

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0106 – Rosewood Planning Area
Vertical Mixed Use Building (V) Process

P.C. DATE: 12/8/2009

AREA: 17 tracts on 23.98 acres

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

AGENT: City of Austin, Planning & Development Review Department (PDRD),
Melissa Laursen

NEIGHBORHOOD ORGANIZATIONS:

Urban Renewal Board of the City of Austin
12th Street Business/Property Owner Assn.
Martin Luther King Jr. Neighborhood Assn.
Home Builders Association of Greater Austin
Homewood Heights Neighborhood Association
Elm Ridge Tenant's Assn.
Austin Neighborhoods Council
Govalle Neighbors
UBC Neighborhood Planning Team Contact
Blackshear Prospect Hills
Sentral Plus East Austin Koalition (SPEAK)
Austin Independent School District
Rosewood Neighborhood Contact Team
Guadalupe Neighborhood Development Corp.
Pandora-Oakgrove
Mueller Master Community Inc
Mueller Community Association
Mueller Neighborhoods Coalition
M.E.T.S.A. Neighborhood Assn.
METSA-NIC
Homeless Neighborhood Organization
Austin Heights Neighborhood Assn.
PODER People Organized in Defense of Earth & Her R
Anberly Airport Assn.
Austin Parks Foundation
Clifford-Sanchez Neigh. Assn.
Keep the Land
Mueller Property Owners Association
Cherrywood Neighborhood Assn.
Chestnut Neighborhood Revitalization Corporation
Booker T Washington Neighborhood Association
Austin Street Futbol Collaborative
East MLK Neighborhood Plan Contact Team
Upper Boggy Creek Neighborhood Planning Team Contact

City of Austin Neighborhood Planning (Chestnut)
League of Bicycling Voters
Chestnut Addition Neighborhood Assn. (C.A.N.A.)
McKinley Heights Neigh. Assn.
Martin Luther King Jr./Airport Blvd. Sector
Glen Oaks, Rosewood Village, Neighborhood Organization
Foster Neighborhood Association
J.J. Seabrook Neighborhood Assn.
East MLK Combined Neighborhood Contact Team
Super Duper Neighborhood Objectors and Appealers Organization
El Concilio, Coalition of Mexican American Neigh. Assn.
United East Austin Coalition
Organization of Central East Austin Neighborhoods (OCEAN)
Upper Boggy Creek Neighborhood Planning Team

AREA OF PROPOSED ZONING CHANGES: The Rosewood Neighborhood Planning Area is bounded by the Manor Road on the north; Airport Boulevard to the east; Northwestern and Webberville Road on the south; and Northwestern to Rosewood to Chicon to 12th Street, north along Austin & NW Railroad to Martin Luther King Boulevard to Stafford to Rogers to Walnut to the west.

WATERSHEDS: Boggy Creek; Tannehill Branch; and Town Lake (Urban watersheds)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Campbell Elementary School; Alternative Learning Center

APPLICABLE CORE TRANSIT CORRIDORS: Martin Luther King Jr. Blvd (Core Transit Corridor); Manor Road (Future Core Transit Corridor)

STAFF COMMENTS: The VMU Overlay District includes approximately 3.28 acres. The following is an analysis of the Rosewood Neighborhood Contact Team recommendations:

- 3.28 acres to remain in VMU Overlay District with all bonuses
- Opt-In 20.70 additional acres and apply all bonuses
- 60% affordability level for projects with 50 or more units and 80% for projects with less than 50 units

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

LIST OF ATTACHMENTS:

Attachment 1: Rosewood Tract Table

Attachment 2: Rosewood VMU Neighborhood Recommendations

Attachment 3: Rosewood VMU Tract Map

Attachment 4: Zoning Map

Attachment 5: Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process
Attachment 6: Public Comments

PLANNING COMMISSION RECOMMENDATION:

October 13, 2009: Postponed to October 27, 2009

October 27, 2009: Postponed to December 8, 2009

December 8, 2009:

- *APPROVED VERTICAL MIXED USE BUILDING (V) DESIGNATION WITH DIMENSIONAL STANDARDS, PARKING REDUCTION, AND ADDITIONAL USES IN OFFICE DISTRICTS TO TRACTS 1-3, AND 100-112.*
- *APPROVED AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME FOR 10% OF RENTAL UNITS IN A VERTICAL MIXED USE BUILDING WHICH HAS 50 OR MORE UNITS.*
- *APPROVED AN AFFORDABILITY LEVEL OF 80% OF THE MEDIAN FAMILY INCOME FOR 10% OF RENTAL UNITS IN A VERTICAL MIXED USE BUILDING WHICH HAS LESS THAN 50 UNITS.*

ISSUES: None at this time

CITY COUNCIL DATE & ACTION:

November 5, 2009: Postponed to December 17, 2009

December 17, 2009: Postponed to January 28, 2010

January 28, 2010: Postponed to March 25, 2010

March 25, 2010:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Melissa Laursen
E-mail: melissa.laursen@ci.austin.tx.us

PHONE: 974-7226

NEIGHBORHOOD RECOMMENDATION

The Rosewood Neighborhood Contact Team voted on the VMU Opt-In/Opt-Out properties at their May 17, 2007 meeting. The meeting was noticed by email, phone calls, flyers, and was posted on the Rosewood Neighborhood Contact Team website. The Contact Team recommended the following:

- 3.28 acres to remain in VMU Overlay District with all bonuses
- Opt-In 20.70 additional acres and apply with all bonuses
- 60% affordability level for projects of 50 or more units and 80% for projects of less than 50 units.

BACKGROUND

On August 31, 2006, the City Council adopted the “Design Standards & Mixed Use” ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless “opted-out”. Properties not fronting on the Core Transit Corridors are not eligible for VMU unless “opted-in”.

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2009-0106 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Rosewood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 6.

Impervious Cover

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

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%

MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

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

Transportation

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

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

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

Water and Wastewater

The 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.

