

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

C2/1

NEIGHBORHOOD PLAN: Crestview/Wooten Neighborhood Planning Area

CASE#: NPA-2014-0017.01

DATE FILED: February 27, 2014

PROJECT NAME: Korean United Presbyterian Church FLUM Amendment

PC DATE: July 22, 2014

ADDRESSES: 2000 Justin Lane & 2009 Cullen Avenue

SITE AREA: Approx. 2.275 acres

APPLICANT/OWNER: Korean United Presbyterian Church (Roy M. Kimm)

AGENT: Thrower Design (A. Ron Thrower)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Civic & Multifamily

To: Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2014-0036

From: SF-3-NP, MF-3-NP & LO-NP

To: GO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: April 1, 2004

PLANNING COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The request to change the future land use map to Mixed Use/Office is compatible because there is existing mixed use/office land uses to the southeast and south side of Justin Lane. This land use is compatible for residential adjacency to the north, east, and west.

Crestview/Wooten Plan

Land Use Goals

C2/2

1. Maintain and enhance the single-family residential areas as well as existing community facilities and institutions in the Crestview and Wooten neighborhoods.
2. Preserve and enhance existing neighborhood friendly businesses and encourage neighborhood friendly ones in appropriate locations
3. Any new development or redevelopment should respect and complement the single-family character of the neighborhood.
4. Target and encourage redevelopment of dilapidated or vacant multi-family structures into quality multi-family.
5. Promote enhancement of major corridors by encouraging better quality and a mix of neighborhood serving development and redevelopment and discouraging strip development.

Land Use Objective 2: Encourage the development of neighborhood-serving commercial and mixed use on Anderson Lane and Burnet Road.

LAND USE DESCRIPTIONS

Existing Land Use

Civic - Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;

C2/3

2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

Proposed Land Use

Mixed Use/Office - An area that is appropriate for a mix of residential and office uses.

Purpose

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

Application

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

IMAGINE AUSTIN PLANNING PRINCIPLES

- Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - *The proposed development will have both office and residential uses within walking distance from Burnet Road where there are a number of businesses and multiple bus lines.*

C2/A

- Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***Property is walking distance from an Imagine Austin Comprehensive Plan Activity Corridor.***
- Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***Property is walking distance from an Imagine Austin Comprehensive Plan Activity Corridor.***
- Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***Proposed development is a mix of office and residential uses.***
- Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The proposed change in the future land use map to Mixed Use/Office is compatible because there is Mixed Use/Office directly to the east and south of the property.***
- Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***Proposed development is not located within an environmentally sensitive area.***
- Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***
- Protect, preserve and promote historically and culturally significant areas.
 - ***Not applicable.***
- Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***The proposed project is a short distance from two city parks.***
- Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***The proposed development could create more jobs through the proposed office uses.***
- Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - ***Not applicable.***

- Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
- *Not applicable.*

C2/B

BACKGROUND: The request is to change the land use on the future land use map from Civic and Multifamily to Mixed Use/Office. The applicant proposes to change the zoning on the property from SF-3-NP, MF-3-NP and LO-NP to GO-MU-NP. The owner is proposing to build an office building with a small residential component. For more information on the zoning change request, please see case report C14-2014-0036.

The property is currently a church with associated parking, in addition to an apartment building that was being used by the church as classrooms. The church has moved to another part of the city and seeks to sell the property to the developer who proposes a mixed use office building with some residential units, in addition to a parking garage.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was held on April 21, 2014. Three hundred and forty meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood and environmental groups registered on the community registry requesting notification for this area.

After City staff made a brief presentation outlining the process, the applicant's agent said the owner proposes to build an office building that will not be a typical office building. The building will be a smart development that fits within the neighborhood. The building will be two-story, small office building with a courtyard so people can engage with one another. The porches on the residential portion will face the houses across the street. They will take all the bulk away from Hardy Street and plant trees to create a pedestrian-friendly environment. The parking garage will be one-story in height and will be screened from the street view.

Q. Where will access to the parking garage be?

A. Off Cullen Avenue.

Q. Will it be four stories?

A. Not four stories, but the zoning would allow 60 feet.

Q. Why do you need GO zoning?

A. We need the Floor Area Ratio under GO to build what we propose.

Q. Do you know the number of tenants you will have or the market you are trying to reach?

A. We don't know the number of tenant at this time. We are marketing to professional offices.

C2/6

Q. You propose a 1-story parking garage, but what does that mean?

A. It's one level of elevated parking above grade.

Q. Do you have the traffic counts for Cullen and Hardy?

A. Not at this time.

Q. Do you know the number of parking spaces you will build?

A. Two hundred parking spaces are proposed.

Q. What is the proposed square feet of the residential buildings shown on the concept plan?

A. There will be five buildings at 1,000 sq. feet for a total of 5,000 sq. ft. of residential area.

Q. Why not just go for GO zoning?

A. Because we are proposing some residential uses in the five buildings.

Q. Will there be one entrance into the parking lot?

A. Yes, on Cullen Avenue, but this is a concept plan we have so far.

Q. There is a nursing home on Cullen Avenue where ambulances and fire trucks come and go. I don't think having one entrance off Cullen Avenue is a good idea given this situation.

A. Cullen Avenue has a high traffic capacity. We're investing in the neighborhood and making it better.

Q. Have you looked at the feasibility of having the main vehicle entrance on Justin Lane?

A. The original church building had the main parking entrance in the back, so we kept it there, but we can look into it.

Q. I live in a house on Cullen Avenue and I'm concerned people in your development could look inside my back yard or into my house.

A. I don't think our building would be tall enough to do that.

Q. Will you do a TIA?

A. No, because we won't generate more than 2,000 trips a day.

Q. Once you get your zoning, you could do whatever you want on your site plan. Isn't that correct?

A. If the zoning has a conditional overlay that requires certain things, then that would be reflected on the site plan.

Q. Would it be possible to get ground level renderings, even though we know it could change?

C2/X

A. At this time we don't have the money to spend on renderings when there is so much that could change.

Q. There are office buildings at Lamar and Justin Lane that are empty. Have you looked into this?

A. Those buildings are leasing now and the building is not for sale.

Q. If you're proposing a one-story parking garage, then that's not much parking?

A. It doesn't make sense financially to build a large parking structure.

Q. What is the largest building you could build under GO zoning?

A. Sixty feet or three stories.

Q. Will the parking garage be open for anyone to park?

A. Yes, because we won't have a parking attendant.

Q. Will you build sidewalks?

A. We will be required to build sidewalks where there aren't any right now.

Q. Will you have water detention?

A. Yes, we will be required to have water detention.

The Crestview Planning Contact team does not support the plan amendment and zoning change. Their letter is on pages 8 and 9 of this report.

CITY COUNCIL DATE: September 25, 2014

ACTION: Pending

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Crestview Planning Contact Team Letter

C2/8

To: Planning Commission and City Council members
Re: NPA-2014-0017.01 & C14-2014-0036
Date: August 4, 2014

On August 4, 2014, the Crestview Neighborhood Planning Contact Team (CNPCT) held a meeting in accordance with our bylaws to discuss the applicant's proposed future land use amendment from Civic & Multi-Family to Mixed Use/Office with a corresponding zoning change from SF-3-NP, MF-3-NP, & LO-NP to GO-MU-NP for the property located at 2000 Justin Lane & 2009 Cullen Avenue.

