

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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]

On August 26, 2014:

1st motion: Approve GO-MU-CO with conditions read in by Commissioner Hernandez; motion made by Commissioner Hernandez, Commissioner Roark seconded the motion on a vote of 4-4; Commissioners Lesley Varghese, Nuria Zaragoza, Jean Stevens and James Nortey voted against the motion (nay), Commissioner Danette Chimenti was absent. MOTION FAILED.

2nd motion: Motion made to deny staff's recommendation; motion made by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 3-5;

Commissioners Roark, Hatfield, Hernandez, Oliver and Nortey voted against the motion, Commissioner Danette Chimenti was absent. MOTION FAILED.

3rd motion: Motion made to approve staff's recommendation for mixed use/office land use; motion made by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 6-2; Commissioners Nuria Zaragoza and Jean Stevens voted against the motion, Commissioner Danette Chimenti was 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

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.

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.*
- 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.*

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.

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

To: Planning Commission and City Council members

Re: NPA-2014-0017.01 & C14-2014-0036

Date: August 20, 2014

On August 18, 2014, the Crestview Neighborhood Planning Contact Team (CNPCT) held a meeting in accordance with our bylaws to discuss, with city staff, their recommendation of a land use amendment from Civic & Multi-Family to Mixed Use/Office and a zoning change from SF-3-NP, MF-3-NP, & LO-NP to LO-MU-CO-NP for the property located at 2000 Justin Lane & 2009 Cullen Avenue.

The contact team voted unanimously in opposition to BOTH the city staff recommendation of a Mixed Use/Office land use designation AND LO-MU-CO-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 18, 2014 meeting was the culmination of contact team meetings in April, June, July, and August 2014.

On August 4, 2014, the CNPCT voted unanimously in opposition to the applicant's request for a Mixed Use/Office land use designation AND GO-MU-NP zoning.

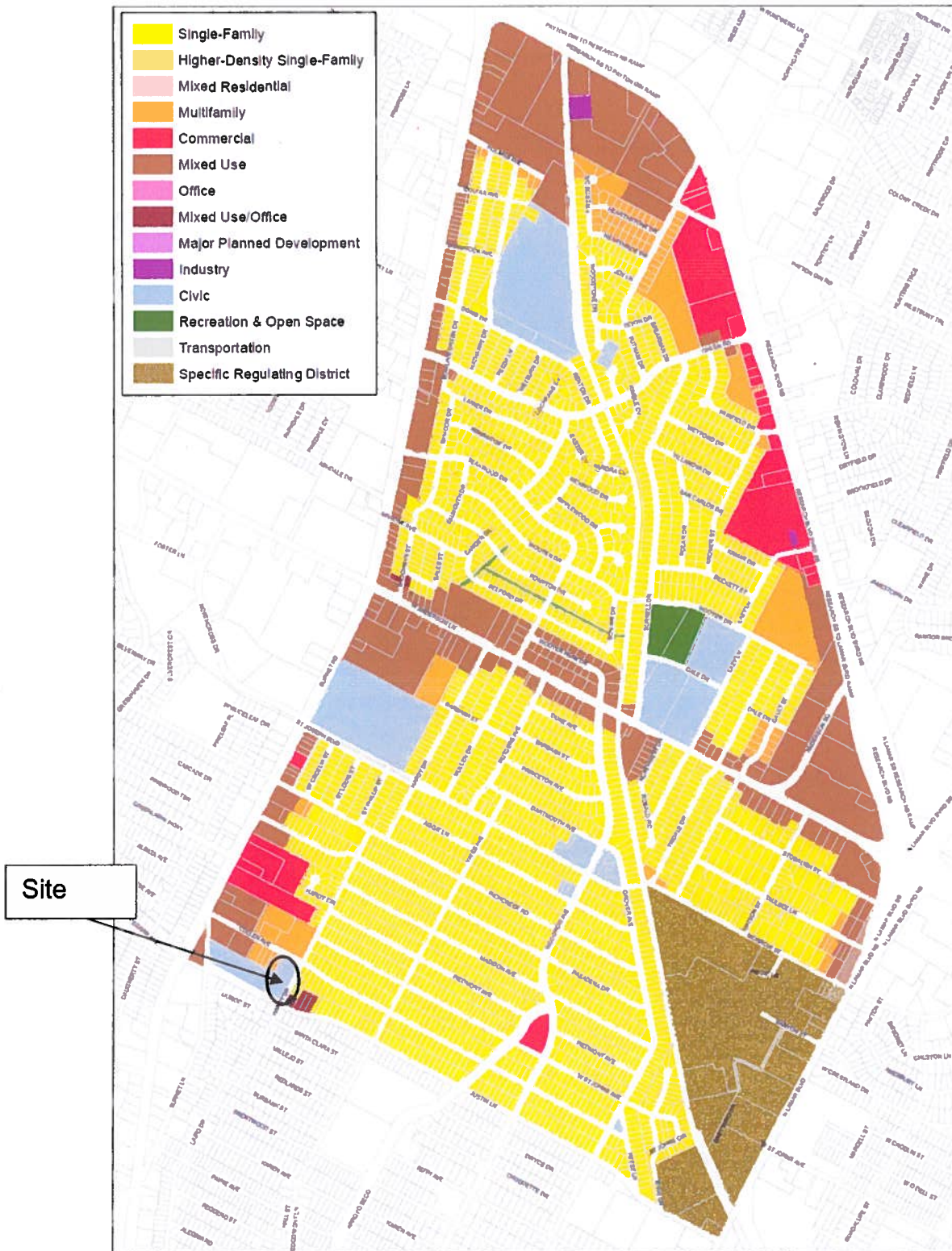
On April 21, 2014, the CNPCT held an initial meeting where the developer's representatives presented the proposed GO-MU-NP project. The contact team voted in strong opposition to the applicant's request for a Mixed Use/Office land use designation AND GO-MU-NP zoning. As a middle-ground the contact team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

The CNPCT position is that the applicant requested and city recommendation for commercial land use and zoning at this property are inappropriate.

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



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

Adopted April 1, 2004
Updated May 12, 2011





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.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



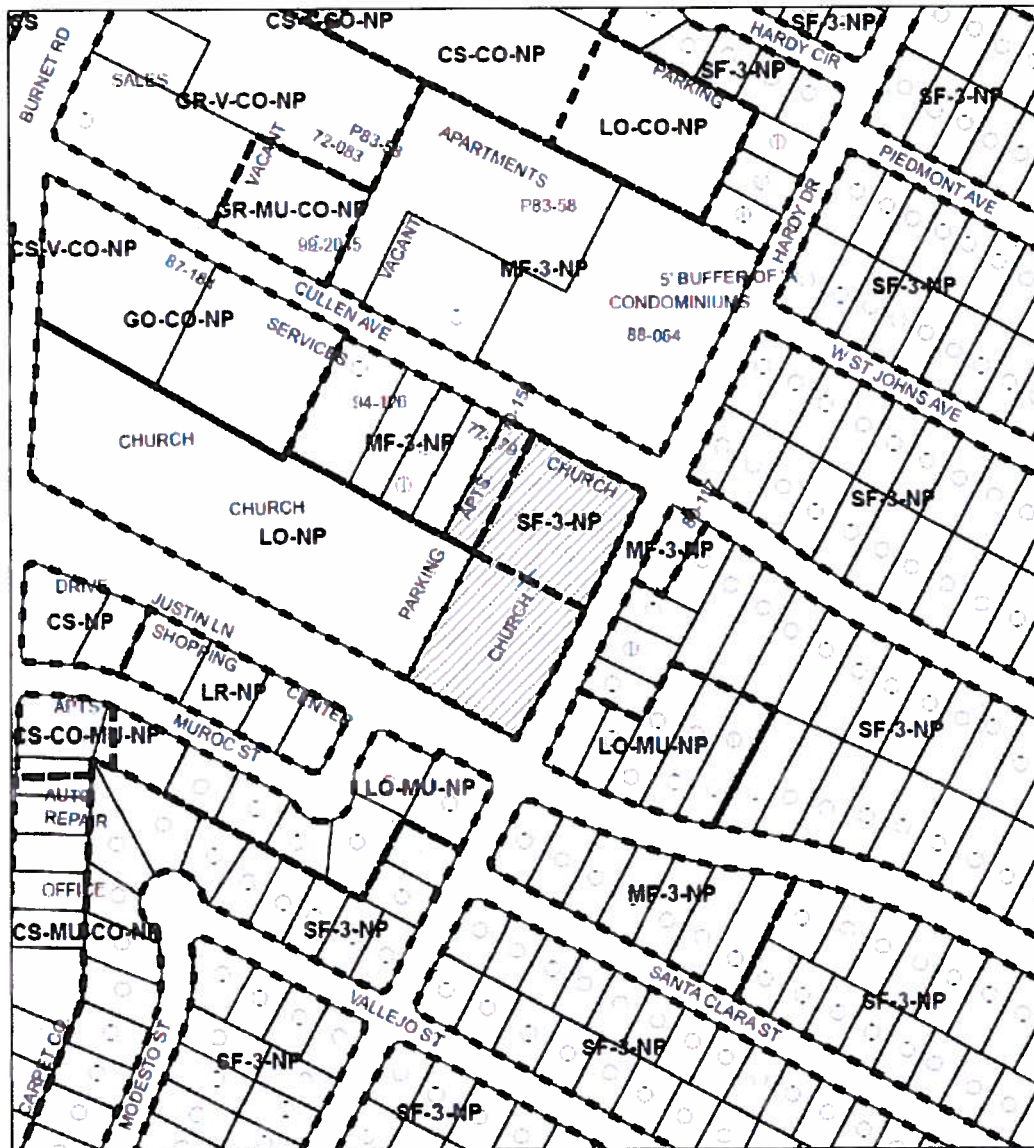
City of Austin
Planning and Development Review Department
Created on March 3, 2014_M Meredith