Rosewood Neighborhood Planning Area

**Tract Table
C14-2009-0106**

TRACT #	TCAD Property ID#	City of Austin Address	Existing Zoning
1	204181	2701 MANOR RD	CS-MU-CO-NP
	204182	2703 MANOR RD 2705 MANOR RD 2709 MANOR RD	CS-MU-CO-NP
2	204042	2600 E MARTIN LUTHER KING JR BLVD	GO-CO-NP
3	204311	1812 HARVEY ST 1814 HARVEY ST	LR-MU-NP
100	197360	1913 E 12TH ST 1915 E 12TH ST	CS-MU-NCCD-NP
	197361	1919 E 12TH ST	CS-MU-NCCD-NP
	197362	S42FT OF LOT 6 BLK 16 OLT 58 DIV B FOSTER SUBD	CS-MU-NCCD-NP
	197370	1905 E 12TH ST	CS-MU-NCCD-NP
	197359 (Linked with 767148)	1901 E 12TH ST 75% UND INT N 96 FT OF LOT 10 & N96FT OF W6.5FT LOT 9 BLK 16 OLT 58 DIV B FOSTER SUBD	CS-MU-NCCD-NP
	767148 (Linked with 197359)	1901 E 12TH ST 25% UND INT N 96 FT OF LOT 10 & N96FT OF W6.5FT LOT 9 BLK 16 OLT 58 DIV B FOSTER SUBD	CS-MU-NCCD-NP
101	197458	1157 CHICON ST	CS-MU-CO-NP
	197459	1901 S L DAVIS AVE	CS-MU-CO-NP
	197460	1903 S L DAVIS AVE	CS-MU-CO-NP
102	197463	1152 POQUITO ST	CS-MU-CO-NP
	197464	1912 ROSEWOOD AVE 1918 ROSEWOOD AVE	CS-MU-CO-NP
	197466	1906 ROSEWOOD AVE	CS-MU-CO-NP
	197467	LOT 3 BLK 1 OLT 58 DIV B FOSTER SUBD	CS-MU-CO-NP
	197468	1902 ROSEWOOD AVE	CS-MU-CO-NP
	197469	1900 ROSEWOOD AVE	CS-MU-CO-NP
	197470	N85FT OF LOT 1 BLK 1 OLT 58 DIV B FOSTER SUBD	CS-MU-CO-NP
103	197657	1150 COLETO ST	CS-MU-CO-NP
	197658	2108 ROSEWOOD AVE	CS-MU-CO-NP
	197659	2106 ROSEWOOD AVE	CS-MU-CO-NP
	197660	2104 ROSEWOOD AVE	CS-MU-CO-NP
	197661	2102 ROSEWOOD AVE	CS-MU-CO-NP
	197662	2100 ROSEWOOD AVE	CS-MU-CO-NP
104	197666	2202 ROSEWOOD AVE	CS-MU-CO-NP
	197667	2200 ROSEWOOD AVE	CS-MU-CO-NP
	197670	2222 ROSEWOOD AVE	CS-MU-CO-NP

Rosewood Neighborhood Planning Area
Tract Table
C14-2009-0106

TRACT #	TCAD Property ID#	City of Austin Address	Existing Zoning
105	731772 731773 731774 (Condominiums)	2209 S L DAVIS AVE	GR-MU-CO-NP
	197669	1156 CHESTNUT AVE	GR-MU-CO-NP
106	198866	2718 OAK SPRINGS DR	CS-MU-NP
107	198860	2806 OAK SPRINGS DR	CS-MU-NP
	198861	2804 OAK SPRINGS DR	CS-MU-NP
	198862	2802 OAK SPRINGS DR	CS-MU-NP
	198863	2800 OAK SPRINGS DR	CS-MU-NP
	198864	2722 OAK SPRINGS DR	CS-MU-NP
108	198913	2900 OAK SPRINGS DR	CS-MU-NP
	198915	3000 1/2 OAK SPRINGS DR 3000 OAK SPRINGS DR	CS-MU-NP
109	198771	3007 E 12TH ST	CS-MU-CO-NP
	198772	3009 E 12TH ST	CS-MU-CO-NP
	198773	3019 E 12TH ST	CS-MU-CO-NP
		3021 E 12TH ST	CS-MU-CO-NP
	198901	3101 E 12TH ST	CS-MU-CO-NP
	198902	3107 E 12TH ST	CS-MU-CO-NP
	198903	3111 E 12TH ST	CS-MU-CO-NP
	198911	S 103' OF LOT 10 OLT 15 DIV B HUSTON SAM HEIGHTS ANNEX	CS-MU-CO-NP
110	198912	3117 E 12TH ST	CS-MU-CO-NP
	77512-77539 (Condominiums)	2931 E 12TH ST	CS-MU-CO-NP
		2933 E 12TH ST	
	198739	2923 E 12TH ST	CS-MU-CO-NP
	198740	2925 E 12TH ST	CS-MU-CO-NP
	198741	2927 E 12TH ST	CS-MU-CO-NP
	198743	1105 SUMMERS	CS-MU-CO-NP
		2943 E 12TH ST	
	198760	2706 SOL WILSON AVE	CS-MU-CO-NP
	198764	2929 E 12TH ST	CS-MU-CO-NP
	198766	1110 SUMMERS	CS-MU-CO-NP
	198767	2949 E 12TH ST	CS-MU-CO-NP
	198768	2935 E 12TH ST	CS-MU-CO-NP
	198769	2612 SOL WILSON AVE	LR-MU-NP
		2614 SOL WILSON AVE	
		2616 SOL WILSON AVE	
	198742 (Linked with 359137)	2939 E 12TH ST	CS-MU-CO-NP
		2941 1/2 E 12TH ST 2941 E 12TH ST	
	359137 (Improvements Only)	2939 E 12TH ST 2941 1/2 E 12TH ST 2941 E 12TH ST	CS-MU-CO-NP

