

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Crestview/Wooten Neighborhood Planning Area

CASE#: NPA-2015-0017.01

DATE FILED: February 27, 2015 (In-cycle)

PROJECT NAME: Korean United Presbyterian Church FLUM Amendment

PC DATE: August 11, 2015

ADDRESSES: 2000 Justin Lane (portion of)

DISTRICT AREA: 10

SITE AREA: 0.948 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

To: Multifamily

Base District Zoning Change

Related Zoning Case: C14-2015-0025

From: SF-3-NP

To: MF-3-NP

NEIGHBORHOOD PLAN ADOPTION DATE: April 1, 2004

PLANNING COMMISSION RECOMMENDATION: (Pending)

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The request to change the future land use map from Civic to Multifamily is supported by staff because the street block on which this property is located and the street block to the north is predominately comprised of mixed use, multifamily and civic land uses. Multifamily land uses are to the north and west of the property, with civic land use to the south. Hardy Drive is a clear dividing line between the multifamily land uses that abut Hardy Drive to the west and the single family land uses on the east side of Hardy Drive, where the core of the single family residential areas begin.

The Crestview neighborhood plan document states that single family areas should be preserved, but staff believes this last remaining lot on these two blocks with single family

zoning (Civic land use) would make a single family development incompatible with the uses on these blocks. Staff believes that Multifamily land uses would be more compatible.

C1/2

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 Objectives and Recommendations

Land Use Objective 1: Preserve the character and affordability of the Crestview and Wooten Neighborhoods.

Recommendations

1. Existing single-family residential areas should retain SF-3 zoning.

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.

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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

Multifamily Residential - Higher-density housing with 3 or more units on one lot.

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;

2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

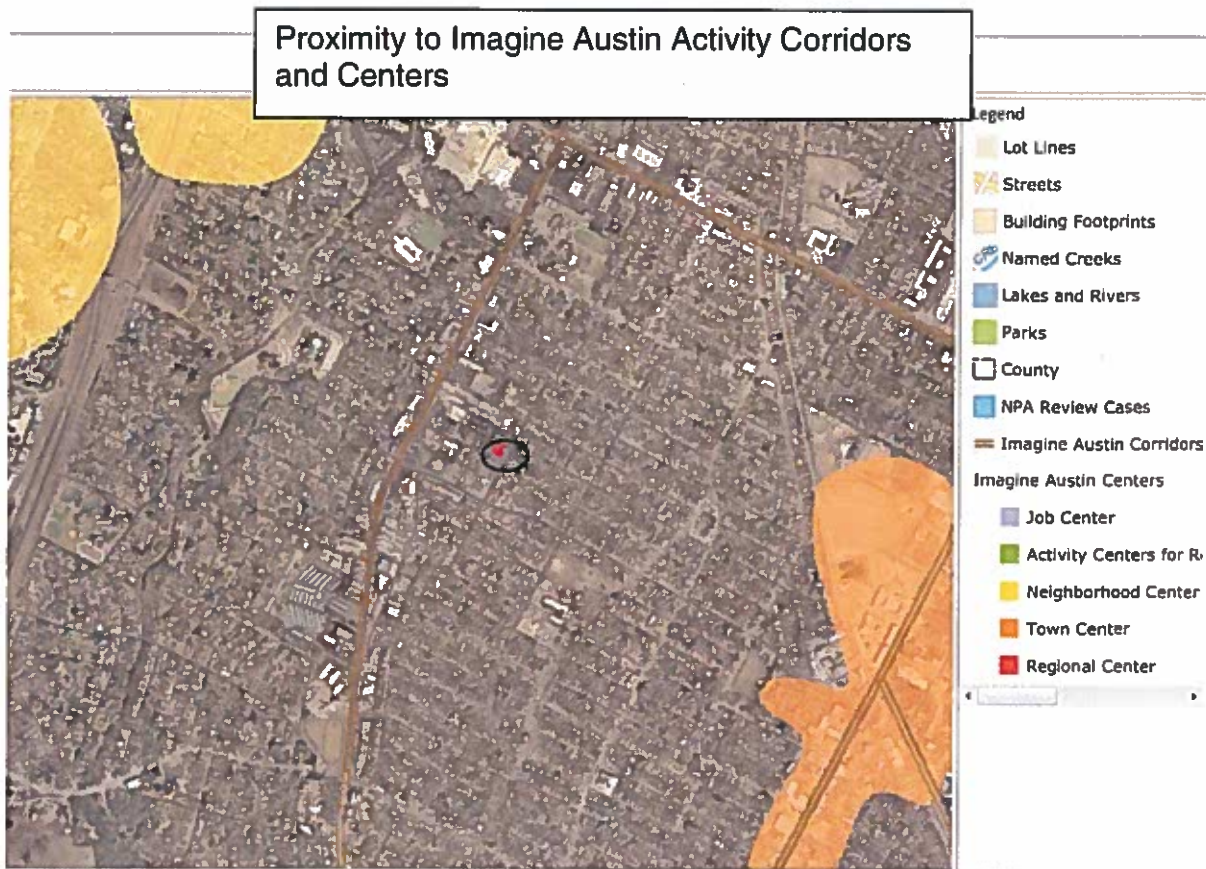
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IMAGINE AUSTIN PLANNING PRINCIPLES