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



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 200'

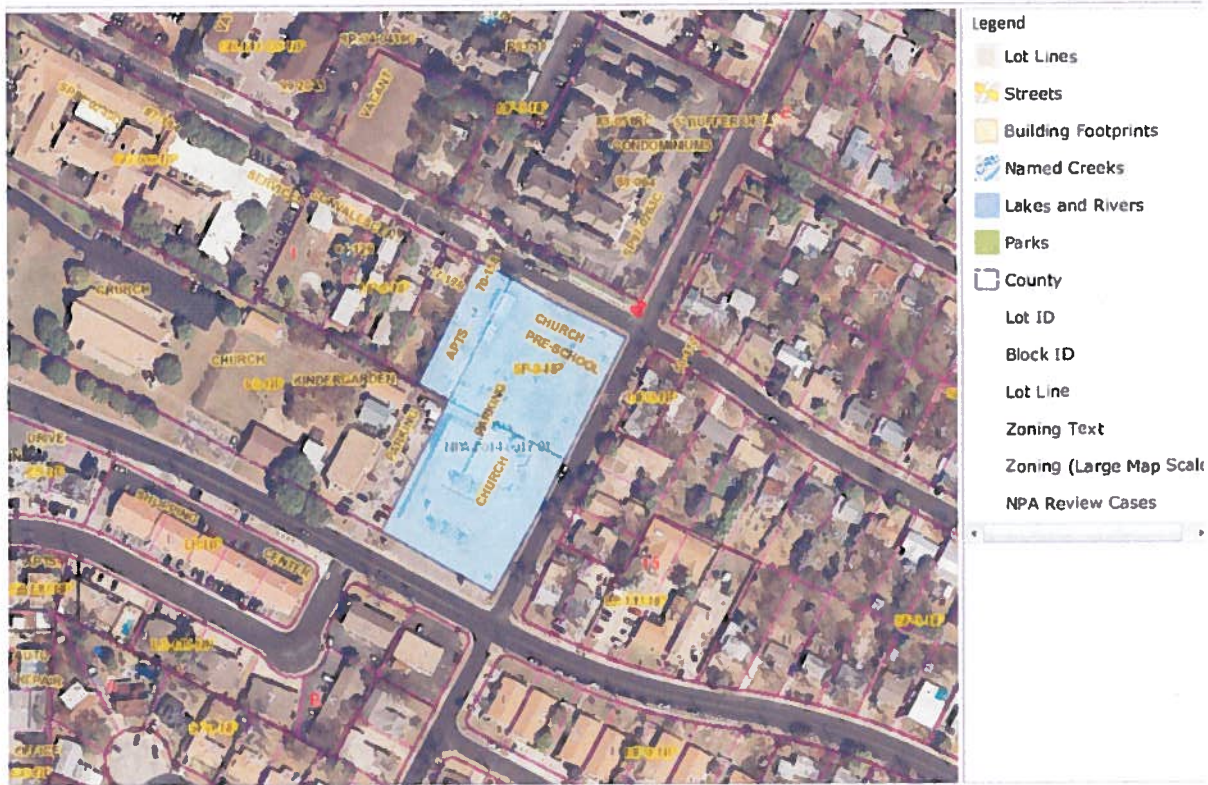
ZONING CASE
C14-2014-0036

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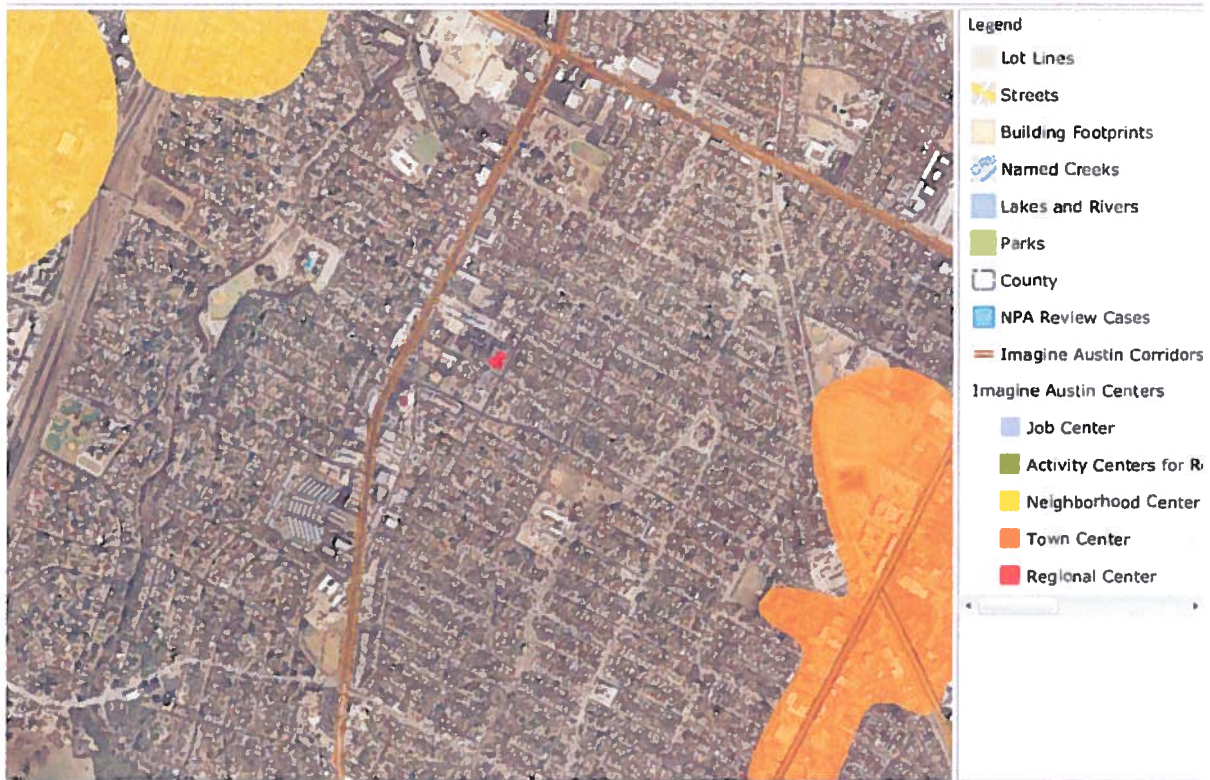


