

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

CL
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NEIGHORHOOD 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: August 26, 2014
August 12, 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: On August 12, 2014, the case was postponed to August 26, 2014 at the request of the neighborhood. [J. Nortey, R. Hatfield – 2nd] Vote: 8-0-1 [B. Roark absent]

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

C1/2

Land Use Goals

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.

4/3

Application

1. Any school, whether public or private;
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.*

CH/4

- 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.***

C1/5

- 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.*

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.

C/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?

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

CL
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

C1/a

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

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.

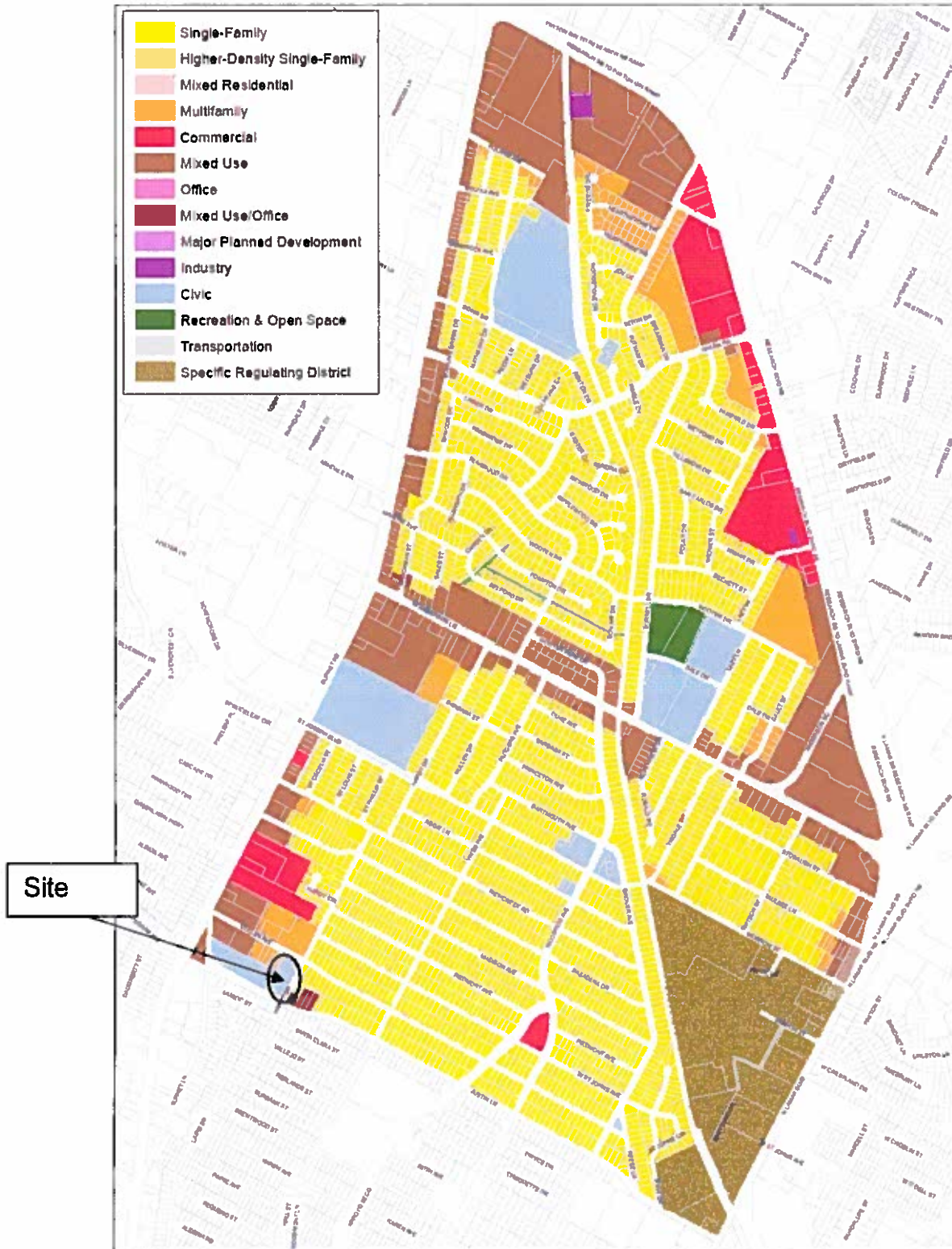
At the July special meeting, the special committee proposed an alternate vision for the site, multi-family, which was a different land use and zoning. After much discussion, a motion was passed to rescind our April vote, call another special meeting, and revote on a new recommendation.

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

C/O



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

Adopted April 1, 2004
Updated May 12, 2011



CH



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

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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City of Austin
Planning and Development Review Department
Created on March 3, 2014_M Meredith

0 90 180 360 Feet



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

C/12



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING CASE
C14-2014-0036



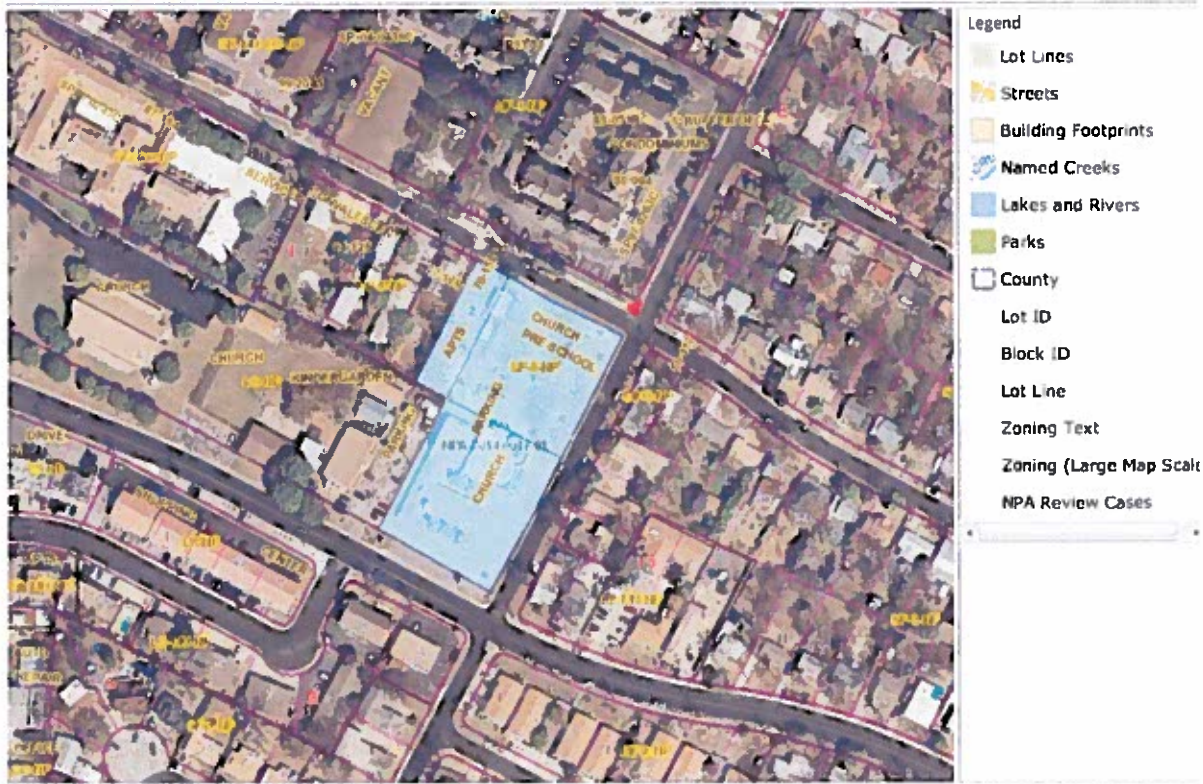
1" = 200'