The contact team voted unanimously in opposition to the applicant's request for a Mixed Use/Office land use designation with corresponding GO-MU-NP zoning. This vote was made with the following considerations in accordance with the adopted Crestview/Wooten Combined Neighborhood Plan:

- "Any new development or redevelopment should respect and complement the single-family character of the neighborhood."
- "Discourage commercial uses from "creeping" away from the commercial corridors."
- "Minimize Noise and Light Pollution from Residential Areas."

The August 4, 2014 meeting was the culmination of contact team meetings in April, June, and July 2014.

On April 21, 2014, the CNPCT held an initial meeting where the developer's representatives presented the proposed GO-MU-NP project. The contact team voted in strong opposition to the applicant's request for a Mixed Use/Office land use designation with corresponding GO-MU-NP zoning. As a middle-ground the contact team proposed alternative LO-MU-CO and MF-3-NP zoning options to the developer.

On June 16, 2014, the CNPCT held a second meeting to meet with the developer's representatives who presented three site designs. None of the presented designs conformed to the contact team's alternatives proposed during the April meeting.

At this time the developer's representatives have been unwilling to incorporate neighborhood input and have rejected any alternatives to the requested GO-MU-NP zoning.

The Crestview Neighborhood Planning Contact Team requests that Planning Commission and City Council deny the requested FLUM and zoning change.

Joe Harbolovic, Crestview Neighborhood Planning Contact Team Secretary

From: Sarah Patterson
Sent: Tuesday, August 05, 2014 10:09 PM
To: Ron Thrower
Cc: Meredith, Maureen; Heckman, Lee; Joseph Harbolovic; Lealon Martin; Isantillo@; Larry Ouellette; Chip Harris
Subject: Re: NPA-2014-0017.01 and C14-2014-0036 - 2000 Justin Ln & 2009 Cullen Ave - CNPCT Recommendation

C2/g

Ron,

Attached are the approved minutes from our April CNPCT meeting. The minutes reflect the voting breakdown of the 6 zoning categories we voted on at the time, the first of them being GO. Specifically, the minutes reflect 48 votes Against GO zoning, and 1 vote For GO zoning.

At our June meeting, members of the community heard from the developer's representatives that the developer was not interested in pursuing his development plans under the previously recommended LO-MU-CO zoning option. At the end of our June meeting, a motion was passed to form a special committee to come up with additional conditional overlays to be added to our previous recommendation. This required a special meeting for July.

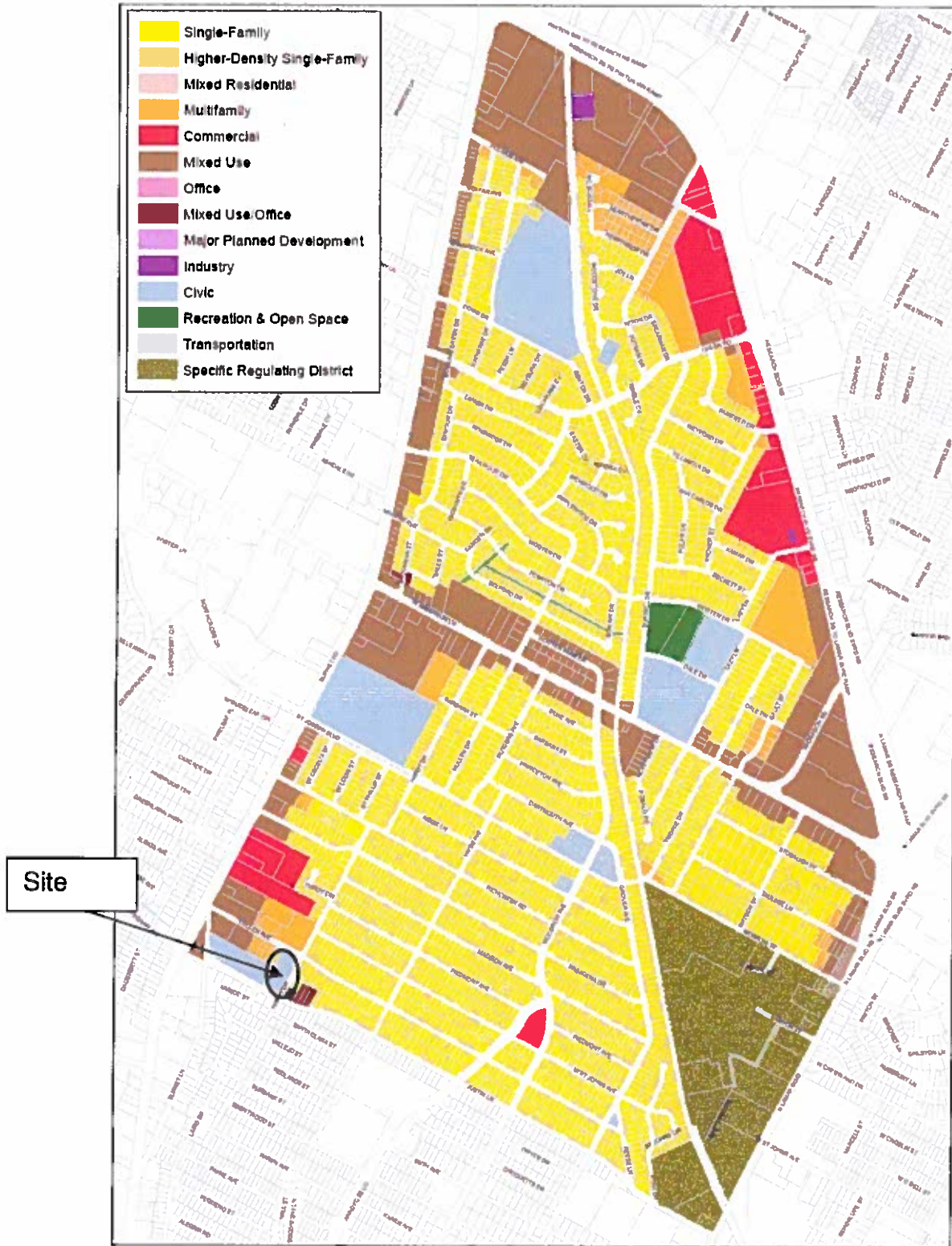
At the July special meeting, the special committee proposed an alternate vision for the site, multi-family, which was a different land use and zoning. After much discussion, a motion was passed to rescind our April vote, call another special meeting, and revote on a new recommendation.

On August 4th, the next special meeting occurred, and over 70 people attended and voted. The team wanted to be clear that they did not support the GO zoning and office/mixed use land use requests. As far as compromises go, the sentiment was that attendees didn't feel like the developer was interested in compromising, and in the meantime, they feel like a low-density multi-family use would be a better fit.

As far as recommendations presented to PC go, we will not be supporting GO zoning and an office land use.

