

PLANNING COMMISSION

~~GOODS~~

HANDBOUTS

AUGUST 26, 2014

1000
P. 1000

C1 & C2

August 26, 2014

Planning Commission Hearing

LATE BACK UP

Items # C1 and C2

NPA-2014-0017.01 – Korean United
Presbyterian Church FLUM

C14-2014-0036 – Korean United Presbyterian
Church Rezoning

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

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.

Meredith, Maureen

To: Nancy Harris; Heckman, Lee
Subject: RE: Cases NPA-2014-0017.01 and C14-2014-0036 Korean United Presbyterian Church at 2000 Justin Lane and 2009 Cullen

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

Meredith, Maureen

To: Ted Hatfield
Subject: RE: Justin Lane, Cullen Ave Redevelopment.

-----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

Meredith, Maureen

To: Sara Ballon; Heckman, Lee
Subject: RE: Cullen Avenue/Hardy Lane Development (against)

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:5129986100)

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

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

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

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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,

A handwritten signature in cursive script, reading "Sarah S. Lewis".

Sarah S. Lewis

Meredith, Maureen

To: MINERVA GALARZA
Subject: RE: Korean Church in Crestview Neighborhood

-----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

Meredith, Maureen

To: Bradely Shaver
Subject: RE: Regarding the Korean Church on Justin Lane

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

August 26, 2014

C3 + C4

Planning Commission Hearing

LATE BACK UP

Items # C3 and C4

NPA-2014-0022.01 – 209 Project

And C14-2014-0032 – 209 E. Live Oak Street

**Updated letter from the Greater South River City Combined
Planning Contact Team**

15
15



Aug. 26, 2014 PC Hrng

Meredith, Maureen

To: tmfranz@airmail.net
Cc: Jean Mather; Sarah Campbell
Subject: RE: GSRC NPCT: 209 East Live Oak

From: Terry
Sent: Sunday, August 24, 2014 6:44 PM
To: Meredith, Maureen
Cc: Jean Mather; Sarah Campbell
Subject: GSRC NPCT: 209 East Live Oak

August 24, 2014

City Council Members and Planning Commissioners
City of Austin
301 West 2nd Street
Austin, TX 78701

Subject: Case NPA-2014-0022.01
Case C14-2014-0032

Last March the Greater South River City (GSRC) Neighborhood Planning Contact Team (NPCT) learned of requests by Joshua L. McGuire to change the land use and zoning of his property at 209 East Live Oak Street. At the time, he was seeking to change the land use from Single Family to Mixed-use, and the zoning from SF-3-NP to GR-MU-NP. The property currently has two single family structures which appear to be used as rental housing. The NPCT opposed that request.

On July 29 the application was revised to request a change in land use from Single Family to Higher Density Single Family, and a change in zoning from SF-3-NP to SF-5-NP. While this is a more reasonable request for the three townhomes the agent said are proposed for this site, the adjacent neighbors and the NPCT are opposed to any upzoning of this property. This area is already very congested, and is becoming more so with the addition of two new condominium complexes (one recently completed and one under development) on the north side of Live Oak just west of Brackenridge.

Live Oak and Brackenridge Streets are both narrow, neighborhood streets. Live Oak is so narrow that parking is prohibited on this portion west of Eastside Drive; therefore visitors of Live Oak residents must park on Post Road, Brackenridge Street or Rebel Road. Parking along Brackenridge Street makes it dangerously crowded at times, especially for pedestrians who must walk in the street since there is no sidewalk along Brackenridge.

209 East Live Oak Street sits directly across Live Oak from the south end of Brackenridge Street, and it anchors the single family portion of the neighborhood, not only to the east along Live Oak Street, but also along the neighborhood streets that intersect Live Oak, including Rebel Road, Eastside Drive and Alta Vista Avenue. Any changes to this tract will create a domino effect along Live Oak Street to the east, which will displace current residents, not only along East Live Oak Street, but also along the intersecting neighborhood streets. This displacement would destroy not only the existing community, but also the character of the neighborhood.

The domino effect of additional density on this portion of Live Oak would add even more cars, cyclists and pedestrians, as well as more parked cars to this already crowded and dangerous area. Live Oak east of Post Road and Brackenridge Streets is narrow; the conditions there are already hazardous for pedestrians and cyclists on both streets. These conditions will only be made worse by adding density to this portion of Live Oak Street

Please contact me at 512-444-4153 or GSRC NPCT Vice-Chair Sarah Campbell at 512-462-2261 if you have questions.

Sincerely,
Jean Mather, Chair
GSRC NPCT

XC: Maureen Meredith, City of Austin Planning & Development Review

Anguiano, Dora

From: Jean mather <jeanmather3@gmail.com>
Sent: Tuesday, August 26, 2014 4:16 PM
To: Anguiano, Dora
Subject: 508 E. Oltorf

C27

Dear Dora,

Did you receive this letter?

Jean

Subject: SPC-2014-0091A - 508 E. Oltorf Coffee Shop

Planning Commissioners:

In the August 5, 2013 SRCC General Meeting, our members voted to support the Conditional Use Permit required to allow the owners of 508 Oltorf to build a small coffee shop on ground floor that complied with the "Restaurant Limited" conditional use that is permitted under their current zoning. This support was granted with several stipulations and with much deliberation. Chief among the concerns that our membership raised was whether sufficient parking would be available.

It has come to our attention that, without enough time for our membership to meet and vote again, the Planning Commission will consider granting this Conditional Use Permit with the requirement that the applicant *remove* four of the parking spaces in order to limit head-in parking. While we have requested a postponement so that our membership can consider the ramifications and re-consider our support, the applicant would like to have the case heard. If the Planning Commission will not honor our request to postpone the hearing, SRCC would like to reiterate the concerns and factors that our membership considered upon voting to support this development:

1. SRCC voted to oppose the prior proposal to develop the site into a restaurant primarily due to the traffic and parking impact that this would have on the already heavily impacted Rebel Rd. residents. The immediate neighbors agreed and filed a valid petition to oppose an upzoning that would allow for a full restaurant to be built on the site.
2. SRCC voted to approve the CUP for "Limited Restaurant" because, among other things, the applicant assured the membership that there would be ample parking for the increased volume of patrons that a coffee shop would incur.
3. Rebel Rd. is heavily affected by its commercial neighbors - the body shop across the street from the applicants site routinely parks customer/project cars along it and it is a favorite overflow parking destination for the thousands of Curra's customers just around the corner.
4. Given the continued development along the Oltorf corridor, SRCC expects the current body shop on the northeast corner of Rebel and Oltorf to be redeveloped in the near future to something more appropriate for the corridor and, sadly, more parking intensive. This will only worsen the problem on this increasingly busy intersection.

While SRCC respects the need for the City of Austin to encourage safe parking standards, the elimination of 4 of the primary parking spots for the proposed coffee shop at 508 Oltorf would likely cause the immediate neighbors to be dramatically impacted by the increase traffic that this development would create. In addition, it would most likely completely change the neighborhood association's support of the permit. We ask that you postpone the hearing in order for our membership to properly consider the ramifications of these changes.

Sincerely,

Sounthaly Outhavong
SRCC President



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: August 26, 2014

SUBJECT: Additional Stakeholder Correspondence

Commissioners:

Attached please find additional stakeholder correspondence received by staff after the packets were distributed on Friday. Correspondence is included for the following cases:

C-2 Korean United Presbyterian Church Rezoning

C-4 209 E. Live Oak Street

C-12 2311 Westrock

Lee Heckman
Planning and Development Review Department

C-2

From: Karen Kephart

Sent: Friday, August 22, 2014 10:41 AM

To: Chimenti, Danette - BC; Stevens, Jean - BC; Zaragoza, Nuria - BC; Hernandez, Alfonso - BC; Oliver, Stephen - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Roark, Brian - BC; Varghese, Lesley - BC

Cc: Heckman, Lee; Meredith, Maureen

Subject: Re: 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.

I've also attached my letter as a PDF for your convenience.

Thank you for your consideration.

Kind regards,

Karen

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

C-4

From: Terry Franz
Sent: Sunday, August 24, 2014 6:44 PM
To: Meredith, Maureen
Cc: Jean Mather; Sarah Campbell
Subject: GSRC NPCT: 209 East Live Oak

Maureen,

Below is the GSRC NPCT's letter regarding the revised request for 209 East Live Oak Street. Please distribute it to Planning Commission and Council as appropriate.

