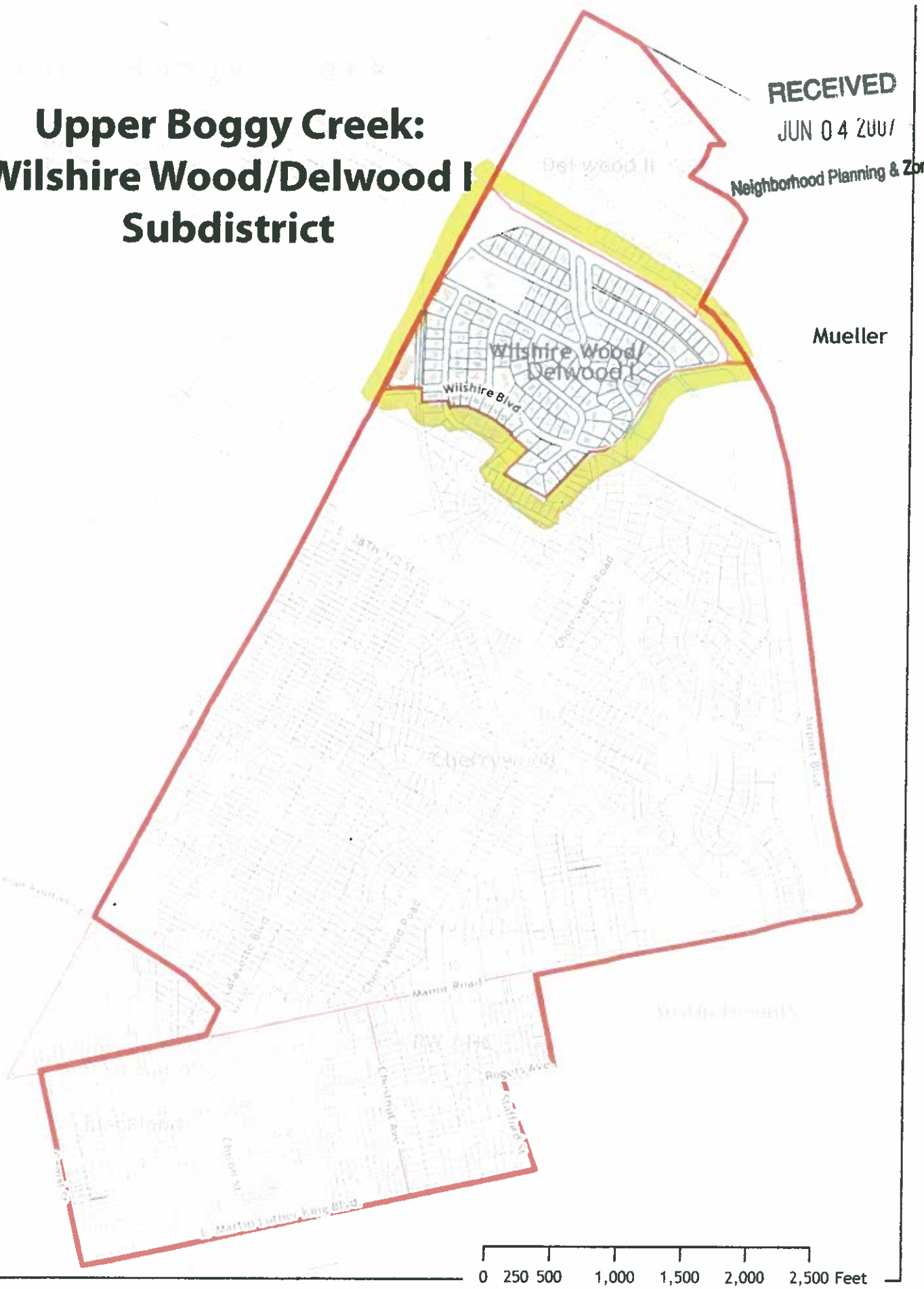

0 250 500 1,000 1,500 2,000 2,500 Feet

1 inch equals 1,000 feet

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 Jyder Vieau, 512-495-9569

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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

* 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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(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