Thank you,
Sarah Patterson
Facilitator, CNPCT

C2/10

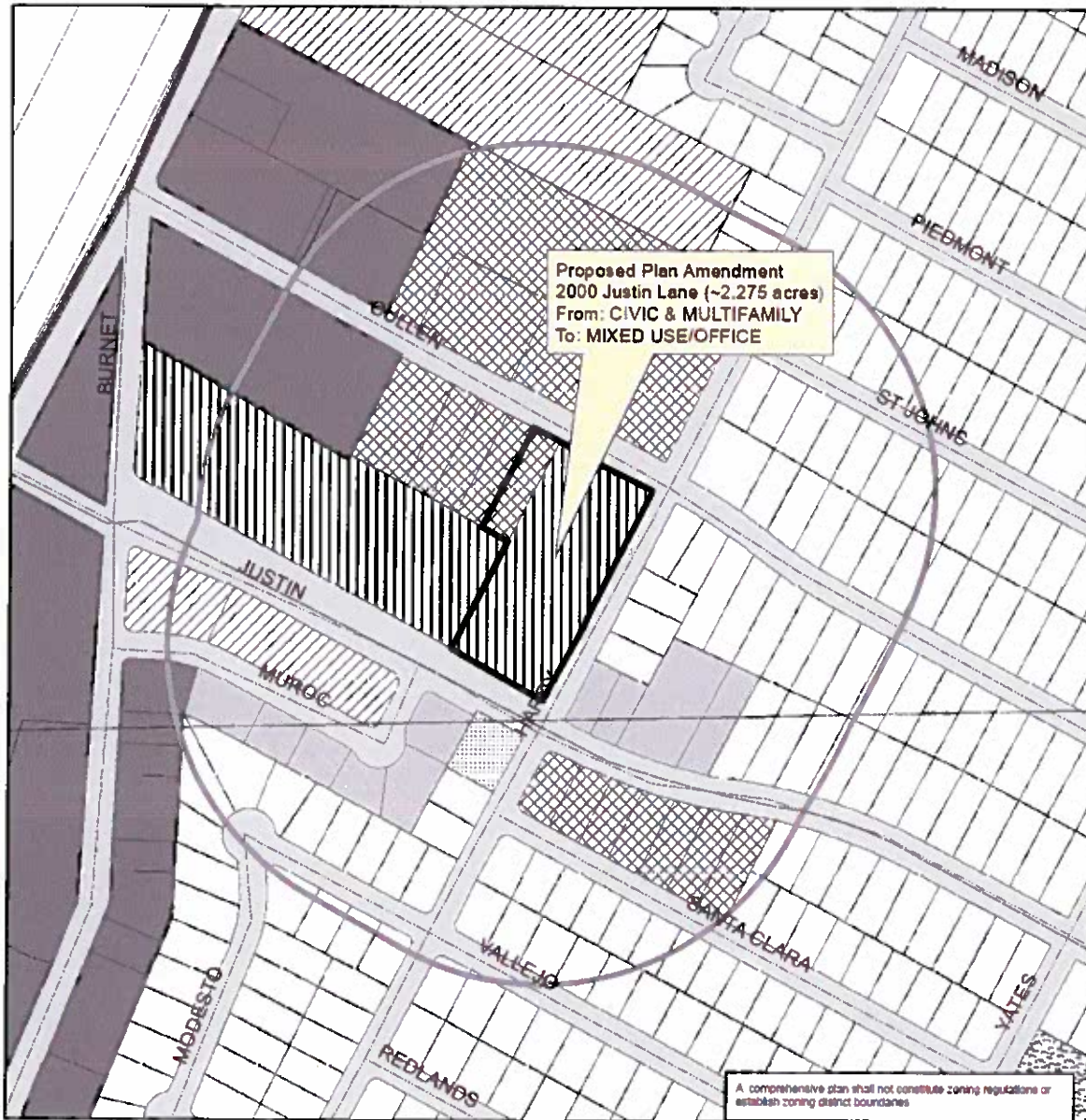


**Crestview/Wooten Neighborhood Planning Area
Future Land Use Map**

Adopted April 1, 2004
Updated May 12, 2011



02/11



Crestview/Wooten Neighborhood Plan (Crestview) **NPA-2014-0017.01**

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 Created on March 3, 2014_MJ Morehead

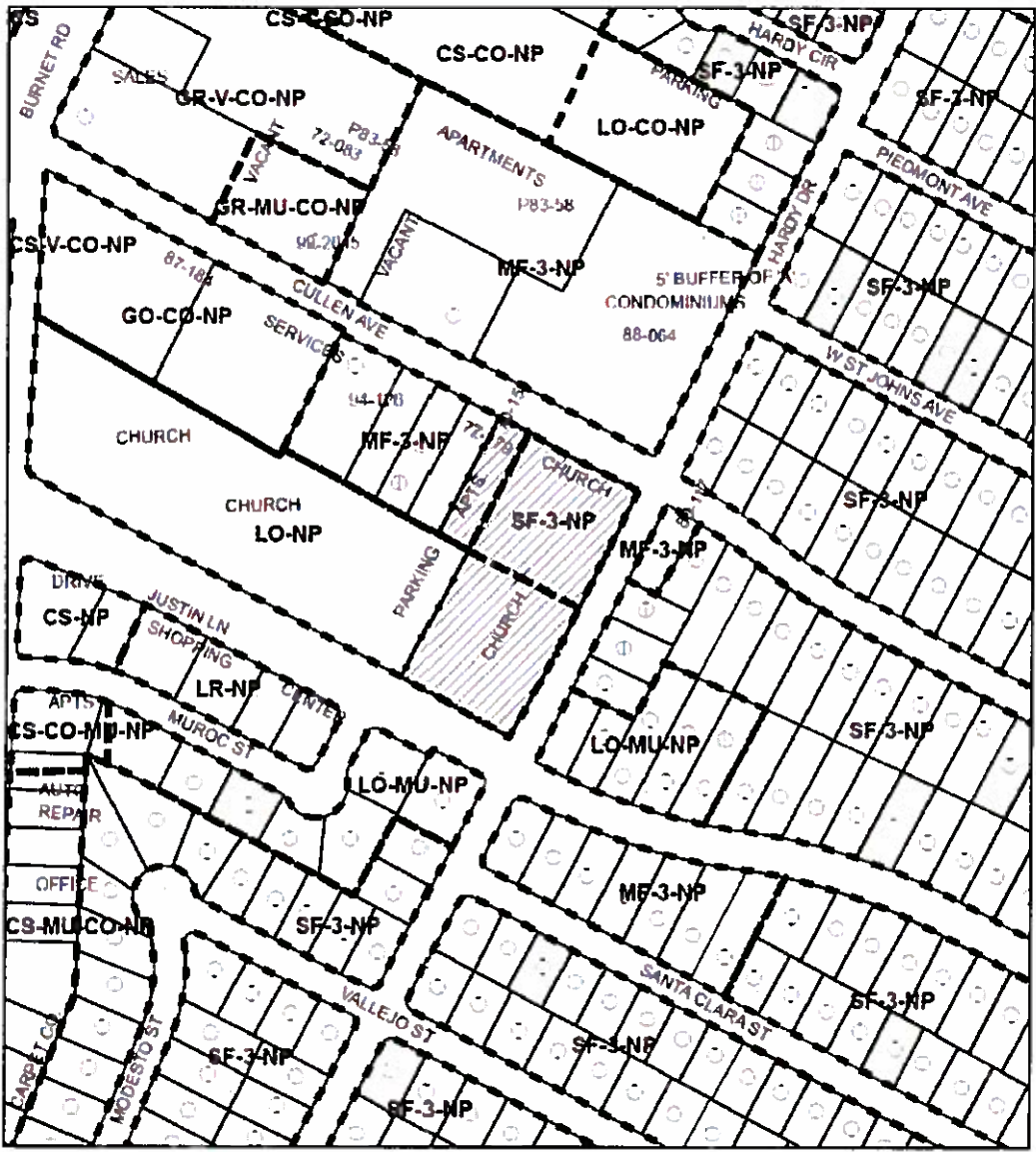
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Legend