CITY OF AUSTIN DEVELOPMENT WEB MAP



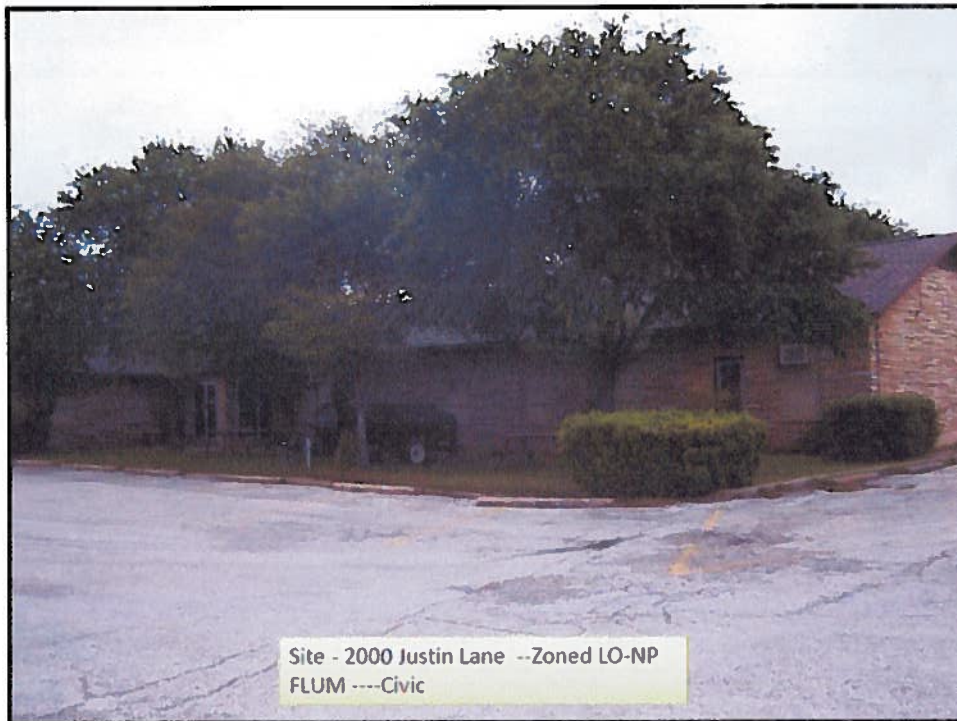
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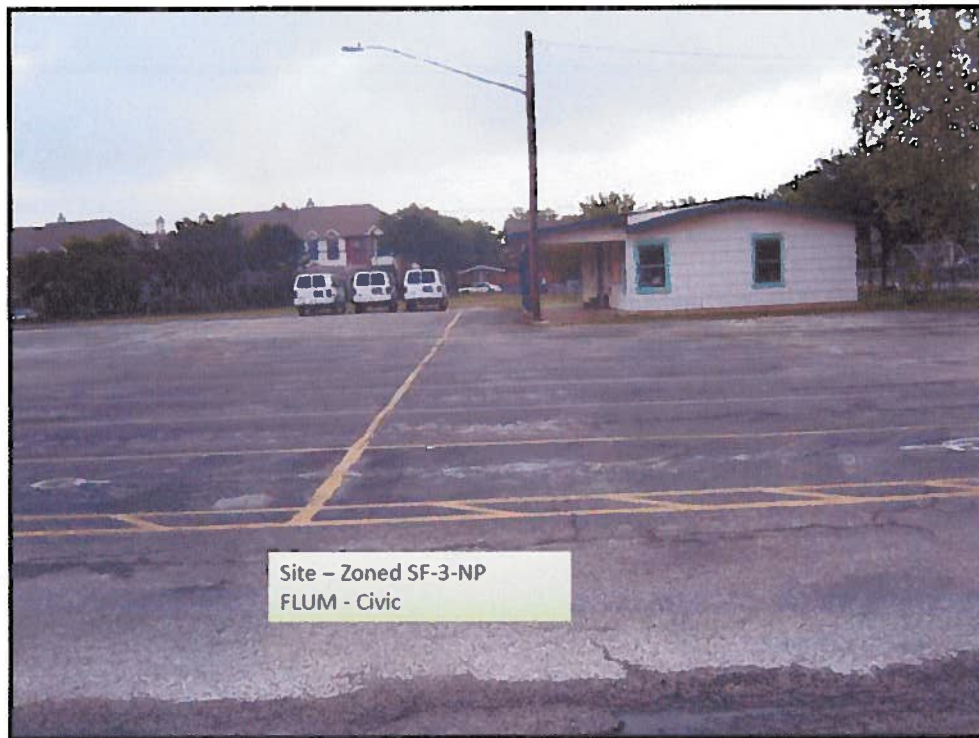
CITY OF AUSTIN DEVELOPMENT WEB MAP

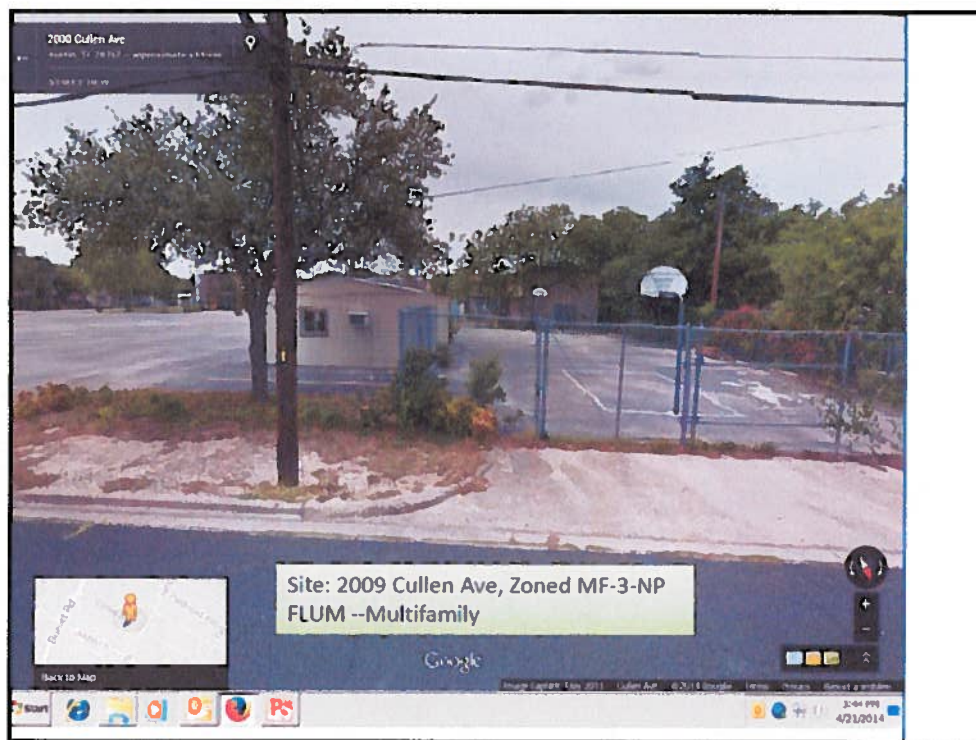


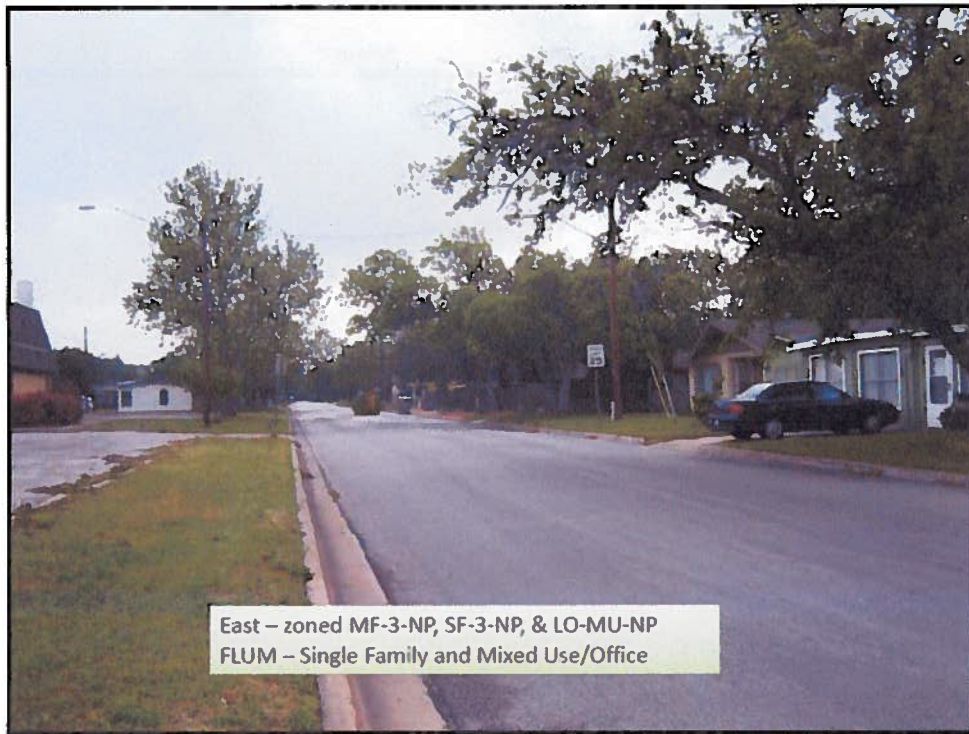
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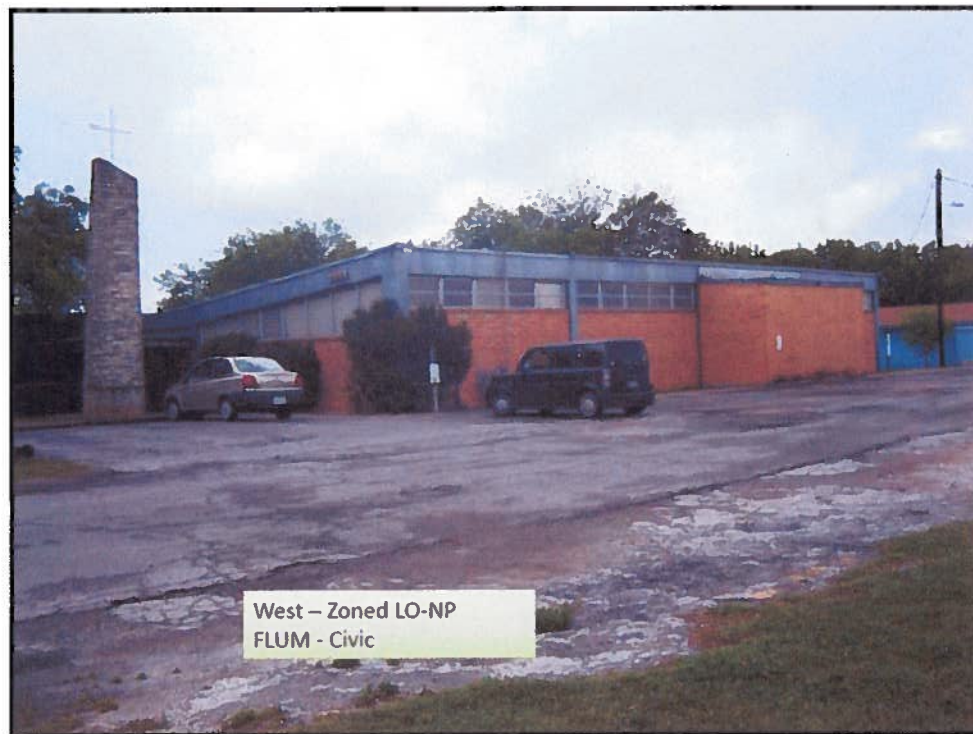
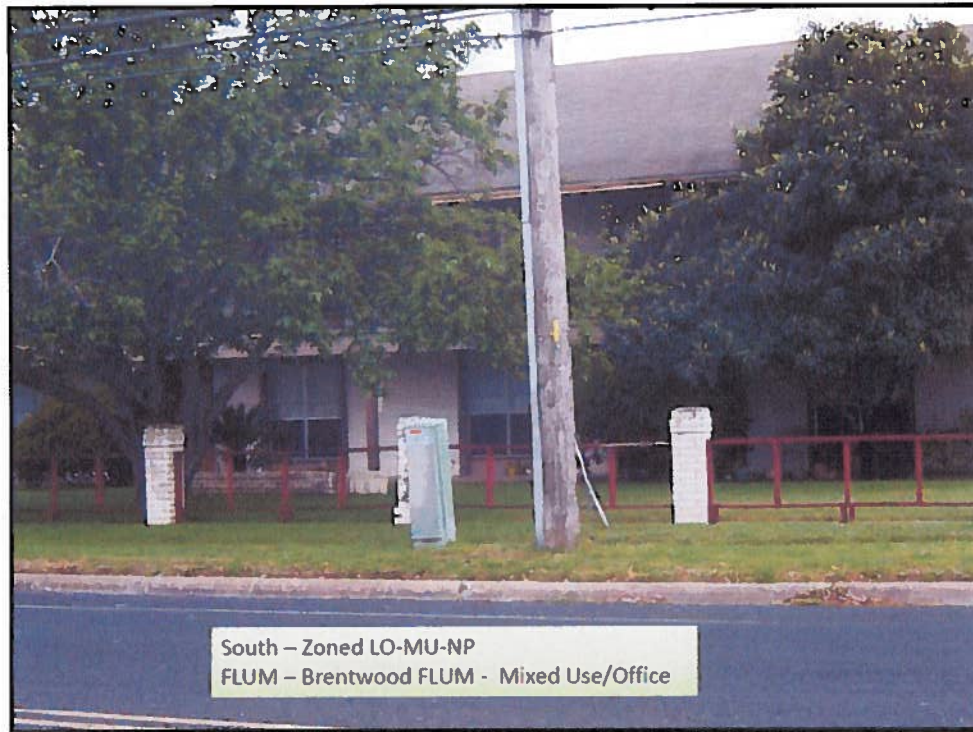
Property proximity to Imagine Austin Activity
Corridor and Activity Centers