Thanks,
Terry Franz
GSRC NPCT Secretary

August 24, 2014
City Council Members and Planning Commissioners
City of Austin
301 West 2nd Street
Austin, TX 78701
Subject: Case NPA-2014-0022.01
Case C14-2014-0032

Last March the Greater South River City (GSRC) Neighborhood Planning Contact Team (NPCT) learned of requests by Joshua L. McGuire to change the land use and zoning of his property at 209 East Live Oak Street. At the time, he was seeking to change the land use from Single Family to Mixed-use, and the zoning from SF-3-NP to GR-MU-NP. The property currently has two single family structures which appear to be used as rental housing. The NPCT opposed that request.

On July 29 the application was revised to request a change in land use from Single Family to Higher Density Single Family, and a change in zoning from SF-3-NP to SF-5-NP. While this is a more reasonable request for the three townhomes the agent said are proposed for this site, the adjacent neighbors and the NPCT are opposed to any upzoning of this property. This area is already very congested, and is becoming more so with the addition of two new condominium complexes (one recently completed and one under development) on the north side of Live Oak just west of Brackenridge.

Live Oak and Brackenridge Streets are both narrow, neighborhood streets. Live Oak is so narrow that parking is prohibited on this portion west of Eastside Drive; therefore visitors of Live Oak residents must park on Post Road, Brackenridge Street or Rebel Road. Parking along Brackenridge Street makes it dangerously crowded at times, especially for pedestrians who must walk in the street since there is no sidewalk along Brackenridge.

209 East Live Oak Street sits directly across Live Oak from the south end of Brackenridge Street, and it anchors the single family portion of the neighborhood, not only to the east along Live Oak Street, but also along the neighborhood streets that intersect Live Oak, including Rebel Road, Eastside Drive and Alta Vista Avenue. Any changes to this tract will create a domino effect along Live Oak Street to the east, which will displace current residents, not only



along East Live Oak Street, but also along the intersecting neighborhood streets. This displacement would destroy not only the existing community, but also the character of the neighborhood.

The domino effect of additional density on this portion of Live Oak would add even more cars, cyclists and pedestrians, as well as more parked cars to this already crowded and dangerous area. Live Oak east of Post Road and Brackenridge Streets is narrow; the conditions there are already hazardous for pedestrians and cyclists on both streets. These conditions will only be made worse by adding density to this portion of Live Oak Street.

Please contact me at 512-444-4153 or GSRC NPCT Vice-Chair Sarah Campbell at 512-462-2261 if you have questions.

Sincerely,
Jean Mather, Chair
GSRC NPCT
XC: Maureen Meredith, City of Austin Planning & Development Review

C-12

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its 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 zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 08/25/14

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<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 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: C14-2014-0050
Contact: Lee Heckman, 512-974-7604
Public Hearing: Aug 26, 2014, Planning Commission
Sept 25, 2014, City Council

RONALD NAUERT

☐ I am in favor
☒ I object

Your Name (please print)

2328 WESTROCK DRIVE

Your address(es) affected by this application

Ronald Nauert 8/21/14

Signature

Date

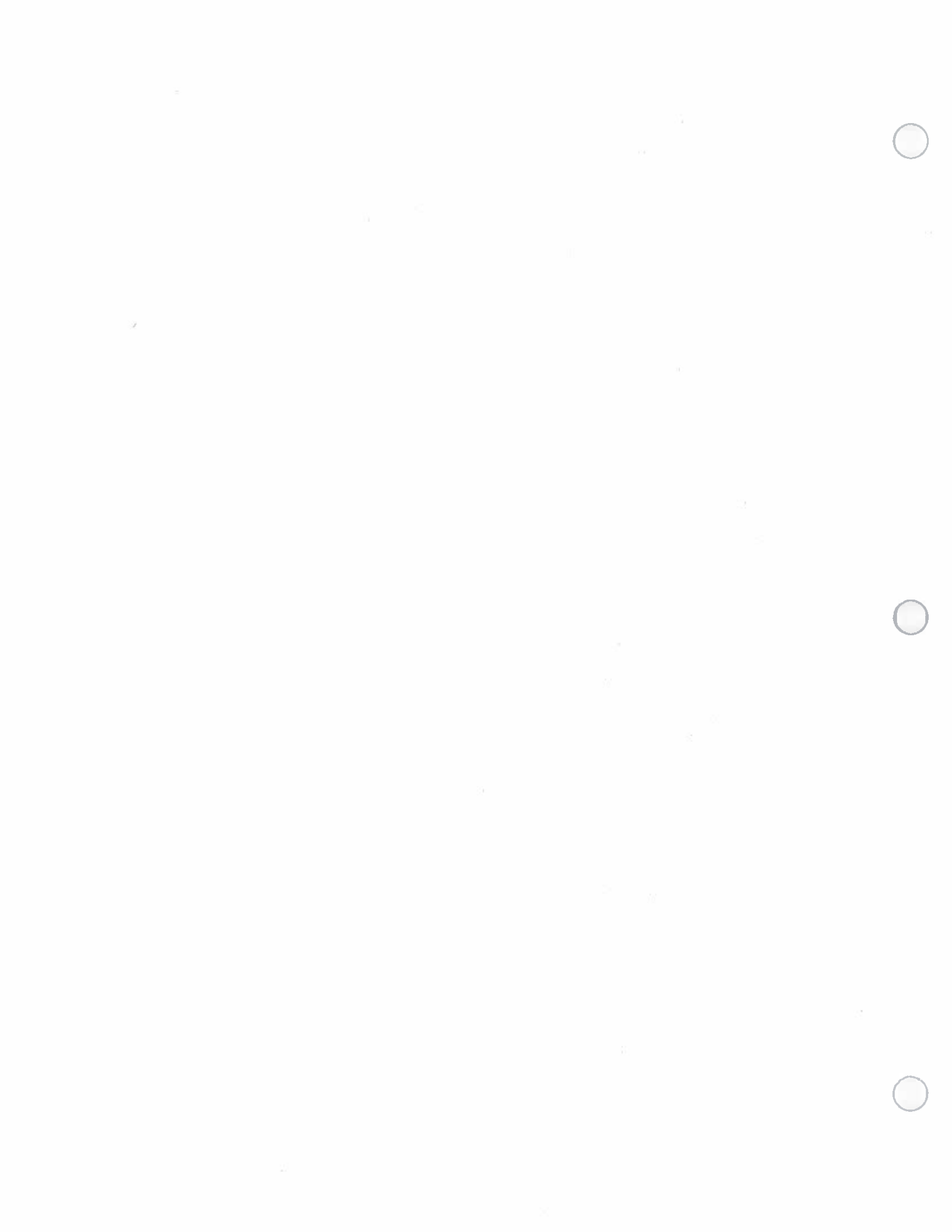
Daytime Telephone: 512 443 9490

Comments: THIS "DEVELOPMENT"

WILL ADD TOO MUCH TRAFFIC
TO A NARROW NEIGHBORHOOD
STREET. THE STREET (WESTROCK)
CANNOT BE ENLARGED AND
CANNOT HANDLE ADDITIONAL
TRAFFIC

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

City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810



C-2



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: August 22, 2014

SUBJECT: Additional Stakeholder Correspondence – Item C-2
C14-2014-0070
Korean United Presbyterian Church

Dear Commissioners:

Attached please find additional stakeholder correspondence relating to this application.

A handwritten signature in black ink, appearing to be 'LH' with a stylized flourish.

Lee Heckman
Planning and Development Review Department

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
ted@lo-tx.com
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

Montopolis Neighborhood Plan Contact Team

28

August 25th, 2014

Danette Chimenti, Chair & Members
Of Planning Commission
P O Box 1088
Austin, TX 78767

RE: C8-2013-0154 – 7000 Riverside Drive – Park Place at Riverside

Dear Chair Chimenti and Planning Commissioners:

The Montopolis Neighborhood Plan Contact Team (MNPCT) held it's meeting on August 25th, 2014 at the Montopolis Recreation Center to review the Preliminary Plan consisting of 124 lots on 29.73 acres for Park Place at Riverside Drive. The MNPCT was in agreement with the new connectivity that will take place on the property with the adjacent community streets. We are pleased with the erosion control, drainage and new improved 15 inch water line. The MNPCT is in agreement with staff recommendation of the preliminary plan.