- Core Transit Corridors
- 500ft notification boundary
- NPA CASES
- Civic
- Commercial
- Mixed Use
- Mixed Use/Office
- Multi-Family
- Office
- Recreation & Open Space
- Single-Family
- Transportation

C2/12



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE
C14-2014-0036



1" = 200'

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CITY OF AUSTIN DEVELOPMENT WEB MAP

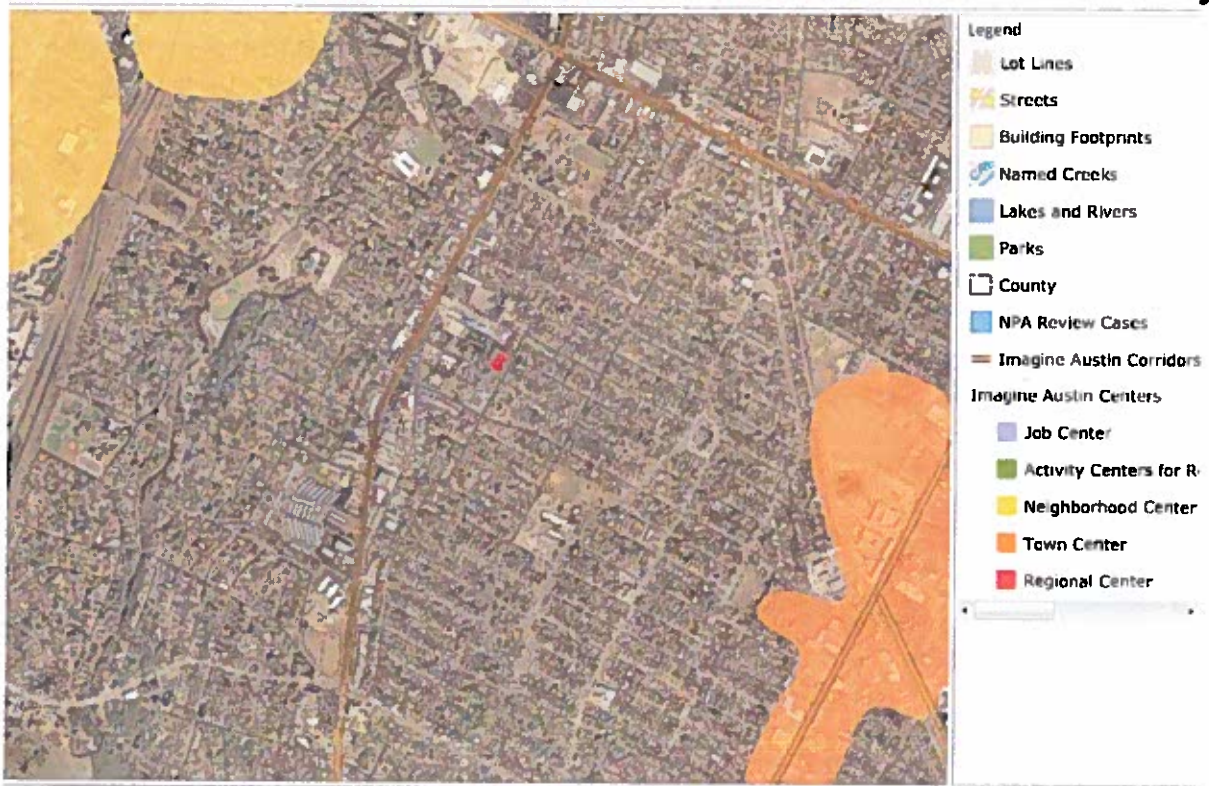
C2/13



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C2/14

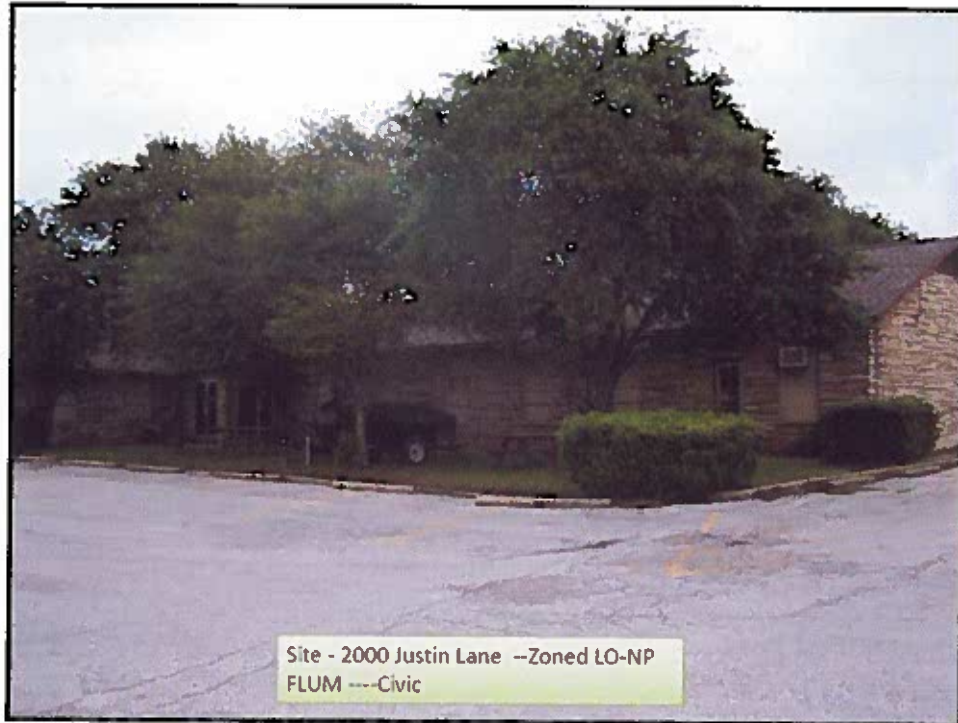
CITY OF AUSTIN DEVELOPMENT WEB MAP



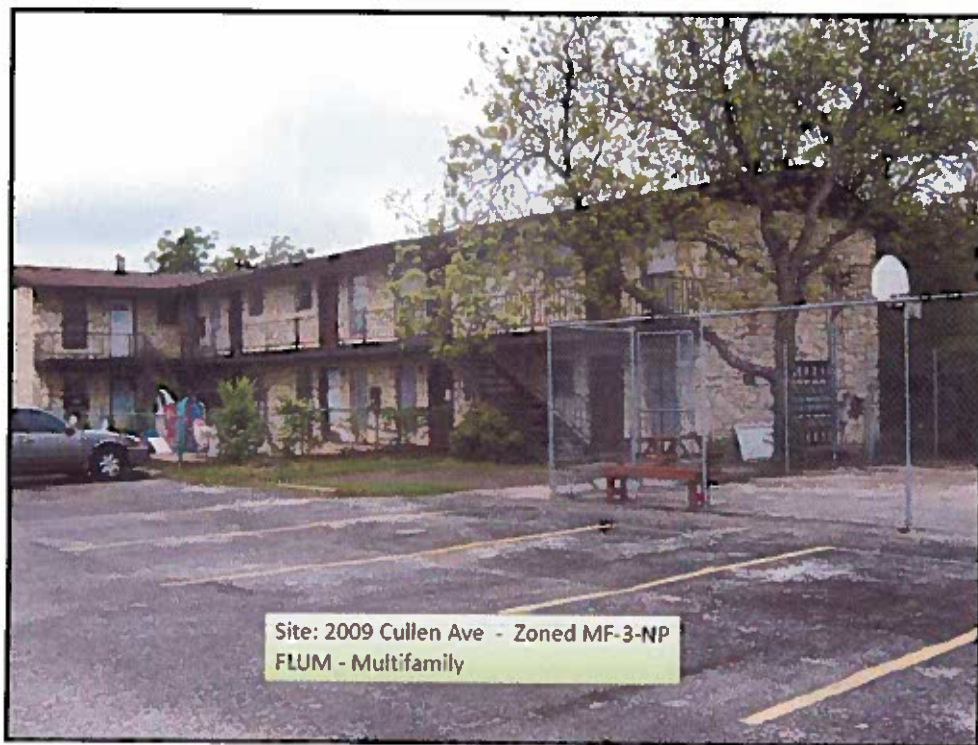
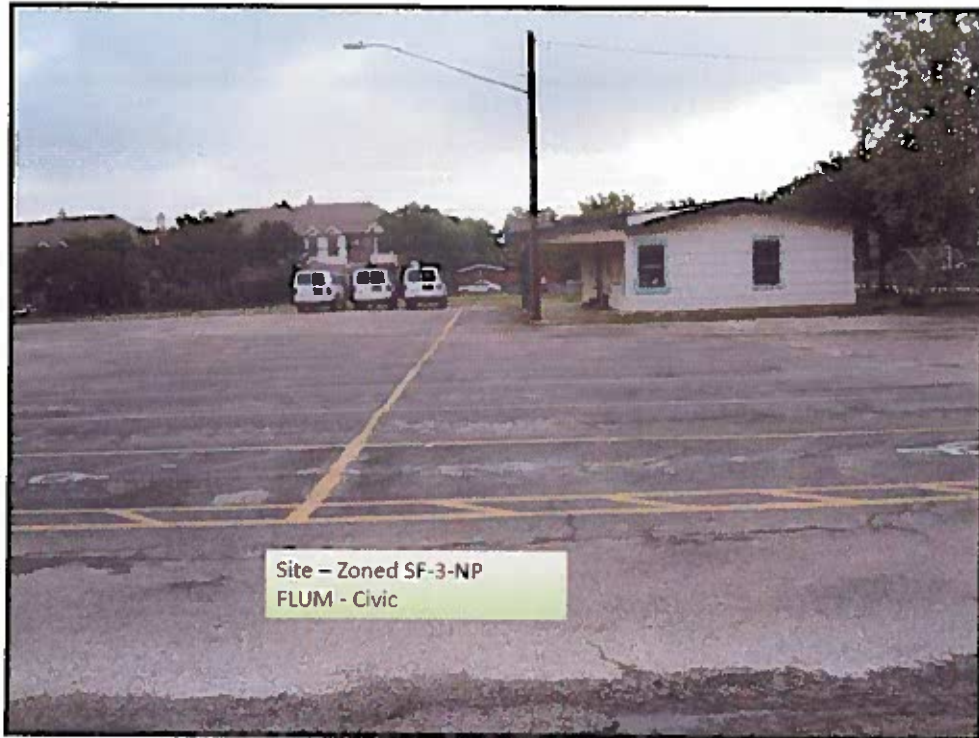
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Property proximity to Imagine Austin Activity
Corridor and Activity Centers