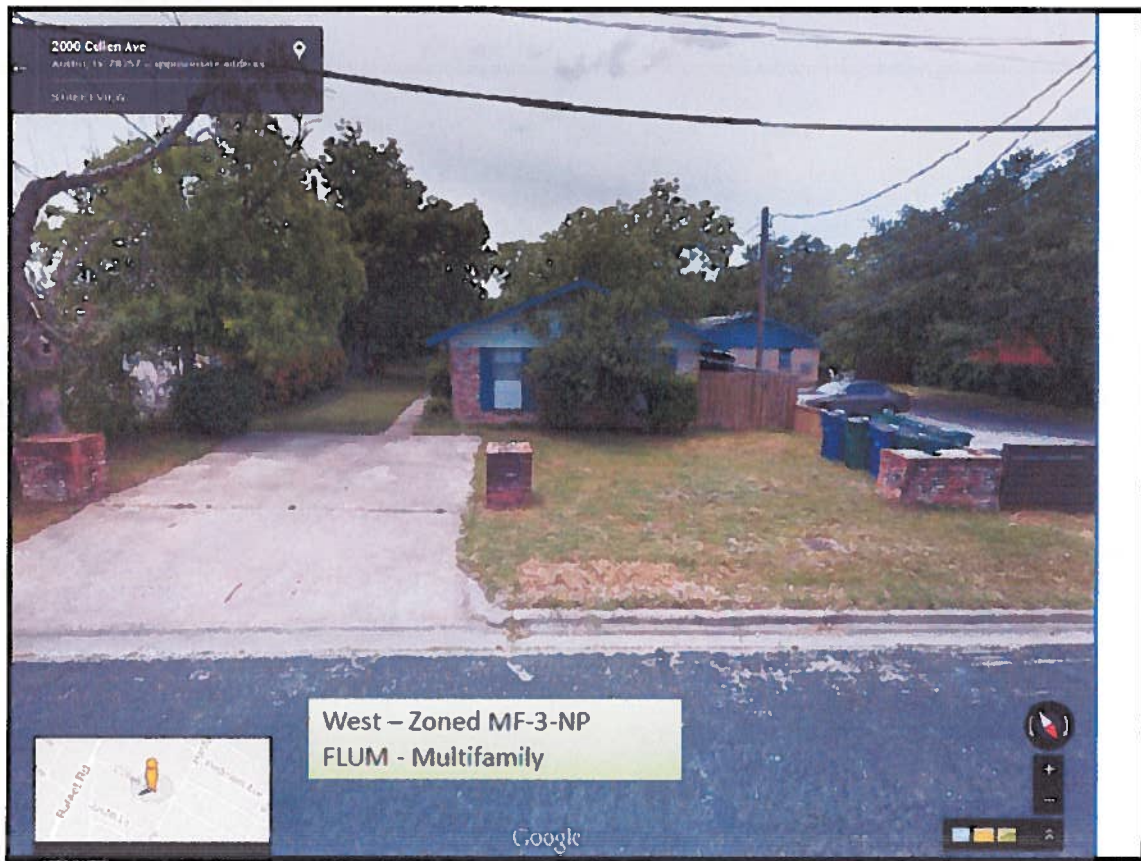


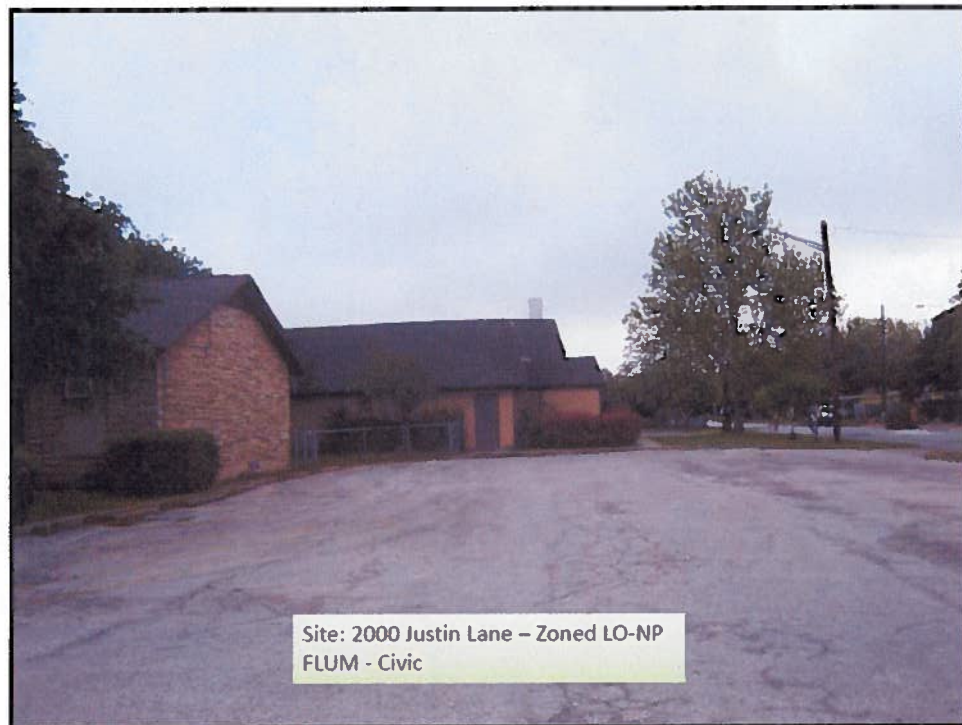
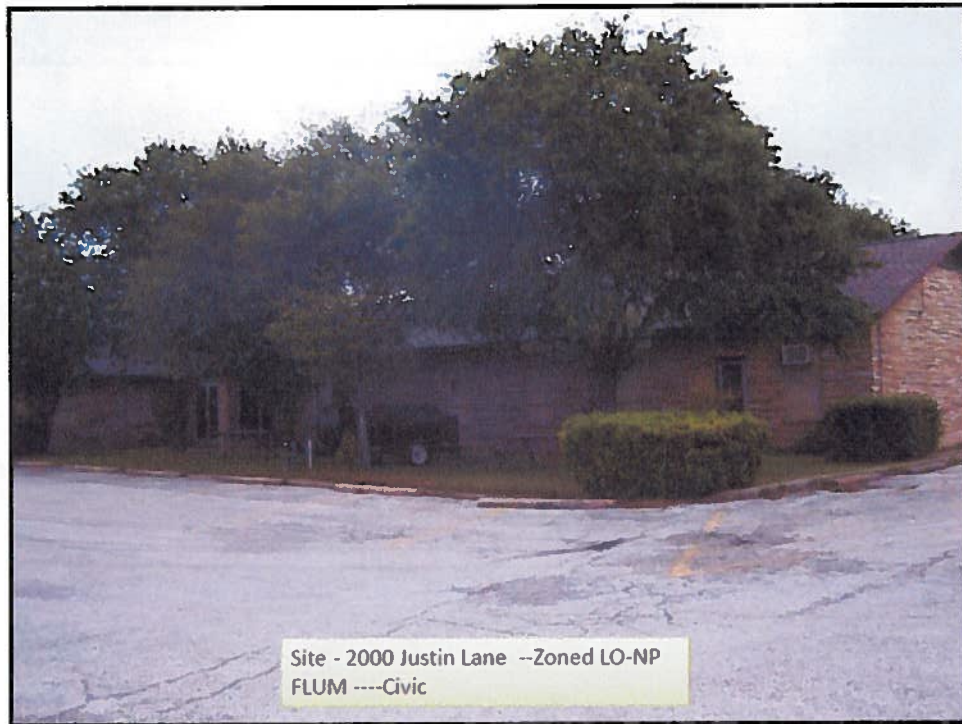


