



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: August 12, 2014

SUBJECT: Postponement Request – Items C-2 & C-3
NPA-2014-0017-01 and C14-2014-0070
Korean United Presbyterian Church

Dear Commissioners:

Staff has received a number of requests for postponement of these cases from neighborhood stakeholders (see attached). This is the first request for postponement.

The length of the requested postponement is currently unknown. As such, this will be offered as a discussion-postponement.

Lee Heckman
Planning and Development Review Department

From: Chip Harris

Sent: Saturday, August 09, 2014 10:57 PM

To: Sarah Patterson (McKown); Lealon Martin (Cullen Ofc); Joe Harbolovic (Cullen Ofc)

Cc: Chip Harris; Larry Ouellette (Cullen Ofc); Karen Kephart (Cullen Ofc); Darrold Smith; Meredith, Maureen; Heckman, Lee

Subject: Postponement request at the PC 8/12/14 meeting

Sarah, Lealon & Joe,

We would like to ask that the leadership of the Crestview Neighborhood Plan Contact Team (CNPCT) officially ask for a postponement of our zoning (C14-2014-0036) and plan amendment (NPA-2014-0017.01) cases scheduled for a hearing at the Planning Commission on Tuesday, August 12, 2014, first in an email to Lee Heckman and Maureen Meredith sent by Monday morning, 8/11/14 and second, in person at the scheduled Planning Commission hearing on 8/12/14 at 6:00 pm.

This request is made because city staff has recommended an alternate zoning (LO-MU-CO-NP) for the property than the applicant's request of GO-MU-NP and it is important that the CNPCT have an opportunity to review, discuss and vote on a response to staff's recommendation.

Requesting that the case be postponed will allow the CNPCT to review, discuss and vote on staff's alternate recommendation at their regularly scheduled meeting on Monday, 8/18/14. (Thank you for posting the meeting by Monday, 8/11/14.)

In addition, the 8/18/14 meeting of the CNPCT would allow a presentation of the committee's alternate recommendation.

We would appreciate it if you could draft a postponement request and send us a copy by Sunday evening.

Thank you,

Chip Harris, Contact Team Member

Larry Ouellette, Contact Team Member

Karen Kephart, Contact Team Member

Darrold Smith, Contact Team Member

From: Larry Ouellette
Sent: Sunday, August 10, 2014 9:08 PM
To: Heckman, Lee; Chimenti, Danette - BC
Subject: sign up info, postponement request

to: Lee Heckman
from: Larry Ouellette
2104 Cullen Ave #215
Austin, TX 78757

Hi Lee,

Could you please let me know where and when people may sign up to speak at Tuesday's hearing on the Korean Church redevelopment proposal.

I am concerned, and have also received communication from a number of residents concerned, that they have not had an opportunity to address the new and unexamined proposal from the planning commission staff that became public on August 8, after the comment period closed.

These residents desire an opportunity to comment, and more importantly, to review and consider, this significant and late arriving alternative. I do as well.

Please consider this a formal request that any action on this developer's proposal regarding the Korean Church be postponed until I and other residents have had an opportunity to fully examine and provide informed input on the Planning Commission staff's proposed alternative..

Please convey this request to the Planning Commission.

From: Sarah Patterson

Sent: Sunday, August 10, 2014 9:27 PM

To: Chip Harris

Cc: Lealon Martin (Cullen Ofc); Joe Harbolovic (Cullen Ofc); Larry Ouellette (Cullen Ofc); Karen Kephart (Cullen Ofc); Darrold Smith; Meredith, Maureen; Heckman, Lee

Subject: Re: Postponement request at the PC 8/12/14 meeting

Chip,

Since a need for a postponement has not been recommended by the Team in our meetings, we the officers don't feel comfortable representing the group with such a request. However, Lee and Maureen are included on this email, and we can give them a heads up that there may be such a request from some community members at the Planning Commission hearing.

Thanks,

Sarah

On Sat, Aug 9, 2014 at 10:56 PM, Chip Harris wrote:

Sarah, Lealon & Joe,

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Thank you,

Chip Harris, Contact Team Member

Larry Ouellette, Contact Team Member

Karen Kephart, Contact Team Member

Darrold Smith, Contact Team Member

From: sarah lewis
Sent: Sunday, August 10, 2014 9:30 PM
To: Heckman, Lee; Danette Chimenti
Subject: Tues. 8.12 Planning Commission Agenda

Good evening,

I respectfully request that the agenda item relating to the Crestview Neighborhood,/Korean Presbyterian Church property be postponed from the Tues., 8.12 agenda on the basis that the most recent developments just came to light Friday, 8.8 and therefore neighborhood residents have not had time to review and digest its contents and implications.

Regards,
Sarah Lewis
3104 Cullen Ave. #215
Austin, TX 78757

From: darrold smith
Sent: Sunday, August 10, 2014 9:32 PM
To: Heckman, Lee; darrold smith
Subject: C14-2014-0036

Mr. Heckman: I would like to request a postponement on the April 12 hearing of this case.

The reason is that the neighbors have not had time to study the Planning Commission's recommendation of LO-MU-NP with conditions.