- 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 provide additional housing options for the neighborhood and the city and will be near bus routes along Burnet Road and within walking distance to various businesses along Burnet Road and Justin Lane.*
- 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. The proposed development is considered an infill site.*
- Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - *Proposed development will provide additional residential uses to meet the diverse needs of the City's population.*
- Ensure harmonious transitions between adjacent land uses and development intensities.
 - *The proposed change in the future land use map to Multifamily is compatible because there is Multifamily land uses to the north and west.*
- 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.*

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- 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.
 - *Not directly applicable.*
- 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.*



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IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

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Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, rowhouses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bi-cycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space,

and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

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BACKGROUND: The request is to change the land use on the future land use map from Civic to Multifamily land use. The applicant proposes to change the zoning on the property from SF-3-NP to MF-3-NP. The owner is proposing to build a 35 unit apartment building. For more information on the zoning change request, please see case report C14-2015-0025.

In 2014, the applicant submitted an application (NPA-2014-0017.01) to change the future land use map from Civic and Multifamily to Mixed Use/Office. The request was supported by staff; however, the change was not acted upon by City Council.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was held on June 16, 2015. Three hundred and twenty-nine 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 staff made a brief presentation about the plan amendment process, David Kahn, the applicant/owner, told the attendees that his previous application in 2014 was for LO-MU Limited Office- Mixed Use, which wasn't supported. His new application is for MF-3.

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He's said he's from Mexico City and moved to Austin 30 years ago to attend The University of Texas at Austin. His projects have won AIA awards and were top 10 ecology projects in the world. The Korean Church is moving to a new facility next year. He said that Austin has 29% of jobs in downtown which causes traffic with people driving from the suburbs to downtown. He's proposing a 35 dwelling unit apartment complex, which is not a bad use for a former parking lot. Burnet Road has public transportation so people who live in his units would not need cars. The City's Imagine Austin Comprehensive Plan has two goals to be compact and connected. He said he thinks this development meets these goals. The current SF-3 zoning is not compatible with the zoning on all four sides. He said he has a right to build and a right to apply for a zoning change.

After David Kahn's presentation, the following questions were asked:

Q. the neighborhood is OK with you building something, but we want you to build something that is allowed under your current zoning.

A. When people buy something you might also want to change it. It my property and I have the right to build on my property. Since there is multifamily zoning around me, I thought it would make sense to try to rezoned to MF-3.

Q. What are the approximate price points and how big will the units be?

A. We're proposing about 35 dwelling units. The size will be between 700 sq. ft. to 1000 sq. ft. We haven't decided on the price points, but currently the multifamily market is around \$1.50 to \$2.00 a square foot rental market rate.

Q. Will you build the apartments and then manage them or will you sell the multifamily development for someone else to manage?

A. We don't know yet because without the zoning change we can't really answer this.

Q. Traffic on Cullen Avenue is my big issue because there are no sidewalks. If you build your development it will increase the already bad traffic on Cullen.

A. We hired a traffic expert, but the problem is really the corner of Cullen Avenue and Burnet Road. For 35 apartments, this would only trigger an additional 60 to 100 car trips a day, so we weren't required to do a Traffic Impact Analysis.

Q. What plans so you have for the rest of the property?

A. Right now we're just trying to get the zoning for this property. If we get the zoning, then we will be ready to look at how to develop the rest of the property.

Q. What will be the density of your development?

A. It will be about 35 dwelling units per acre.

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Q. I figure you can get 10 duplexes on your property under your current zoning of SF-3. Would you make a profit from 10 duplexes?

A. It's an idea, but I have a different idea. I want to do what my neighbors can do to the west and north of me.

Q. Would any single family zoning be acceptable to you?

A. No because compatible standards make the property unusable. Single family is not useful to me.

Q. You were aware of the zoning when you bought the property. It's all speculative to you.

A. I'm a builder, it's not speculative. I'm just trying to get the zoning changed.

Comments:

- The City of Austin has terrible planning. Look at all the apartment being built along Burnet Road. It's causing terrible traffic.
- We don't want any more density on Cullen Avenue because the traffic is already bad and it's dangerous for us and our kids. We've suggested that you have the entrance and exit off Hardy Drive, but you've ignored us.