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C1/3

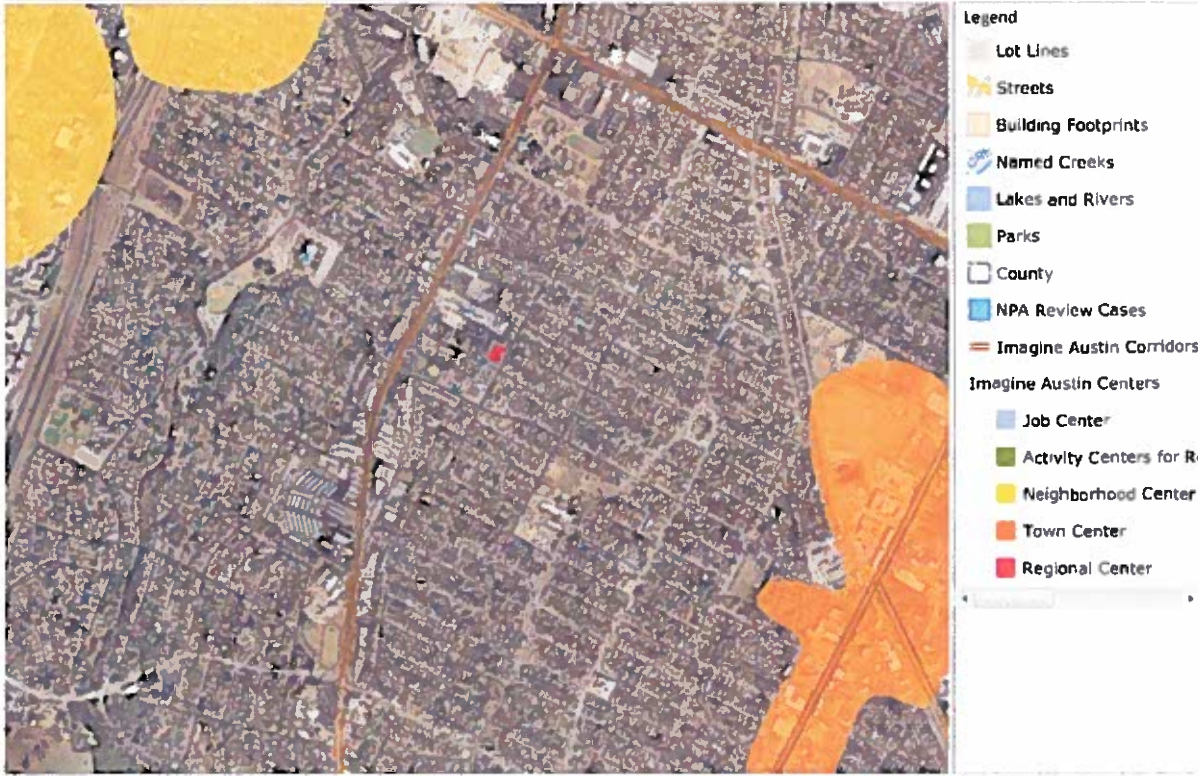
CITY OF AUSTIN DEVELOPMENT WEB MAP



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C1
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CITY OF AUSTIN DEVELOPMENT WEB MAP



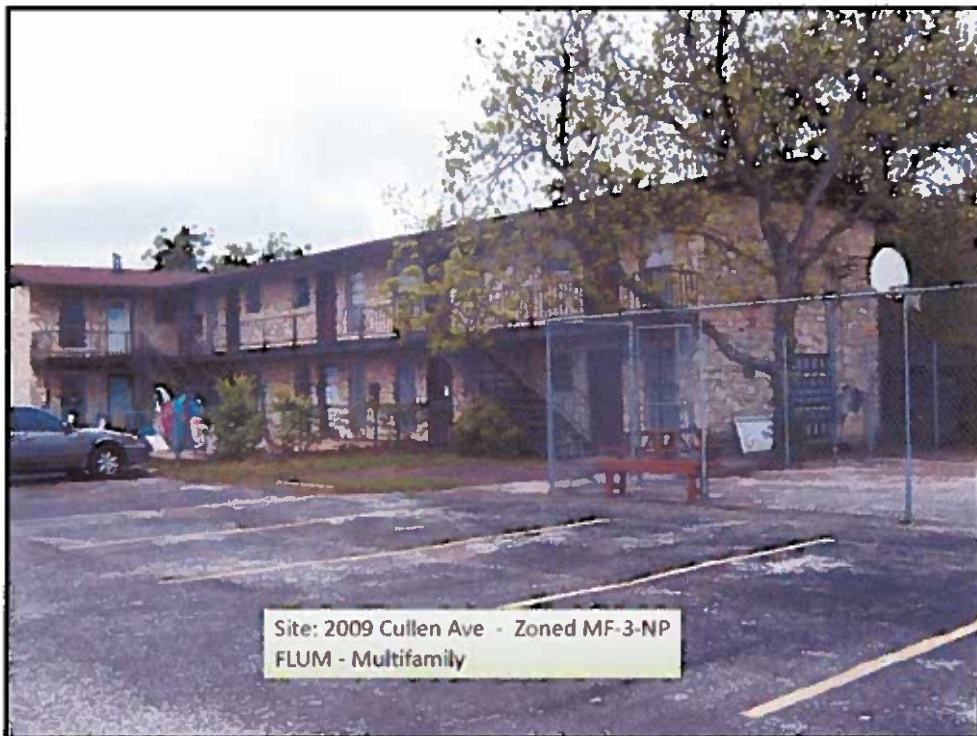
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Property proximity to Imagine Austin Activity
Corridor and Activity Centers