We would also like to remind the Planning Commissioners that this particular site, with the address of 1700 Frontier Valley was approved by the Planning Commission and City Council in 2012 to build an affordable housing complex by the Cesar Chavez Foundation. Unfortunately, it was opposed by some new comers in Montopolis at the State level and did not get the Tax Credits it was seeking. The MNPCT did recommend that the City purchase this property to protect the Montopolis residents from future gentrification. The Park Place at Riverside will not be an affordable project.

We must work together to make Austin affordable and to ensure that the poor and the working poor and now the middle class can continue to live in the urban core.

The MNPCT also recommends that the City look at providing a traffic light at the intersection of East Riverside Drive and Lawrence/Thrasher Street.

Sincerely,

Susana Almanza

Susana Almanza, President
Montopolis Neighborhood Plan Contact Team
512/202-1511



MEMORANDUM

TO: Lee Heckman, Case Manager
CC: Ron Thrower
FROM: Amanda Couch, Senior Planner
DATE: August 05th, 2014
SUBJECT: Neighborhood Traffic Analysis for Korean United Presbyterian Church
Zoning Case # C14-2014-0036
(Revised)

The transportation section has performed a Neighborhood Traffic Impact Analysis (NTA) for the above referenced case and offers the following comments.

The 2.275-acre tract is located in North Austin at 2000 Justin Lane. The site is surrounded by Justin Lane, an Arterial roadway, Hardy Drive, and Cullen Avenue. It is primarily surrounded by Single Family and Multi-family to the north and east and by Commercial and Office to the south and west. In order to get a more accurate analysis of the impact of the site on the adjacent roadways, the neighborhood traffic analysis incorporates the entire site that will consist of the proposed religious assembly space.

Roadways

The tract proposes access to Cullen Avenue, Justin Lane, and Hardy Drive.

Current conditions of roadways are as follows:

Name	ROW	Pavement	Classification
Cullen Ave.	60'	22'	Local
Hardy Dr.	50'	27'	Local
Justin Ln.	75'	32'	Arterial

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed GO-MU-NP zoning for a 99,099 square foot lot may generate 3,837 vehicle trips per day. This number assumes that the site develops to the maximum intensity allowed under the zoning

classification without consideration of setbacks, environmental constraints, or other site characteristics. However, the applicant has agreed to limit the vehicle trips per day to 2,000 as a condition of this zoning. Therefore, the NTA is based on a development that will not generate more than 2,000 trips per day.

Table 1 represents the expected distribution of the 2,000 trips:

Table 1.	
Street	Traffic Distribution by Percent
Justin Lane	50%
Cullen Avenue	30%
Hardy Drive	20%
TOTAL	100%

Table 2 represents a breakdown of existing traffic on Justin Lane, Cullen Avenue, and Hardy Drive, proposed site traffic, total traffic after development and percentage increase in traffic. Existing traffic is the average of traffic counts taken from May 2nd – May 8th, 2014.

Table 2.				
Street	Existing Traffic (average vpd)	Proposed New Site Traffic to Roadway	Overall Traffic	Percentage Increase in Traffic
Justin Lane	5,441	1,000	6,441	15%
Cullen Avenue	1,159	600	1,759	34%
Hardy Drive	1,045	400	1,445	27%

According to Section 25-6-116 of the Land Development Code, traffic on a residential local or collector street is operating at a desirable level if a pavement width of 30 –40 feet is carrying 1,200 vpd or more. Cullen Avenue and Hardy Drive are carrying more than 1,200 vpd and have a substandard pavement width of less than 30'. Traffic volumes for these particular roadways are not operating at a desirable limit according to 25-6-116.

According to 25-6-114 of the Land Development Code, NTA's are not required for arterial roadways. The Austin Metropolitan Area Transportation Plan classifies Justin Lane as an arterial roadway, and therefore there are no recommendations for Justin Lane outlined in this NTA.

Recommendations/Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Hardy Drive and Cullen Avenue are classified as Collector streets.
2. The traffic along Cullen Avenue and Hardy Drive currently exceeds the requirements established in Section 25-6-116. At time of site plan, the applicant will be required to post fiscal for improving the roadway width up to 30 feet for the entire street frontage

along the property of Cullen Avenue and Hardy Drive. The applicant must submit a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.

3. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me 974-2881.

A handwritten signature in cursive script that reads "Amanda M. Couch".

Amanda M. Couch
Senior Planner ~ Transportation Review
Planning and Development Review Department