C2/B



C2/16



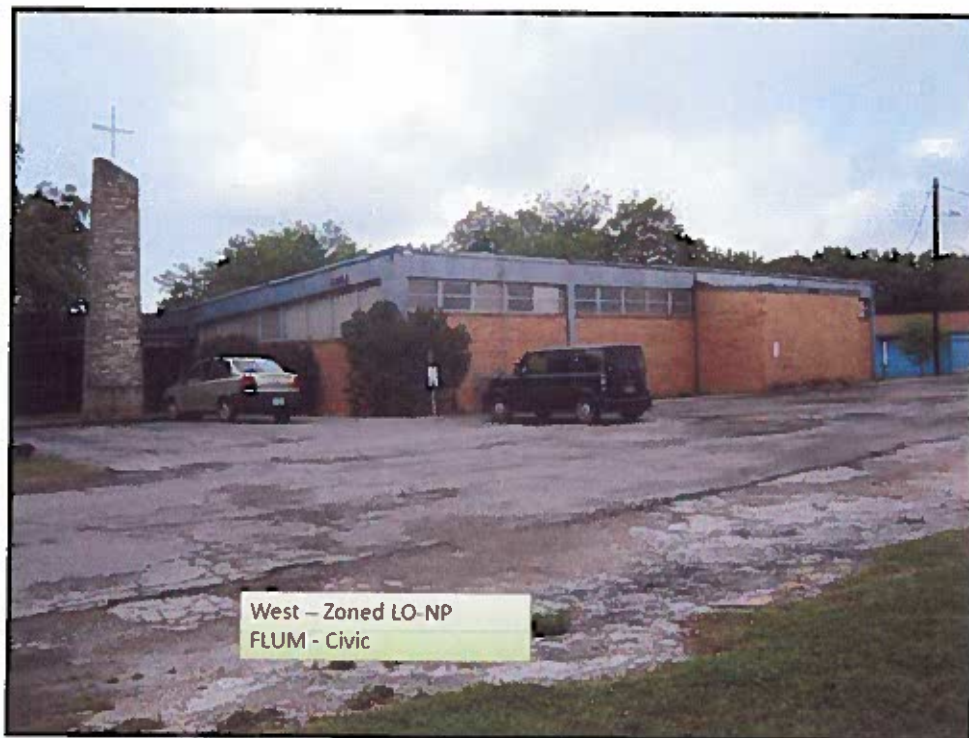
C2/17



C2/18



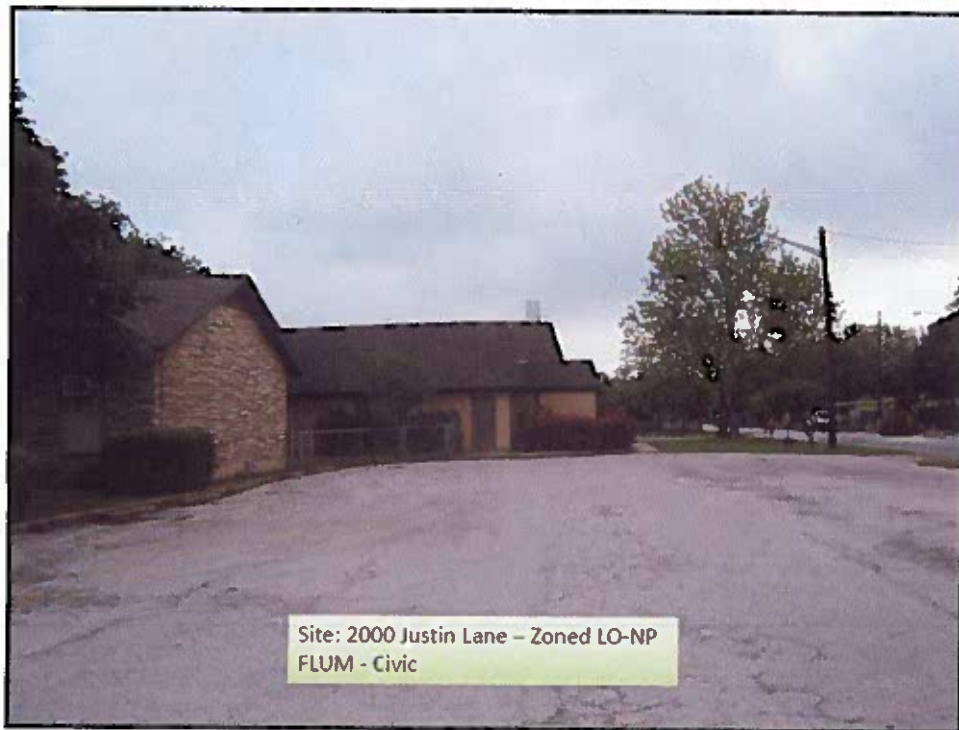
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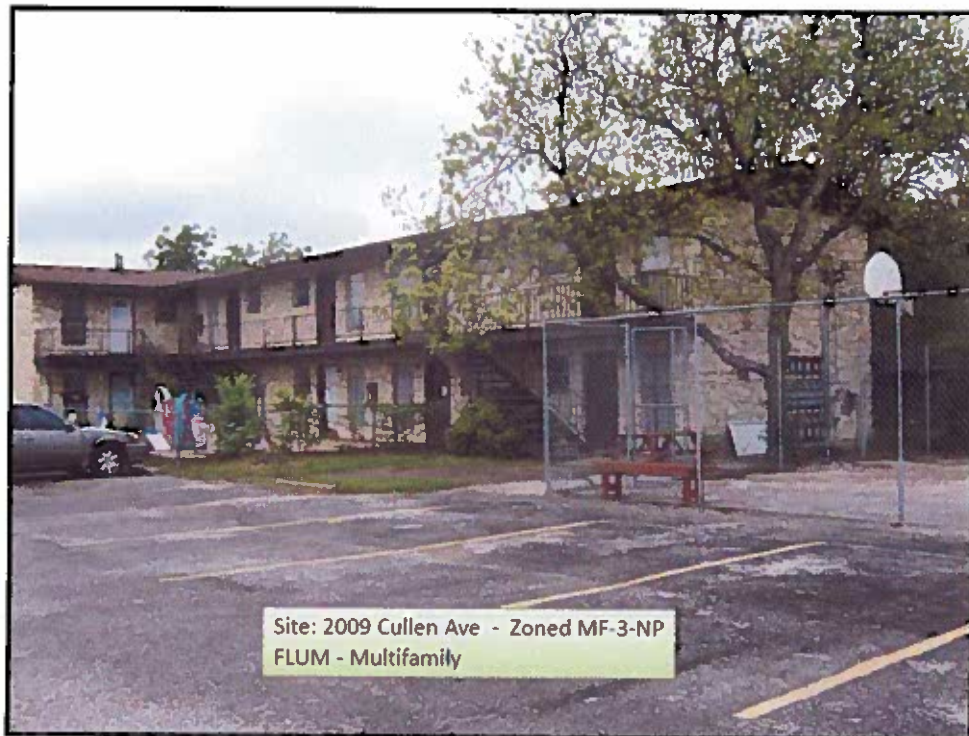
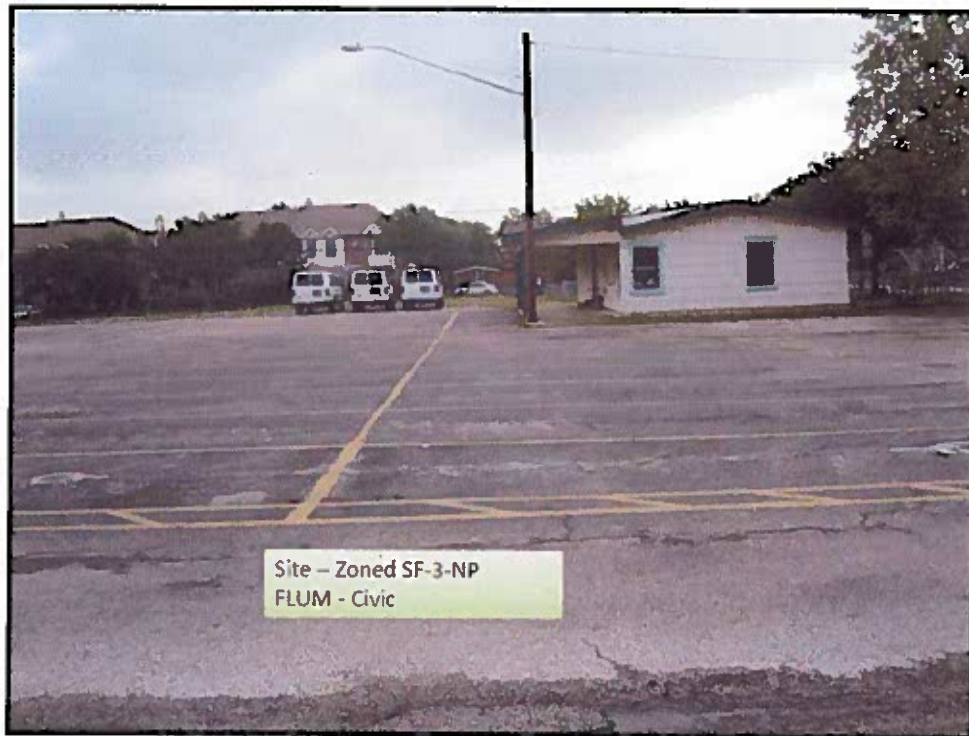
02/20