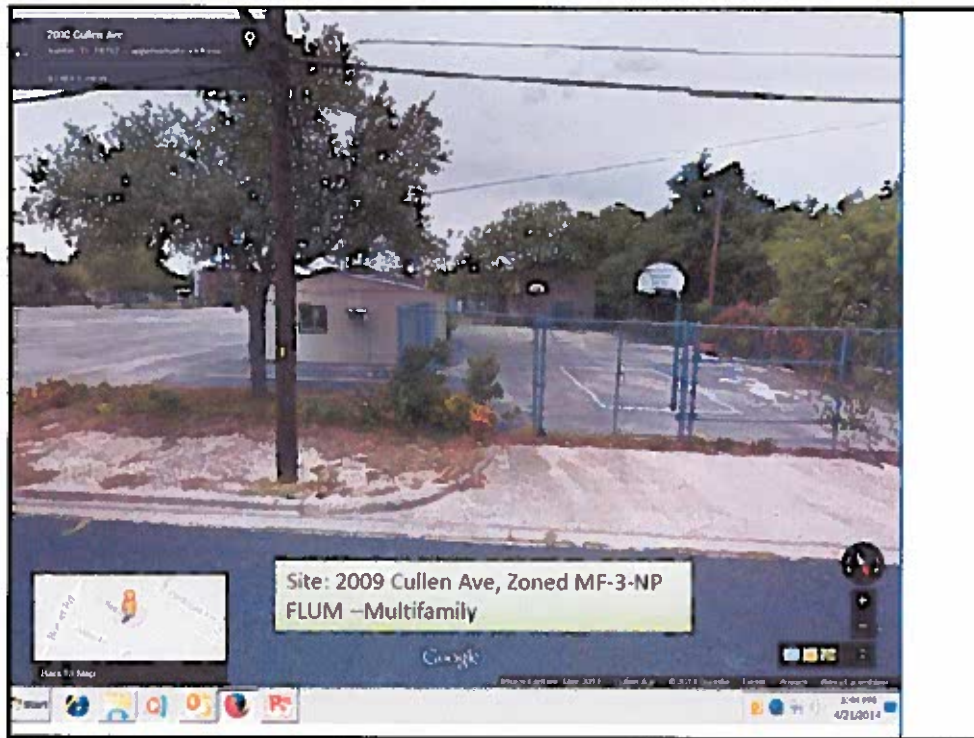
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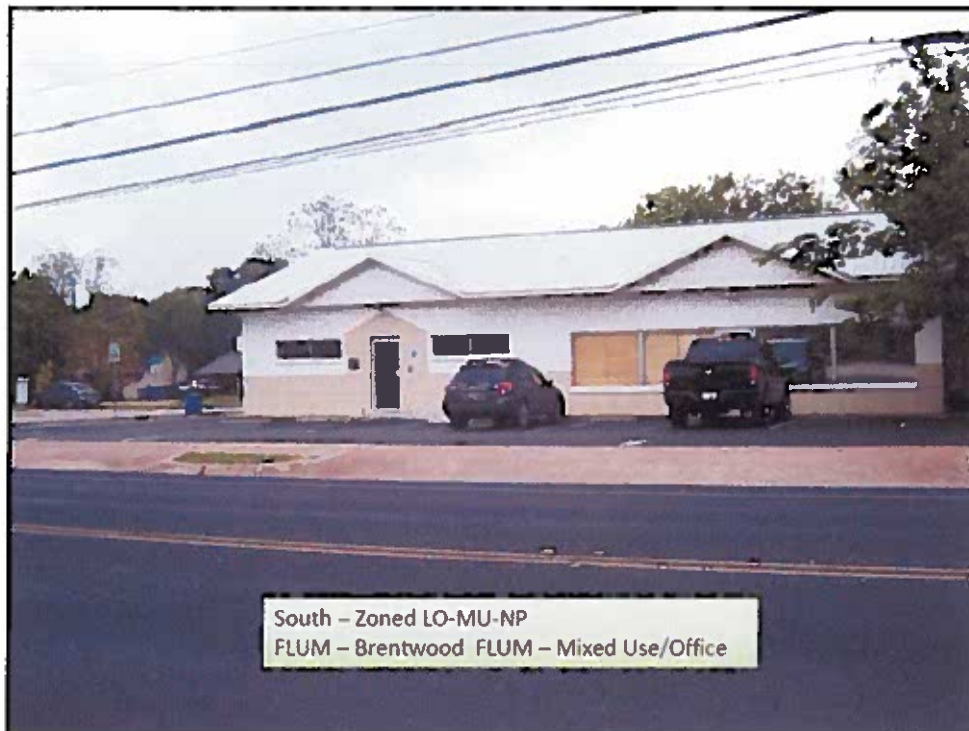
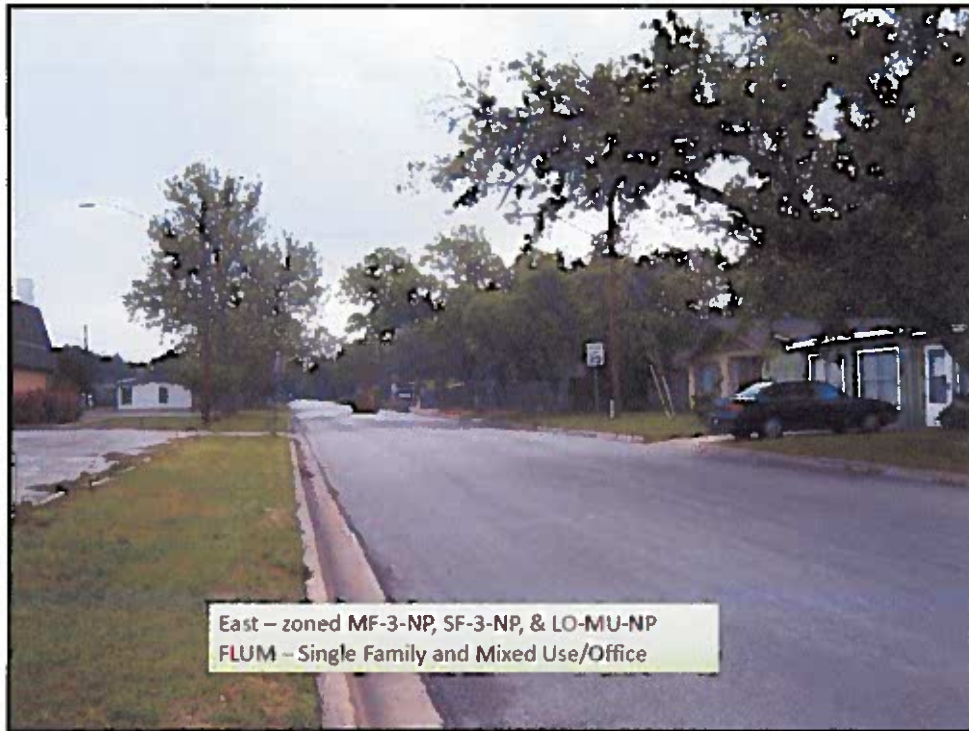
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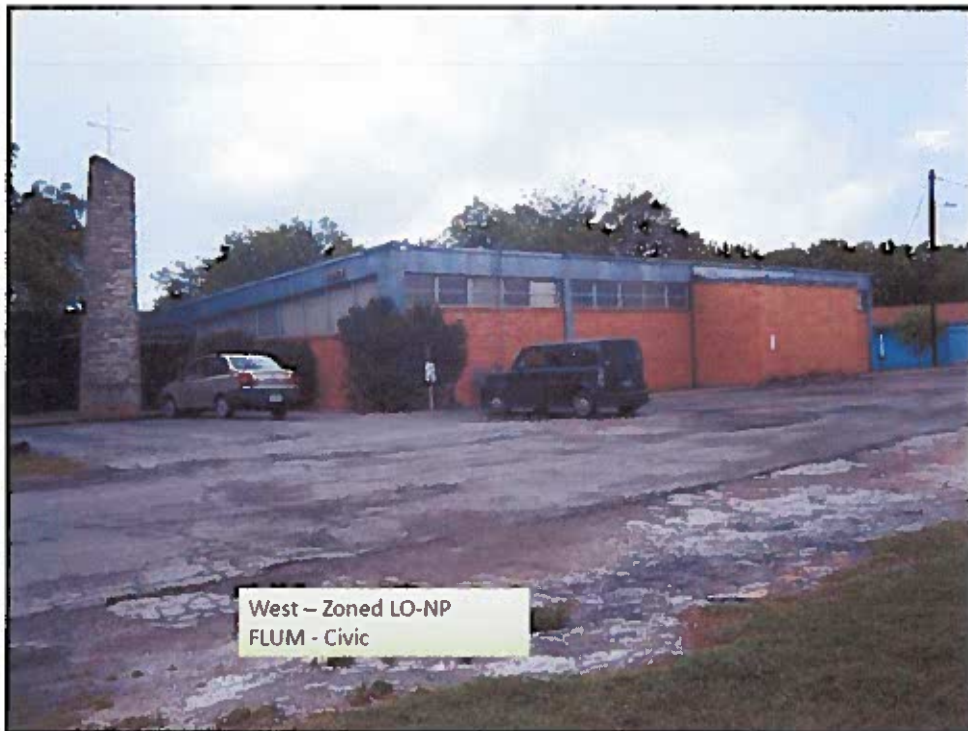
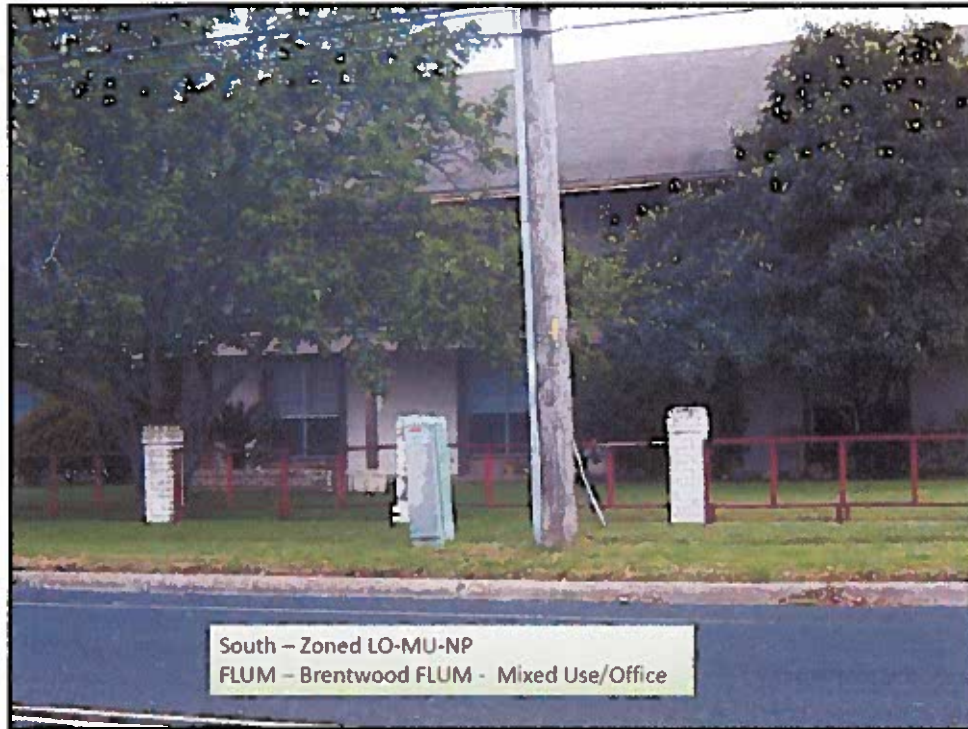
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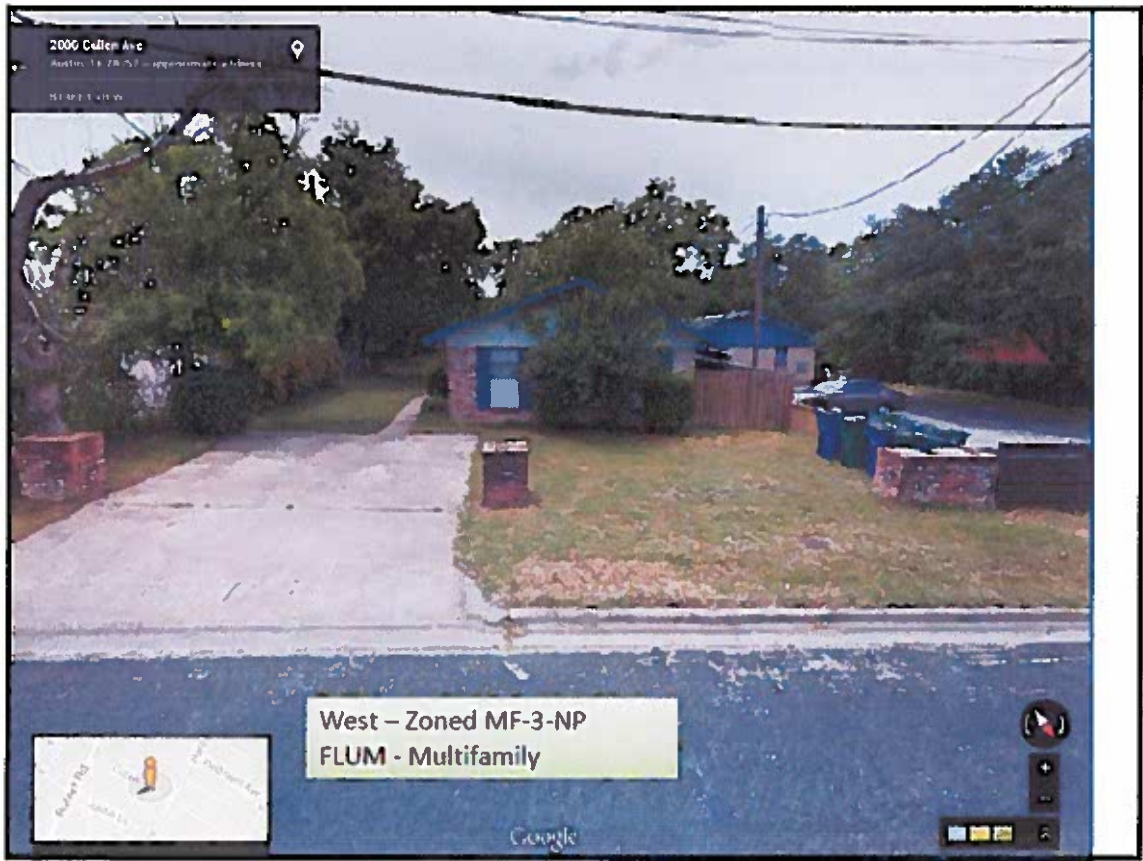
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C/19



