

**PLANNING COMMISSION**

**HANDOUTS**

**AUGUST 11, 2015**



# Citizen's Communication

## People Organized in Defense of Earth and her Resources

To: Austin City Council Members / *Planning Commissioners*  
From: Susana Almanza, PODER  
Date: August 6<sup>th</sup>, 2015  
Subject: Gentrification Tools

Infill tools such as "Cottage Lot" and "Small Lot Amnesty" are being used to gentrify East Austin. When the zoning for the East Cesar Chavez Plan was being approved, "Cottage Lot" and "Small Lot Amnesty" were being promoted as tools that would assist East Austinites in repairing their homes, which were on substandard lots. In reality these tools assisted in gentrifying East Austin.

I would like to bring your attention two separate cases in the Montopolis community, once known as Poverty Island and still a high poverty area. The property at 749 Montopolis Drive which was approved some time ago for a zoning change from General Retail (GR) to Single Family (SF-3) by the Montopolis Contact Team came before the Planning Commission just recently to be subdivided. The property acreage is 1.20 and is to be subdivided into 12 lots. The subdivision of the lot would have triggered an SF-4A zoning but because the applicant was allowed to use "Cottage Lot" standards, the community has no voice in the construction of 12 condos/townhomes that will sale from \$280,000 and above in a low-income community. This development will bring more gentrification to the heart of the Montopolis community. Again, without the Infill tools of "Cottage Lot" the applicant would have been requesting a zoning change which would have allowed the Montopolis residents a voice in the process.

The second case is standard single family (SF-3) lot located at 6114 Langham. The applicant wants to subdivide this SF-3 lot into three (3) lots. Again, using the "Cottage Lot" infill tool. The surrounding residents gathered a Valid Petition, only to be informed that since this was not a zoning case, the Valid Petition process could not be used. These Infill Tools are blocking public participation of residents and promoting gentrification in our neighborhoods.

PODER request that the Austin City Council along with the Planning Commission assist East Austin in stopping the gentrification process of East Austin neighborhoods. PODER request that the City Council and Planning Commission cease the use of Infill tools until a complete study and alternative recommendations can be made regarding the use of Infill Tools.

P.O. Box 6237 Austin, Texas 78762-6237 512/401-3311  
Email: [poder.austin@gmail.com](mailto:poder.austin@gmail.com) website: [www.poder-texas.org](http://www.poder-texas.org)