Rosewood Neighborhood Planning Area
Tract Table
C14-2009-0106

TRACT #	TCAD Property ID#	City of Austin Address	Existing Zoning
111	197693	1191 HARGRAVE ST	CS-MU-CO-NP
	198731	1197 HARGRAVE ST	CS-MU-CO-NP
	198732	2903 E 12TH ST	GR-MU-CO-NP
	198733	2905 E 12TH ST 2907 E 12TH ST	GR-MU-CO-NP
	198734	2909 E 12TH ST	GR-MU-CO-NP
	198756	.9500 AC OF OLT 14 DIVISION B	CS-MU-CO-NP GR-MU-CO-NP
	198757	1195 HARGRAVE ST	CS-MU-CO-NP
112	200670	2934 E 12TH ST	LR-MU-CO-NP
	200671	2932 E 12TH ST	LR-MU-NP
	200672	2930 E 12TH ST	LR-MU-NP
113	200703	1302 HARVEY ST 1304 HARVEY ST	GO-MU-CO-NP
	200704	2946 E 13TH ST 2948 E 13TH ST	GO-MU-CO-NP
	200711	2938 E 13TH ST 2942 E 13TH ST	GO-MU-CO-NP

**Rosewood Neighborhood Recommendations
C14-2009-0106**

VMU Overlay District					
Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses In Office Districts	
1-3	X				

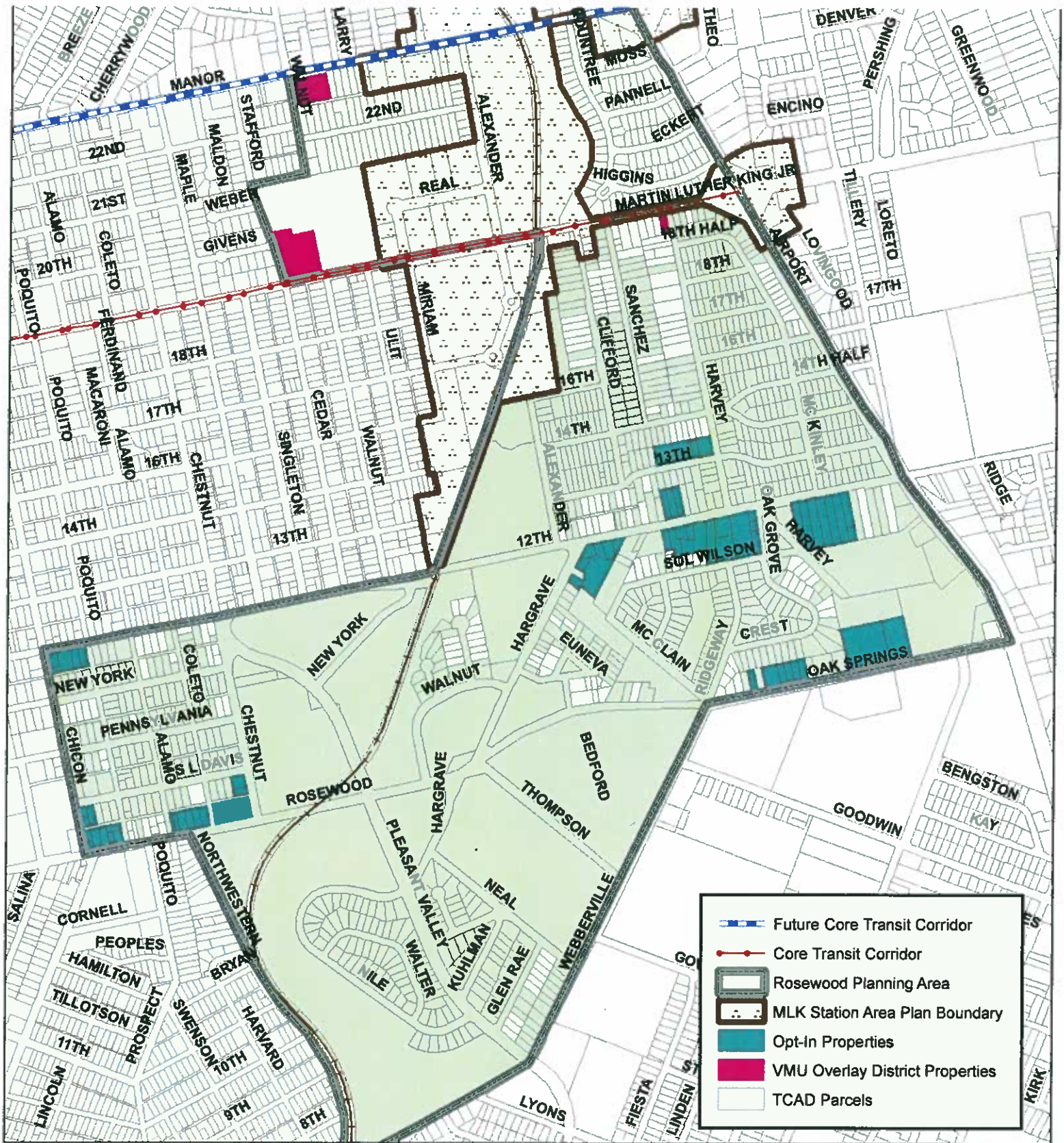
VMU Opt-In Properties				
Tract # (1)	All VMU Related Standards Apply	OPT IN (2)		
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses In Office Districts
100-113	X			

RECOMMENDED AN AFFORDABILITY LEVEL OF 60% FOR 10% OF RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING WHICH HAS 50 OR MORE UNITS.

RECOMMENDED AN AFFORDABILITY LEVEL OF 80% FOR 10% OF RESIDENTIAL UNITS FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING WHICH HAS LESS THAN 50 UNITS.

(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.



Rosewood Neighborhood Planning Area VMU Opt-In/Opt-Out Process Neighborhood Recommendations

0 500 1,000 2,000 Feet



Produced by City of Austin
Neighborhood Planning and Zoning Dept.
July 29, 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.