Crestview Planning Contact Team does not support the applicant's request. Their letter is on page 14 of this report.

CITY COUNCIL DATE: September 10, 2015

ACTION: (Pending)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Page 13 of 16

Amended apply. See
small team
both Turner

Current land use designation on the FLUM is Civic. The proposed is to change this land use designation to Multi-Family. Please see the attached letter for a detailed description.

[illegible]

Letter Submitted with Application

Thrower Design

P.O. Box 41957
Austin, Texas 78704
(512) 476-4456

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February 25, 2015

Mr. Greg Guernsey
Director
Planning & Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: 2009 Cullen- Crestview/Wooten Neighborhood Plan Amendment – Future Land Use Map Change

Dear Mr. Guernsey,

Please find attached the requisite materials necessary to process an application for a Future Land Use Map change to the Crestview/Wooten Neighborhood Plan. The subject property is located at 2009 Cullen Avenue, is composed of 2.006 acres, and is the entirety of the property covered under Parcels #0234060818. Do note that the area of amendment is a 0.948 acres portion of the 2.006 acre whole lot. Current land use designation on the FLUM is Civic. The proposal is to change this land use designation to Multi Family.

The subject property has been used as a Church for many years and this application represents changes desired by the Church in conjunction with a potential sale of the property for private development. Current records indicate that the property is zoned "SF-3-NP". Concurrently with this application is the filing for rezoning to "MF-4" zoning district to allow for multi-family use of the site.

Should you have any questions or need additional information, please do not hesitate to call.

Sincerely,

A. Ron Thrower
A. Ron Thrower

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L A N D P L A N N E R S

Letter from Applicant Amending the Zoning Request

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Thrower Design

510 S. Congress Avenue, Ste. 207
Mail: P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

July 6, 2015

Ms. Tori Haase
Planner
Planning & Zoning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: C14-2015-0025

Dear Ms. Haase,

As you are aware, we represent both the landowner and the buyer for the above referenced rezoning case. We filed the case for the property located at Cullen Avenue and Hardy Drive with a request for MF-4 zoning. With this letter we are modifying that request to be MF-3 which matches the zoning on the property abutting to the west, the zoning on the property across Cullen Avenue, and matches the zoning on the property across Hardy Drive and at the intersection of Hardy / Cullen.

Please let me know if you have any questions.