# PLANNING COMMISSION

August 11, 2015

## AGENDA ITEMS 1 & 2

NPA-2015-0017.01 – Korean United Presbyterian Church FLUM

From: CIVIC

To: MULTIFAMILY

C14-2015-0025 – Korean United Presbyterian Church REZONING

From: SF-3-NP

To: MF-3-NP

PROPERTY SIZE – 0.948 ACRES

EXISTING MATHEMATICAL YIELD UNDER “SF-3” = 10 DUPLEX UNITS

REQUESTED YIELD = 25 UNITS

0122



## EXISTING ZONING

## COMMERCIAL

LR, GR, CS

## OFFICE

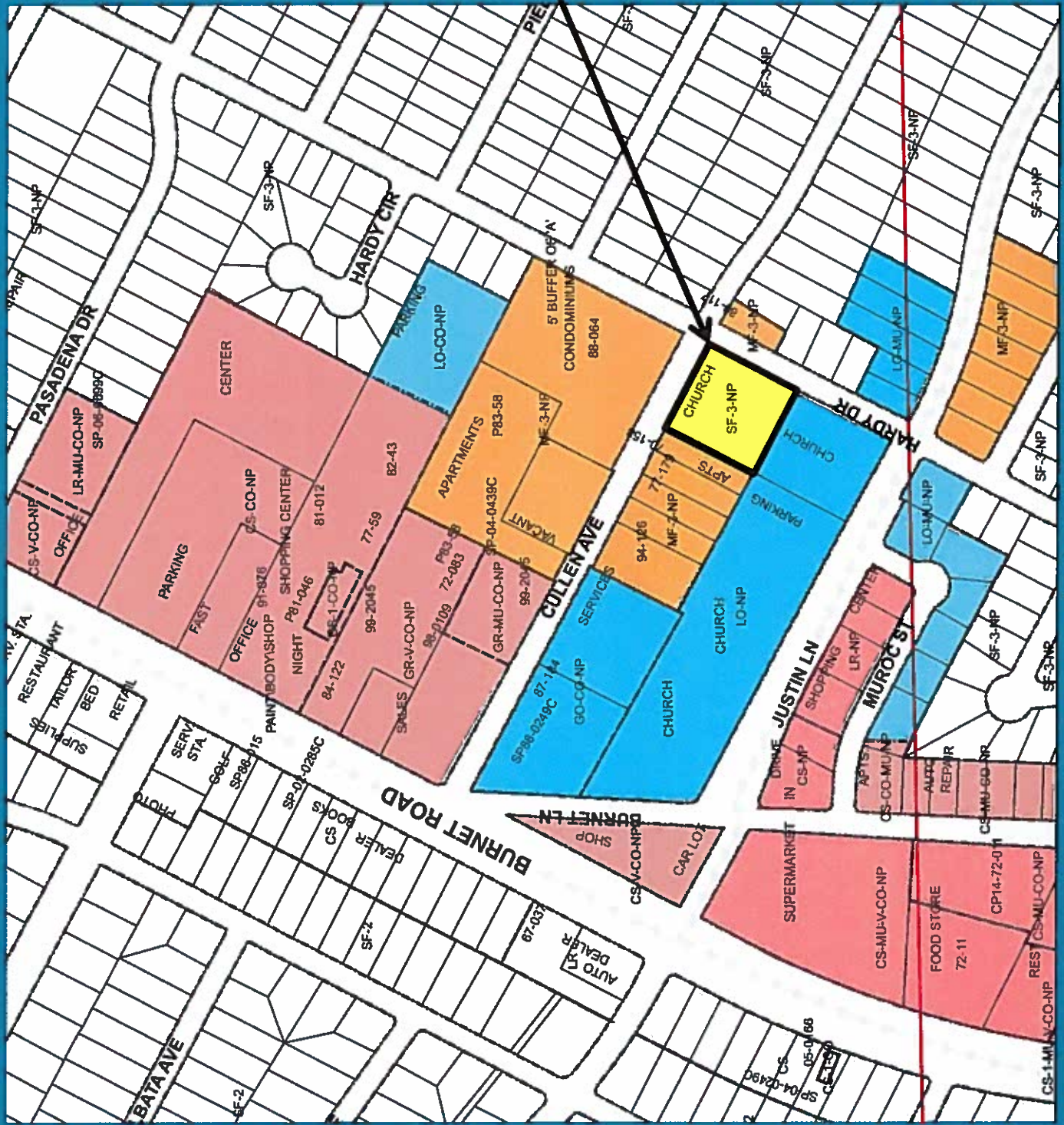
LO, GO

# MULTIFAMILY

MF-3

## SINGLE FAMILY

SF-3





# REQUESTED ZONING

**COMMERCIAL**  
LR, GR, CS

**OFFICE**  
LO, GO

**MULTIFAMILY**  
MF-3

**SINGLE FAMILY**  
SF-3

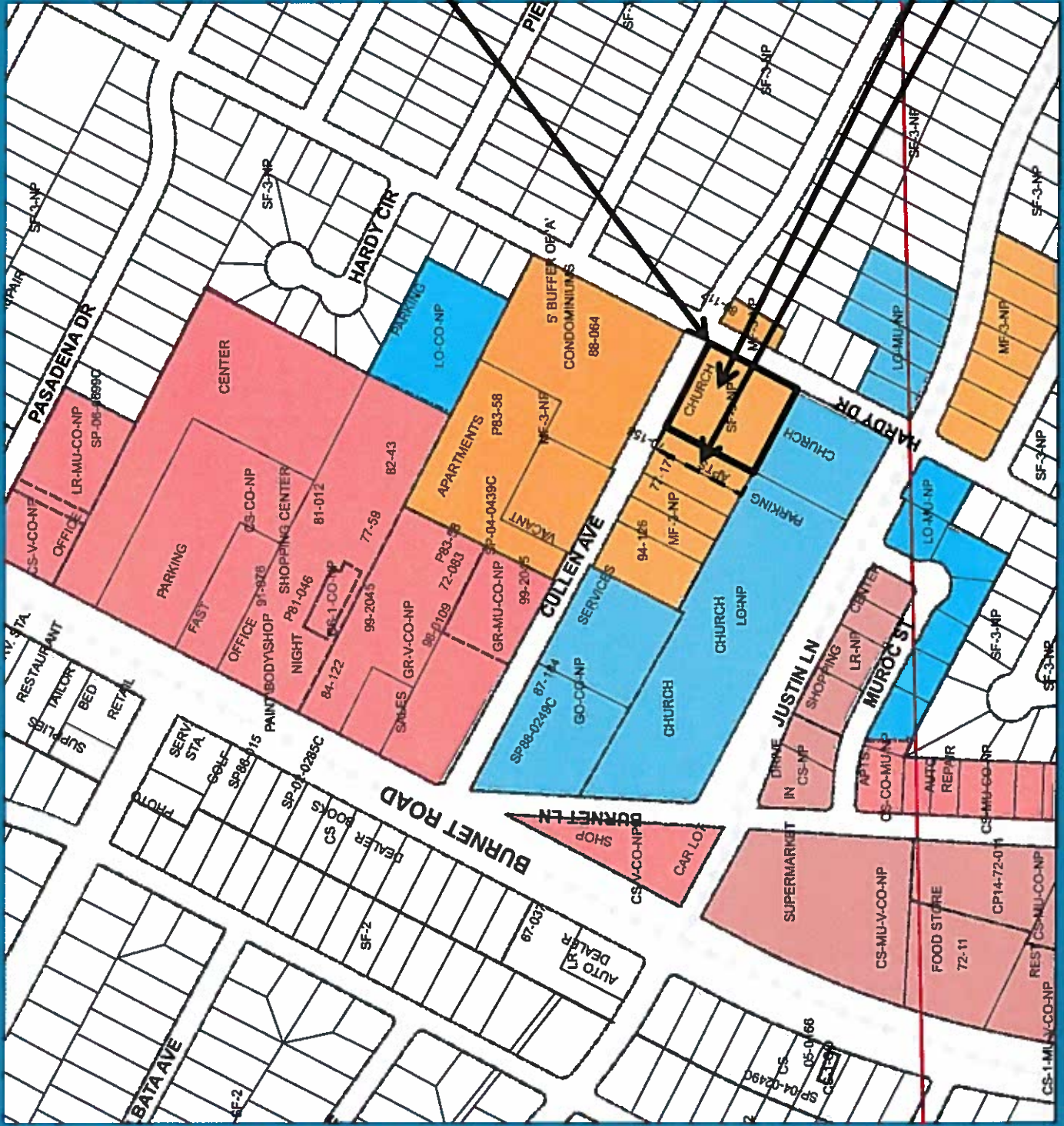
**MF-3**

**Ownership**

**0.9480 Acres**

**0.2706 Acres**

**1.2186 Acres**



Request is for MF-3 zoning for the 0.948 acres




| <u>District</u>           | <u>"MF-1"</u> | <u>"MF-2"</u> | <u>"MF-3"</u> |
|---------------------------|---------------|---------------|---------------|
| <u>Yield</u>              | 12 Units      | 18 Units      | 25 Units      |
| w/equal 1-BR and 2-BR mix |               |               |               |

With MF-3 zoning - 1.2186 acres

| <u>District</u>           | <u>"MF-1"</u> | <u>"MF-2"</u> | <u>"MF-3"</u> |
|---------------------------|---------------|---------------|---------------|
| <u>Yield</u>              | 16 Units      | 24 Units      | 32 Units      |
| w/equal 1-BR and 2-BR mix |               |               |               |





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2015-0025**



1" = 200'

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 untheorized survey and represents only the approximate relative location of property boundaries.

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

### Cullen Ave Density & FAR

| Addr          | Use      | Equiv Zoning | # of Units | Acres | Density/Acre | FAR |
|---------------|----------|--------------|------------|-------|--------------|-----|
| 2011          | Duplex   | SF-3         | 2          | .27   | 7            | .11 |
| 2013          | Fourplex | MF-1         | 4          | .27   | 14           | .25 |
| 2015          | Duplex   | SF-3         | 2          | .27   | 7            | .26 |
| 2103          | SF House | SF-3         | 1          | .53   | 2            | .06 |
| 2106          | MF       | MF-3         | 24         | .67   | 36           | .52 |
| 2104          | MF       | MF-3         | 48         | 1.8   | 27           | .40 |