**Rosewood Neighborhood Planning Area
Attachment A**

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Description	Street Address	Neighborhood Planning & Zoning		
		Opt In/ Opt Out	Y/N	Vote
N side Rosewood fr Chestnut to Coletto	1156 & 2209 Chestnut; 2200 - 2222 Rosewood	In	Y	8/3
N side Rosewood fr Coletto to Alamo	1150 - 2102 Rosewood	In	Y	7/4
N side Rosewood fr Alamo to Poquito	2010 - 2000 Rosewood	In	N	5/6
N side Rosewood fr Poquito to Chicon	1918 - 1900 Rosewood	In	Y	7/5
S side E 12th fr Chicon to Poquito	1905 - 1919 E 12th	In	Y	11/1
S side E 12th fr Poquito to Alamo	2001 - 2007 E 12th	In	N	5/6
Hargrave Development Project	1195 - 1197 Hargrave; 2903 - 2917 E 12th	In	Y	11/0
Weiss Development Project & Surrounding Retail	2923 - 2934 E 12th	In	Y	11/0
N side E 12th fr Pandora to Ridgeway	2926 - 2927 E 12th	In	N	6/5
N side E 12th fr Pandora to Ridgeway	2930 - 2934 E 12th	In	Y	11/0
S side E 12th fr Summers to Harvey	1110 Oak Grove & 2949 E 12th	In	Y	6/4
S side E 12th fr e of McKinley to Harvey	3007 - 3117 E 12th	In	Y	8/1
Oak Springs fr Rock single fam residence to Ridgeway	2814 - 2808 Oak Springs	In	N	5/6
Oak Springs fr Rock single fam residence to Ridgeway	2806, 2804, 2802, 2718, 2722 Oak Springs	In	Y	11/0
Oak Springs fr Ridgeway to almost Bedford	2708 and 2700 Oak Springs	In	N	11/0
Hollywood Henderson Football field	900 Hargrave	In	N	11/0
Airport from 12th n to almost 13th	3118 and 3119 Airport	Out	Y	10/0
Airport from almost Moss to Manor	2967 Manor	Out	Y	9/2
Featherlite Tract east	2918 E MLK	Out	Y	9/2
Featherlite Tract west; Redeemer	2901 and 2907 Manor; 2205, 2201, 2104 Alexander	Out	Y	11/0
S side Manor fr Alexander to Curtis	2823 Manor	Out	Y	11/0
Manor commercial corner	2709 Manor	Out	Y	11/0
E. MLK commercial corner	2820 E MLK	Out	Y	5/5
Real/Miriam commercial sector	2806 - 2824 Real	In	Y	8/1
Food Store	2915 E MLK	Out	N	7/2
New single fam residence	1815 Clifford	Out	N	7/2
New single fam residence	1813 - 1809 Clifford	In	N	7/2
Store	1307 Clifford	In	N	7/2
Single Fam Residence	1400 Clifford	In	N	7/2
Mt. Zion Baptist Church	E 13th from Harvey to Sanchez	In	Y	11/0

Adams, George

From: janehrivera
Sent: Thursday, June 28, 2007 9:42 PM
To: Adams, George
Cc: Vertical Mixed Use; Jane Haney Rivera
Subject: Amendment/Correction to Rosewood Neighborhood Contact Team VMU Application
Importance: High

Mr. Adams,

We submitted our application for the opt in and opt out properties within the Rosewood Neighborhood Planning Area on June 14, 2007 as directed. We included minutes of our May meeting, at which we voted for the properties. We did not have a chance to review and formally approve the minutes of that meeting until the June 21 meeting, our next regular meeting. There is one correction, the addition of one address to the opt in form. The form, next to last line, should read "2718, 2722, 2800 - 2806, 2900 - 3000 Oak Springs". The map should also be corrected to include that address for the area we numbered "14".

**"RNCT monthly meeting minutes
Thursday, June 21, 2007
Conley Guerrero Senior Center
6:15 - 8:00 pm**

*** Minutes Approved, unanimously, with the following correction:**

Under 'Oak Springs fr Rock single fam residence to Ridgeway,' those properties should read 2806, 2804, 2802, **2800**, 2718, 2722."

If you have need of anything additional to this email, please contact me as listed below. Thank you.

Jane Rivera, Chair
Rosewood Neighborhood Contact Team

6/29/2007

janehrivera

From: "janehrivera"
To: "Rosewood Neighborhood"
Sent: Monday, May 07, 2007 9:56 PM
Attach: RNCT Agenda 051707.doc
Subject: ** Important Meeting** RNCT Agenda 051707

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JUN 05 2007

Neighborhood Planning & Zoning

Rosewood Neighbors,

Here is the agenda for our May meeting--it's a very important one, so please plan to attend. Please also let your neighbors who may not have attended recently know that this is a very important meeting. We, the neighborhood planning team for the Rosewood Neighborhood Planning Area, are tasked with "opting out" or "opting in" for all properties in the planning area that qualify for Vertical Mixed Use (VMU).

What is VMU? The ordinance gives a developer incentives in exchange for doing a project that includes mixed use (generally retail, but potentially some other use plus residential) in the same building. Ten percent of residential units need to be targeted to people whose income is at or below 80% of the median family income for Austin, Texas--this is a requirement set by the U.S. Department of Housing and Urban Development. All properties that are zoned either commercial (or more) or mixed use are potentially eligible.

See you May 17 for this important meeting!

Jane Rivera, Chair
Rosewood Neighborhood Contact Team

6/1/2007

****IMPORTANT MEETING NOTICE****

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JUN 05 2007

Neighborhood Planning & Zoning

**Rosewood Neighborhood Contact Team Monthly Meeting
Thursday, May 17, 2007 6:15 p.m. - 8:00 p.m.
Conley Guerrero Senior Activity Center
Agenda**

Introductions

Old Business

- 6:15 – 6:30 Minutes, Chair's Report—Jane Rivera, Chair

New Business

- **Vertical Mixed Use Ordinance—Rosewood Neighborhood Contact Team Official Vote: Recommendation from the RNCT Planning and Zoning Committee**

Adjourn

****IMPORTANT MEETING NOTICE****

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JUN 05 2007

Rosewood Neighborhood Contact Team Monthly Meeting

Thursday, May 17, 2007 6:15 p.m. - 8:00 p.m.

Conley Guerrero Senior Activity Center

Neighborhood Planning & Zoning

Minutes

Present: Judith Clarkson, Foster Heights; Michael Emery, Rosewood Glen Oaks; Cliff Fisher, Homewood Heights; Mahala Guevara, Homewood Heights; Annie Hardy, Clifford Sanchez; Deb Norris, McKinley Heights; Louis Herrera, Jr., Homewood Heights; Mocha Jean Herrup, Homewood Heights; Dusty McCormick, Mt. Zion Baptist Church; Shelby O'Brien, Austin Heights; Jane Rivera, Rosewood Glen Oaks; Gilbert Rivera, Rosewood Glen Oaks; Ricardo Robles, Clifford Sanchez; Yoli Robles, Clifford Sanchez; and Richard Vogt, Austin Heights

Old Business: Chair Jane Rivera called the meeting to order and asked the group to introduce themselves. There was no April meeting so there were no minutes to approve. Chair's report was only that she signed the ANC letter asking for a VMU extension.

