

C142



To: Stephen Oliver – Chair
Austin Planning Commission Members

From: Larry Ouellette, facilitator
Crestview Neighborhood Plan Contact Team

Re: C14-2015-0025 and NPA-2015-0017.01

August 21, 2015

Dear Mr. Oliver and members of the Commission,

The Crestview Neighborhood Plan Contact Team would like to make the following recommendation concerning a .95 acre tract located at the corner of Hardy Lane and Cullen Avenue, currently zoned SF-3 and designated for "Civic" use on Austin's Future Land Use Map:

The Contact Team recommends that the tract be rezoned MF-1 "or more restrictive zoning" with conditional overlays limiting building height to two stories and requiring that parking be provided at 100 percent. The Contact Team recommends that the FLUM designation be changed to "multifamily" if rezoned to MF-1 and "higher density single family" if rezoned to SF-4, SF-5 or SF-6.

The vote to approve the recommendation was 56 in favor and 7 opposed. The specific language of the motion approved by the contact team can be found here, and supplants an earlier recommendation that the site and neighboring parcels be re-designated SF-4.

Our recommendation is made in response to developer David Kahn's application to the change the zoning of the lot in question to MF-3 and fulfills our responsibility to provide to the Planning Commission and the City Council the considered opinion of the neighborhood regarding this matter.

We have come to this recommendation at the end of a process that began with a public meeting at which Mr. Kahn's presented his proposal and responded to numerous questions and concerns, two meetings with the developer in what we feel was a sincere effort on all sides to find common ground, numerous informal conversations and a vigorous social media dialog on the merits of the various options available, and at the conclusion of a vigorous and constructive public meeting during which residents were afforded an opportunity to fully engage in a conversation about the site and larger questions about the future of our neighborhood.

During the public meeting that concluded with overwhelming support for the recommendation above, three distinct options were explored. In addition to the MF-1 with conditional overlays approved, residents and property owners explored the MF-3 option contained in Mr. Kahn's application and a modified proposal submitted in writing by Mr. Kahn through the office of his representative. Ronald

Thrower. The modified proposal was delivered by courier to CNPCT Facilitator Larry Ouellette the afternoon of our scheduled public meeting and subsequently distributed to team members at the beginning of the meeting (the full text of this proposal may be found here).

In making this recommendation residents sought to encourage the development of this site, currently occupied by a church parking lot and one of three separately zoned parcels under the control of Mr. Kahn, in a manner consistent with the neighborhood, reflective of the City's zoning and land use goals, and responsive to the vision of the Crestview Neighborhood Plan.

Several critical concerns were underlined in our exploration of this zoning amendment application.

1. The site is located on an interior street of a residential neighborhood overwhelmingly dominated by single story, single family residences. While much of the surrounding property is nominally zoned MF-3, those zoning designations are an historical artifact of the establishment of zoning and have never reflected the actual use of the properties. City code requires that it is the use, and not the zoning designation, that must govern development, and all of the properties surrounding the site fall well below the density standard set by MF-3, and indeed match the lower density limit to found in our "MF-1 or more restrictive" recommendation.

2. MF-3 is not a zoning designation approved for use as a transitional zone between higher density commercial and lower density residential areas –which is precisely what this application seeks to do.

3. The streets adjacent to and leading to this site are under developed and already overburdened with traffic. There have been no studies determining the impact intense development at this site in conjunction with the larger site that this site is a part of and which the developer intends to develop with additional residential and commercial projects of as yet unknown scope.

4. There are no 3- story buildings anywhere close to this site, and the lone two-story structure –a residential townhouse development to the north across Cullen Avenue, is set back and well screened from the street. Indeed, the closes visual counterpoint to this site is to the west of Hardy, a street lined with classic, low slung, mid century modern ranch bungalows that begins a nearly unbroken neighborhood pattern of single story residences that stretch all the way to Lamar. To face off against this neighborhood with a 3-story apartment wall would be an urban planning insult.

Crestview residents welcome development and we are aware that the neighborhood is and will continue to evolve. Indeed, there is development underway on several lots in close proximity to this site that fully embrace the goals and vision of the unique and treasured urban experience that Crestview has become.

We encourage the Planning Commission and the City Council to join us in preserving this vision.