C2/
21



C2/22



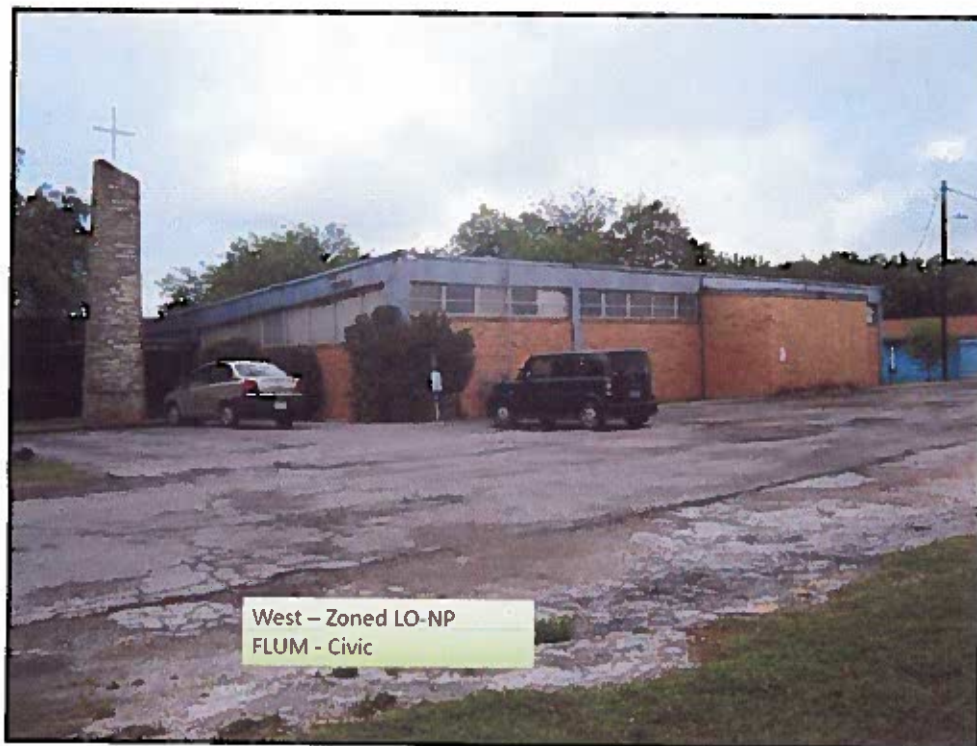
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23



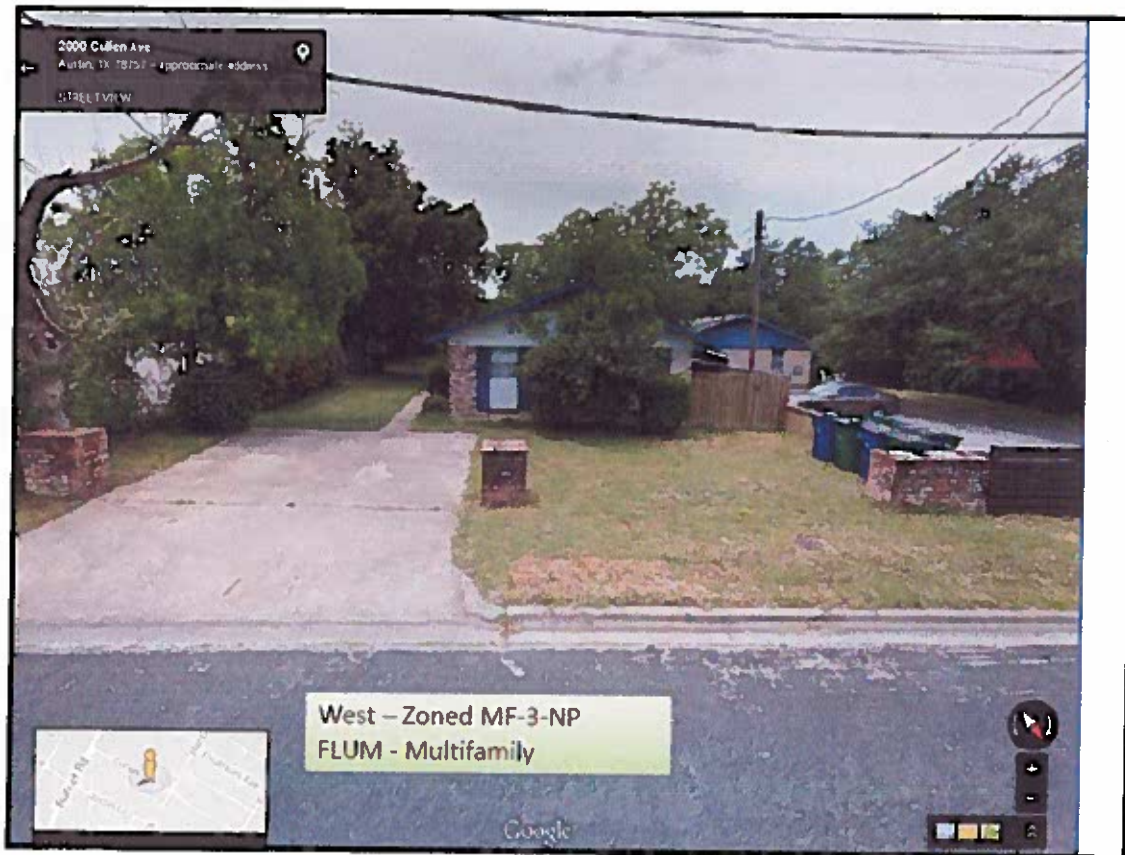
C2/24



C/L
2



C2
26



C2/X
2

-----Original Message-----

From: Leon Whitney

Sent: Wednesday, July 30, 2014 3:26 PM

To: Meredith, Maureen

Subject: Plan Amendment Case # NPA-2014-0017.01 Zoning Case # C14-2013-0036 2000 Justin Lane

Dear Ms. Meredith,

Since attending the April 21st meeting, I have given a lot of thought to the merits of the proposed office building at 2000 Justin Lane. It will be located across the street from business/commercial buildings on Justin Lane and will complement the large New Urbanism project under construction around the corner in the 6700 block of Burnet Road just south of The Frisco. New buildings along Burnet Road are renewing the adjoining neighborhoods. Most of the criticism at the meeting came from people who live on just one street, Cullen Avenue. This new building fronts on Justin and Hardy. It will be a major improvement to the entire neighborhood and offer quality office space for rent, within walking distance, for residents in Crestview; fewer commutes to work. I urge approval of the applications.

Sincerely,

Leon Whitney
2105 Justin Lane #101
Austin, Tx 78757
512-345-0574

C2/28

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2014-0017.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

LOUIS A. SANDER
Your Name (please print)

☐ I am in favor
☒ I object

2006 VALLEJO ST. AUSTIN, TX 78757
Your address(es) affected by this application

Louis A. Sander
Signature

8-4-14
Date

Comments: This will bring more unwanted
traffic into an already congested
area.