| 2012          | SF House | SF-3         | 1          | .78   | 1            | .07 |
| 2000          | MF       | MF-1         | 29         | 2.35  | 12           | .35 |
| Subject Tract | MF       | n/a          | 35         | .95   | 36           | .75 |

#### Notes

The neighborhood would like whatever is built at Cullen & Hardy to be something comparable in scale with the surrounding properties. To that end, the chart lists all of the properties with a Cullen Ave address between Hardy Drive and Burnet Road. Keep in mind that everything east of Hardy is single family. The chart starts with the property directly west of the church property at 2011 Cullen, covers all of the properties with an address on the south side of Cullen, and then jumps to the north side of Cullen and heads back to Hardy Drive. At the end is the subject tract at the corner of Hardy & Cullen and its allowed use if the zoning application is approved to change from SF-3 to MF-3.

The properties on the south side consist of a single-family home, two duplexes and a fourplex. One of the duplexes was built just a few years ago by the same developer, David Kahn, an indication that he felt a duplex was the appropriate use of that property. On the north side of Cullen, the densest properties are closer to Burnet Road and diminish in density as they move east ending with the condo complex opposite of the subject tract covering 2.35 acres with a density of 12 units per acre, the equivalent of MF-1 zoning. Floor to Area ratios are also provided with the larger complexes ranging from .35 to .52 FAR, far less than the .75 FAR requested in this zoning change. Note: staff's report states that the FAR for MF-3 is 65% but the code says it is 75%, a significant jump from the current 45% under SF-3.

The chart also shows what the equivalent zoning for each property would be if the zoning matched the use. For example, the appropriate zoning for 2000 Cullen, across the street from the subject tract, would be MF-1 based on the density of 12 units per acre.

#### Statement on compatibility from the city's website:

<http://www.austintexas.gov/department/zoning>

As part of the zoning process, appropriate land uses for an area are identified based on such factors as the intensity, density, height of a proposed project, *surrounding land uses*, traffic impacts and access to a site, environmental concerns and overall compatibility (*italics added*).