Sincerely,

A. Ron Thrower

A. Ron Thrower

Crestview Planning Contact Team Letter

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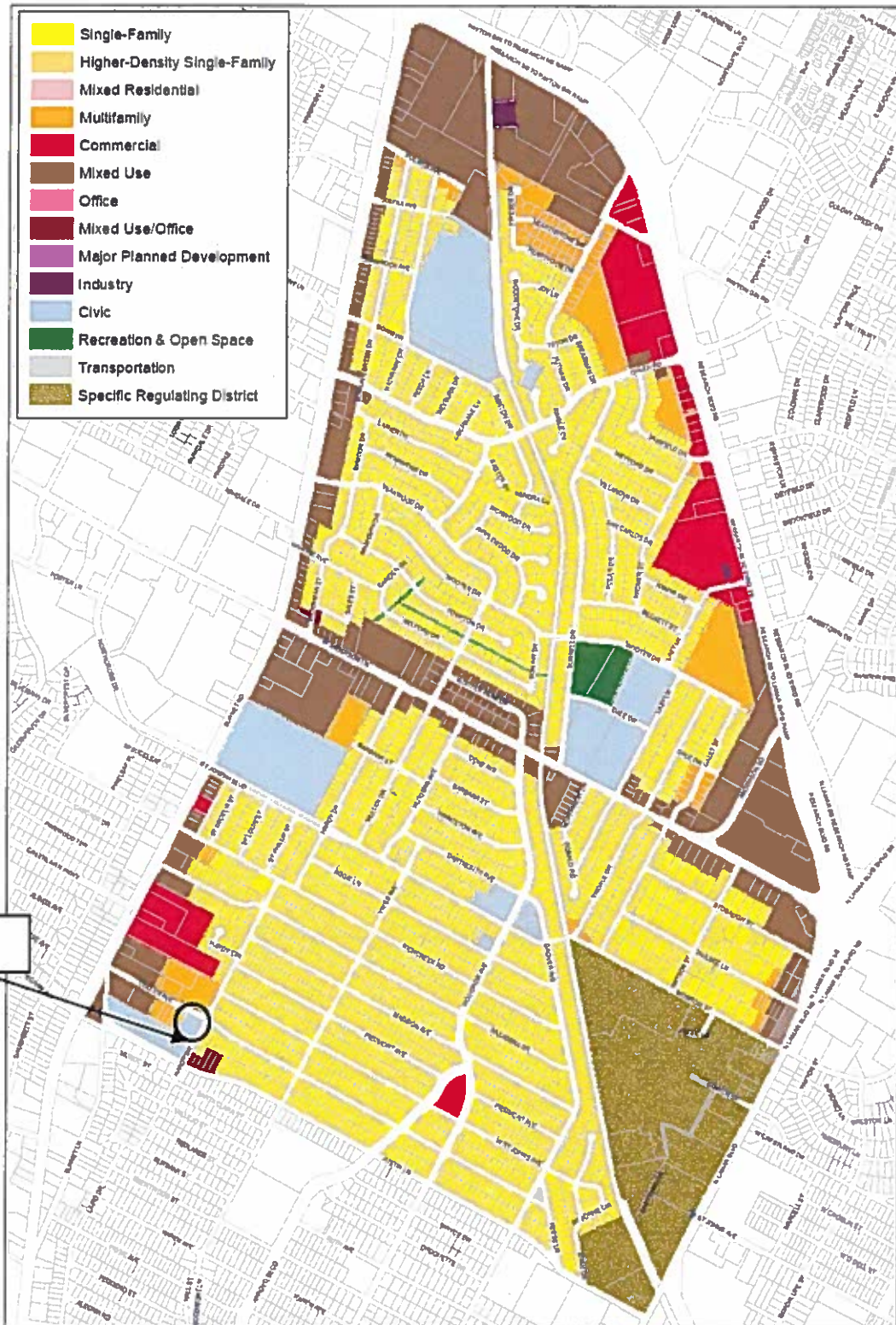
From: Larry Ouellette
Sent: Wednesday, August 05, 2015 6:11 PM
To: Meredith, Maureen
Subject: Re: PCT Rec ltr? NPA-2015-0017.01_Korean Church FLUM change

Hi Meredith,

At the conclusion of a special Crestview Neighborhood Planning Contact Team meeting held immediately following the Planning and Zoning Department community meeting held on July 15, 2015, the Contact Team voted 31-1 to reaffirm it's recommendation that the site be rezoned SF4-B and that the FLUM be redesignated "Higher Density Single Family." The Contact Team's recommendation underline the neighborhood's concern with maintaining the single family, owner occupied character of the neighborhood while allowing a significant increase in density. Residents also expressed concerns with significantly increased traffic on already overburdened roads, compatibility with surrounding structures, appropriate zoning transition and commercial creep from nearby Burner Road.