PLANNING COMMISSION

AUGUST 26, 2014

AGENDA ITEMS C1 & C2

NPA-2014-0017.01 – Korean United Presbyterian Church FLUM

From: CIVIC AND MULTIFAMILY

To: MIXED USE / OFFICE

C14-2014-0036 – Korean United Presbyterian Church REZONING

From: SF-3-NP, LO-NP, MF-3-NP

To: GO-MU-NP

PROPERTY SIZE – 2.276 ACRES

EXISTING ZONING

LO-NP = 1.003 ACRES

SF-3-NP = 1.003 ACRES

MF-3-NP = 0.270 ACRES

C14-02

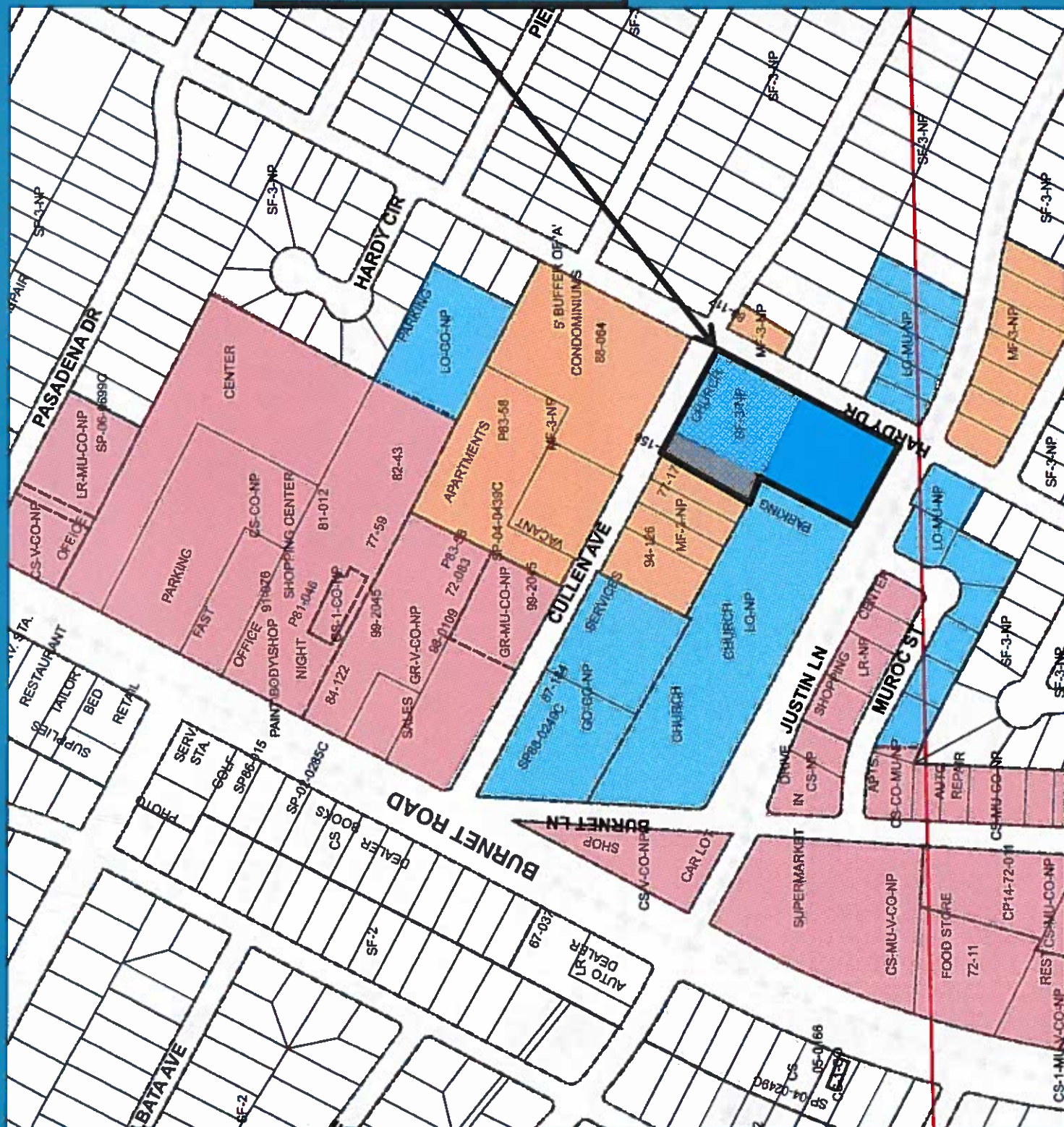
EXISTING ZONING

COMMERCIAL
LR, GR, CS

OFFICE
LO, GO

MULTIFAMILY
MF-3

SINGLE FAMILY
SF-3



Request is for GO zoning –

<u>Parameter</u>	<u>“LO”</u>	<u>“GO”</u>	<u>“GO-MU-CO”</u>
Height	40' - 3-Stories	60' - 4-Stories	40' - 3-Stories for western half
Setback – Front	25'	15'	25'
Building Coverage	50%	60%	<div>60%</div>
Impervious Cover	70%	80%	<div>80%</div>
FAR	0.7:1 69,369 s.f.	1:1 99,099 s.f.	0.7:1 69,369 s.f.

EXISTING ZONING

DEVELOPMENT POTENTIAL

LO - OFFICE -	30,583 S.F.	<u>VEHICLE TRIPS</u>
MF-3 - MULTIFAMILY -	9 RESIDENTIAL UNITS	>1,500 TRIPS
SF-3 - SINGLE FAMILY -	6 DUPLEXES / 12 UNITS	
OR	DAY CARE (Conditional)	
OR	SCHOOL (Conditional if Private)	

PROPOSED ZONING

PROPOSED DEVELOPMENT

GO - OFFICE -	69,369 S.F. (Maximum allowed with LO)	<u>VEHICLE TRIPS</u>
		<1,000 TRIPS

Project Tabulations

Site Area:	97,463 SF
Zoning:	LO
Allowable FAR	0.7:1 (68,224 SF)
Proposed FAR	0.7
Allowable Coverage:	50% (48,821 SF)
Height Limit:	40 Feet
Proposed Height:	40 Feet
Number of Stories:	3
Setbacks:	25' Front 15' Street 5' Side 5' Interior Lot
Proposed User:	Professional Office
Gross Square Feet:	68,000 SF
Traffic Counts:	138 am 155 pm 991 total trips
Parking Requirements:	1 space per 275 SF Required Spaces: 247 Spaces Urban Parking Reduction: 20% Total Required Parking: 198 Spaces Total Spaces Proposed: 198 Spaces

Michael Hsu
Office Of Architecture

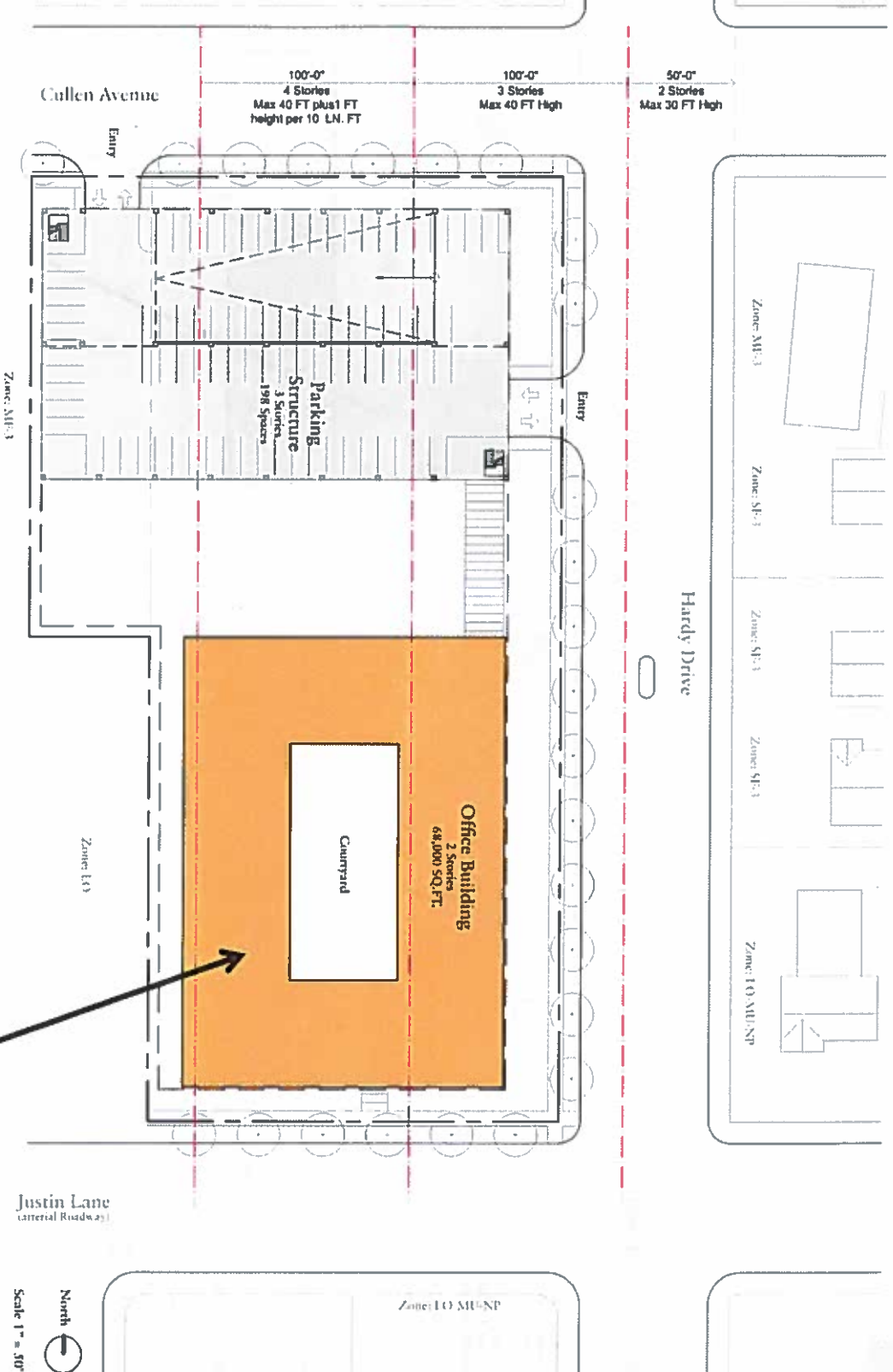
4910 Burnett Road
Austin, Texas 78756
(512) 706.4303

Cabina West

2000 Justin Lane
Austin, Texas

2014 June 16

Site Plan
LO Zoning Option



"LO" ZONING OPTION

2 - STORY BUILDING



Project Tabulations

Site Area:	97,463 SF
Zoning:	GO
Allowable FAR	1:1 (97,463 SF)
Proposed FAR	0.7
Allowable Coverage:	60% (58,477 SF)
Height Limit:	40 Feet
Proposed Height:	40 Feet
Number of Stories:	3
Setbacks:	15' Front 15' Street 5' Side 5' Interior Lot
Gross Square Feet:	66,000 SF
Proposed Use:	Professional Office
Traffic Counts:	
Peak Trips:	133 am 152 pm 957 total trips
Parking Requirements:	
City Requirements:	1 space per 275 SF
Required Spaces:	66,000 SF / 275 = 240 Spaces
Urban Parking Reduction:	20%
Total Required Parking:	192 Spaces
Total Spaces Proposed:	192 Spaces