C2/18

From: Cory Brown  
Sent: Friday, August 07, 2015 12:08 PM  
To: Haase, Victoria [Tori]  
Subject: C14-2015-0025, Korean United Presbyterian Church Re-Zoning  
RE: C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

Ms. Haase,  
I live within the Crestview Neighborhood Planning Area, and I am writing in support of the zoning change for the Korean Church property at 2000 Justin Lane.

When this property requested a zoning change to office uses last year, many neighbors testified passionately in favor of more housing for our growing population. This is an answer to that call for more housing. I agree with the staff recommendation to approve this medium density project, because it not only provides more housing, but also because it is close to transit and in line with the Imagine Austin Comprehensive Plan.

A modest apartment complex close to transit is 100% compatible with this part of the neighborhood and the Neighborhood Plan.

Thank you,  
Cory Brown  
920 Sugaree Avenue.

C2/19

**From:** Matthew Armstrong

**Sent:** Friday, August 07, 2015 12:53 PM

**To:** Haase, Victoria [Tori]

**Subject:** RE: C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

RE: C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

Ms. Haase,

I live within the Crestview Neighborhood Planning Area, and I am writing in support of the zoning change for the Korean Church property at 2000 Justin Lane.

When this property requested a zoning change to office uses last year, many neighbors testified passionately in favor of more housing for our growing population. I like this request because it answers that call for more housing. I agree with the staff recommendation to approve this medium density project, because it will bring more residents and a different mix of housing to Crestview - all good things in my view.

A modest apartment complex close to transit is 100% compatible with this part of the neighborhood and the Neighborhood Plan, and helps get more housing on the market.

Thank you,  
Matthew Armstrong  
2004 Hardy Circle

--

Matthew Armstrong

(512) 999 5087

C2/20

**From:** Emily Ross, JB Goodwin Realtor []  
**Sent:** Friday, August 07, 2015 2:32 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** RE: C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

Hi Tori,

I wanted to join my fellow Crestview neighbors and throw my chip in support of the zoning change for the Korean Church property at 2000 Justin Lane.

When this property requested a zoning change to strictly office use last year, many neighbors testified passionately in favor of more housing for our growing population. Because I am a realtor and I am daily sorting data on extremely low housing inventory, I agree with the staff recommendation to approve this medium density project. A modest apartment complex will not only provide more housing close to the majority of business offices in central/Downtown Austin, but also reduce traffic by allowing residents to live closer to work and transit. Additionally, a medium density project would match the current buildings surrounding it (mostly commercial business space, duplexes and one medium apartment complex to the west).

Lastly, recent news that the developers plan to decrease the amount of impervious cover makes me very happy! An older building with a large parking lot that no one can use on a busy, crowded street does our neighborhood no good (it's also not very aesthetically pleasing). I would be very pleased to see a new, modern property built that provides more multifamily housing and possibly a neighboring modest, low-traffic commercial business space.

Thank you for your consideration and time in receiving our notes,

Emily Ross

7502 Saint Phillip Street

Emily Ross

Realtor with JBGGoodwin, Austin



[EmilyRoss.com](http://EmilyRoss.com)

512-537-7882 | [@EmilyRossHomes](https://www.instagram.com/EmilyRossHomes) | [Emily@EmilyRoss.com](mailto:Emily@EmilyRoss.com)



C2/21

**From:** Mary Pustejovsky

**Sent:** Friday, August 07, 2015 3:11 PM

**To:** Haase, Victoria [Tori]

**Subject:** C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

Ms. Haase

I am writing in support of the case mentioned above. I am a resident of the Crestview Neighborhood Contact area. I have watched this case over the last year (or at least the parcel and the various motions). I support this project because it is a small, neighborhood appropriate apartment complex that would \*decrease\* the impervious cover on the land (which is a really blighted-looking parking lot/building right now). I am also excited that the developer as part of the project would add sidewalks on the perimeter of the property, which are currently lacking.

In addition, it is walking distance to a major transit route (Burnet Rd) which makes it even better. I support this project and the staff recommendation.

Thank you

Mary

C2/22

**From:** Lucille Santillo []

**Sent:** Friday, August 07, 2015 3:21 PM

**To:** Haase, Victoria [Tori]; maureen.meredith@austin.texas.gov

**Subject:** File No. NPA-2015-0017.01 & Case Number C14-2015-0025

I am responding to the letters received regarding the above zoning requests for the property located at Hardy & Justin, Austin, Tx.

**Case Number C14-2015-0025-**

**I Object to this rezoning** because the plan we were shown by Mr Kimm and Mr Thrower is too dense for this area. To go from Single Family to Multi-Family 3 will increase the traffic on the side streets which to the neighborhood is overly traveled as it is.

**I would not object to a rezoning from Single Family to MF-1** which would it seems to me allow him to get the support of the neighborhood.

Because of his attitude, we were not able to discuss this with him at the last meeting. At that meeting he didn't even bother to answer any of our questions or provide us with an idea of what he would do if MF-3 were allowed.