LARRY Ouellette, facilitator
Crestview Neighborhood Planning Contact Team

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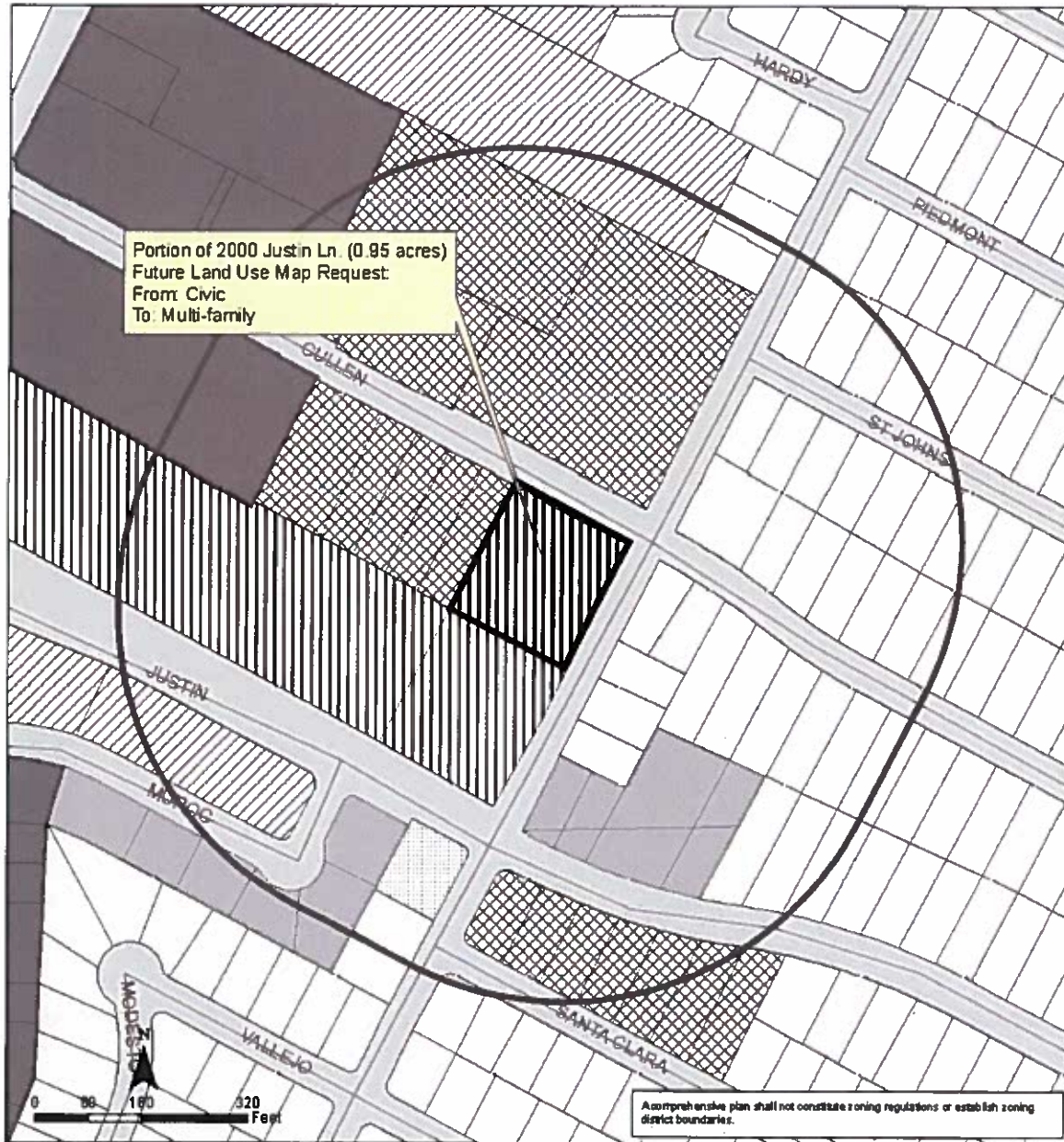


Site

 **Crestview/Wooten Neighborhood Planning Area
Future Land Use Map**
Adopted April 1, 2004
Updated May 12, 2011



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Crestview/Wooten Combined Neighborhood Planning Area NPA-2015-0017.01

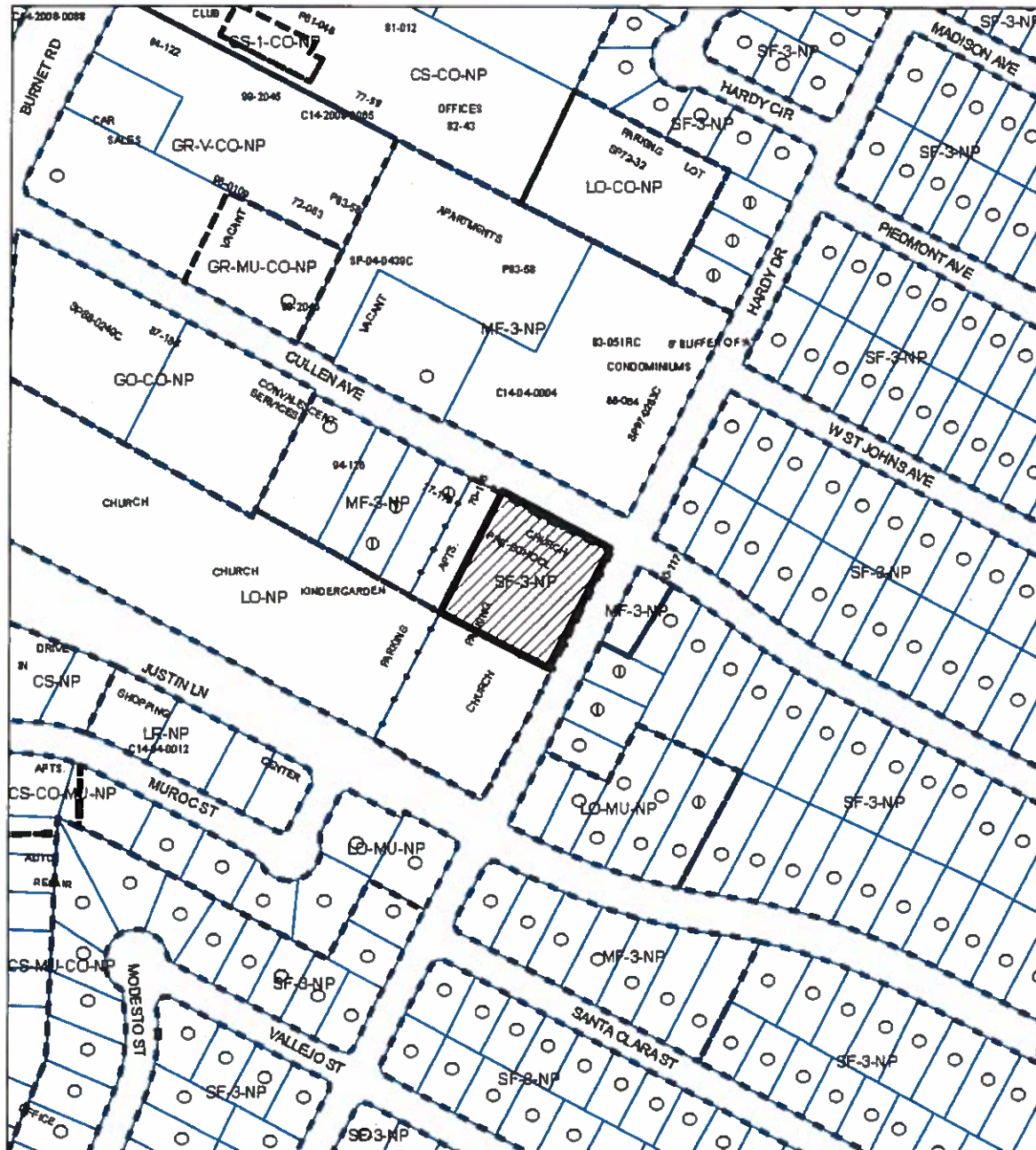
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City of Austin
Planning and Development Review Department
Created on 3/3/2015, by: meredithm