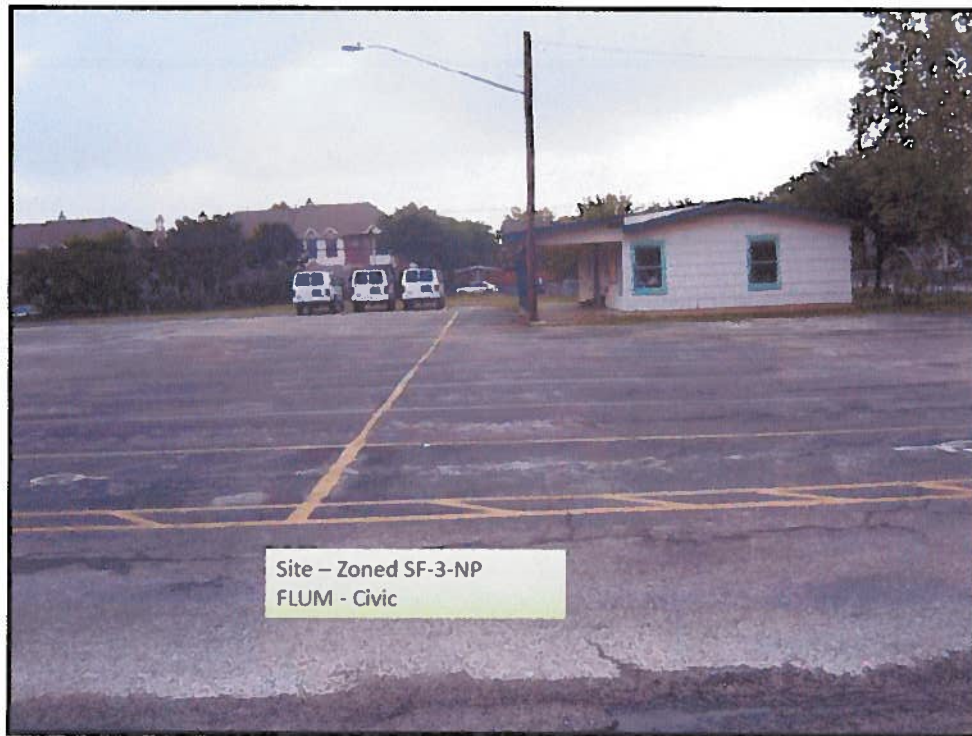


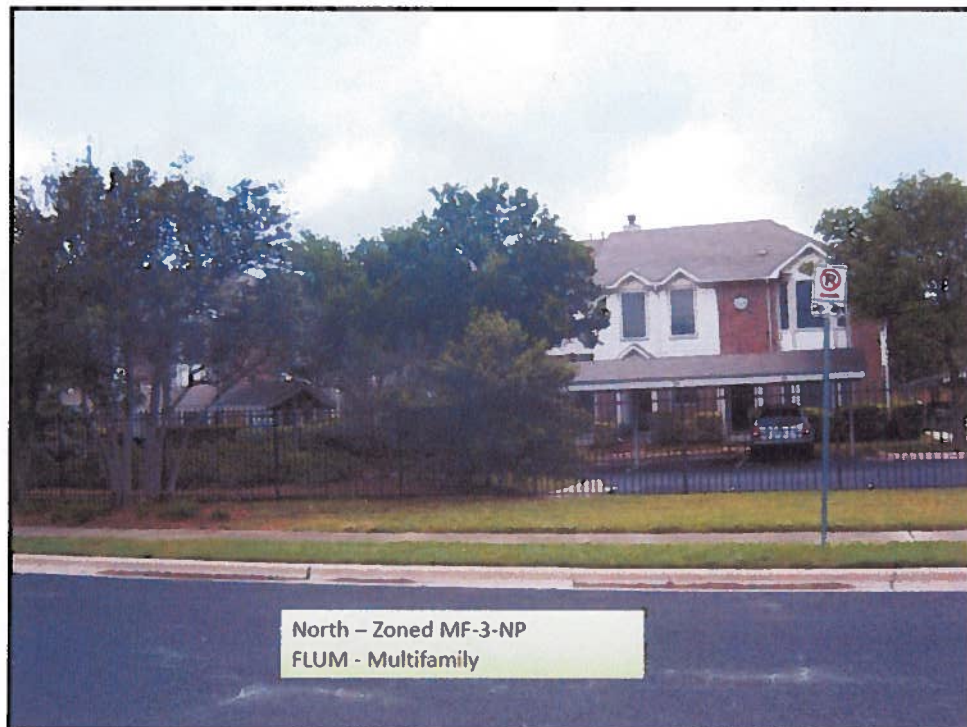
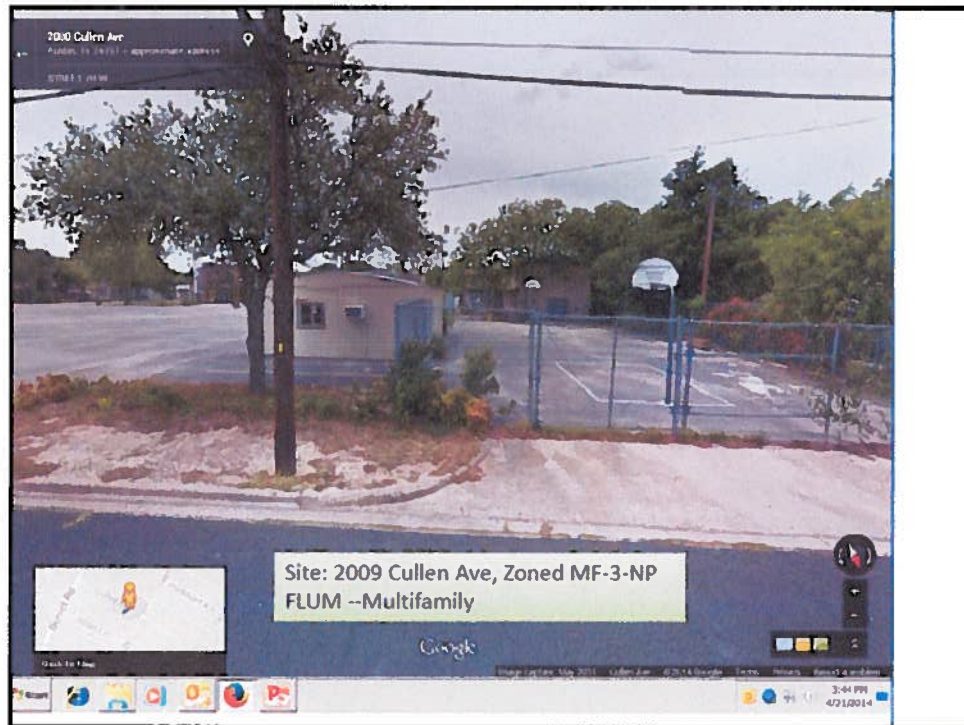