Michael Hsu
Office of Architecture

4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

Cadina West

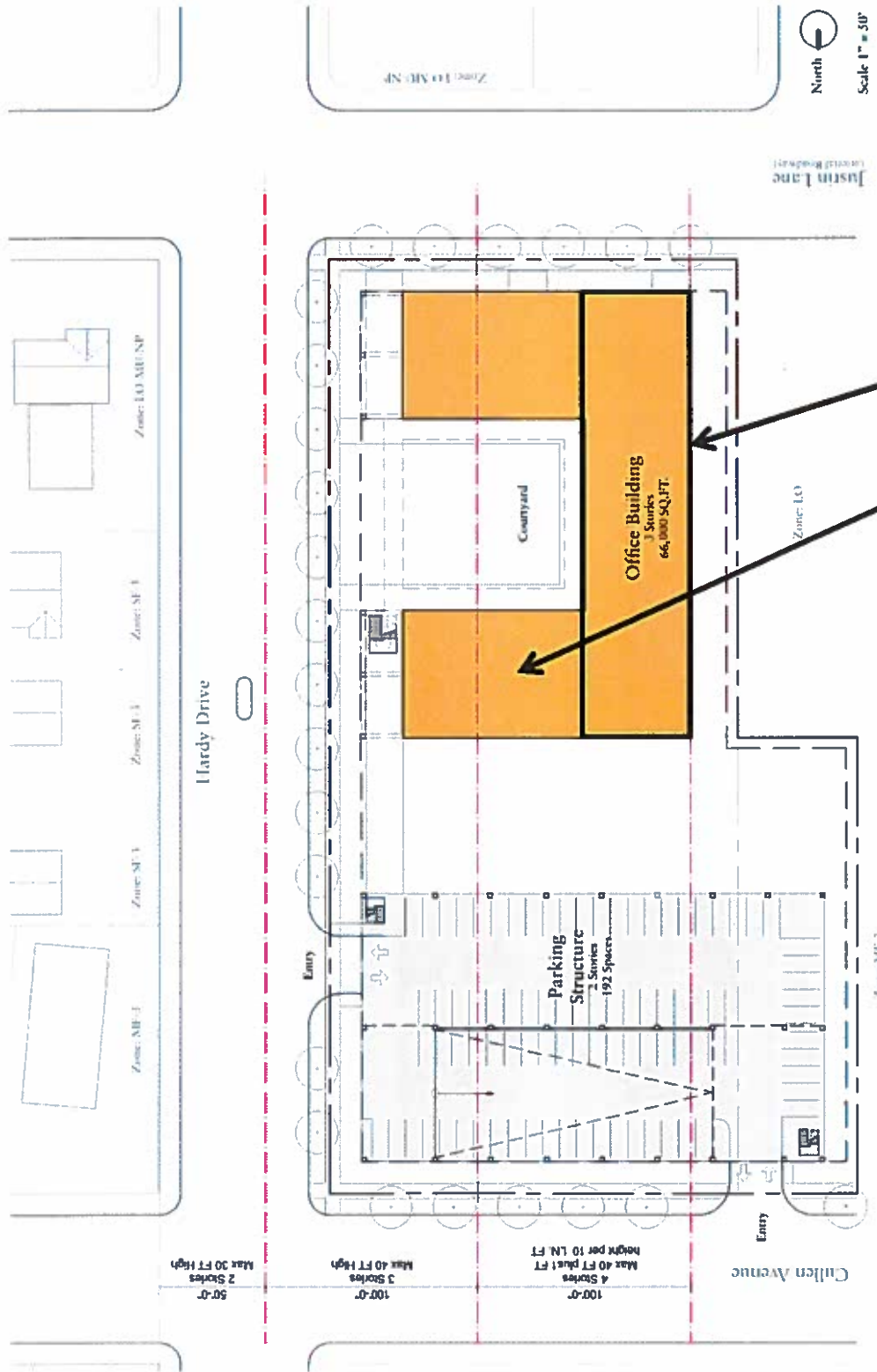
2000 Justin Lane
Austin, Texas

2014 Jun. 16

Site Plan
GO Zoning Option

"GO" ZONING OPTION

2 & 3 - STORY BUILDING



Request for Rezoning

“GO-MU-CO”, General Office - Mixed Use – Conditional Overlay

Conditions –

“LO” Site Development Regulations other than

- 1) Building Coverage;**
- 2) Impervious Cover**

C11



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: August 21, 2014

SUBJECT: C14-2014-0099 / 1500 S Pleasant Valley ERC Plan Amendment
Postponement until September 9, 2014

Commissioners:

The E. Riverside/Oltorf Combined Neighborhood Plan Contact Team has requested a postponement of this application until September 9, 2014 (see attached). This is the first such request from a neighborhood stakeholder group, and the applicant has agreed to their request. Consequently, the postponement request will be offered as a Consent item at your meeting on Tuesday.

A handwritten signature in black ink, appearing to be "LH", is positioned above the printed name of the sender.

Lee Heckman
Planning and Development Review Department

From: Toni House

Sent: Thursday, August 21, 2014 8:59 AM

To: Heckman, Lee

Cc: gayle goff (2); Jan Long; Malcolm Yeatts; Dawn Cizmar; Carl Braun; Fred Krebs; Linda Watkins; John Harms; Jean Mather;; Kendall Krebs; Amber Wilkins; Mike May;

Subject: Case #C14-2014-0099 1500 S. Pleasant Valley Rd.

Importance: High

Hi, Lee -- In order to allow sufficient time for contact team representatives to meet with you and other Neighborhood Planning staff to discuss our concerns regarding this case, on behalf of the E. Riverside/Oltorf Combined Neighborhood Plan Contact Team, I am requesting a postponement of the August 26, 2014, Planning Commission hearing on the referenced case to September 9th, 2014. Please advise the Planning Commission of this request for postponement. Thank you.

/s/ Toni House

EROC NPCT Member

cc: EROC NPCT Members

C13
1**ZONING CHANGE REVIEW SHEET****CASE:** C14-2014-0105 / Samon**P.C. DATE:** August 26, 2014**ADDRESS:** 2428 & 2432 S 1st Street**AREA:** 0.70 acres**NEIGHBORHOOD PLAN AREA:** Galindo (South Austin Combined Neighborhood Plan Area)**OWNER:** James Samon**APPLICANT:** Ates Construction Co (Ray D. Ates)**ZONING FROM:** LO; Limited Office**ZONING TO:** CS; General Commercial Services**SUMMARY STAFF RECOMMENDATION:**

To grant an alternate recommendation as follows (see Exhibit B for Proposed Tract Map):

Tract 1: CS, General Commercial Services;

Tract 2: LR, Neighborhood Commercial; and

Tract 3: LO, Limited Office with the following conditions:

- 1) A 2,0000 vehicle trip per day limit be placed on the combined tracts;
- 2) Access from the Tracts to the right-of-way at the north property line of the tract would be prohibited except for pedestrian, bicycle, and emergency services access; and
- 3) The following uses would be prohibited on Tract 2: medical offices exceeding 5,000 square feet, service station, and custom manufacturing.

PLANNING COMMISSION RECOMMENDATION:

To be considered August 26, 2014

DEPARTMENT COMMENTS:

The subject tract consists of 0.7 acres, centered approximately 470 feet south of West Oltorf Street and abutting South 1st Street (see Exhibits A). The vacant property is surrounded by commercial, office, and residential zoning and land uses, and is across the street from the Gillis Neighborhood Park. The San Jose Church campus is to the south and west.

The owner of the subject tract also owns the CS-1-V-zoned parcel abutting the tract to the north, and the CS-zoned parcel abutting to the south. However, the request for CS is driven not by a desire to redevelop these parcels in a uniform fashion at this time. Rather, the applicant has stated a desire to use the area abutting S 1st St as a food trailer court; future plans may involve a small restaurant on the western portion of the tract.