**NPA-2015-0017.01**

If this is only talking about the property at 2000 Justin Ln, where the Korean Church is presently located, **I opposed to the rezoning from Civic to Multi-family** without know which Multi-family would be used. This needs to be rewritten for me to determine if it would be appropriate for that area.

Thank you for your attention to this matter.

Lucille Santillo

2000 Cullen Unit 16

The Park At Crestview

Austin, Tx.

C2/23

From: Kevin Carlucci []  
Sent: Friday, August 07, 2015 3:33 PM  
To: Haase, Victoria [Tori]  
Subject: Support for Rezoning C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

RE: C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

Ms. Haase,

I live within the Crestview Neighborhood Planning Area, and I am writing in support of the zoning change for the Korean Church property at 2000 Justin Lane.

When this property requested a zoning change to office uses last year, many neighbors testified passionately in favor of more housing for our growing population. I like this request because it answers that call for more housing and it adds diversity to our urbanizing neighborhood. After all, it's people who give our neighborhood its character - not buildings.

I agree with the staff recommendation to approve this medium density project, because it will bring more residents and a different mix of housing to Crestview - all good things in my view.

A modest apartment complex close to transit is 100% compatible with this part of the neighborhood and the Neighborhood Plan, and helps get more housing on the market.

Kind regards,

Kevin Carlucci & Jessica Gorman  
1814 Justin Lane



C2/24



## **Brentwood Neighborhood Association**

*Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road*

Monday, August 10, 2015

RE: Case C14-2015-0025

Korean United Presbyterian Church Re-Zoning

To Tori Haase and Maureen Meredith

On behalf of the Brentwood Neighborhood Association Steering Committee, I would like to formally submit our opposition to the rezoning of 2000 Justin Lane - Case C14-2015-0025. We offer our support for the position of the Crestview Neighborhood Planning Contact Team and we strongly urge the planning commission to consider the protests of residents most impacted by this incompatible and overly dense development of such a small tract of land.

We support the CNPCT's efforts to recommend SF-4B zoning for the property as more compatible in scale and density with the surrounding multi-family properties. This fair zoning change would serve as a transition between the single family area to the east and the commercial area along Burnet Road. The increased traffic generation for 35 units on less than 1 acre of the property on Cullen and Hardy in particular, as well as on Justin Lane, would be a primary reason for concern for people in Crestview and Brentwood.

Thank you,

John Halaburt  
Brentwood Neighborhood Association  
President

02/25

Comments for:

**Case Number: C14-2015-0025**

**Contact: Tori Haase, 512-974-7691**

**Public Hearing: August 11, 2015, Planning Commission**

From:

Patricia Carr

2104 Cullen

I object to the proposed zoning change from SF-3-NP to MF-3-NP.

Issue #1: Density is at the heart of my objection to this change. The developer's plan calls for 36 units on less than an acre, a much greater density than that of the surrounding duplexes on Hardy and the condominium complex with 29 units on 2.35 acres. My understanding is that SF-3-NP would allow the developer 12 town-house type units, which would maintain the residential characteristics of that corner and provide a gradual transition to the commercial development on Burnet Rd., 1½ blocks west.

Issue #2: Cullen and Hardy are neighborhood streets that are routinely used as cut-through streets to main arteries. They are already stressed by the intense developments (with more to come) on Burnet Rd., North Lamar, and Anderson Lane, threatening safety and quality of life. Cullen is a particular problem, in part because of the nursing home west of the proposed project, which generates significant traffic and street parking, narrowing an already narrow neighborhood street. Emergency vehicles and delivery trucks sometimes block Cullen entirely at this western end. A dangerous three-way intersection with Burnet (well-known to the City) adds to the problem. Substantially more traffic from a 36-unit apartment complex could result in an impossible situation.

Issue #3: We do not know what Mr. Kahn has in store for the remainder of the 2.3 acre property. Until we have that information, we cannot judge the true impact of this project.

Thank you for your attention.

*Patricia Carr*

8-6-15

**Chaffin, Heather**

---

**Subject:**

**FW: C14-2015-0081 Protest**

C8

Ms. Chaffin:

Regarding the change of zoning for the property located at 2513 E. 10<sup>th</sup> : Please record my protest.

I represent the Mendoza Family located at 2505, 2507, 2509 on E. 8th Street. Related Mendoza family presides contiguous to subject property at 2512 & 2514 E. 9th.

Our primary concern with the proposed zoning change -- that calls for mixed office and residential use -- is with the negative impact on parking with potential increased traffic. The impact will particularly be on Northwestern Ave which is basically a two car width street that's including parked cars. As early as the summer of 2014 parts of Northwestern was narrowed to accommodate sidewalk build out. Besides hindering traffic on Northwestern, parking on residential streets -- 9th and 10th streets -- can be negatively impacted. The neighborhood is dotted with small to tiny lot sizes where residents rely on street parking for daily access to their homes

We prefer and propose that any zoning change that would occur should be solely single family resident zoning. Although the current property zoning of light-industrial may be more permissive to structural use it is highly unlikely that a light industrial business would be seriously entertained. Light-industrial operations would have to contend with environment regulations that can counter balance the broader land use benefits. Also, this single property zoning change should be evaluated in it's precedent setting impacts on traffic and parking. Intimate knowledge of the neighborhood would speaks to those negative impacts far more than knowledge of the specific zoning categories and their intended benefits and mitigating impacts.