2/29

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

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Austin, TX 78767-8810

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Case Number: NPA-2014-0017.01

Contact: Maureen Meredith, 512-974-2695

Public Hearing: Aug 12, 2014, Planning Commission

Sep 25, 2014, City Council

☐ I am in favor
☒ I object

David Price
Your Name (please print)

2007 Vallejo

Your address(es) affected by this application

David Price
Signature

8-1-14
Date

Comments: The Streets, neighbor hoods, parks, grocery stores, ect. will not be able to handle the incoming people.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission

Aug 28, 2014, City Council

☐ I am in favor
☒ I object

Larry Sikes
Your Name (please print)

2004 Vallejo

Your address(es) affected by this application

Larry Sikes
Signature

Daytime Telephone: 512-626-1119

08-03-14
Date

Comments: Increased traffic will cause mult. problems

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Lee Heckman

P. O. Box 1088
Austin, TX 78767-8810

C2/30

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2014-0017.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

LEON WHITNEY

Your Name (please print)

2105 JUSTIN LANE #101 AUSTIN, TX 78757

Your address(es) affected by this application

Leon Whitney
Signature

☒ I am in favor
☐ I object

08-04-2014
Date

Comments:

12/31

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

☒ I am in favor
☐ I object

DAVID GIBBLETS

Your Name (please print)

2000 CULLEN AVE APT 2

Your address(es) affected by this application

David Gibblets

Signature

Date

8/3/14

Comments: MU with AN OVERLAY OF
REQUIRED RESIDENTIAL ALONG
THE CULLEN AVE SIDE

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2014-0017.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

☐ I am in favor
☒ I object

JEANNE K. COBB

Your Name (please print)

2000 CULLEN AVE #24

Your address(es) affected by this application

Jeanne Cobb

Signature

Date

8/2/2014

Comments: We do not want to
change our privacy Residential
neighborhood to allow business
office incursion, I object
to a change to our existing
plan.

C2/32

PUBLIC HEARING COMMENT FORM

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Case Number: NPA-2014-0017.01

Contact: Maureen Meredith, 512-974-2695

Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

☐ I am in favor
☒ I object

Your Name (please print) James L. Sikes

Your address(es) affected by this application 2008 Vallejo

James L. Sikes Signature

8-2-14 Date

Comments: Cannot handle the

additional traffic. This

would not be considered

smart growth.

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
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Case Number: NPA-2014-0017.01

Contact: Maureen Meredith, 512-974-2695

Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

☒ I am in favor
☐ I object

Your Name (please print) MICHAEL GRANTHAM

2000 CULLEN AVENUE APT 2

Michael Grantham Signature

08/03/2014 Date

Comments: MV with an overlay of
required residential along the
Cullen Avenue side.

C2/33

PUBLIC HEARING COMMENT FORM

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Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2014-0017.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

☐ I am in favor
☒ I object

Lucille A. Santillo
Your Name (please print)

2000 Cullen Av #16 Austin, TX
Your address(es) affected by this application 78757

Lucille A. Santillo 8-4-14
Signature Date

Comments: I don't feel this is
a property that is not
appropriate for commercial
business
this is in violation of
our neighborhood plan.

C2/34

PUBLIC HEARING COMMENT FORM

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Planning and Development Review Department
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Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

Leslie Smallwood

Your Name (please print)

912 Cullen Avenue

Your address(es) affected by this application

Leslie Smallwood 8-4-14

Signature

Date

Comments: I live w/in 500ft and
re-zoning to a non-residential
would cause too much
neighborhood traffic!!! Not
to mention constant noise!

☐ I am in favor
☒ I object

2/35

PUBLIC HEARING COMMENT FORM

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☐ I am in favor
☒ I am in object

ALEXANDRA BEGNAUD
Your Name (please print)

6909 B HARDY DR AUSTIN, TX 78757
Your address(es) affected by this application

Alexandra Begnaud 8/2/2014
Signature Date

Comments: I own a condo directly across the street from the aforementioned property. I am against the proposed development to the fullest extent due to traffic, noise and privacy concerns. Also, this development would greatly hinder the neighborhood's character and well being. Please deny the plan amendment request.

C2/36

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

<http://www.austintexas.gov/department/neighborhood-planning>

the proposed plans that a Thrasher indicate that they didn't remember a thing

PUBLIC HEARING COMMENT FORM

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Sep 25, 2014, City Council

☐ I am in favor
☒ I am object

Your Name (please print)
James R. McElroy

Your address(es) affected by this application
1106 Cullen Ave #103
Austin, TX 78701

Signature
James R. McElroy

Date

8-5-14

Comments: I attended all four of the Creative View Contract Term meetings that pertain to this Case, and Applicant's Thrasher Design attended the first two of these meetings. Unfortunately, it became very obvious in the second meeting that Applicant's Thrasher Design does not understand the nature of a Creative View Neighborhood Plan. I was very disappointed that the neighborhood said in the first meeting

C2
37

PUBLIC HEARING COMMENT FORM

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Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

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Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

☐ I am in favor
☒ I object

Clare Seagraws
Your Name (please print)

2104 Cullen Ave. #212 Austin, TX 76757
Your address(es) affected by this application

[Signature]
Signature

Date

Comments:

8/4/14

PUBLIC HEARING COMMENT FORM

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Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

☐ I am in favor
☒ I object

Patricia Page Carr
Your Name (please print)

2104 Cullen Ave. #107
Your address(es) affected by this application

[Signature]
Signature

Date

Comments:

8-5-14
This project violates our neighborhood plan & current zoning in the worst way, creating an office building & parking garage!! in a 70-year old residential neighborhood. The project is a prime example of the creeping commercialization that threatens our community & will set a harmful precedent. It belongs in Bursat St, not in our family-crest neighborhood.

2/38

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

☐ I am in favor
☒ I object

Your Name (please print)
Stephen Hawk / Karen Hawk

Your address(es) affected by this application
1911 Cullen Ave Austin TX 78757

Signature
Stephen Hawk / Karen Hawk
Date
8/5/14

Comments: Proposed plan is not consistent with neighborhood plan, would have negative impact on two residential streets and would bring too additional cars on road of residential homes. I (Steve Hawk) attended all committee meeting and found the builder / architect to be unsympathetic to the desires of the community, even when the community sought compromise.

PUBLIC HEARING COMMENT FORM

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Planning and Development Review Department
Maureen Meredith
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☐ I am in favor
☒ I object

Your Name (please print)
Michel Breger

Your address(es) affected by this application
2000 Cullen Ave, #15, Austin

Signature
Michel Breger
Date
8-4-2014

Comments: Keep the neighborhood residential.

-----Original Message-----

From: Teresa Shu

Sent: Tuesday, August 05, 2014 10:08 PM

To: Meredith, Maureen

Subject: Case Number: NPA-2014-0017.01

C2/39

Dear Maureen Meredith,

Thanks for speaking with my husband today on the telephone to provide your email address. A Public Hearing Comment Form was sent to me under your name, giving me the opportunity to comment on the proposed amendment for NPA-2014-0017.01:

1. I check the "I object" check box.

2. I make this comment:

I object to the proposed amendment. It clearly contradicts the "Crestview/Wooten Combined Neighborhood Plan," which is officially registered with the City of Austin. I support that neighborhood plan as it is currently written. It represents a good roadmap for the growth and prosperity of our community as a safe residential community. Threats to safety -- especially increases in car traffic -- is one of my big concerns, because I already feel unsafe as a wheelchair user in a neighborhood that has no sidewalks.

My husband said that you could acknowledge receipt of this email message. If so, I'd appreciate it. And let us know if you require further information from us, so that you can add our information to the official report that you are preparing.

Thanks.

Teresa Shu