

**Hearings on Vertical Mix Use (VMU) Proposals to Add 30ft in Height in Many Areas of Town  
Mayor, Staff, and RECA want to abolish compatibility, which protects Neighborhoods**

Austin City Planning Commission is set to hold a public hearing and take potential action [March 22<sup>nd</sup>](#) (Item B-13) on a [VMU-2 ordinance](#). [Vertical mixed use](#) (VMU) is a zoning overlay that goes over existing zoning and that requires a mix of residential and commercial uses, for the purpose of increasing density on corridors. With VMU-2, the city is proposing to allow 30 feet of additional height for what is a small amount of affordable housing on *current VMU properties*.

**To see whether this proposed zoning change applies in your neighborhood, enter your address below.**

The planning commission working group members have suggested that tall Vertical Mixed Use buildings be allowed [beyond main corridors](#) into neighborhoods and on small residential streets. There is a push, voiced by Mayor Adler in the Council discussions, that compatibility standards need to be removed or changed for this to “work”. RECA and City of Austin staff seem to agree with a [staff presentation](#) saying that compatibility standards should be eliminated as part of the amendments. [Compatibility standards](#) control the height and setback of buildings next to residences.

In sponsoring this Land Development Code Amendment, Council member **Ann Kitchen** pledged that the amendment would reflect consensus and compatibility would not be waived. There is no consensus to waive family-friendly affordability requirements or compatibility.

Any VMU should be:

- family friendly (multiple bedroom units)
- compatible with surrounding neighborhoods, and
- inclusive by requiring affordable units onsite and not allowing the developer to exclude those units by paying a fee.

**Please let the [Planning Commission](#) know the community needs more time to study this draft ordinance, which was just released on Friday the 18<sup>th</sup> during Spring Break, and that you want any VMU proposal to be family friendly, compatible with the surrounding neighborhood and inclusive with affordable onsite units. In short, a consensus zoning amendment as promised.**

**[Teleconference Registration](#) for participation by teleconference closes on Tuesday, March 22, 2022 at noon.** Teleconference code and additional information to be provided after the closing of teleconference registration.

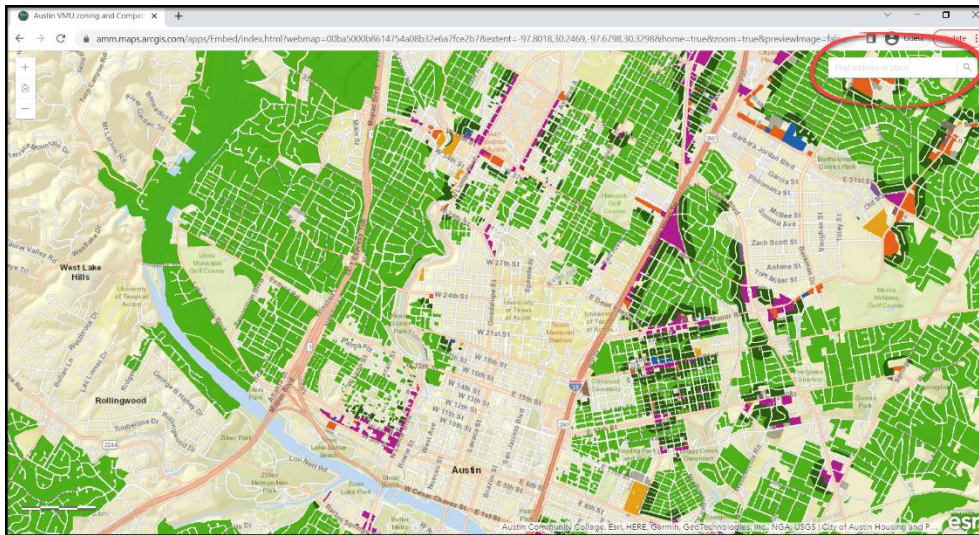
**[In-Person Registration](#) While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at 6:00 p.m. the day of the meeting** utilizing a mobile device to scan the below QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Click on this [link](#) and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) by 1:00 PM day of the meeting.

**Are You Near VMU Zoning Changes? Click the Map Below to Search Your Property:**



Put your address in the search box to see if there is a proposed VMU zoning change near you. Clicking on a property gives you additional information. Green on the map means compatibility standards would be triggered by any nearby commercial or high density residential development. The dark overlay shows homes that trigger compatibility with current VMU zoning. Other colors are VMU properties, which range from current zoning NO (neighborhood office) to CS (commercial services).

You can find the zoning by clicking on the property. Below is the height chart showing the existing height and the proposed VMU-2. For example, if you enter the address “5350 Burnet Road” and click on the property you would see that it is zoned “CS-MU-CO-V” and that it has both “MU” and “V” in the zoning. Looking at the chart it means the height would be increased from 60 to 90 feet under the proposal.

	NO	LO	GO	LR	GR	CS
<b>Height</b>	35	40	60	40	60	60
<b>VMU-2 Height</b>	65	70	90	70	90	90