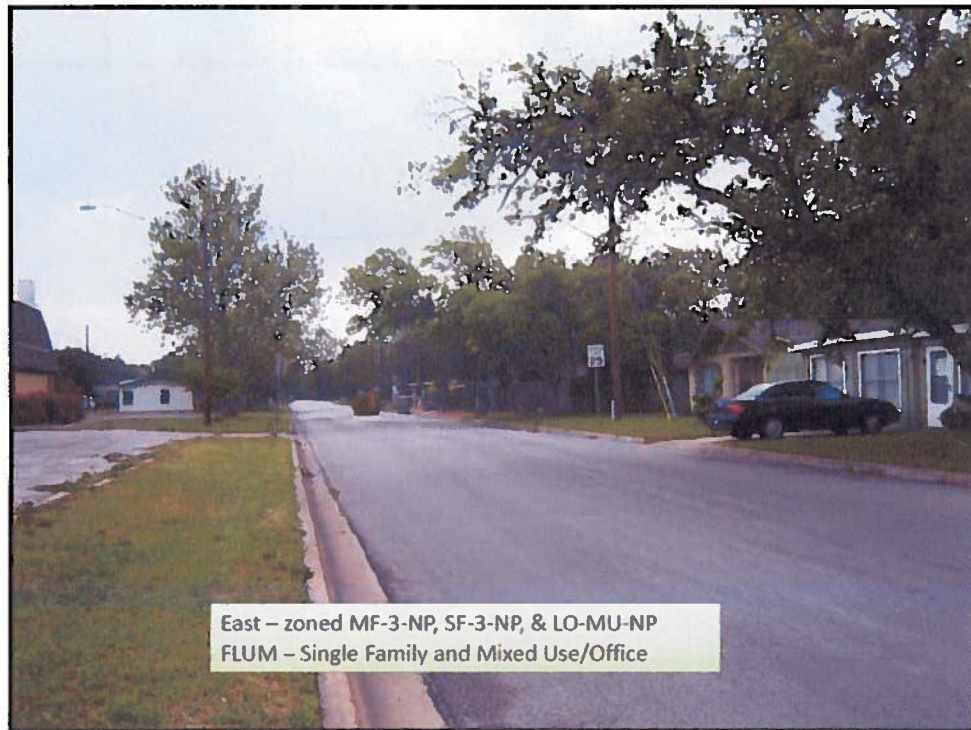


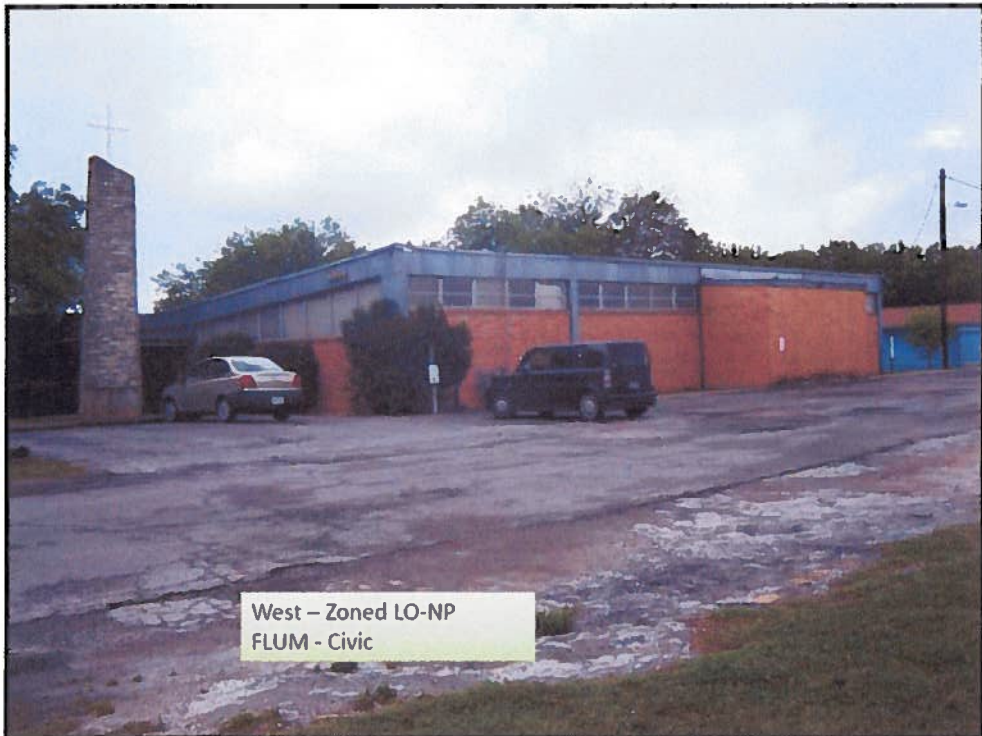














-----Original Message-----

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

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.

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

Your Name (please print) David Price

Your address(es) affected by this application 2007 Vallejo

Signature David Price Date 8-1-14

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

Your Name (please print) Larry Sike

Your address(es) affected by this application 2004 Vallejo

Signature Larry Sike Date 08-03-14

Daytime Telephone: 512-626-1119

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

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:

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

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: 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

8/12/2014

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

PUBLIC HEARING COMMENT FORM

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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

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

Cannot handle the

additional traffic. This

would not be considered

smart growth.

PUBLIC HEARING COMMENT FORM

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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

MICHAEL GRANTHAM

Your Name (please print)

2000 CULLEN AVENUE APT 2

Your address(es) affected by this application

Michael Grantham

Signature

Comments: MV with an overlay of

required residential along the

Cullen Avenue side.

Date

08/03/2014

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

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.

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

Leslie Smallwood

Your Name (please print)

1912 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

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

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.

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 78767-8310

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): James R. McElroy
 Your address(es) affected by this application: 2106 Cullen Street #123
 Signature: James R. McElroy Date: 8-5-14

Comments: I attended all four of the Creative View
Contest Team meetings that pertain to this
Case, and Applicant "Thrasher Design" attended
the first two of those meetings.
Unfortunately, it became very obvious in
the second meeting that Applicant "Thrasher
Design" does not understand the nature of the
Creative View Neighborhood, but even worse,
Design" stated at the second meeting
that the neighborhood said in the first meeting.

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 Thrasher
indicate that they didn't remember a thing

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, Clty Council

Clare Seagraves

Your Name (please print)

2104 Cullen Ave. #212 Austin TX 78757

Your address(es) affected by this application

11/18

Signature _____

Date _____

Comments:

Comments: This project violates new Neighborshood
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
of the streets & our community & will set a
terrible precedent. It belongs in Sunset & is
not in our family-centric neighborhood.

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

Patricia Page Carr

Your Name (please print)

2104 Cullen Ave. #107

Your address(es) affected by this application

Catharine Page Carr

Signature

8-5-14

Date _____

Comments:

Comments: This project violates new Neighborshood
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
of the streets & our community & will set a
terrible precedent. It belongs in Sunset & is
not in our family-centric neighborhood.

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

Steph Hark / Lauren Hark
Your Name (please print)

1911 Cullen Ave Austin TX 78757

Your address(es) affected by this application

Steph Hark / Lauren 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 commercial use of residential homes. I (Steph Hark) attended all contract 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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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

Michel Breger
Your Name (please print)

2000 Cullen Ave, #15, Austin

Your address(es) affected by this application

Michel Breger
Signature

Date

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

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

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
8-13-14

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 Sneman
Your address(es) affected by this application 2106 Cullen Ave #108 Austin TX 78757

Signature Audrey Sneman 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
8/11/14

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. John's Ave Unit A Austin 78754

Signature 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 Church property was 4B-1. That vote was not conveyed to the city by Sarah Totten until Aug 5. On Aug 9 we held another Contact Team meeting and vote. 70 people were in attendance. Voted unanimously against rezoning to G.O. M.U. At the first 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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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
 9/11/14

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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

☐ I am in favor
☒ I object

Your Name (please print)
 SARA BALLON

Your address(es) affected by this application
 2104 CULLEN AVE #111

Signature
 [Signature]

Date
 8/6/14

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

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

☐ I am in favor
☒ I object

Your Name (please print)
 Barbara Toyne

Your address(es) affected by this application
 2106 Cullen Ave # 107, Austin TX 78757

Signature
 Barbara Toyne

Date
 8/7/14

Comments:
 I inadvertently tossed 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.

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

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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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

Julia Dinolfo
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 release 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

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) Gabriel Cervantes-Rodriguez
1910 Cullen Ave, Austin, TX 78757
 Your address(es) affected by this application
[Signature] Date 8-8-14
 Signature

Comments:
The proposed development conflicts with the neighborhood plan.

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
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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
2104 Cullen Ave. #204 Austin, TX 78757
 Your address(es) affected by this application
[Signature] Date 8/7/14
 Signature

Comments:

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

Julia Dinolfo
Your Name (please print)

2000 Cullen Ave. Austin TX 78757

Your address(es) affected by this application

Julia Dinolfo
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.

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

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

Gabriel Cervantes-Rodriguez
Your Name (please print)

1910 Cullen Ave. Austin, TX 78757

Your address(es) affected by this application

Gabriel Cervantes-Rodriguez
Signature

8-8-14

Date

Comments: The proposed development conflicts with the neighborhood plan.

<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 8/11/14</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>Barbara Toyne Your Name (please print)</p> <p>2106 Cullen Ave # 107, Austin Tx 78757 Your address(es) affected by this application</p> <p>Barbara Toyne Signature</p> <p>8/7/14 Date</p> <p><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</p>		<p>Comments: I inadvertently posted the 2nd form that was to be sent to someone named here - 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.

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

.....

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.

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

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

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

Your Name (please print) Wangoo Choe

Your address(es) affected by this application 2104 Cullen Ave #109

[Signature] Date 8/24/14

Signature

Comments: We are concerned about increased traffic added to Cullen Ave. Please limit the development within the area traffic range that should not disrupt the security and noise level.

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

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) Gabriel Cervantes-Rodriguez

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

[Signature] Date 8-8-14

Signature

Comments: The proposed development conflicts with the neighborhood plan.

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

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

Barbara Toyne
Your Name (please print)

☐ I am in favor
☒ I object

2106 Cullen Ave # 107 Austin Tx 78757
Your address(es) affected by this application

Barbara Toyne 8/7/14
Signature Date

Comments:

I inadvertently missed the 2nd form that was to be sent to someone named here - 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.

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

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

Julia Dinolfo
Your Name (please print)

☐ I am in favor
☒ I object

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

Julia Dinolfo 8/18/14
Signature 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.