ABUTTING STREETS & TRANSIT:

Street Name	ROW Width	Pavement Width	Classification	Bicycle	Bus Service	Sidewalks
S. 1 st Street	75' feet	60' feet	Arterial	Yes	Yes	Yes

C13
2

There is an unnamed alley to the north of the subject tract, approximately 30 feet wide, extending from S 1st St to S 3rd Street. This alleyway is maintained by the City, and is used by both by the properties that front it, but also as an access point to the San Jose Church campus.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Vacant (remaining structures and paved parking)
<i>North</i>	CS-1-V; CS; SF-3	Liquor Sales, Cocktail Lounge; Alley; Vacant; Pawn Shop Services; Single Family Residential
<i>East</i>	GR-CO-NP; P- NP	S 1 st St; Convenience Retail, Restaurants; Park; South Austin Health Center
<i>South</i>	CS; GR-CO; CS-V; CS-CO; GO-V-CO; GR- V-CO; LO-V- CO	Vacant; Personal Services; Restaurant; Undeveloped; Undeveloped
<i>West</i>	LO; MF-2	Single Family Residential; Multifamily

TIA: Not required; 2,000 vehicle trip per day cap recommended

WATERSHED: East Bouldin Creek Watershed

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ASSOCIATIONS & COMMUNITY ORGANIZATIONS:

COMMUNITY REGISTRY NAME	COMMUNITY REGISTRY ID
Bouldin Creek Neighborhood Association	127
Dawson Neighborhood Assn.	154
South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
SoCo-South First St.	752
Galindo Elementary Neighborhood Assn.	904
Dawson Neighborhood Planning Contact Team	976
Homeless Neighborhood Organization	1037
Bouldin Creek Neighborhood Planning Team	1074
Bike Austin	1075
Perry Grid 614	1107
Super Duper Neighborhood Objectors and Appeals Organization	1200
South First IBIZ District	1323
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Wildflower Church	1423

C13
3

Preservation Austin
Friends of the Emma Barrientos MACC

1424

1447

ZONING CASE HISTORIES FOR THIS TRACT:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
2432 S 1 st St C14-99-0034*	SF-3 to GO	Recommended GO; 04/20/1999	Approved LO; 07/22/1999

* This case includes the proposed Tract 1 and the southern half of Tract 2, as depicted on Exhibit B.

ZONING CASE HISTORIES IN THE AREA:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
West of South 1st Street			
605 W Oltorf C14-00-2239	SF-3 to NO	Recommended NO-MU; 12/19/2000	Approved NO-MU; 02/15/2001
2408 S 1 st St C14-61-92	"C" 1 st H&A to "C-2" 1 st H&A	Recommended	Approved 08/10/1961
2410 S 1 st St C14-69-002	"C" 1 st H&A to "C-2" 1 st H&A		Approved; 03/06/1969
2424 S 1 st St C14-60-138	"A" 1 st H&A to "C" 1 st H&A		Approved; 12/08/1960
2444 S 1 st St C14-04-0180	SF-3 to GR	Recommended GR-CO; 12/21/2004	Approved GR-CO; 01/27/2005
2510 S 1 st St C14-06-0032	SF-3 to CS, GO, GR, LO with Conditions	Recommended CS-CO, GO-CO, GR-CO, LO-CO; 05/09/2006	Approved CS-CO, GO-CO, GR-CO, LO-CO; 09/28/2006
2411 Oakcrest C14-78-179 (San Jose)	"A" 1 st H&A to "O" 1 st H&A		Approved 05/29/1980 (RCA restricts to clinic use)
2435 Oakcrest C14-99-0044 (San Jose)	SF-3 and MF-2 to LO-CO	Recommended 04/27/1999	Approved 07/01/1999 (CO Limits Uses)
East of South 1st Street			
C14-01-0061 501-529 W Oltorf (Dawson NP)	GR to GR-CO-NP; CS & CS-1 to CS-CO-NP & CS-1-CO-NP	Recommended; 07/10/2001	Approved; 12/06/2001

C13
4

C14-72-44 (2501-2507 S 1st St)	"A" 1st H&A to "C" 1st H&A		Approved; 05/18/1972
C14-86-223 (2400 Block S 1 st & 2405 Durwood) [Gillis Park and Cmty Center area]	CS and SF-3 to P	Recommended; 11/25/1986	Approved; 12/04/1986

In addition to the above individual cases, several neighborhoods adopted Vertical Mixed Use Building (V) combining district and Vertical Mixed Use Overlay (VMU) for certain tracts within their neighborhood boundaries during the Opt-In process in 2007 and 2008. This includes Galindo (C14-2007-0238), which included 21 tracts along the west side of S 1st Street between Oltorf and Ben White Boulevard, and Dawon, which so designated 10 properties along the east side of S 1st St. North of Oltorf, the Bouldin Neighborhood (C14-2007-0220) designated 25 such tracts on either side of S 1st St.

For area properties in Galindo, eligible properties are exempt from dimensional standards; other typical allowances include ground-floor commercial uses for office districts, and a requirement for 10% affordable units in a vertical mixed use building.

CITY COUNCIL DATE:

Scheduled to be considered September 25, 2014.

CITY COUNCIL ACTION:**ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Lee Heckman
e-mail address: lee.heckman@austintexas.gov

PHONE: 974-7604

C13
5**SUMMARY STAFF RECOMMENDATION**

To grant an alternate recommendation as follows (see Exhibit B for Proposed Tract Map):

Tract 1: CS, General Commercial Services;

Tract 2: LR, Neighborhood Commercial; and

Tract 3: LO, Limited Office with the following conditions:

- 1) A 2,000 vehicle trip per day limit be placed on the combined tracts;
- 2) Access from the Tracts to the right-of-way at the north property line of the tract would be prohibited except for pedestrian, bicycle, and emergency services access; and
- 3) The following uses would be prohibited on Tract 2: medical offices exceeding 5,000 square feet, service station, and custom manufacturing.

BACKGROUND

Limited office (LO) district, the current zoning, is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The proposed general commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

Staff's recommendation includes neighborhood commercial (LR), which is a district designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The recommendation also includes the use of a conditional overlay (CO) combining district, which may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

BASIS FOR RECOMMENDATION

Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character; and

Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

The request CS zoning fits neatly between the parcels zoned CS-1-V and CS along S 1st St. Those two parcels are under the same ownership as the subject tract. Staff is unaware of any plan to redevelop this collection of parcels as a unified project at this time. Instead, the request is to facilitate using the site for a food trailer court, and possible small restaurant in the future.

Yet, the parcel also abuts property zoned LO (used as residential) and is across an alleyway from property zoned SF-3, and used as single family residential. It is indeed an alley; 30' across, and

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although paved and maintained by the City of Austin, would not meet current standards for a public roadway.

Any commercial use of this site (or office if it remained such) would be subject to compatibility standards along the north and west, owing to the current uses as single-family. While this promotes compatibility at the site-planning stage, staff cannot justify placing unconditional CS next to, or 30' away from, single-family residences. The existing LO provides an appropriate transition next to residential uses.

At the same time, CS is appropriate along major arterials such as S 1st St. The proposed Tract 1, which is recommended for CS, is approximately 50' x 100' and should accommodate the two food trucks the applicant has indicated triggered the rezoning request. At the same time, the LR (neighborhood commercial) proposed for Tract 2 would allow for both parking in the short term and for a restaurant use in the future. While GR, community commercial was also considered for this Tract, staff thinks the less intense LR district provides better compatibility and a better transition between the CS recommended along S 1st St and the existing LO to the north and west.

One difference between the GR and LR considered for Tract 2 is the difference in restaurant use. GR permits a more intense general restaurant use. Under the LR zoning district requirements, a limited restaurant (which does not serve alcohol) is permitted by right, a general restaurant (which includes the sale and on-premises consumption of alcohol as an accessory use) is permitted, but subject to size limitations, reduced hours of operations, outdoor seating and entertainment constraints, and other conditions. A GR district also allows a general restaurant more flexibility, in terms of space and scope of operation. Based on conversations with the applicant, a general restaurant is not envisioned; a limited restaurant, serving the neighborhood, can function well in an LR setting, and both the establishment and the district provide better compatibility and transition.

Of note, the neighborhood has adopted additional requirements for mobile food establishments. Specifically, there are spatial requirements (50' from SF-5 or more restrictive districts) and limited hours of operation, depending on proximity to SF-5 or more restrictive districts. Given that the CS allows mobile food vending and LO and LR do not, this ensures such activities would be at the front of the site, along S 1st St. Combined with the additional requirements adopted by the neighborhood, staff believes compatibility is further ensured.

Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

This property is not really at in intersection of arterials and collectors. It does have nearly 50' of frontage on S 1st St., a major arterial, but the 100' of frontage on the east-west alley does not truly meet the collector standard. However, this is a small site (less than 1 acre) and the traffic generated by the site will be modest. In addition, access from the Tracts to the alleyway is recommended to be limited to pedestrian, bicycle, and emergency services access. This means traffic generated by redevelopment or reuse of the site would enter from and exit to S 1st St., not back to Oltorf Street by means of S 2nd or 3rd Streets.