New Business: Vertical Mixed Use Ordinance—Rosewood Neighborhood Contact Team Official Vote:
Recommendation from the RNCT Planning and Zoning Committee

- Vice-Chair Dusty McCormick, who chaired the Planning and Zoning Committee, provided an explanation of the work of the committee over the past month and a half. They looked at all properties that City staff had noted were eligible either for the Opt-out (automatically eligible if on a core transit corridor—Manor, MLK and Airport—so the team must vote to Opt-out if VMU not desired) or for Opt-in (all other commercial or mixed use properties in the planning area). They have a recommendation for all properties on a block-by-block basis.
- Richard Weiss, Member, who was a member of the Urban Design Standards Team, provided an explanation and definition of what the VMU does and what the VMU related standards are.
- The team must decide not only what properties to approve for VMU, but also affordability standards, dimensional setbacks, and parking requirements.
- Representatives of two member neighborhood associations, Clifford Sanchez and Austin Heights, announced that their neighborhoods had determined that they wished to minimize VMU impact in their neighborhoods as much as possible.
- The Committee's recommendation on the affordability level was to state that we would like to see 10% of units affordable to people earning 60% of median family income (MFI) if the project had 50 or more residential units, and 80% of mfi if the project were smaller than 50 residential units. If the City would not accept that level, our alternative was to approve 80% mfi for all.
- Jane Rivera then reviewed the committee recommendations for all eligible properties in the planning area block by block while Gilbert Rivera showed a slide show of the properties in question. The recommendation was stated, there was discussion, and the vote was taken for each block. Following votes taken on a few blocks, a point of order was raised noting that there were two new members present who had not attended at least 3 meetings in the past year, which is the by-laws requirement for any vote. A motion was made to follow the by-laws. A substitute motion was made to suspend the rules, which failed 5 – 6, and the original mot. A substitute motion was made to follow the by-laws. The substitute motion passed. The vote was re-taken with only eligible members voting. The results were recorded on a map as follows.

Description	Street Address	Opt In/ Opt Out	VMU Y/N	Vote
N side Rosewood fr Chestnut to Coletto	1156 & 2209 Chestnut; 2200 - 2222 Rosewood	In	Y	8/3

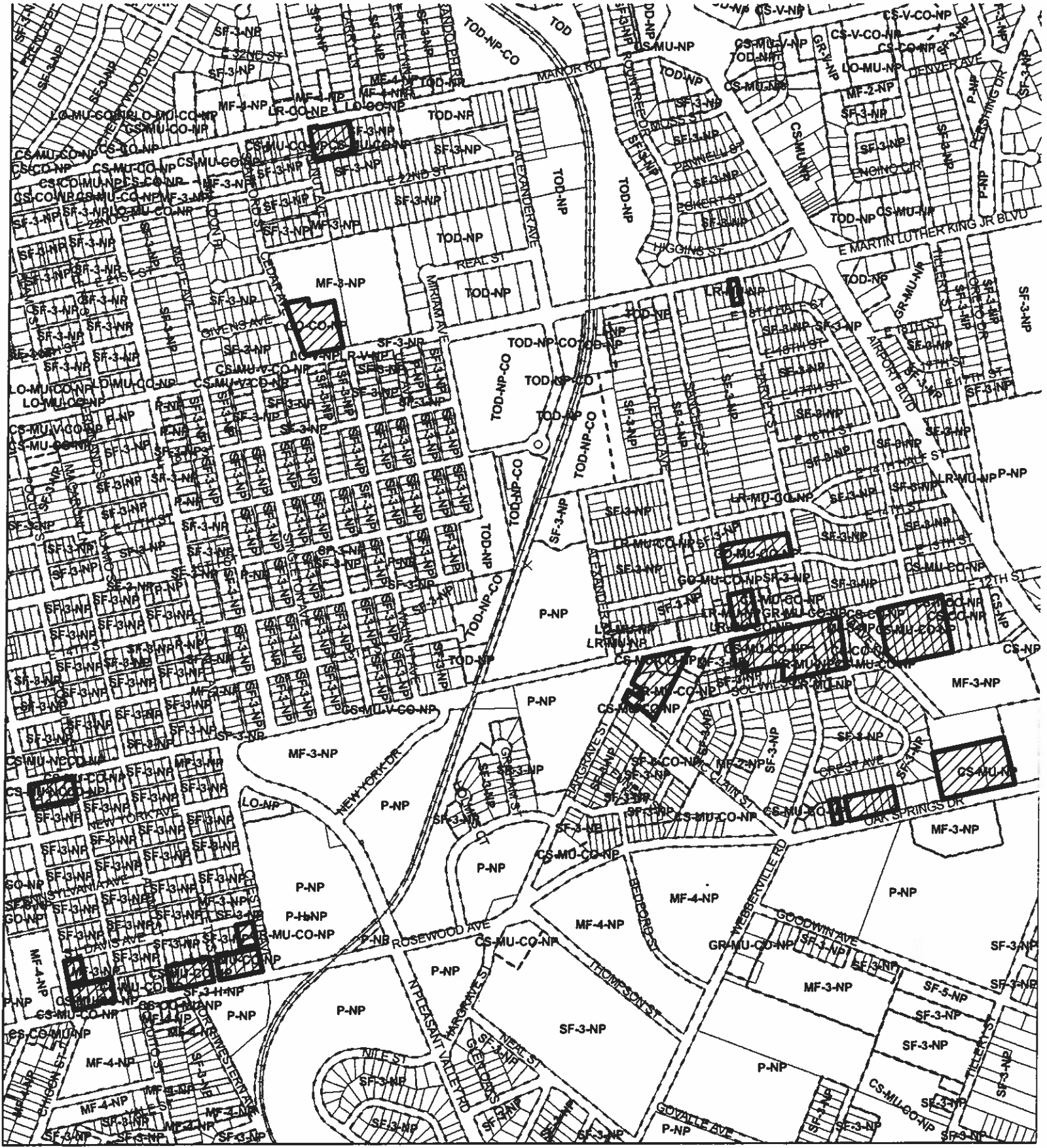
N side Rosewood fr Coleto to Alamo	1150 - 2102 Rosewood	In	Y	7/4
N side Rosewood fr Alamo to Poquito	2010 - 2000 Rosewood	In	N	5/6
N side Rosewood fr Poquito to Chicon	1918 - 1900 Rosewood	In	Y	7/5
S side E 12th fr Chicon to Poquito	1905 - 1919 E 12th	In	Y	11/1
Description	Street Address	Opt in/ Opt Out	VMU Y/N	Vote
S side E 12th fr Poquito to Alamo	2001 - 2007 E 12th	In	N	5/6
Hargrave Development Project	1195 - 1197 Hargrave; 2903 - 2917 E 12th	In	Y	11/0
Weiss Development Project & Surrounding Retail	2923 - 2934 E 12th	In	Y	11/0
N side E 12th fr Pandora to Ridgeway	2926 - 2927 E 12th	In	N	6/5
N side E 12th fr Pandora to Ridgeway	2930 - 2934 E 12th	In	Y	11/0
S side E 12th fr Summers to Harvey	1110 Oak Grove & 2949 E 12th	In	Y	6/4
S side E 12th fr e of McKinley to Harvey	3007 - 3117 E 12th	In	Y	8/1
Oak Springs fr Rock single fam residence to Ridgeway	2814 - 2808 Oak Springs	In	N	5/6
Oak Springs fr Rock single fam residence to Ridgeway	2806, 2804, 2802, 2718, 2722 Oak Springs	In	Y	11/0
Oak Springs fr Ridgeway to almost Bedford	2708 and 2700 Oak Springs	In	N	11/0
Hollywood Henderson Football field	900 Hargrave	In	N	11/0
Airport from 12th n to almost 13th	3118 and 3119 Airport	Out	Y	10/0
Airport from almost Moss to Manor	2967 Manor	Out	Y	9/2
Featherlite Tract east	2918 E MLK	Out	Y	9/2
Featherlite Tract west; Redeemer	2901 and 2907 Manor; 2205, 2201, 2104 Alexander	Out	Y	11/0
S side Manor fr Alexander to Curtis	2823 Manor	Out	Y	11/0
Manor commercial corner	2709 Manor	Out	Y	11/0
E. MLK commercial corner	2820 E MLK	Out	Y	5/5
Real/Miriam commercial sector	2806 - 2824 Real	In	Y	8/1
Food Store	2915 E MLK	Out	N	7/2
New single fam residence	1815 Clifford	Out	N	7/2
New single fam residence	1813 - 1809 Clifford	In	N	7/2
Store	1307 Clifford	In	N	7/2
Single Fam Residence	1400 Clifford	In	N	7/2
Mt. Zion Baptist Church	E 13th from Harvey to Sanchez	In	Y	11/0