Future Land Use	
	Subject Tract
	Subject Property
	Single-Family
	Multi-Family
	Commercial
	Mixed Use
	Office
	Mixed Use/Office
	Civic
	Recreation & Open Space
	Transportation

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 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2015-0025

1" = 200'

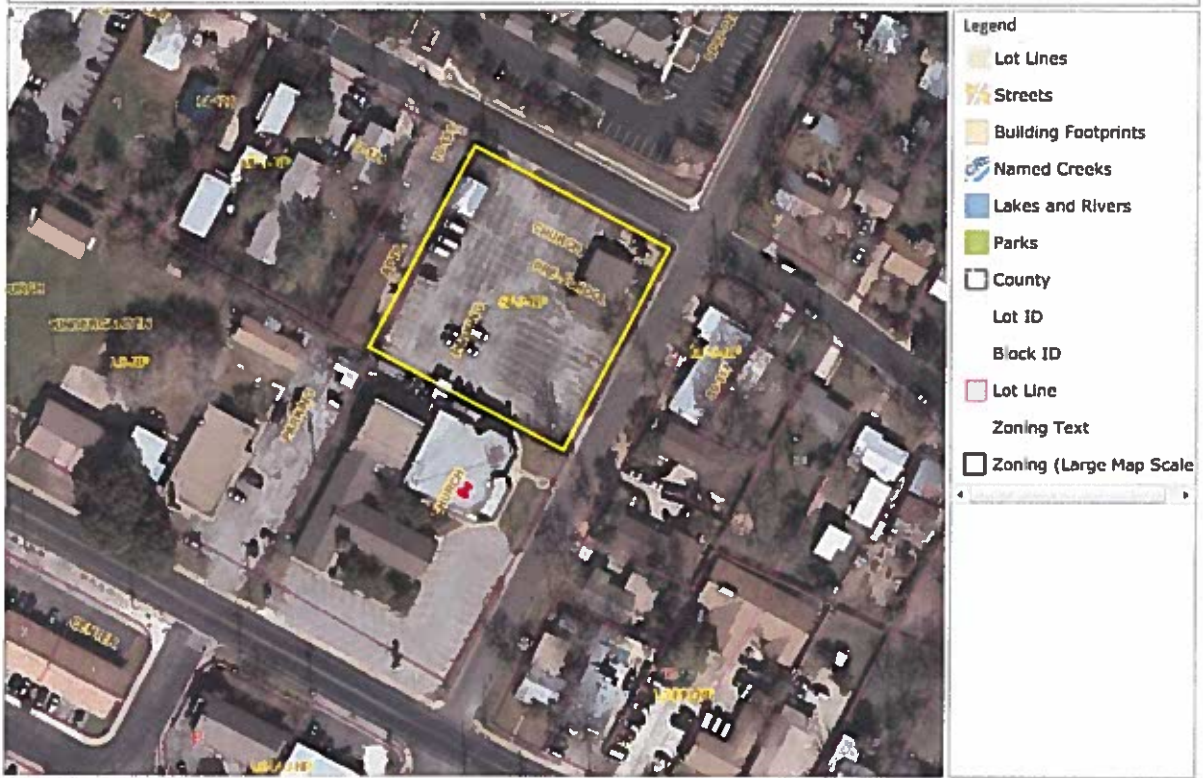
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CITY OF AUSTIN DEVELOPMENT WEB MAP