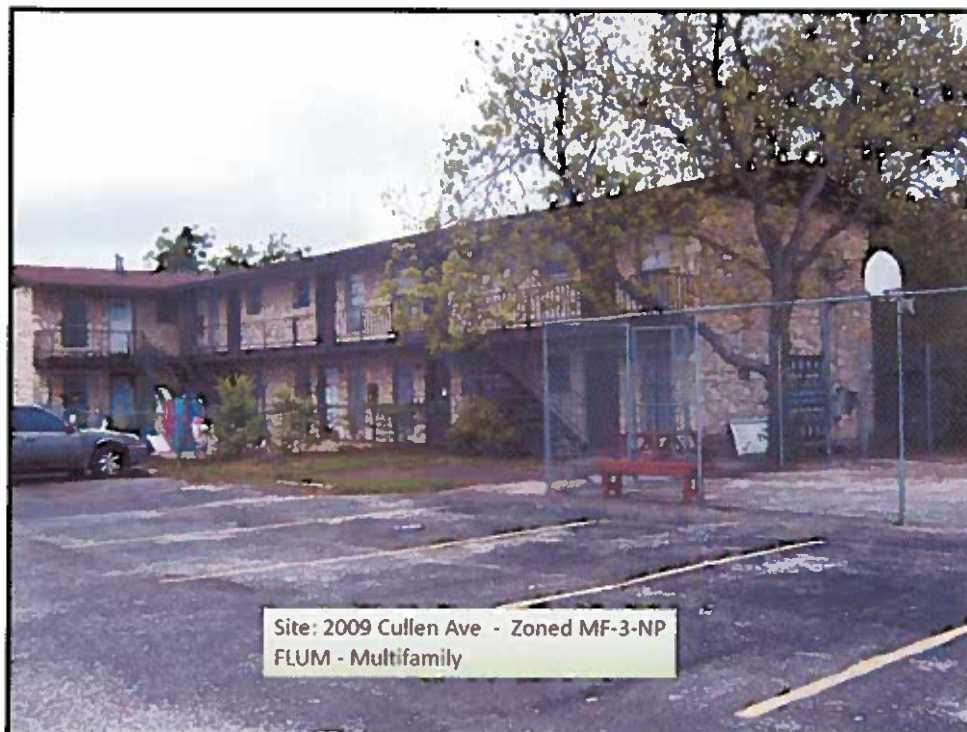
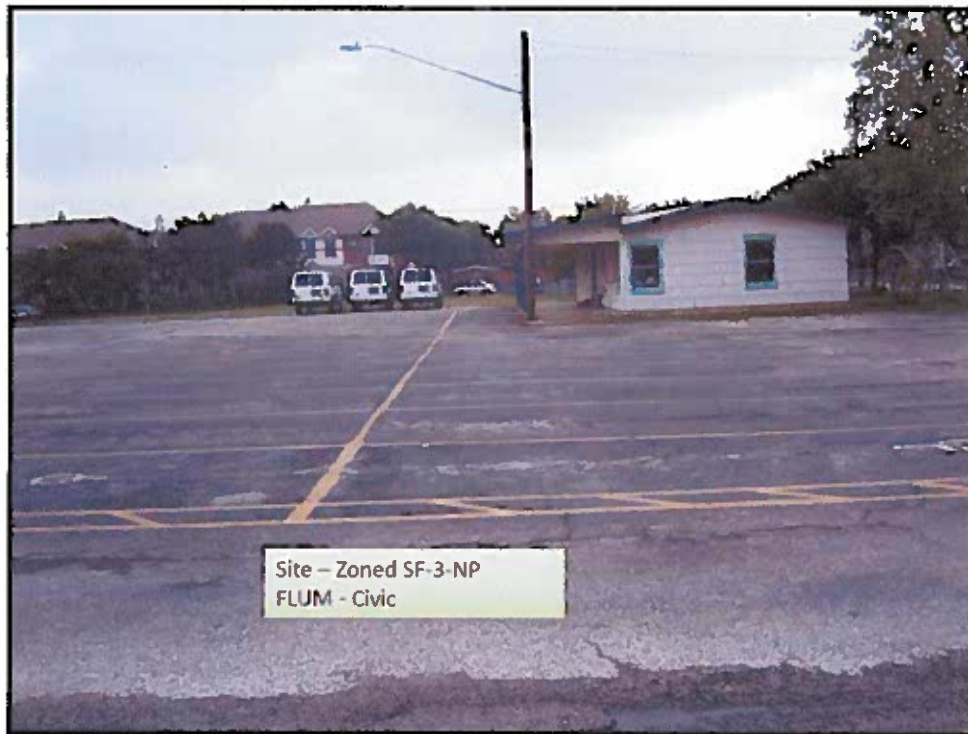
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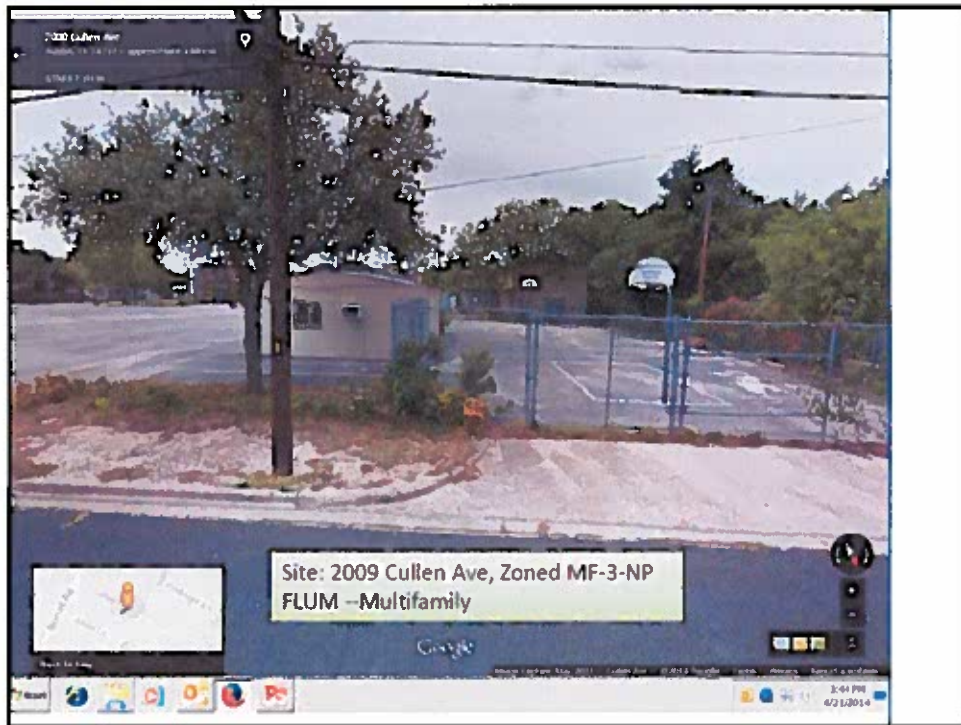
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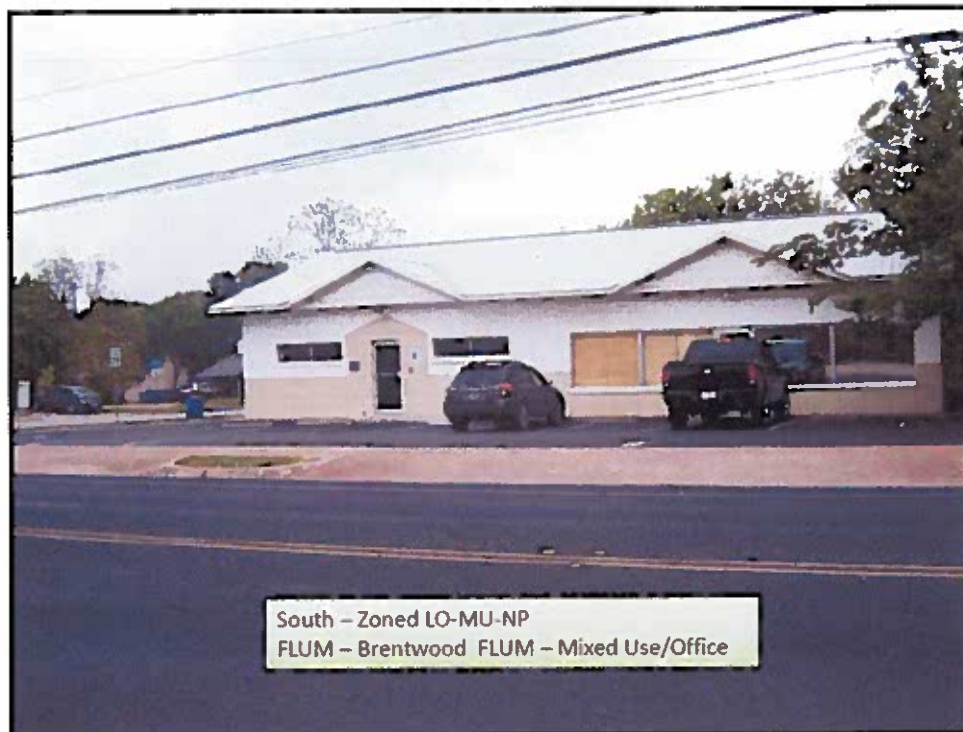
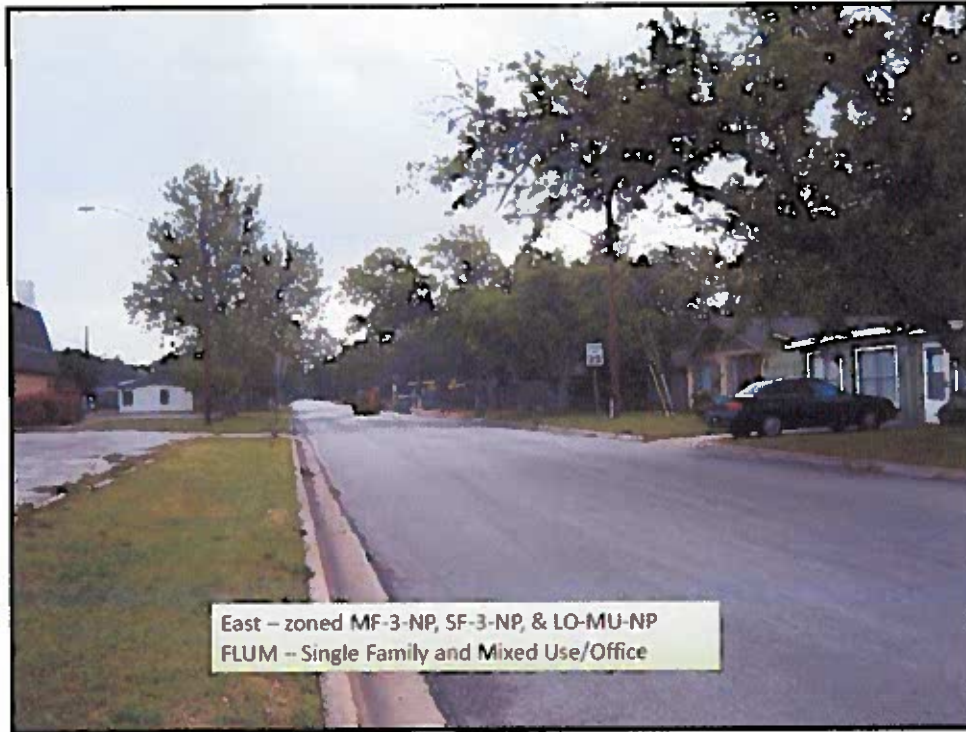