Meeting Adjourned at 8:00 p.m.


RECEIVED


JUN 05 2010


Neighborhood





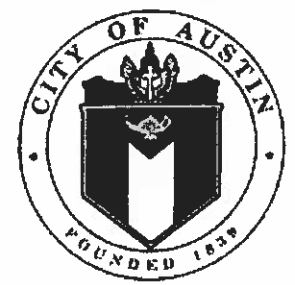
 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

OPERATOR: S. MEEKS
 1" = 800'

ZONING
 ZONING CASE#: C14-2009-0106
 ADDRESS: ROSEWOOD PLANNING AREA
 SUBJECT AREA: 23.98 ACRES
 GRID: K22-23 & L22-23
 MANAGER: M. LAURSEN

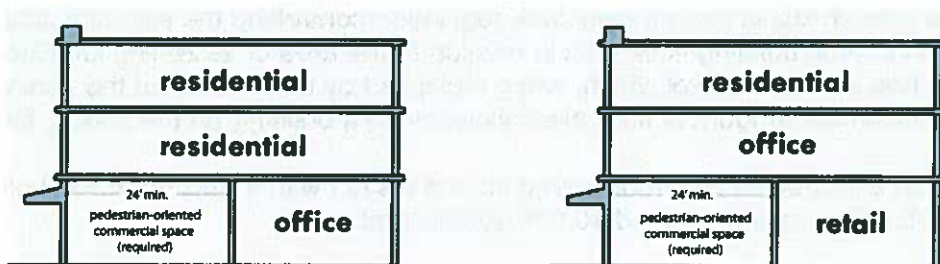


This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

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

WHAT IS A VERTICAL MIXED USE BUILDING?

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



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

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

WHY VERTICAL MIXED USE BUILDINGS?

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

WHAT ARE THE STANDARDS FOR A BUILDING?

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

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.

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>

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Planning & Development Review Department, P. O. Box 1088, C/O Melissa Laursen, Austin, TX 78767-8835.

File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) LAWRENCE D. PIERCE

Address 1166 Poquito St.

Comments see addendum attached.

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

From: Lawrence D. Pierce
1166 Poquito St.
Austin, Texas 78702
512 - 472 - 1624

Subject: zoning Rosewood Neighborhood

Comments: I appreciate the opportunity to express my view in a due process session. The history of the Rosewood area was in the past, not a pretty picture, after years of neglect, and unfulfilled promises, the city has turned a negative situation of the past to a positive progress of the present and the future.

The VMU is a great idea and a great use of property in the area mentioned.

I have viewed each tract that is near my home and neighbors. While progress is good, sometimes it causes unwanted problems that will enter a neighborhood with a large population of retired citizens who have lived in the area for years. The problems we have had to deal with is the traffic flow from the 12th street section and the Rosewood Courts, plus other unwanted situations.

I viewed sections (tracts 100, 101, 102, 103, 104 and 105 as a good use of property, my concern is valid in that noticing tract 105# that has condominiums planned. I am hoping this tract (105) will not end up like the Rosewood Courts or the Booker T. Washington Court further down the area.

I am glad to see the most needed areas develop in a family area, living in a single-family section, that will bring in people with common values and views.

5)
unlike the developments the city has sponsored
in the Northeast area of the city.