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CITY OF AUSTIN DEVELOPMENT WEB MAP



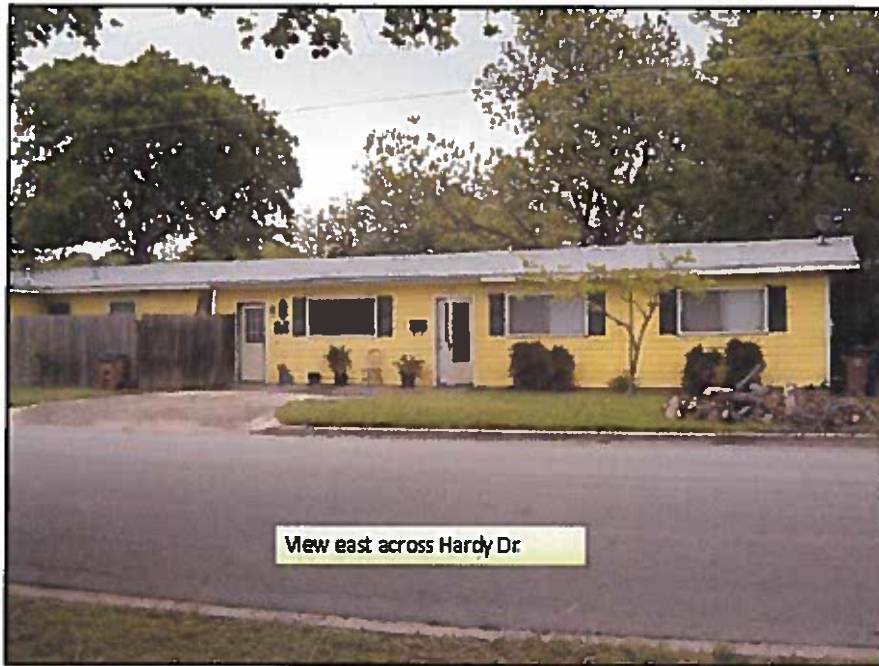
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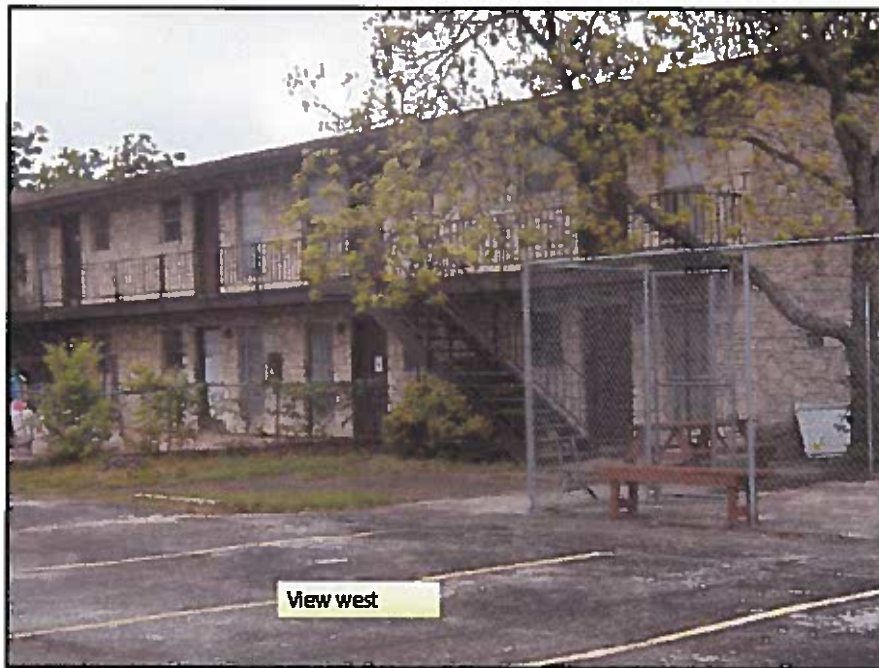
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From: Vrba, Anne
Sent: Tuesday, August 04, 2015 2:44 PM
To: Meredith, Maureen
Subject: Objection to Case Number NPA-2015-0017.01

Good afternoon Maureen,

Please consider this email to be my formal objection to Case Number NPA-2015-0017.01.