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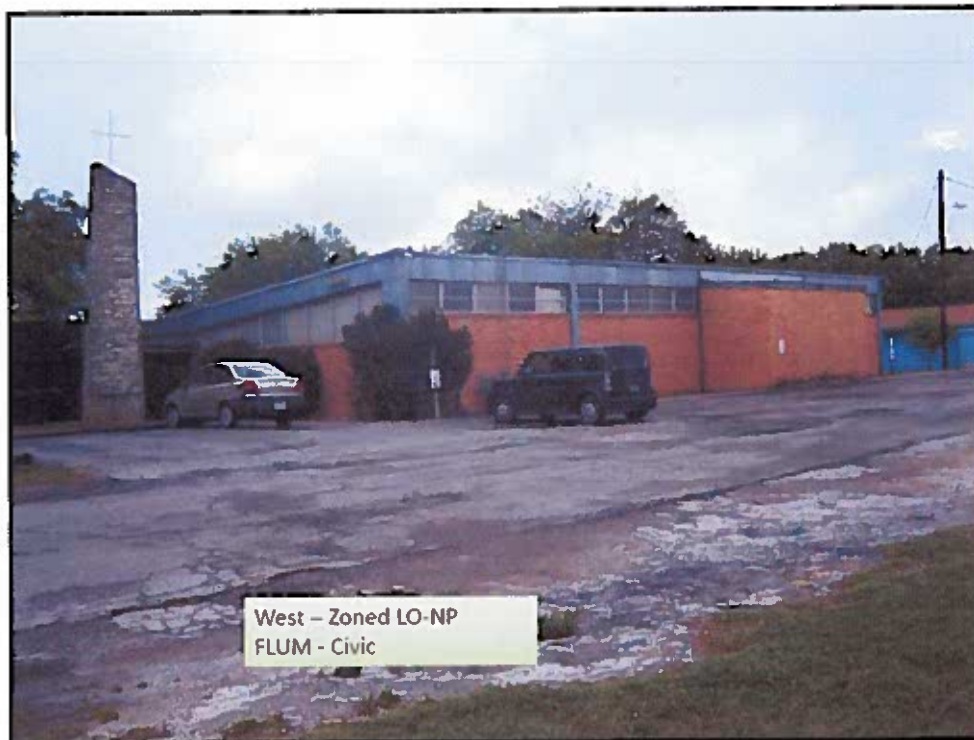
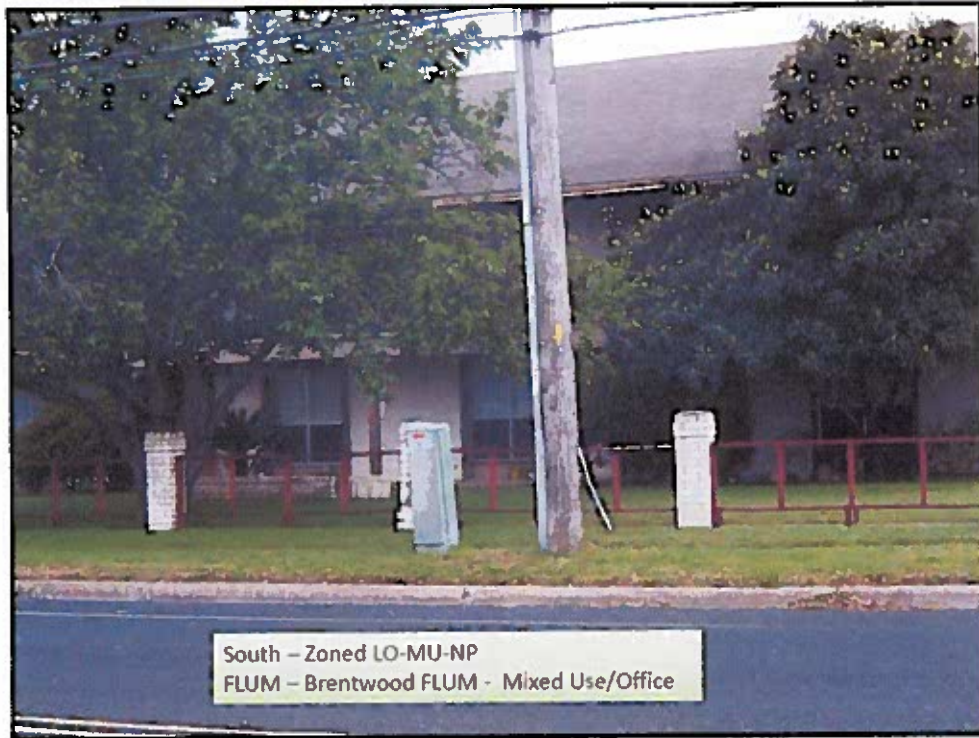
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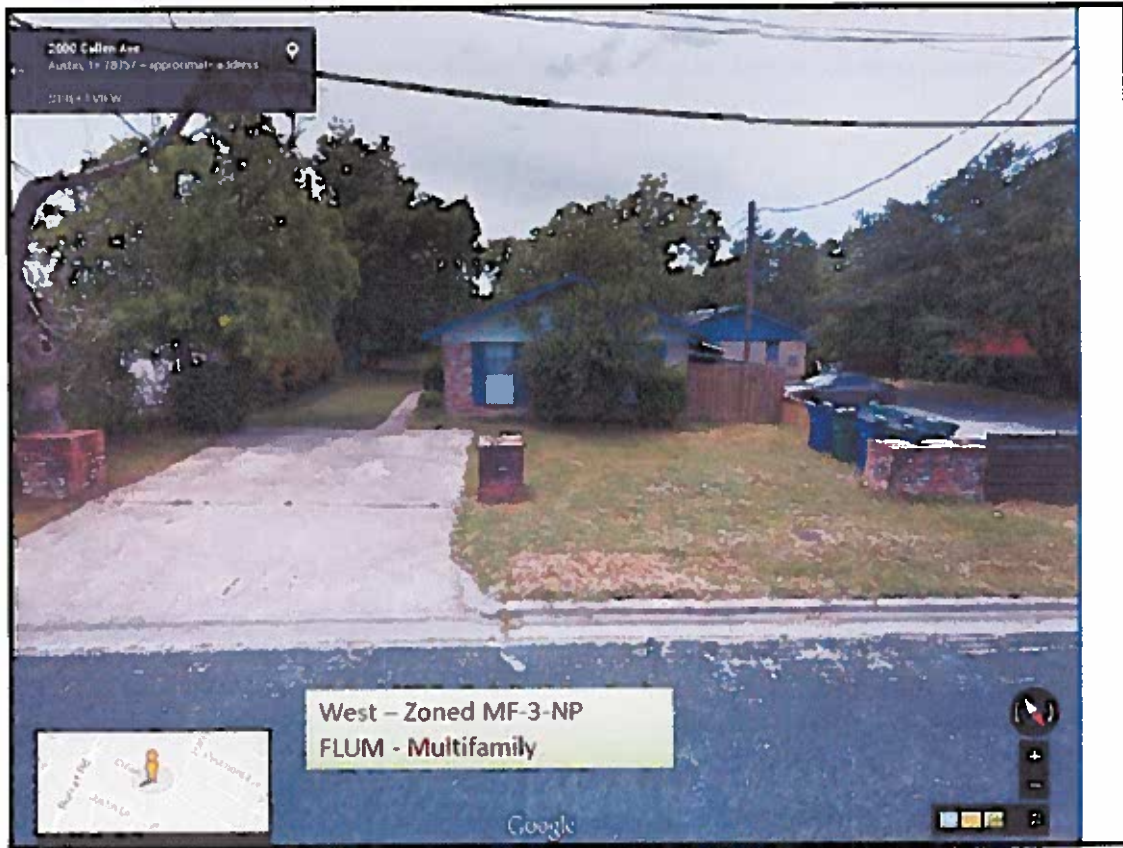
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24