Larry Ouellette, Facilitator
Crestview Neighborhood Planning Contact Team


cnpct.org

Cc: City Councilor Leslie Poole
Mayor Steve Adler



To: Stephen Oliver – Chair
Austin Planning Commission Members

From: Larry Ouellette, facilitator
Crestview Neighborhood Plan Contact Team

Re: C14-2015-0025 and NPA-2015-0017.01

August 21, 2015

Dear Mr. Oliver and members of the Commission,

The Crestview Neighborhood Plan Contact Team would like to make the following recommendation concerning a .95 acre tract located at the corner of Hardy Lane and Cullen Avenue, currently zoned SF-3 and designated for "Civic" use on Austin's Future Land Use Map:

The Contact Team recommends that the tract be rezoned MF-1 "or more restrictive zoning" with conditional overlays limiting building height to two stories and requiring that parking be provided at 100 percent. The Contact Team recommends that the FLUM designation be changed to "multifamily" if rezoned to MF-1 and "higher density single family" if rezoned to SF-4, SF-5 or SF-6.

The vote to approve the recommendation was 56 in favor and 7 opposed. The specific language of the motion approved by the contact team can be found here, and supplants an earlier recommendation that the site and neighboring parcels be re-designated SF-4.

Our recommendation is made in response to developer David Kahn's application to the change the zoning of the lot in question to MF-3 and fulfills our responsibility to provide to the Planning Commission and the City Council the considered opinion of the neighborhood regarding this matter.

We have come to this recommendation at the end of a process that began with a public meeting at which Mr. Kahn's presented his proposal and responded to numerous questions and concerns, two meetings with the developer in what we feel was a sincere effort on all sides to find common ground, numerous informal conversations and a vigorous social media dialog on the merits of the various options available, and at the conclusion of a vigorous and constructive public meeting during which residents were afforded an opportunity to fully engage in a conversation about the site and larger questions about the future of our neighborhood.

During the public meeting that concluded with overwhelming support for the recommendation above, three distinct options were explored. In addition to the MF-1 with conditional overlays approved, residents and property owners explored the MF-3 option contained in Mr. Kahn's application and a modified proposal submitted in writing by Mr. Kahn through the office of his representative. Ronald

Thrower. The modified proposal was delivered by courier to CNPCT Facilitator Larry Ouellette the afternoon of our scheduled public meeting and subsequently distributed to team members at the beginning of the meeting (the full text of this proposal may be found here).

In making this recommendation residents sought to encourage the development of this site, currently occupied by a church parking lot and one of three separately zoned parcels under the control of Mr. Kahn, in a manner consistent with the neighborhood, reflective of the City's zoning and land use goals, and responsive to the vision of the Crestview Neighborhood Plan.

Several critical concerns were underlined in our exploration of this zoning amendment application.

1. The site is located on an interior street of a residential neighborhood overwhelmingly dominated by single story, single family residences. While much of the surrounding property is nominally zoned MF-3, those zoning designations are an historical artifact of the establishment of zoning and have never reflected the actual use of the properties. City code requires that it is the use, and not the zoning designation, that must govern development, and all of the properties surrounding the site fall well below the density standard set by MF-3, and indeed match the lower density limit to found in our "MF-1 or more restrictive" recommendation.

2. MF-3 is not a zoning designation approved for use as a transitional zone between higher density commercial and lower density residential areas –which is precisely what this application seeks to do.

3. The streets adjacent to and leading to this site are under developed and already overburdened with traffic. There have been no studies determining the impact intense development at this site in conjunction with the larger site that this site is a part of and which the developer intends to develop with additional residential and commercial projects of as yet unknown scope.

4. There are no 3- story buildings anywhere close to this site, and the lone two-story structure –a residential townhouse development to the north across Cullen Avenue, is set back and well screened from the street. Indeed, the closes visual counterpoint to this site is to the west of Hardy, a street lined with classic, low slung, mid century modern ranch bungalows that begins a nearly unbroken neighborhood pattern of single story residences that stretch all the way to Lamar. To face off against this neighborhood with a 3-story apartment wall would be an urban planning insult.

Crestview residents welcome development and we are aware that the neighborhood is and will continue to evolve. Indeed, there is development underway on several lots in close proximity to this site that fully embrace the goals and vision of the unique and treasured urban experience that Crestview has become.

We encourage the Planning Commission and the City Council to join us in preserving this vision.



Larry Ouellette, Facilitator
Crestview Neighborhood Planning Contact Team


cnpct.org

Cc: City Councilor Leslie Poole
Mayor Steve Adler