Contact Person: Maureen Meredith

Public Hearing Dates: August 11, 2015, by the Planning Commission, and September 10, 2015, by the Austin City Council.

Name: Anne Vrba
Address: 2104 Cullen Avenue # 217
City: Austin
State: TX
Zip Code: 78757

Thank you for the opportunity to submit my objection via email.

Best regards,

Anne Vrba

From: Blake Burwell
Sent: Thursday, July 16, 2015 11:54 AM
To: Meredith, Maureen
Cc: Haase, Victoria [Tori]
Subject: Crestview Korean Church Zoning Change Request - Crestview Traffic Concerns

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I'm sending this email to Maureen Meredith and copying Tori Haase.

Thanks, Maureen, for the great discussion in last night's meeting of the Crestview Neighborhood Plan Contact Team (CNPCT), which was also attended by David Kahn (Developer). I was the person in the back row asking David if he had completed any studies which showed how his proposed MF-3 zoning change and associated MF development would impact traffic on Cullen Avenue, and you'll recall that he responded by saying that their traffic study showed only that 'there are no traffic problems on Cullen'. This is effectively the same response he provided to the same question last year when proposing the larger, LO-zoned project on this property. His vague response aside, attached here is Thrower Design's own assessment from October 2014 which indicates that their 2014 proposal to rezone Tract 3 of this property as MF-3 and to then develop upon that tract 9 MF units would generate **204 vehicle trips per day**. Since David Kahn's current proposal is to build a 35-unit complex on the property in question, it seems logical to extrapolate that assessment to mean that a 35-unit complex would generate 3.9 times the traffic of a 9-unit complex, **or 796 additional vehicle trips per day on Cullen and Hardy, the two streets bordering the tract**. It's also logical to assume that a substantial portion of those 796 additional vehicle trips per day are going to involve vehicles travelling Cullen Ave eastward between this proposed complex and Arroyo Seco, Woodrow Ave, and Grover Ave, as a means of reaching the Crestview Market, Anderson Lane, and Lamar Blvd. **THIS was the primary concern several of us were raising last night... an increase of vehicle traffic on Cullen Avenue east of the proposed development.**

Increasing east-west traffic on Cullen between Hardy and Grover is problematic because Cullen residents are already facing very real traffic concerns in this area. As I mentioned last night, Cullen is unique in Crestview... of 5 total Crestview streets which run the full east-west distance from Burnet Ln to Grover Ave, Cullen is the only one which does not have sidewalks, speed bumps, or separate lanes for 2-way traffic to help manage mixed traffic uses. As such, Cullen is already being utilized as a primary east-west 'cut-thru' by many drivers, and the lack of speed bumps means they tend to do so at rates of speed which are unsafe for a residential street. Anyone can witness this during any given weekday rush hour. Additionally, we have lots of street parking on Cullen (which could continue to increase as residential density increases) which means that these rush hour drivers, pedestrians, cyclists, children, and pets are all occupying the same road space between these curb-parked cars on Cullen Ave. **We need to be extremely critical of proposals which potentially increase traffic on Cullen Avenue without offering any thoughtful, studied assessments of that impact.**

It's also important to note that one of the CNPCT's requested changes to his previous proposal to develop this property was to ensure that vehicle access was directed to Hardy and Justin Lane rather than directly onto Cullen... and my understanding is that **David Kahn rejected or ignored that CNPCT proposal**. I mention this for two reasons; 1.) it shows that residents have consistently raised these concerns about traffic increases on Cullen, and 2.) it shows that David Kahn has no track record of giving those concerns sincere consideration or accommodation. As you heard last night, in response to concerns about Cullen traffic, he simply repeats the point that 'Cullen as many stop signs' and 'Cullen does not have a traffic problem'... even though his own studies suggest that his proposed development will add 796 car trips per day on our residential streets.

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When you develop your own assessment of the proposed zoning changes and make your ultimate recommendation, I sincerely hope you will keep these points in mind. Thank you very much!

Blake Burwell

1506 & 1508 Cullen Avenue
Austin, TX 78757
512-914-2567

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

From: Leon Whitney

Sent: Thursday, March 19, 2015 6:39 PM

To: Meredith, Maureen

Subject: Case Number NPA- 2015-0017.01

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Hi Maureen,

We support this application for a neighborhood plan amendment.

Leon Whitney
Whitney Partnership
2105 Justin Lane
Austin, TX 78757