I have watched the neglect of East Austin
for years and would to see it develop
right.

It has been proven, the designs of home
structure can alter people and their action,
Project like the Rosewood Courts and Booker
T. Washington Projects have placed people in a
role of living in poverty with acceptance.

I would like to see this project developed
Pride of a neighborhood, with real help from
the people who live there and have cared
about living there...

— Thank You
Lawrence D. Prince,
Senior Paralegal

.....

PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) CHESTER Banton SR.

Address 1178 OAK GROVE AVE AUSTIN TX 78702

Comments _____

.....

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

PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) RUBY CLARK BURTON

☐ I am in favor of VMU
(Estoy de acuerdo)

Address 2715 EAST 22ND ST. AUSTIN TX

☒ I object to VMU
(No estoy de acuerdo)

Comments NO, NO MORE TRAFFIC. 78722

PLANNING COMMISSION HEARING

DATE: October 13, 2009 TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: November 5, 2009 TIME: 2:00 P.M.

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

For questions regarding the vertical mixed use application for the Rosewood Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: melissa.laursen@ci.austin.tx.us. Si Ud Necesita información en Español, favor de llamar a Jacob Browning (512) 974-7657. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

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File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) Lena M Baker

☐ I am in favor of VMU
(Estoy de acuerdo)

Address 1171 Oak Grove Ave

☒ I object to VMU
(No estoy de acuerdo)

Comments Leave as residential it will affect
our property taxes

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

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File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) Beverly C. Brown ☐ I am in favor of VMU
(Estoy de acuerdo)
Address 3108 East 12th. St., Austin, TX. 78722 ☒ I object to VMU
(No estoy de acuerdo)
Comments concerned over taxes
on my property. what good will it do!

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File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) CATHERINE E. GRAFINI ☒ I am in favor of VMU
(Estoy de acuerdo)
Address 3208 MERLE LYNN AVE, ATX 78722 ☐ I object to VMU
(No estoy de acuerdo)
Comments N/A

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File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) MEGHAN GRIFFITHS

Address 2111 E. 22ND ST. AUSTIN, TX 78722

Comments _____

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

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Laursen, Melissa

From: Matthew Gossage
Sent: Tuesday, October 13, 2009 5:36 PM
To: Laursen, Melissa
Subject: objection to VMU-Rosewood neighborhood

Dear Planning Commision,

I object to the Vertical-Mixed Use (VMU) designation in the Rosewood neighborhood to all the proposed sites. I believe it would have a negative effect on the neighborhood and would lead to further displacement of long-time residents.

Sincerely,
-Matthew Gossage
1900 SL Davis Ave.
Austin, TX 78702
512-669-9968

Hotmail: Trusted email with Microsoft's powerful SPAM protection. Sign up now.

10/13/2009

PLANNING COMMISSION HEARING

DATE: October 13, 2009 TIME: 6:00 P.M.

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

CITY COUNCIL HEARING

DATE: November 5, 2009 TIME: 2:00 P.M.

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File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) Lena Shaw

Address 1171 Oakgrove Ave

Comments Leave as is

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

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File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) Everett Hornsby

Address 1719 E 32nd St

Comments _____

- ☐ I am in favor of VMU
(*Estoy de acuerdo*)
☒ I object to VMU
(No estoy de acuerdo)

PLANNING COMMISSION HEARING

DATE: October 13, 2009 **TIME:** 6:00 P.M.
LOCATION: City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin

Oct 27,

CITY COUNCIL HEARING

DATE: November 5, 2009 **TIME:** 2:00 P.M.
LOCATION: City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin

For questions regarding the vertical mixed use application for the Rosewood Neighborhood Planning Area, please call Melissa Laursen at (512) 974-7226 or email at: melissa.laursen@ci.austin.tx.us. Si Ud Necesita información en Español, favor de llamar a Jacob Browning (512) 974-7657. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

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File # C14-2009-0106

Planning Commission Hearing Date: October 13, 2009

Name (please print) Peter Rieck, VP, Network Facilities
on behalf of Seton Family of Hospitals ☒ I am in favor of VMU
(Estoy de acuerdo)
Address 1300 W. 34th Street, Austin, TX 78705 ☐ I object to VMU
(No estoy de acuerdo)

Comments _____

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Laursen, Melissa

From: Bates, Harrison
Sent: Thursday, November 05, 2009 11:58 AM
To: Laursen, Melissa
Cc:
Subject: VMU Zoning Disapproval

My name is Harrison Bates.

I am co-owner (with S. Loehr) of the property located at 2933 E. 14th St., located behind Mt. Zion Baptist Church.

I have received the notices stating that the church's property on 13th St. is among those properties wishing to take advantage of the VMU zoning.

First of all I want to state emphatically that I DO NOT APPROVE.

I also do not understand why a property that is not on a major thoroughfare should be allowed to be zoned VMU.

From the COA document http://www.ci.austin.tx.us/planning/downloads/subchapter_e_design_standards.pdf

This approach is intended to help ensure a cohesive development pattern along

Austin's streets and remove some of the inconsistency that arises from having a **variety of zoning**

districts fronting a single roadway.

Because many of the standards in this Subchapter are defined based on roadway type(s) near

the property, an important first step in the development process is to determine the roadway types that are adjacent to a site. The size of the site and the type of development (residential, commercial, mixed use, etc.) also need to be considered, since different standards may apply.

The applicability chart in Article 1 summarizes the applicability of all the standards in this Subchapter, based on type of adjacent roadways and development activity.

The following different types of roadways are identified in this Subchapter:

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. Existing Core Transit

Corridors have been designated and are defined in Article 5 and shown on Figure 1. Examples

include South Congress Avenue (north of Stassney Lane) and Anderson Lane (between

11/12/2009

Burnet

Road and Mopac). Additional Core Transit Corridors may be designated in the future through neighborhood planning processes.

13th St. is not and hopefully never will be a "core transit corridor".

My fear is that once that property is zoned VMU, the church will sell it and I will have some monstrosity plastered up against my backyard, obliterating my sunlight and view of the sky.

As it is, I am blinded at night by the excessive lighting the Church has. They also have paved over an entire lot that they use for parking which causes a flood in my backyard every time it rains. I imagine they hold the properties on 14th St., next to my house so that they maintain the impervious coverage ratios, but that still does nothing to abate the huge flow of runoff from their parking lot.