A little historical perspective might be useful. Circa 2010 or 2011 a zoning exception was proposed by the owner of the property located on the corner of Northwestern Ave and Webberville Rd -- approximately 2502 Webberville Rd., about 3 blocks from the subject property. The owner sought parking requirement exceptions to their commercial zoned property.

Webberville Rd is a wide street, able to accommodate street parking on both sides without inhibiting two-way traffic, the business customers tended to park on the residential streets of Northwestern, Harvard, 8<sup>th</sup> street. The business owner did not make successful showing of not detrimentally impacting the neighborhood residents despite being located on a commercial zoned street (Webberville). Another zoning change proposal for the old Gamboa Grocery store located at 2315 E. 8th. was also made circa 2011. Again the new owners sought parking exceptions but I believe were not successful in acquiring that change.

I could discuss further on the unintended and detrimental impacts zoning changes had on the neighborhood when the under the Kirk Watson mayorship the City of Austin undertook an aggressive neighborhood plan rewrite across the city. But I believe you get the message.

Thank You

David Mendoza  
512-789-4839



Item # 10  
In Favor

Michel and Melodee Issa

2410 Pemberton Parkway

Austin, Texas 78703

August 6<sup>th</sup>, 2015

COA Planning Commission

505 Barton Springs Rd. 3<sup>rd</sup> Floor

Austin, TX 78704

RE: 2410 Pemberton Parkway – Resubdivision of Lot 8 Pemberton Heights

Case Number: C8-2014-0190.0A

Variance Request Letter from 25-4-171(a) of Land Development Code

Dear Members of the Planning Commission,

My name is Michel Issa and I am the owner of the property at 2410 and 2412 Pemberton Parkway. I am writing to ask for your support of my subdivision and variance case. Case #C8-2014-0190.0A Me, my wife, and our four kids call the existing house our home. We love the neighborhood and are planning to build our dream home here. With the current situation of our property made up of more than one parcel, it will be difficult to manage as we go thru design and construction. It was definitely confusing when I purchased the property. By going thru this subdivision process we hope to clean up this confusion and bring the property into compliance as a new, single, legal lot. Regarding the variance, Pemberton Parkway is a private street and the only street from which my neighbors and I take access from. Without the variance I will not be able to access my new home, a benefit which all my neighbors and I currently have and require. Please support this variance as well.

## PUBLIC HEARING INFORMATION

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 development or change. You may also contact a 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 recommend approval or denial of the application. 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.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2014-0142.0A

Contact: Cesar Zavala, 512-974-3404 or Cindy Casillas, 512-974-3437

Public Hearing: August 11, 2015, Planning Commission

Mary Rocamora  
Your Name (please print)

☐ I am in favor  
☒ I object

305 W. Mockingbird Ln. 78745  
Your address(es) affected by this application

Mary Rocamora - Aug 11, 2015  
Signature Date

Daytime Telephone: 512-567-8375

Comments: Primary concern is  
the increase in run off with  
the increase in density.  
Our older neighborhood  
drainage was designed  
to handle run off with  
out curbs & gutters to allow  
as much of the soil to  
absorb water I'd prefer  
two lots than three.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Department / 4<sup>th</sup> Fl

Cesar Zavala

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2014-0142.0A

Contact: Cesar Zavala, 512-974-3404 or Cindy Casillas, 512-974-3437

Public Hearing: August 11, 2015, Planning Commission

REXFORD BURETS  
Your Name (please print)

☐ I am in favor  
☒ I object

205 RED BIRD LN (NEXT DOOR)  
Your address(es) affected by this application

[Signature] 8.9.15  
Signature Date

Daytime Telephone: 512.228.4040

Comments: OVERALL CONCERNS ARE  
USING EXISTING RULES AS  
LEVERAGE TO BUILD A DUREX  
ON EACH LOT, ESSENTIALLY  
PUTTING 4 RESIDENTS WITHIN  
THE LOT AT LEAST, ANOTHER  
CONCERN IS INTERVIEWS COVER  
DRAINAGE NOW ON STREET AND  
ACROSS LAND IS VERY BAD.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Department / 4<sup>th</sup> Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2014-0142.0A

Contact: Cesar Zavala, 512-974-3404 or Cindy Casillas, 512-974-3437

Public Hearing: August 11, 2015, Planning Commission

Connie Estrada

Your Name (please print)

5509 Blue Bird Ln.

Your address(es) affected by this application

Connie Estrada 8/10/15

Signature

Date

Daytime Telephone: 512-791-4855

Comments:

Please see attached

☐ I am in favor  
☒ I object

If you use this form to comment, it may be returned to:

City of Austin – Planning & Development Review Department / 4<sup>th</sup> Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

To Cesar Zavala, Cindy Casillas, and the City of Austin Planning Commission,

C11

I am returning this document to indicate my objection to the proposed project in case number C8-2014-0142.0A, aka 5501 Blue Bird Lane. Previously, when the city allowed PSW to build over twenty homes across the street, there were no reports or projections on how that development would impact those living around it. I can tell you first hand that the impact of those poorly planned homes was and is significant. Not only do we see it in the parking that clutters our street when someone in one of the new PSW homes decides to have a get together (due to the fact those homes are crammed in to that lot across Stassney and there isn't parking available), but we're seeing it in the City of Austin's attempts to contest our property appraisals with Travis County. We also felt it during the construction of those homes with noise piercing through our walls at 7am (on weekends too!).

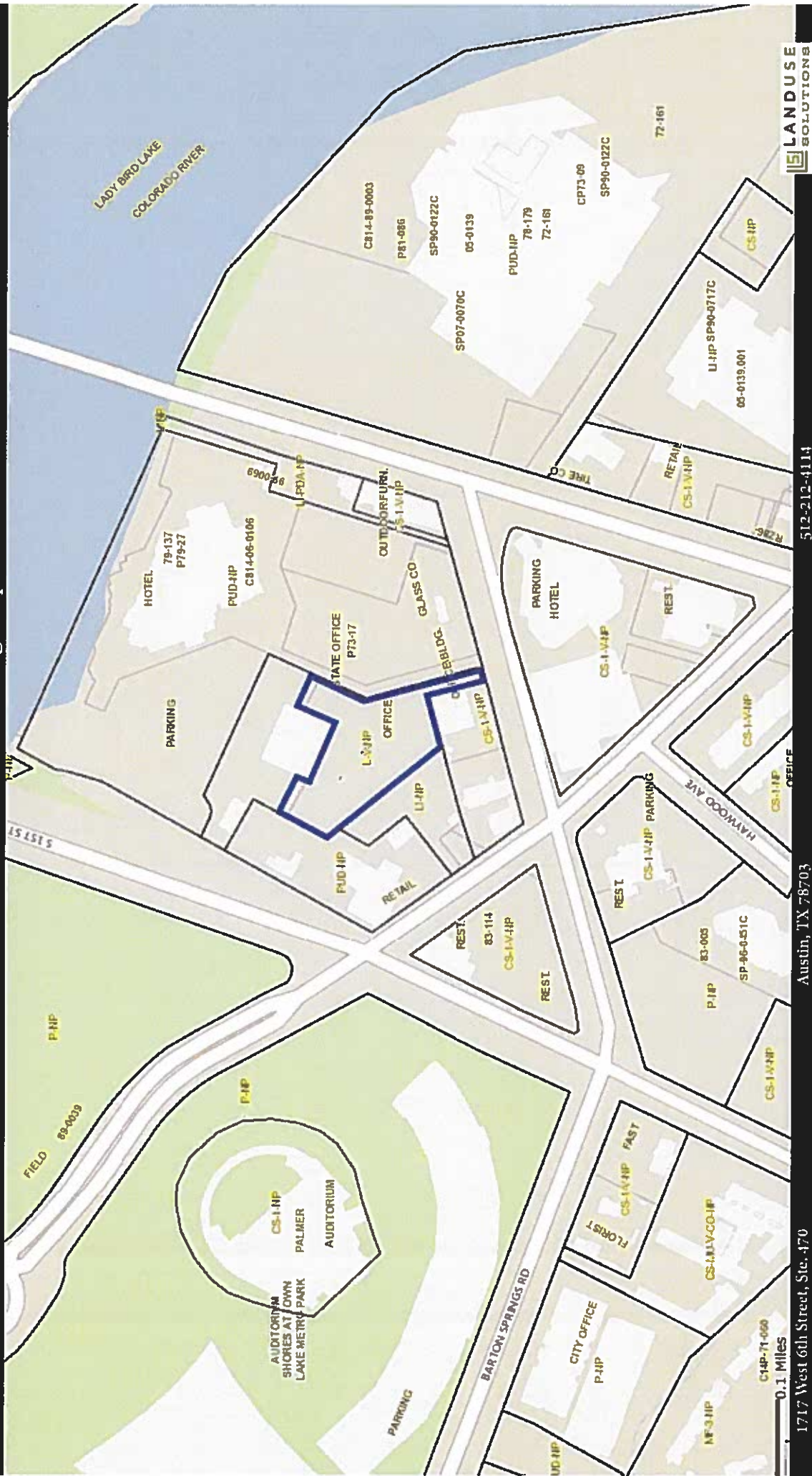
Even the CPA location on the corner of Stassney and Blue Bird has caused extreme congestion down this tiny neighborhood lane during portions of the year, and using it for their own personal Car2Go parking during the rest of the year. Now you're telling me that someone wants to add more homes on an already existing (and relatively unlarge) size of land? By adding two more rental properties onto Blue Bird Lane, how will that affect traffic, parking, and the noise construction would cause?