If this property is combined with the CS and CS-1-V properties along S 1st St. into a larger, unified project, than the combined project may generate more traffic to the site, but at that point the site would also have multiple access points to S 1st St.

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The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.

The neighborhood planning effort for this area has been suspended. As such, there is no neighborhood plan or future land use map to consult in developing the staff recommendation. The Imagine Austin Comprehensive Plan (IACP) identifies S 1st St. as an Activity Corridor. These corridors have a dual nature or purpose. First, they are important transportation connections, with pedestrian, bicycle, transit and car use; they are to enhance mobility. Second, they are characterized by a variety of activities and building types; they are areas of concentrated development. So more than just a means to get from one place to another, S 1st St. may become its own place. Redevelopment and evolution of corridors, which can vary by the corridor and its current characteristics and future role, is anticipated by the IACP.

Redevelopment of this site, initially as a court for food trucks and potentially later with a restaurant, seems to be in keeping with the IACP's goals of compact communities in which neighborhood residents or employees can access services in close proximity. At the same time, protecting neighborhood character is also cited in the IACP, and one cannot overlook the fact this property is located near single-family residential uses, despite it fronting a major arterial.

Zoning should allow for a reasonable use of the property.

At such time the LO-zoned properties to the west are no longer uses for residential purposes, and/or at such time an owner wishes to consolidate the subject tract and the CS-1-V and CS-zoned parcels along S 1st St, and proposes a unified project, staff can certainly consider whether an expanded CS district is reasonable and appropriate. At the present time, however, and in the absence of such a unified project, recommending unlimited or unrestricted CS for the entire site seems to be generous beyond justification.

Consequently, staff recommends CS for that portion along S 1st St. (Tract 1), a middle-tier LR for that portion in the back and abutting LO zoned but single-family used property (Tract 2), and maintaining LO at the northern end of the property (Tract 3) that fronts an alleyway and single-family residential 30' away.

Staff has proposed an alternate recommendation. Nonetheless, given that the applicant can very likely achieve the goals which led to the request – allowing for a court for food trucks and the possibility of opening a small restaurant in the future - the proposed zoning should allow for a reasonable use of the site.

C13
8**EXISTING SITE CHARACTERISTICS AND REVIEW COMMENTS****Site Characteristics**

The site is current vacant, with a couple of structures and surface parking that nearly covers the entirety of the property. The property is flat, ostensibly treeless, and has no known environmental features that would inhibit reuse or redevelopment of the site.

PDRD Environmental Review (MM) (2014-07-01)

- 1) The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
- 2) Zoning district impervious cover limits apply in the Urban Watershed classification.
- 3) According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
- 6) This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements

PDRD Site Plan Review (RA)

- 1) Site plans will be required for any new development other than single-family or duplex residential.
- 2) Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- 3) Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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- 4) The site is subject to compatibility standards. Along the west and south property line, the following standards apply:
- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - Additional design regulations will be enforced at the time a site plan is submitted.

PDRD Transportation Review (BG) (2014-06-09)

- No additional right-of-way is needed at this time. Adequate ROW as required by the AMATP.
- Additional right of way may be required at the time of subdivision and/or site plan.
- A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]
- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: S 1st Street.

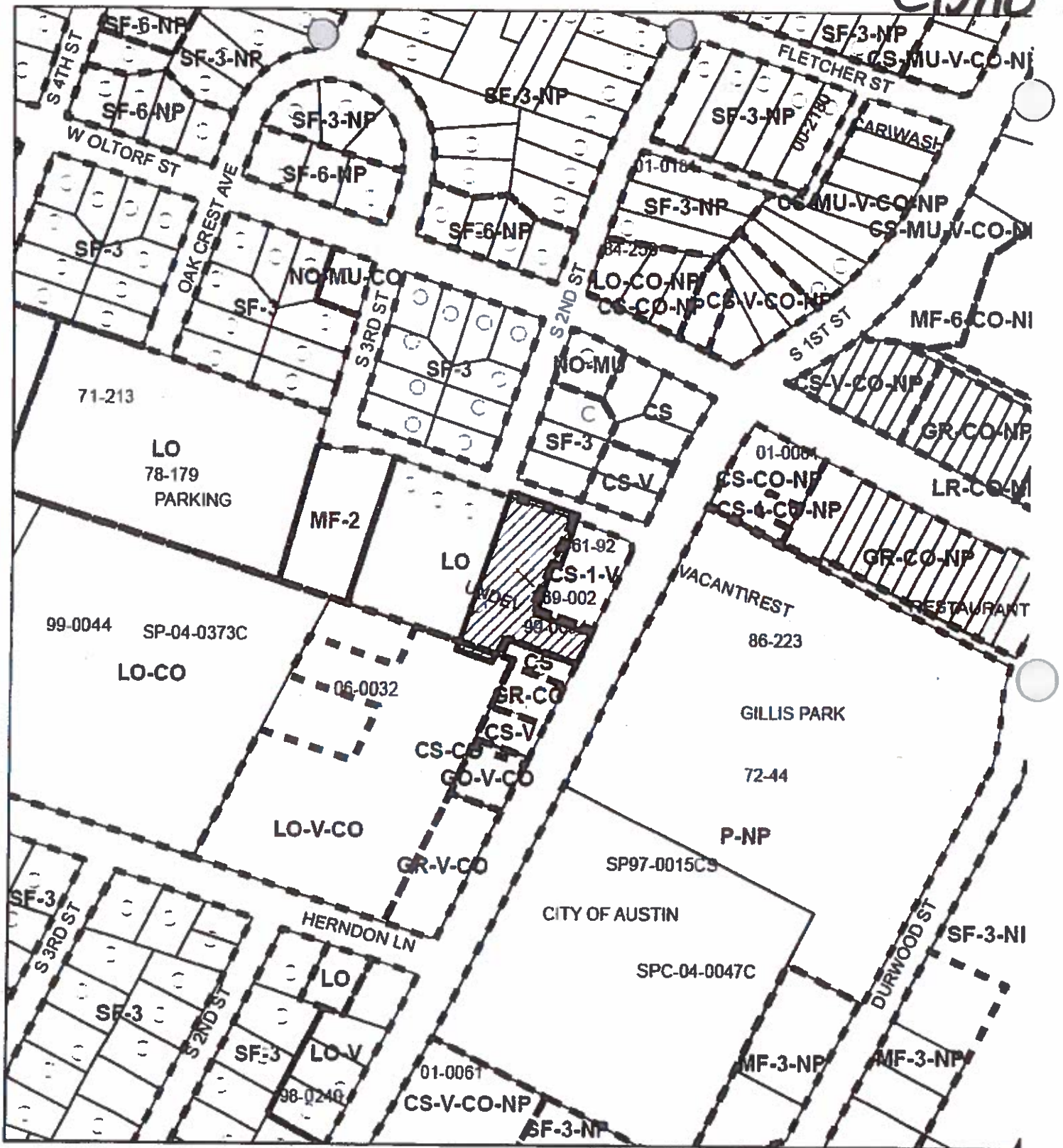
5) Existing Street Characteristics:




Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
S. 1 st Street	75'	60'	Arterial	Yes	Yes	Yes

PDRD Austin Water Utility Review (NK) (2014-06-26)