This seems counterintuitive to me, based on the COA document

1.2.1. General Applicability

The applicability of this Subchapter varies by section and is **dependent on the type of principal street that the subject lot or site faces and on the type of development activity**

proposed. The following table summarizes the applicability of each section of this Subchapter. Only those sites and projects that meet both the principal street and development type thresholds in the table are subject to the particular standard. General exemptions from the requirements of this Subchapter are listed in Subsection 1.2.3., and additional exemptions from specific standards are listed in subsequent sections of this Subchapter.

As it is, I think the church which apparently will become even bigger and more monolithic, is a total assault on its neighbors.



Harrison Bates

Senior Technical Writer

Cirrus Logic, Inc.

Laursen, Melissa

From: Gerard Verkaart
Sent: Wednesday, November 11, 2009 9:48 AM
To: Laursen, Melissa
Subject: Re: VMU zoning

Melissa,

Here are my thought about VMU:

I am overall in favor of VMU in Austin on business orientated streets not in the middle of neighborhoods.

In short: positive sides are shops near houses, condensed building. That's what we need more people close to shops and work.

Two major concerns are:

What kind of shops!
Parking overflow.

Gerard Verkaart
3104 E 13TH ST

Laursen, Melissa

From: Tink Hardwick
Sent: Monday, November 30, 2009 3:44 PM
To: Laursen, Melissa
Subject: Feedback on VMU from McKinley Heights Neighborhood Association

Hi Melissa,

In our November McKinley Heights Neighborhood Association meeting, members discussed their stance on VMU and we took a vote to determine whether or not to formally support or oppose it as a neighborhood association. By majority vote, it was decided that MHNA wished to opt out of VMU. Here are the main concerns and beliefs about VMU that have been communicated by residents who oppose it:

- VMU will increase commercial development and thereby worsen traffic congestion. 12th Street is already one of the busier corridors in East Austin. Busier traffic along 12th Street generally produces a trickle effect that equates to busier traffic throughout the McKinley Heights neighborhood. By making commercial development easier overall and increasing the potential density of businesses in the area, VMU can be expected to increase traffic.

- VMU will exacerbate parking issues in McKinley Heights because of its relaxed parking standards. Offering off-street parking that only needs to be 60% of the normal Code requirement isn't appropriate around a neighborhood with smaller older houses that were not constructed with large driveways or attached parking garages. VMU business patrons will have to compete with residents for already-scarce curbside parking.

- VMU will not benefit McKinley Heights because the broad nature of approved VMU uses may do more harm than good. Commercial uses deemed VMU friendly could include such convenience/retail businesses as liquor stores, which are not seen to enrich the neighborhood and may contribute to loitering and crime. The VMU proposal doesn't make any provisions about aligning new developments with the character and culture of the surrounding neighborhoods. Not only does this lack of consideration dilute neighborhood diversity, it actually may contribute to more congestion rather than reduce it. No attention to customizing the developments to the neighborhood means developers end up adding new businesses that the neighborhood doesn't actually use. This means residents would continue to drive in cars to the existing businesses they already use, and the new patrons that the VMU businesses attract would be driving from outside of the neighborhood to get to them, thereby having a net effect of increased pollution and dilution of the neighborhood character.

- Tax breaks and other incentives for VMU developers may mean that nearby homeowners have to pick up the slack on property taxes and become disproportionately burdened with higher taxes, already exacerbating a big issue in McKinley Heights with older residents being displaced by soaring property tax hikes in the last several years.

In short, many of the aspects of VMU that make it attractive for developers are the same aspects that make it seem unattractive and potentially detrimental for many McKinley neighborhood residents.

That being said, we are very open to discussing VMU, its pros and cons, how areas of Austin are doing that have already implemented it, and what role the City sees VMU playing within the maturation of East Austin as an economically and ethnically balanced area. If you have anyone in mind from the City whom we could invite to chat at one of our upcoming meetings that would be great.

Thank you,
Tink Hardwick
President, MHNA

12/1/2009

November 16, 2009

Homewood Heights Neighborhood Association
Greg Hammond, President
2604 Sol Wilson
Austin, TX 78702

Attention: City of Austin Planning Commission

To City Staff and Members of the Planning Commission,

On behalf of the Homewood Heights Neighborhood Association (NA), which is a constituent planning neighborhood of the Rosewood Neighborhood Contact Team (RNCT), I would like to clarify our position regarding 5 properties in our neighborhood as they relate to the Vertical Mixed Use (VMU) zoning overlay.

The properties in question are not located along Core Transit or Future Core Transit Corridors and were not presented to the RNCT for opt-in/out consideration in summer 2007. We do not understand how these properties would be eligible. **However, in the event that the property owner were to apply for unique consideration, the neighborhood wants to go on record as NOT supporting a VMU overlay on these properties.** The properties in question being (street address, TravisCAD ID, owner):

- 2604 ROSEWOOD AVE: 197695 - WALLACE JAMES JR
- 2518 ROSEWOOD AVE: 197698 - ROSEWOOD OAKS LLC
- 2516 ROSEWOOD AVE: 197697 - ROSEWOOD OAKS LLC
- 2600 ROSEWOOD AVE: 476448 - ROSEWOOD OAKS LLC
- 2600 ROSEWOOD AVE: 197696 - ROSEWOOD OAKS LLC

Homewood Heights NA understands owner James Wallace Jr. has proposed a mixed use development on these parcels that complies with existing CS-MU zoning.

Our reasons for opposing VMU on these sites include concerns about:

- increased traffic associated with a potentially denser development,
- decreased setback requirements on the north and west sides of the project where it would abut ten residential homes surrounding the project,
- decreased setback requirements on the north side of the project where it would abut a city owned drainage easement and the Homewood Heights wetland spring, an area that is currently undergoing a \$3-5 million remediation and restoration.

Sincerely,

Greg Hammond, Standing President
Homewood Heights Neighborhood Association

Homewood Heights is a constituent planning group of the Rosewood Neighborhood Contact Team (RNCT) representing the Rosewood Neighborhood Planning Area in East Austin.