With what we've seen happen over the past couple of years, I don't feel comfortable with the idea of two additional buildings popping up a door over from mine. All this will do is add traffic, noise and more disturbances to what was once a very quiet street. To my knowledge, the property when marketed and sold, was marketed as is now. I don't see any loss in it remaining so.

A lifelong Austinite and resident of 5509 Blue Bird Lane for nearly 40 years,  
Connie Estrada



# The Catherine - Zoning Map



512-212-4114

Austin, TX 78703

1717 West 6th Street, Ste. 470



LANDUSE  
SOLUTIONS



## Brentwood Neighborhood Association

*Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road*

C20

August 7, 2015

To: City of Austin Planning Commission

Re: SPC-2015-0111A; Conditional Use Permit for Austin Classical School (ACS)

Dear Commission Members:

As you know, the Brentwood Neighborhood Association appeared at your last scheduled meeting to oppose this application. As recommended, the PC action was postponed until your August 11, 2015 meeting so that we could meet with the Applicant and their tenant (Austin Classical School) to discuss this project and work out the details of the requested CUP. Based on those efforts, we currently SUPPORT this application based on the following conditions (which we ask to be included in your granting of this CUP):

1. Enrollment shall not exceed ninety-nine (99) students.
2. Staffing (Teachers, Administrators, etc) shall not exceed twenty-five (25) persons.
3. Grades shall be limited to Pre-K thru 6<sup>th</sup> Grade.
4. Hours of operation shall be limited to 8:00 am thru 4:00 pm.
5. Days of Operation shall be limited to three (3) days per week (Monday, Wednesday and Friday). Non-classroom activities such as parent conferences and meetings, teachers meetings and workdays, tutoring, fund raising events, service projects, and other school-related events will not be limited to Mondays, Wednesdays or Fridays, nor the hours of operation listed above.
6. Staff/Teacher Parking shall be limited to on-site parking areas only.
7. Drop-off of Students shall occur on-site (not on public streets); the driveway on NE corner of the site (next to gymnasium) will be designated (via signage) to be one-way (southbound). Parents/Guardians will enter site via Arcadia (via one-way drive); stacking will occur in east parking area; Drop-off will occur within the southern parking area (on Alegria). This is the current pattern of morning and afternoon traffic flow as described by School to the neighborhood.
8. Free-standing Sign for Austin Classical School shall be lowered to six (6) feet in height above existing grade and brought into compliance with code as required by ordinance.

D6

## Bylaw Amendment Process

August 2015

## Bylaw Amendment Process

- The Office of the City Clerk is providing the following to boards and commissions:
  - Draft, red lined bylaw template.
  - Clean copy of bylaw template.
  - Bylaw amendment spreadsheet.

## Universal Changes

- The template/spreadsheet provided to your staff liaisons included language amending:
  - Number of members on your board.
  - Terms of 4 years beginning March 1<sup>st</sup> of the year of appointment.
  - Adding “active military service” to excused absence language.
  - Six members constitutes a quorum.
  - Officer elections occurring in April and the term beginning May 1<sup>st</sup> and ending April 30<sup>th</sup>.
    - Four consecutive one year terms.

## Universal Changes

- If the board bylaws have only universal changes:
  - A majority of the board must approve the agenda item.
  - The board liaisons will provide to the Office of the City Clerk (OCC).
  - The OCC will submit to the Council Audit & Finance Committee.

## Approval of Universal Changes

- The Office of the City Clerk will submit the universal changes to the Council Audit & Finance Committee (CAF).
  - In the past, Council Audit & Finance had the authority to approve changes to bylaws.
  - The new Council Committee structure allows CAF to make a recommendation to Council.
  - Bylaws Amendments will now require a majority vote of the full Council.

## Approval of Universal Changes

- Once approved by the full Council, the board or commission will approve (again) the universal changes made to their bylaws.



## Additional Bylaw Amendments

- If your board approves an agenda item to amend your bylaws beyond the universal changes, we ask that you submit these amendments to the Clerk's Office through your liaison.
- You may upload as backup and email to OCC, however, we ask that you don't utilize a Council Committee Agenda Request or Board Recommendation template.

## Additional Bylaw Amendments

- The OCC will collect all additional bylaw amendments and submit to the Council Audit & Finance Committee (CAF).
- As previously mentioned, the CAF Committee will make a recommendation to the full Council on each board's additional amendments.

## Additional Bylaw Amendments

- After the Council Audit & Finance Committee makes recommendation to Council, the Clerk's Office will coordinate with the CAF liaison to add to Council agenda.

## Two Step Process

- Why are we doing this as a two step process?
  - The universal changes reflect the Austin City Code.
  - Additional changes are not a part of the code and will require an ordinance to amend.

- Questions?