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

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

From: MINERVA GALARZA

Sent: Wednesday, August 20, 2014 6:57 PM

To: Meredith, Maureen

Subject: Korean Church in Crestview Neighborhood

Ms. Meredith,

I am just sending you this email to let you know that I do not want any changes to the neighborhood plan.

I also would prefer that the zoning at the Korean Church be zoned residential only or remain as it is zoned already.

I live on Cullen about half a block from that site and I don't want to live half a block from an office complex. That site is surrounded by residential properties. Office complexes don't belong so deep into our neighborhood.

Thanks,

Minerva Galarza

.....

Sarah S. Lewis
2104 Cullen Ave.
Unit 215
Austin, TX 78757

August 21, 2014
Danette Chimenti, Chair
Austin Planning Commission
Austin, TX

Re: NPA-2014-0017.01 - Korean United Presbyterian Church FLUM Amendment
C14-2014-0036 - Korean United Presbyterian Church Rezoning
Dear Ms Chimenti,

The zoning change requested by Ron Thrower for this property does not fit in our neighborhood. Crestview has a carefully thought-out and articulated Neighborhood Plan that needs to be considered respectfully. This property IS in the neighborhood and the Korean Presbyterian Church "bought into" the Plan when written and communicated with neighborhood members.

Members of the Crestview neighborhood are not "digging in our heels". We're not saying, "No change!" We're not blind to our growing Austin or the value of this location. But as our Neighborhood Plan states, something can be built on this property that 'preserve(s) the character of the neighborhood' . 'Any new

development or redevelopment should respect and complement the single-family character of the neighborhood.'

The Crestview Neighborhood Plan does 'promote small neighborhood friendly businesses and encourage(s) neighborhood friendly ones in appropriate locations.' This location might be 'appropriate' but NOT for a 60,000 – 70,000 sq. ft. office building with a multi-story parking garage.

Believe me, as a community member that has spent years riding my bike or walking to work, I am all in favor of work locations nearby but whoever lives in this or an adjacent neighborhood can go another two blocks to get to an office out on Burnet which is a corridor where business offices belong.

The LO plan proposed by "the Staff" is ridiculous, offensive and poorly thought-out. Their primary thinking when this proposal was presented to us on Monday, August 18th at the Contact Committee Meeting (Thank you Lee Heckman and Maureen Meredith for taking the time to meet with us!) is that an LO office building would make a "good transition" between the corridor of Burnet and our quiet neighborhood. It absolutely would not – especially the way Ron Thrower has presented tentative plans to max-out any zoning option to allow for maximum square footage, creating density where open space would be optimal.

There is already an IDEAL transition between Burnet (business) to the east (residential). North of Justin it goes: car dealer, church, church, single family homes. South of Cullen it goes: nursing home (residences even though it's not zoned that way), duplexes, church property, single family homes. What could be a better transition from noise and traffic to tranquil living space?

Across the streets from this property to the south and north are multi-family homes. I live in one of those homes and I am just as much a part of the Crestview neighborhood as any of my neighbors. I moved here for the quality of life described in our Neighborhood Plan. A developer with a different plan does not have the right to come into our neighborhood and impose it on us or future residents.

Kind regards,



Sarah S. Lewis

Boris and Gayane Grot
2104 Cullen Ave, Unit 223
Austin, TX 78757

August 21, 2014
Danette Chimenti, Chair
Austin Planning Commission
Austin, TX

Re: NPA-2014-0017.01 - Korean United Presbyterian Church FLUM Amendment
C14-2014-0036 - Korean United Presbyterian Church Rezoning
Dear Ms Chimenti,

I would like to express my strong opposition to the zoning change requested by Ron Thrower. Crestview has a carefully thought-out and articulated Neighborhood Plan that needs to be considered respectfully. The Crestview Neighborhood Plan does 'promote small neighborhood friendly businesses and encourage(s) neighborhood friendly ones in appropriate locations.' A 60,000 – 70,000 sq. ft. office building with a multi-story parking garage is NOT the intent of the plan nor does such an office building with a multi-story parking garage represent a "small neighborhood business".

The charm of the Crestview community lies in the small residential buildings, peaceful streets, and small green spaces, that **in concert** allow for a high quality of life. This means that adults and children can walk or ride a bike along the side of the street with an **infrequent** car passing by, thus limiting both risk and noise levels.

Believe me, as a community member that has spent years riding my bike or walking to work, I am all in favor of work locations nearby, but whoever lives in this or an adjacent neighborhood can go another two blocks to get to an office out on Burnet which is a corridor where business offices belong.

The LO plan proposed by "the Staff" does not take into considerations issues such as the quality of life, preserving Crestview's look and feel, and property values into account. The primary thinking when this proposal was presented to us on Monday, August 18th at the Contact Committee Meeting (Thank you Lee Heckman and Maureen Meredith for taking the time to meet with us!) is that an LO office building would make a "good transition" between the corridor of Burnet and our quiet neighborhood. I strongly disagree with this position, as the presented plan clearly favors density in a location where open space would be optimal.

There is already an IDEAL transition between Burnet (business) to the east (residential). North of Justin it goes: car dealer, church, church, single family homes. South of Cullen it goes: nursing home (residences even though it's not zoned that

way), duplexes, church property, single-family homes. What could be a better transition from noise and traffic to tranquil living space?

Across the streets from this property to the south and north are multi-family homes. I live in one of those homes and I am just as much a part of the Crestview neighborhood as any of my neighbors. I moved here for the quality of life described in our Neighborhood Plan. A developer with a different plan does not have the right to come into our neighborhood and impose it on us or future residents.

Kind regards,

Boris and Gayane Grot

.....
Maria Brunetti
2104 Cullen Ave.
Unit 102
Austin, TX 78757

August 21, 2014
Danette Chimenti, Chair
Austin Planning Commission
Austin, TX

Re: NPA-2014-0017.01 - Korean United Presbyterian Church FLUM Amendment
C14-2014-0036 - Korean United Presbyterian Church Rezoning
Dear Ms Chimenti,

The zoning change requested by Ron Thrower for this property does not fit in our neighborhood. Crestview has a carefully thought-out and articulated Neighborhood Plan that needs to be considered respectfully. This property is in the neighborhood and the Korean Presbyterian Church "bought into" the Plan when written and communicated with neighborhood members.

Members of the Crestview neighborhood are not "digging in our heels". We're not saying, "No change!" We're not blind to our growing Austin or the value of this location. But as our Neighborhood Plan states, something can be built on this property that 'preserves the character of the neighborhood'. 'Any new development or redevelopment should respect and complement the single-family character of the neighborhood.'

The Crestview Neighborhood Plan does 'promote small neighborhood friendly businesses and encourage(s) neighborhood friendly ones in appropriate locations.'

This location might be 'appropriate' but not for a 60,000 – 70,000 sq. ft. office building with a multi-story parking garage.

One of the letters from the Mr. Thrower state the streets are for the public not Crestview. How interesting, I didn't realize that we are not part of the public. There are zoning rules for a reason if anyone could do what they want without regard for the neighborhoods, no one would ask what was wanted they would just build haphazardly where ever whatever they wish. Individuals are go through major permits and approval I do not understand why Mr. Thrower would get is way just because he may have deeper pockets. When he is done building he goes home without a care or concern for what is left behind. Well we care because we are what is left behind.

The LO plan proposed by "the Staff" is ridiculous, offensive and poorly thought-out. Their primary thinking when this proposal was presented to us on Monday, August 18th at the Contact Committee Meeting (Thank you Lee Heckman and Maureen Meredith for taking the time to meet with us!) is that an LO office building would make a "good transition" between the corridor of Burnet and our quiet neighborhood. It absolutely would not – especially the way Ron Thrower has presented tentative plans to max-out any zoning option to allow for maximum square footage, creating density where open space would be optimal.

The cost to the road changes that will have to be maintained will continue to fall on taxpayers long after Mr. Thrower has taken his profit and gone home. Please do not destroy our neighborhood.

There is already a transition between Burnet (business) to the east (residential). North of Justin it goes: car dealer, church, church, single family homes. South of Cullen it goes: nursing home (residences even though it's not zoned that way), duplexes, church property, single family homes. What could be a better transition from noise and traffic to tranquil living space?

Across the streets from this property to the south and north are multi-family homes. I live in one of those homes and I am just as much a part of the Crestview neighborhood as any of my neighbors. I moved here for the quality of life described in our Neighborhood Plan. A developer with a different plan does not have the right to come into our neighborhood and impose it on us or future residents.

Sincerely,

Maria Brunetti

.....

From: Sara Ballon
Sent: Thursday, August 21, 2014 10:11 AM
To: Meredith, Maureen; Heckman, Lee
Subject: Cullen Avenue/Hardy Lane Development (against)

Dear Ms. Meredith and Mr. Heckman,

I am writing this in protest of the proposed zoning change on the corner of Cullen Avenue and Hardy Lane.

The zoning change requested by Ron Thrower for this property does not fit in our neighborhood. Crestview has a carefully thought-out and articulated Neighborhood Plan that needs to be considered respectfully. This property IS in the neighborhood and the Korean Presbyterian Church "bought into" the Plan when written and communicated with neighborhood members.

Members of the Crestview neighborhood are not "digging in our heels". We're not saying, "No change!" We're not blind to our growing Austin or the value of this location. But as our Neighborhood Plan states, something can be built on this property that 'preserve(s) the character of the neighborhood'. 'Any new development or redevelopment should respect and complement the single-family character of the neighborhood.'

