

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*: South Lamar Neighborhood Association_____

*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: Oscar Lipchak_____

PHONE: 512-444-3173_____

E-MAIL: olipchak@austin.rr.com_____

MAILING ADDRESS: 2511 Del Curto, Austin 78704_____

SECONDARY CONTACT INFORMATION:

NAME: John Bissell_____

PHONE: 512-345-8238_____

E-MAIL: john@jmbissell.com_____

MAILING ADDRESS: 2816 Kinney Oaks Ct., Austin 78704_____

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.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 1 of 3	
	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 S. Lamar	No	No	Yes	Yes	Yes
2113 S. Lamar	No	No	Yes	Yes	Yes
2115 S. Lamar	No	No	Yes	Yes	Yes
2119 S. Lamar	Yes	Yes, no opt-in	Yes	Yes	Yes
2121 S. Lamar	Yes	Yes, no opt-in	Yes	Yes	Yes
2151 S. Lamar	No	No	Yes	Yes	Yes
2153 S. Lamar	No	No	Yes	Yes	Yes
2159 S. Lamar	No	No	Yes	Yes	Yes
2201 Kinney Rd.	Yes	No	Yes	Yes	Yes
2201 S. Lamar	Yes	No	Yes	Yes	Yes
2205 S. Lamar	Yes	No	Yes	Yes	Yes
2223 S. Lamar	Yes	No	Yes	Yes	Yes
2235 S. Lamar	Yes	No	Yes	Yes	Yes
2239 S. Lamar	Yes	No	Yes	Yes	Yes

* 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.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 2 of 3	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property optin to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
2255 S. Lamar	Yes	No	Yes	Yes	Yes
2208 S. Lamar (actually 2301)	Yes	No	Yes	Yes	Yes
2319 S. Lamar	Yes	No	Yes	Yes	Yes
2321 S. Lamar	Yes	No	Yes	Yes	Yes
2401 S. Lamar	Yes	No	Yes	Yes	Yes
2405 S. Lamar	Yes	No	Yes	Yes	Yes
2525 S. Lamar	Yes	No	Yes	Yes	Yes
2601 S. Lamar	Yes	No	Yes	Yes	Yes
2613 S. Lamar	Yes	No	Yes	Yes	Yes
2701 S. Lamar	No	No	Yes	Yes	Yes
2707 S. Lamar	No	No	Yes	Yes	Yes
2711 S. Lamar	No	No	Yes	Yes	Yes
2803 S. Lamar	No	No	Yes	Yes	Yes
2805 Manchaca	No	No	Yes	Yes	Yes
2807 Manchaca	Yes	No	Yes	Yes	Yes

* 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.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE 3 of 3	
	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)
2810 S. Lamar	No	No	Yes	Yes	Yes
2901 S. Lamar	No	No	Yes	Yes	Yes
3001 S. Lamar	No	No	Yes	Yes	Yes
3107 S. Lamar	No	No	Yes	Yes	Yes
3201 S. Lamar	Yes	No	Yes	Yes	Yes
3505 S. Lamar	Yes	Yes, no opt-in	Yes	Yes	Yes
3607 S. Lamar	No	No	Yes	Yes	Yes
3701 S. Lamar	No	No	Yes	Yes	Yes
3801 S. Lamar	No	No	Yes	Yes	Yes
3815 S. Lamar	No	No	Yes	Yes	Yes
3901 S. Lamar	No	No	Yes	Yes	Yes
3909 S. Lamar	No	No	Yes	Yes	Yes
3941 S. Lamar	No	No	Yes	Yes	Yes
3949 S. Lamar	No	No	Yes	Yes	Yes
4211 S. Lamar	No	No	Yes	Yes	Yes

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

4. IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

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.

B. Please provide the results of the vote:

For _____ 4 _____ Against _____ 0 _____

C. Number of people in attendance at the meeting: _____ 4 _____

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

The SLNA bylaws empower the SLNA Executive Committee to act on behalf of the membership when an issue requires a decision between general membership meetings. No general membership meeting was scheduled during a time compatible with a full review of this information.

The SLNA Zoning Committee met to review the VMU OIOO maps for our areas. By unanimous vote (6-0), the Zoning Committee recommended the attached OIOO determinations to the Executive Committee. The decisions were posted on the SLNA website and available for comment for 60 days.

The Executive Committee voted 4-0 to accept the recommendation of the Zoning Committee and submits this VMU OIOO application.

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

As noted above, there was no general membership meeting that coincided with the VMU determination. The recommendations of the Zoning Committee were posted for 60 days for review by interested parties in the neighborhood.

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

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

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

SIGNATURE OF CHAIR (OR DESIGNEE)

DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

South Lamar Neighborhood Association 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

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.

- _____ 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.