CL/26



C/ve



CYX
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

C/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.

CX 29

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

☐ I am in favor
☒ I object

David Price
 Your Name (please print)

2007 Vallejo

Your address(es) affected by this application

David Price 8-1-14
 Signature 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 Sike
 Your Name (please print)

2004 Vallejo

Your address(es) affected by this application

Larry Sike 08-03-14
 Signature Date

Daytime Telephone: 512-626-1119

Comments: Increased traffic will
cause multi. 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

C/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

08-04-2014
Date

Comments:

C/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

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

DAVID GIBBLETS

Your Name (please print)

2000 CULLEN AVE APT 2

Your address(es) affected by this application

David Gibblets

Signature

Date

8/13/14

Comments: NO WITH AN OVERLAY OF
REQUIRED RESIDENTIAL ALONG
THE CULLEN AVE SIDE

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

JEANNE K. COBB

Your Name (please print)

2000 CULLEN AVE #24

Your address(es) affected by this application

Jeanne Cobb

Signature

Date

8/12/2014

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

C/32

PUBLIC HEARING COMMENT FORM

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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

James L. Sikes

Your Name (please print)

2008 Vallejo

Your address(es) affected by this application

James L. Sikes

Signature

Comments:

Justin Lane

Date

8-2-14

Can not handle the additional traffic. This would not be considered smart growth.