The Crestview Neighborhood Plan does 'promote small neighborhood friendly businesses and encourage(s) neighborhood friendly ones in appropriate locations.' This location might be 'appropriate' but NOT for a 60,000 – 70,000 sq. ft. office building with a multi-story parking garage.

I am all in favor of work locations nearby, but whoever lives in this or an adjacent neighborhood can go another two blocks to get to an office out on Burnet which is a corridor where business offices belong.

The LO plan proposed by "the Staff" is ridiculous, offensive and poorly thought-out. Their primary thinking when this proposal was presented to us on Monday, August 18th Contact Committee Meeting is that an LO office building would make a "good transition" between the corridor of Burnet and our quiet neighborhood. It absolutely would not – especially the way

Ron Thrower has presented tentative plans to max-out any zoning option to allow for maximum square footage, creating density where open space would be optimal. There is already an IDEAL transition between Burnet (business) to the east (residential). North of Justin it goes: car dealer, church, church, single family homes. South of Cullen it goes: nursing home (residences even though it's not zoned that way), duplexes, church property, single family homes. What could be a better transition from noise and traffic to tranquil living space?

Across the streets from this property to the south and north are multi-family homes. I live in one of those homes and I am just as much a part of the Crestview neighborhood as any of my neighbors. I moved here for the quality of life described in our Neighborhood Plan. A developer with a different plan does not have the right to come into our neighborhood and impose it on us or future residents.

Kind regards,

Sara Ballon
2104 Cullen Avenue #111
Austin, Texas 78757
[\(512\) 998-6100](tel:(512)998-6100)

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

From: Ted Hatfield
Sent: Thursday, August 21, 2014 3:30 PM
To: Heckman, Lee; Meredith, Maureen
Subject: Justin Lane, Cullen Ave Redevelopment.

Contrary to popular belief not everyone in the Crestview Neighborhood is opposed to the redevelopment of the Church on Justin Lane.

I live on Cullen Ave across from the Church and I am all for redevelopment of the area as long as the city can provide for proper traffic flow on the area between Justin Lane, Hardy Dr, Cullen Ave and Burnet Lane.

Truthfully I think redevelopment of the entire block is warranted.

Moving the traffic calming devices on Hardy Lane down a block and denying street parking would certainly help with traffic flow.

Ted Hatfield
Allendale Condominiums.
2104 Cullen Ave #219
Austin, TX 78757

From: Nancy Harris
Sent: Thursday, August 21, 2014 5:06 PM
To: Meredith, Maureen; Heckman, Lee

Subject: RE: Cases NPA-2014-0017.01 and C14-2014-0036 Korean United Presbyterian Church at 2000 Justin Lane and 2009 Cullen

Dear Mr. Heckman and Ms. Meredith,

History of the proposed zoning case at Contact Team Meetings

I have attended all 6 meetings the Crestview Neighborhood Planning Contact Team (CNPCT) has held regarding this case. These meetings each had 40 to 70 attendees. At no time did I ever feel that the majority of the residents had a strong desire to see an office building of the magnitude that would be allowed under GO or LO.

In October 2013, Mr. Thrower, the applicants representative, came to the meeting with no concrete plans of what the developer planned to build, but wanted the CNPCT to vote to waive the city's requirement that he wait until February to request a zoning change. It was not on the agenda to vote on this issue, and the contact team members wanted Mr. Thrower to provide more information regarding the developer's plans at the next CNPCT meeting.

He was unable to attend the next two CNPCT meetings, but appeared at the April 2014 meeting along with Mr. Kahn, the prospective owner, with very sketchy plans for an office building with a few token living units and a parking garage. After hearing staff's overview and from Mr. Thrower and Mr. Kahn, the general tone of the meeting was that residents were not in favor of his project or of changing the zoning to GO (as indicated by a vote of 48 to 1 against it). The hour was late and most people were tired and did not truly comprehend the alternative proposals that were laid out by the contact team officers. In addition, it later became apparent that the vote that was taken was not conducted according to the bylaws of the CNPCT that required all votes to have a simple majority.

At the third meeting in June, Mr. Thrower returned with a new plan and two alternatives of what "could be built" if the property were zoned LO or MF (both were worst case scenarios) – not that the developer planned to build either. His new plan included a taller garage (3 levels instead of 2) and no residential units. In addition, he had not changed the design to reflect the neighborhood feelings that ingress and egress should be limited to Justin, but instead had added a driveway on Hardy to the original one on Cullen, both local streets.

At that meeting, the contact team members felt their concerns were not being addressed. It also had become apparent that many people had not understood alternatives that had been laid out at the April meeting. A committee was formed to look at other conditional overlays besides those of lighting, location of ingress and egress, and height of the building that had previously been discussed. This committee reported back at a specially called meeting in July. The committee had met with and talked to numerous individuals living in the vicinity of the proposed office complex to gather feedback. The vast majority of them were not in favor of zoning the 3 tracts for office use. The April vote was rescinded (34 to

4), and the committee was asked to bring back more information regarding the city code as it might affect development on this property.

This second special meeting in August resulted in a vote of 71 to 0 to oppose the developer's request for GO.

At the regularly scheduled meeting on August 18, city staff had an opportunity to respond to questions from persons in the neighborhood. Following this there was a discussion of the potential impact and appropriateness an office structure of this immensity on the surrounding neighborhood. The CNPCT then voted 57 to 0 to oppose city staff's recommendation of LO and to leave the neighborhood plan in place as it had been approved by the city council and the neighborhood that worked so hard on it in 2004.

Some correspondence has implied that there was a "change of heart" in the neighborhood regarding this project from April to June. However, as I have observed the progression of events on this project, it seems to have been more of a "change in understanding" of what options were available to the neighborhood combined with an ever growing feeling that the developer was not sensitive to the vision and desires of the neighborhood.

Personally, I ask that the Planning Commission respect the wishes of the CNPCT as expressed in its votes, the neighbor's directly affected by this project, and the approved neighborhood plan that reflects the neighborhood vision for development of this property and deny any change to the FLUM and any zoning change to the property.

Sincerely,
Nancy Harris

.....

To: The City of Austin Planning Commission

From: Karen Kephart
1917A West St. John's Avenue
Austin, TX 78757

Date: 22 August 2014

Subj: Case #C14-2014-0036 (Korean Presbyterian Church Property)

Dear Commissioners Chimenti, Hernandez, Stevens, Oliver, Hatfield, Jack, Nortey, Roark, Varghese, and Zaragoza:

If you haven't already, I hope you will stop by our neighborhood and view the Korean Presbyterian Church property and the surrounding uses before the hearing next Tuesday, August 26. The zoning map is quite different from the actual property use.

Our Contact Team is unified against the proposed neighborhood plan amendment, rezoning, and resultant development, which would bring a 70,000-square-foot office building, a 2- to 3-story parking garage, and an estimated 1,000 to 2,000 additional car trips a day to our highly pedestrian neighborhood.

On August 4, our Contact Team voted 71-0 against the GO-MU rezoning proposal.

On August 18, we voted 57-0 against the amendment of our neighborhood plan and the staff's alternate recommendation of LO-MU-CO-NP.

The Planning Commission has the difficult job of balancing the rights of the property owner and interests of the surrounding neighbors and community. Although the Crestview community is opposed to the proposed office building, we are ready and willing to move forward with the redevelopment of the Korean Church property in a way that honors, respects, and upholds our neighborhood plan.

Thank you for your consideration.

From: Michael Pollei]
Sent: Tuesday, August 12, 2014 3:51 PM
To: Meredith, Maureen
Subject: case number NPA-2014-0017.01

To whom it may concern: My name is Michael R. Pollei. I am a longtime resident of central Austin. I have worked at the Texas School for the Blind and Visually Impaired for 31 years and almost 40 years for the State of Texas. I purchased a condo on 6909A Hardy Drive two years ago. I live right across the street from the proposed zoning change at the now existing Korean United Presbyterian Church. I just want to express my opposition to this zoning change. I do not believe this proposed office building and parking garage is compatible with the existing Crestview neighborhood master plan. I believe the traffic increase on the streets surrounding the tract would have a negative impact on me and my neighbors. If it does pass I believe there should be only one entrance to the site off Justin Ln.. Not Cullen or Hardy Drive. I just do not believe this proposed plan is what's good for our neighborhood. Multifamily zoning seems more appropriate. Thank you for your time. Michael Pollei



P.O Box 9505, AUSTIN, TX, 78766

TO: Austin City Council

September 11, 2014

To The City Council:

The proposed neighborhood plan amendment (NPA-2014-0017.01) and rezoning (C14-2014-0036), either requested by the applicant or proposed by staff, are inconsistent with the Crestview Neighborhood Plan.

The Crestview Neighborhood Association is in complete agreement and supports the Crestview Neighborhood Planning Contact Team's opposition to the proposed neighborhood plan amendment for 2000 Justin Lane and 2009 Cullen Avenue (Korean United Presbyterian Church) and the rezoning. The Crestview Neighborhood Association urges the City Council to disapprove the requested plan amendment and rezoning.

Sincerely,



Matthew Armstrong

CNA President

CC: Planning Case Managers – Maureen Meredith and Lee Heckman