We need time to discuss this with the members of the Planning Commission and with each other as neighbors.

Also, I wanted to state some corrections to the backup materials.

The members of the Korean United Presbyterian Church have not moved out.

There was no residential component to the developer's plan the last we heard at a neighborhood meeting.

There was not a plan for a one-story garage, but for a 3-story garage the last we heard at a neighborhood meeting.

Density in keeping with the surroundings would never be 100 residential units on this lot; more like 35. Although there is some MU zoning to the south and east, there is also mostly residential use.

To the east on Hardy Dr., there is only residential use immediately across the street from the subject property. To the south there are apartments on Justin Ln. which continue along Muroc St. These last are immediately behind the one-story business center on Justin Ln. south of the subject property.

Hardy Dr. does in no way act as a line between residential and commercial. What non-residential uses that are nearby are all one-story. There are residential uses all the way to Burnet Ln. on Muroc St., and most of the way to Burnet Ln. on Cullen Ave. Hardy Circle to the north is west of Hardy Dr. and is all residential. Other streets west of Hardy such as Pasadena are overwhelmingly residential almost up to Burnet Rd.

Although Justin Ln. may still be listed as arterial, The CAMPO has removed it from their list. This street is 1.2 miles long, .9 miles of which includes 113 houses and 3 apartment complexes, and .3 miles of which includes commercial uses.

Thank you very much for your time.

Darrold Smith
1809 Cullen Ave.
Austin, TX 78757
August 10, 2014

From: Karen Kephart

Sent: Sunday, August 10, 2014 9:41 PM

To: Heckman, Lee

Cc: Chimenti, Danette - BC

Subject: Request to Postpone Case #C14-2014-0036 (Korean Presbyterian Church Property)

Dear Mr. Heckman... I'm writing to request a postponement of the August 12 public hearing on the rezoning of the Korean Presbyterian Church property. A postponement will give our contact team time to review and discuss the Planning Commission staff's alternate zoning recommendation of LO-MU-CO-NP, which was posted late in the day on Friday, August 8.

I live adjacent to the proposed development and would appreciate having the opportunity to share my concerns about the increase in traffic and detrimental effect on the character of our neighborhood with other members of the contact team, and respond as a group to the staff's recommendation.

Kind regards,

Karen

Karen Kephart 512 494 4023
1917A West St. John's Avenue
Austin, TX 78757

From: Chip Harris

Sent: Monday, August 11, 2014 12:02 AM

To: Sarah Patterson (McKown)

Cc: Lealon Martin (Cullen Ofc); Joe Harbolovic (Cullen Ofc); Larry Ouellette (Cullen Ofc); Karen Kephart (Cullen Ofc); Darrold Smith; Meredith, Maureen; Heckman, Lee

Subject: RE: Postponement request at the PC 8/12/14 meeting

Sarah, Lealon & Joe,

Thank you for responding to our request that you act on behalf of the CNCPT.

May I offer the following for your consideration?

The bylaws of the CNCPT, Section 2 - Roles and Responsibilities, Paragraph A, states the following:

"The role of the CNCPT shall be to review and make recommendations on all proposed amendments to the adopted Crestview Wooten Neighborhood Plan."

On August 8, 2014, the staff of the planning division of the City of Austin, in their official capacity, proposed amendments to the adopted Crestview Wooten Neighborhood Plan in their Zoning Change Review Sheet. In order for the CNCPT to fulfill its function as stated in its bylaws to "make recommendations on all proposed amendments to the adopted Crestview Wooten Neighborhood Plan", it is reasonable and necessary to request a postponement of the hearing scheduled for the Planning Commission at their meeting on August 12, 2014 so that the CNCPT, as required by their bylaws, can review, discuss and make a recommendation on the proposed amendment included in the city staff's report posted on August 8, 2014.

I'm confident that after reviewing the bylaws of the CNCPT, you will come to the same conclusion and follow up by submitting a request Monday morning to the appropriate personnel at the City of Austin as requested in our prior email.

Thank you for your consideration,

Chip

From: Sarah Patterson

Date: Sun, 10 Aug 2014 21:27:20 -0500

Subject: Re: Postponement request at the PC 8/12/14 meeting

To:

CC: maureen.meredith@austintexas.gov; lee.heckman@austintexas.gov

Chip,

Since a need for a postponement has not been recommended by the Team in our meetings, we the officers don't feel comfortable representing the group with such a request. However, Lee and Maureen are included on this email, and we can give them a heads up that there may be such a request from some community members at the Planning Commission hearing.

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Chip Harris, Contact Team Member
Larry Ouellette, Contact Team Member
Karen Kephart, Contact Team Member
Darrold Smith, Contact Team Member

From: Patricia Page
Sent: Monday, August 11, 2014 6:54 AM
To: Heckman, Lee
Subject: C14-2014-0036

Attn: Lee Heckman

I have just learned that the planning staff has changed its recommendation for rezoning the Korean United Presbyterian Church tract to LO-MU-CO-NP. I would like to ask the Planning Commission to postpone the hearing scheduled for Aug. 12 so that interested parties have a chance to consider this alternative.

Sincerely,
Patricia Page Carr
2104 Cullen Ave. #107