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

☒ I am in favor
☐ I object

MICHAEL GRANTHAM

Your Name (please print)

2000 CULLEN AVENUE APT 2

Your address(es) affected by this application

Michael Grantham

Signature

Date

08/03/2014

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

C/33

PUBLIC HEARING COMMENT FORM

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City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
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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

Lucille A. Santillo

Your Name (please print)

2000 Cullen AV #16 AUSTIN, TX
78757

Your address(es) affected by this application

Lucille A. Santillo
Signature

8-4-14
Date

Comments:

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

CY
34

PUBLIC HEARING COMMENT FORM

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City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
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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

Leslie Smallwood

Your Name (please print)

1912 Cullen Avenue

Your address(es) affected by this application

Leslie Smallwood

Signature

Date

☐ I am in favor
☒ I object

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

PUBLIC HEARING COMMENT FORM

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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

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.

CX/35

C/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/departments/neighborhood-planning>

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

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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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

James R. McElroy
Your Name (please print)

Why I object to this
1010 Cullen project

Your address(es) affected by this application

James R. McElroy
Signature

Date

Comments: I attended all four of the Creative
Central Team meetings that pertain to this
case and Applicant's Thrasher Design attended
the first two of those meetings.
Unfortunately, it became very obvious in
these second meetings that Applicant's Thrasher
Design does not understand the nature of a
Creative Neighborhood, but even worse,
Design staged at the second meeting

that the neighborhood said in the first meeting.

CX
BX

PUBLIC HEARING COMMENT FORM

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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

Clare Seagraves

☐ I am in favor
☒ I object

Your Name (please print)

2104 Cullen Ave. #212 Austin, TX 76757

Your address(es) affected by this application

[Signature]

Signature

8/4/14

Date

Comments:

PUBLIC HEARING COMMENT FORM

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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

Patricia Page Carr

☐ I am in favor
☒ I object

Your Name (please print)

2104 Cullen Ave. #107

Your address(es) affected by this application

[Signature]

Signature

8-5-14

Date

Comments:

His project is in the new neighborhood. I am a current owner in the street way, creating an affordable building & parking garage. I'm a 70-year-old resident neighborhood. The project is a prime example of the creeping conservatism that threatens our community & will set a harmful precedent. It belongs to Barrett & Co., not in our family - catholic neighborhood.

CX 38

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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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

Steph Hark / Laura Hark
Your Name (please print)

1911 Cullen Ave Austin TX 78757

Your address(es) affected by this application

Steph Hark / Laura Hark
Signature

Date

Comments: Proposed plan is not consistent with neighborhood plan, would have negative impact on two residential streets and would bring in additional cars on area of residential homes. I (Laura Hark) attended all contact meeting and found the builder/contractor to be unsympathetic to the desires of the community, even when the community sought a compromise.

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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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

Michel Breger
Your Name (please print)

2000 Cullen Ave, #15, Austin

Your address(es) affected by this application

Michel Breger
Signature

Date

8-4-2014

Comments: Keep the neighborhood residential.

CX/39

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

From: Teresa Shu

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

To: Meredith, Maureen

Subject: Case Number: NPA-2014-0017.01

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

C/S

PUBLIC HEARING COMMENT FORM

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

RECEIVED
8-13-14

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

Your Name (please print) Audrey Swerman
Your address(es) affected by this application 2106 Cullen Ave #108 Austin TX 78757
Signature Audrey Swerman Date 8/12/14

Comments: I am opposed to the current proposal of a 3 story commercial use property with only one entrance on Cullen Ave.

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

RECEIVED
8/14/14

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

Your Name (please print) Karen Kephart
Your address(es) affected by this application 1917 West St. Unit A Austin 78754
Signature Karen Kephart Date 8.6.14

Comments: I've attended 4 Contact Team meetings since April. At the first meeting the vote against changing zoning of the Korean Urban property was 48-5. That vote was not conveyed to the City by Sarah Patterson until Aug 5. On Aug 9 we held another Contact Team meeting and vote. 70 people were in attendance. Vote unanimously against rezoning to GO-MU. At the next meeting we were willing to compromise when the developer came back in June with a plan for more intense development, he demonstrated his unwillingness to negotiate. Please - no Office Building in our neighborhood!

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agents)
joined to
agents to
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was more
or may
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sentiment
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is do so
be your
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but the

21

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

RECEIVED
8/11/14

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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

SARA BALLON

☐ I am in favor
☒ I object

Your Name (please print)

2104 CULLEN AVE #111

Your address(es) affected by this application

8/6/14

Signature

Date

Comments:

I object to this amendment request. This neighborhood boundary can not sustain this change in land designation.

PUBLIC HEARING COMMENT FORM

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City of Austin

Planning and Development Review Department

Maureen Meredith

P. O. Box 1088

Austin, TX 78767-8810

RECEIVED
8/11/14

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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

Barbara Toyne

☐ I am in favor
☒ I object

Your Name (please print)

2104 Cullen Ave # 107, Austin, TX 78757

Your address(es) affected by this application

8/7/14

Signature

Date

Comments:

I inadvertently filled the 2nd form that was to be sent to someone named Lee - I have been to every neighborhood meeting regarding this proposed development and I am very much opposed to this proposal. This is a neighborhood no place for this proposed business.

C/42

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

RECEIVED
8/12/14

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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

Elena Remedios
Your Name (please print)

2000 Cullen Ave #3
Your address(es) affected by this application

[Signature]
Signature

8/6/2014
Date

Comments: would like to request a limit to building height to 2 stories or less, to protect property values as my condo unit is directly facing this property.

PUBLIC HEARING COMMENT FORM

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

RECEIVED
8/12/14

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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

Julia Dinalfo
Your Name (please print)

2000 Cullen Ave Austin TX 78757
Your address(es) affected by this application

[Signature]
Signature

8/8/14
Date

Comments: I have a new baby and changing the zoning of this lot as requested will increase the traffic in my neighborhood and make it less safe for my family to be out. The zoning should be residential especially with all the new commercial construction on Burnet. There is no need for anything but residential zoning in the Crestview neighborhood. Thank you.

43

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

RECEIVED
 8/12/14

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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) Dena Jones

Your address(es) affected by this application 2104 Cullen Ave. #204 Austin, TX 78757

Dena Jones Signature Date 8/7/14

Comments:

PUBLIC HEARING COMMENT FORM

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

RECEIVED
 8/12/14

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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) Gabriel Carvey & Rebecca Baker

Your address(es) affected by this application 1910 Cullen Ave, Austin, TX 78757

Gabriel Carvey Signature Date 8-8-14

Comments:
The proposed development conflicts with the neighborhood plan.

C/44

PUBLIC HEARING COMMENT FORM

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

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8/12/14

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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)
Julia Dinolfo

Your address(es) affected by this application
2000 Cullen Ave. Austin TX 78757

Signature
Julia Dinolfo

Date
8/8/14

Comments: I have a new baby and changing the zoning of this lot as requested will increase the traffic in my neighborhood and make it less safe for my family to be out. The zoning should be residential especially with all the new commercial construction on Burnet. There is no need for anything but residential zoning in the Crestview neighborhood.
Thank you.

PUBLIC HEARING COMMENT FORM

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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

Your Name (please print)
Gabriel Cerveny & Rebecca

Your address(es) affected by this application
1910 Cullen Ave. Austin TX 78757

Signature
Gabriel Cerveny

Date
8-8-14

Comments: The proposed development conflicts with the neighborhood plan.

CL
45

<p align="center">PUBLIC HEARING COMMENT FORM</p> <p>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</p> <p align="center">RECEIVED 8/14/14</p> <p>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.</p>	
<p>Case Number: NPA-2014-0017.01 Contact: Maureen Meredith, 512-974-2695 Public Hearing: Aug 12, 2014, Planning Commission Sep 25, 2014, City Council</p>	
<p><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</p>	<p>Barbara Toyne Your Name (please print) 2106 Cullen Ave # 107, Austin Tx 78757 Your address(es) affected by this application Barbara Toyne Signature 8/7/14 Date</p>
<p>Comments: I inadvertently passed the 2nd form that was to be sent to someone named her - I have been to every neighborhood meeting regarding this proposed development and I am very much opposed to this proposal. This is a neighborhood no place for this proposed business.</p>	

From: Elaine_Stegant@
Sent: Wednesday, August 20, 2014 2:28 PM
To: Meredith, Maureen
Subject: Land use and zoning for property Justin at Cullen

Dell Customer Communication

Hi Maureen! I wanted to drop you a quick note to express my concern with the recoding of the property located at the intersection of Justin at Cullen in Crestview. As a resident of Crestview since 1999, I have seen a number of changes and most of them are for the best. I do have an issue with the rezoning of the property located at the intersection of Justin at Cullen. That location is currently a Korean church and my understanding is that the property is currently coded as civic. I do not support either as a GO or a LO-MU-CO rezoning due to the reasons below.

- 1) The amount of traffic it would cause on an already stressed area. Justin is already very busy both in the afternoons and mornings especially.
- 2) I have almost been hit by a vehicle twice in the past 6 months while walking through the crosswalk located at Justin at Yates (1 block from the proposed property recoding). No traffic lights and no sidewalks in 98% of the neighborhood already makes pedestrian and bicycle traffic a challenge and it will only get more dangerous with additional vehicles on the road. Most of the area is really only made for 2 cars on each side of the road for parking and room for 1 car at a time to navigate down the street

- 3) A school zone is located 1 block away from that building and that zone does not contain a traffic light. It is a four way stop with a crosswalk but no crossing guard. How would an increase in traffic down that road during the morning and afternoon hours from that business help children that are headed to and from school on foot?
- 4) Has the city and the city planners/zoning commission taken into account the increase in traffic in the neighborhood from that 300 unit condo that is being built on Burnet in between Justin Lane and Payne Avenue? The neighborhood is already seeing an increase in traffic due to additional condos and homes being built on Burnet and Lamar.
- 5) Rezoning the property as either GO or LO-MU-CO would not benefit the neighborhood and will only cause additional problems with increased traffic. The proposed rezoning would not conform to the layout of the neighborhood and the flow of the area.

cl
46

Based on the points I have listed, I respectfully ask that you reconsider the request to change the zoning to GO or LO-MU-CO and to allow the change the zoning to MF-3 or let it stay as civic. I am not trying to be inflexible – this building will raise the traffic to an unacceptable level once the condos under construction on burnet are taken into consideration for the amount of traffic. I really feel that this could be a safety issue for people in the neighborhood and won't fit with the neighborhood. There aren't really any sidewalks in the hood.

Feel free to forward this to the department that analyzes traffic because they will confirm that these streets are not designed to handle that kind of traffic. Please reconsider this rezoning.

Thanks!

Elaine Stegant
1509 Aggie Lane
Austin, TX 78757

Proud Crestview resident since 1999. Please don't make me live this neighborhood because of increased traffic and safety issues!

.....

From: Cindy A. Vasquez
Sent: Wednesday, August 20, 2014 3:02 PM
To: Meredith, Maureen
Subject: Land use and zoning for property Justin at Cullen

Hi Maureen! My name is Cindy Vasquez and I live on Aggie lane in Crestview where the new rezoning is happening for the property located on Justin at Cullen. I am against any rezoning and feel that it should be either left as civic or be changed to MF-3. Rezoning is only going to cause additional traffic problems in the neighborhood and our streets are not designed for that kind of flow. We DON'T have any sidewalks in the majority of our neighborhood and increased traffic could cause a greater safety issue. Have you also taken into account the additional flow from the 300 unit condo that is being built on Burnet? Somehow I don't think that was taken into consideration.

Please please please reconsider your decision and either leave it as civic or make it MF-3.

Sincerely,

Cindy Vasquez
1509 Aggie Lane
Austin, TX 78757

CJ
47

.....

From: Mike Lavigne
Sent: Wednesday, August 20, 2014 3:15 PM
To: Heckman, Lee; Meredith, Maureen
Subject: Re: Korean Church Zoning and Neighborhood Plan Change in Crestview

Mr. Heckman and Ms. Meredith ,

Thank you for taking the time to attend our contact team meeting to explain your rationale for a zoning change at the property on Cullen/Justin. I, and the vast majority of my neighborhood, remain staunchly opposed to an alteration from the neighborhood plan for no reason other than a developer has an idea to make a buck.

Given the Austin real estate market and the massive increases in density our neighborhood has already slated to shoulder, this land is in no risk of becoming urban blight anytime soon. The asking price is low enough that even a low density residential project would be profitable for all involved, much less a medium density residential project that the neighborhood would likely positively consider if asked.

An office tower, even just a few stories tall will push too much traffic to streets that aren't designed to handle it, not to mention the already low water pressure sited by the fire department.

I know you are just doing your job, but you have to appreciate how insulting it is to us that we have to undergo this process in the first place because a commercial developer initiated it despite us having a satisfactory and still relevant neighborhood plan in place.

Mr. Heckman, Please mark my household at 1514 Richcreek Road as firmly against the zoning change.

Ms. Meredith, for the record we also vehemently against unnecessary changes to our neighborhood plan that we worked hard so hard to create in 2004.

We are among the top two or three neighborhoods in terms of new and planned density in the city. We've done our part, the least the city could do is uphold its end of the bargain. If we aren't getting sidewalks and a park as the plan outlined, at least let us keep the zoning land use as it is.

Thank you.

Sincerely,

Mike Lavigne
1514 Richcreek Road
Austin, TX 78757
[512-917-7614](tel:512-917-7614)

PS. The road is pronounced "Burn-it" durnit.

C/48

From: Bradely Shaver
Sent: Wednesday, August 20, 2014 4:44 PM
To: Heckman, Lee; Meredith, Maureen
Subject: Regarding the Korean Church on Justin Lane

Mr. Heckman and Ms. Meredith,

Thank you for giving our neighborhood the opportunity to understand the City's process for zoning and land use, along with your recommendation regarding the Korean Church property at Justin and Cullen. As you saw in the meeting, many in our neighborhood oppose the changes to both the zoning and the land use of the site.

As a resident of Cullen Avenue and across the street from the site, I feel the changes will have a very negative impact to both the immediate vicinity and the neighborhood overall. Cullen is a small street between Hardy and Burnet and the additional commercial traffic envisioned (limited or not) will do nothing but create problems for the residents of the street. Please keep in mind that there is also a rest home on Cullen where employees park along the curb, further limiting the space available for vehicles to travel.

Additionally, any competent investigation of the intersection of Burnet and Cullen will show that there are existing issues with its layout and how residents access Burnet from Cullen. While the current layout is the best solution so far to the odd intersection, it is still not perfect. Introducing even more traffic here will create further complications for drivers and residents. Not an ideal situation for people who use this street daily to go to work and get home.

Please make sure that my household at 2000 Cullen, Unit 28 shows as absolutely against any changes to zoning, land use or our existing neighborhood plan. I believe that the neighborhood is very willing to work with developers to find a compromise that allows them to further their business interests while maintaining the neighborhood plan developed in 2004. The decision to make any changes should not be made arbitrarily by individuals that do not reside in the area and are simply relying on clinical data versus pathological data provided by the locals. We live there and we know – please keep our neighborhood plan intact.

Thank you.

Sincerely,

Brad Shaver
2000 Cullen #28
512 917 4858

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From: darrold smith
Sent: Tuesday, August 19, 2014 10:09 PM
To: Meredith, Maureen; darrold smith
Subject: C14-2014-0036

Ms. Meredith:

I want to go on record in opposition to changing our Crestview-Wooten Neighborhood Plan to accommodate the developer in changing the zoning at the Korean Church, 2000 Justin Ln, to GO-MU-NP.

I do not think that an office building is appropriate at this site surrounded by mostly residential uses. I prefer to keep the use as civic.

Thank you

Darrold Smith
1809 Cullen Ave.
Crestview