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

C13110



- N**
-  **SUBJECT TRACT**
-  **PENDING CASE**
-  **ZONING BOUNDARY**

ZONING CASE
C14-2014-0105

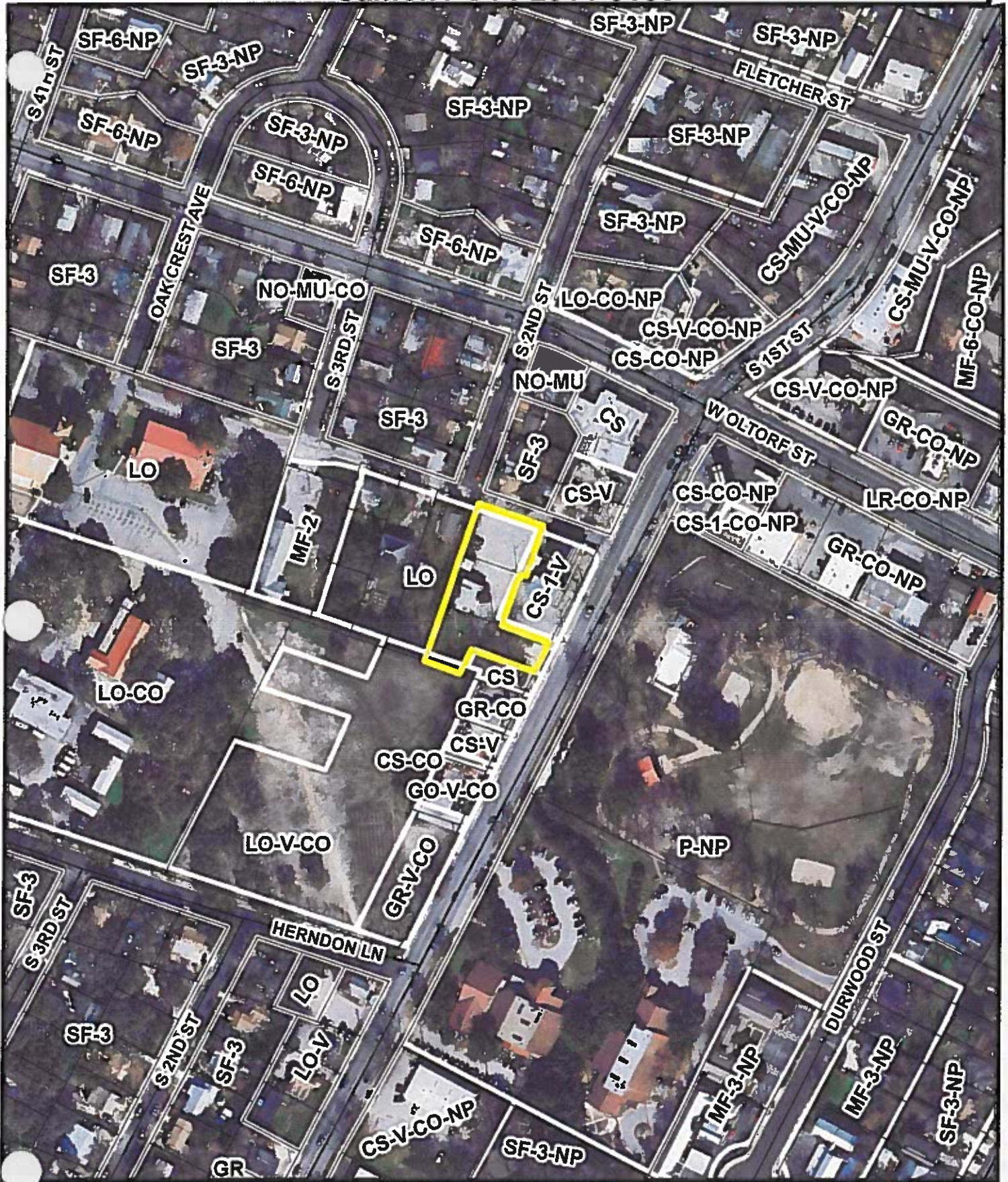


1" = 200'

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 on-the-ground survey and represents only the approximate relative location of property boundaries.

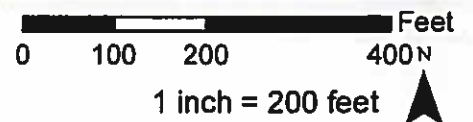
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A - Zoning Map



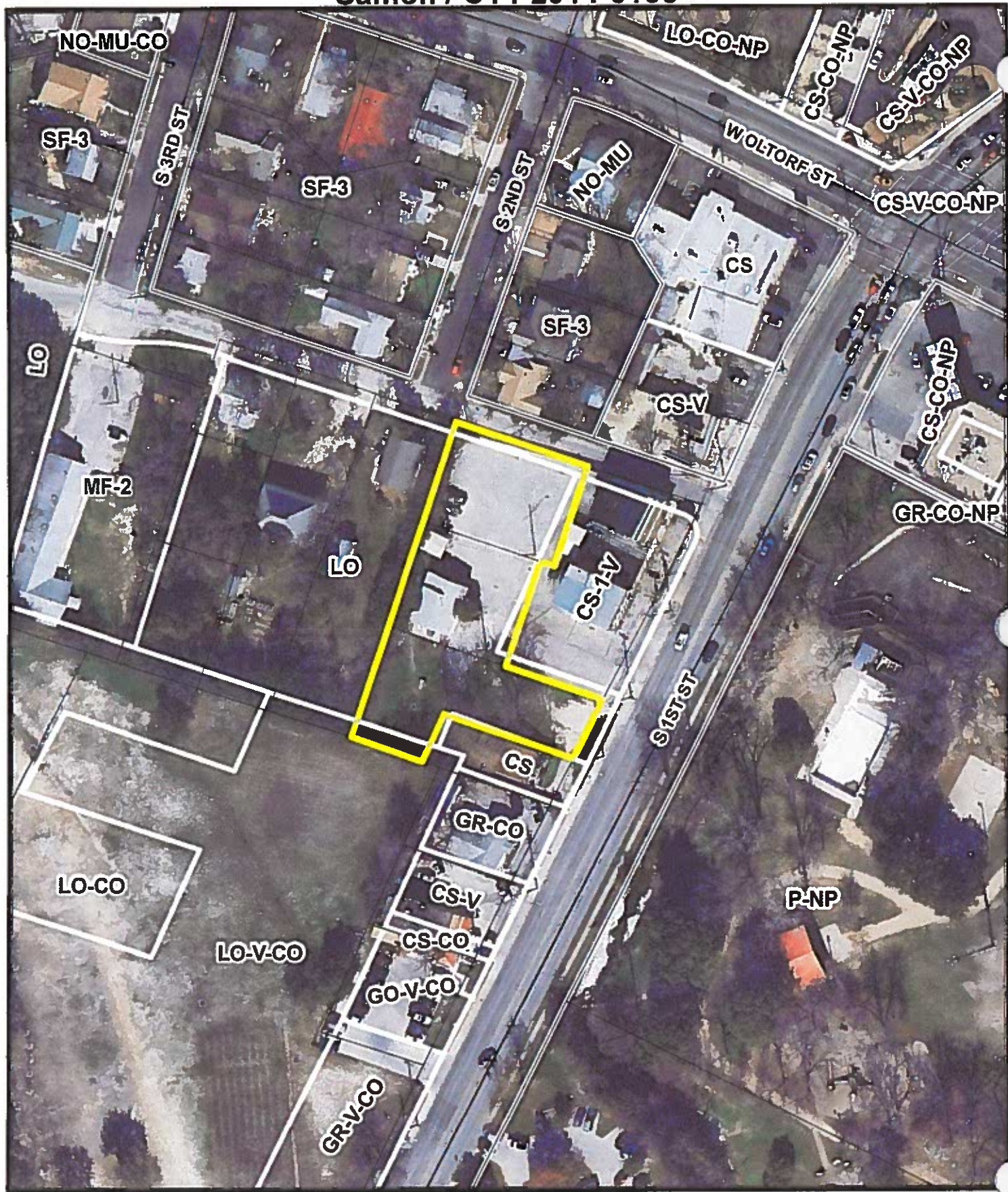
Aerial: 2012-01

Ex A-1
Aerial & Zoning



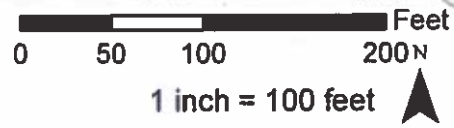
C13/12

Samon / C14-2014-0105



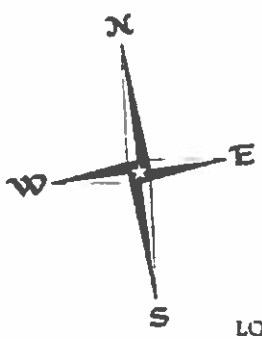
Aerial: 2012-01

Ex A-2
Aerial & Zoning



"= 30'

SOUTH 2ND ST.



LOMA LINDA
VOLUME 4 PAGE 216

LOT 9

BLOCK "A"

LOT 1

Legend C13/13

- 1/2" Iron Rod Found (unless notes)
- ◊ 1/2" Iron Rod Found with plastic cap imprinted with "RPLS 4835"
- ⊗ Calculated Point
- (Record Bearing and Distance)

BEARING BASIS

N70°00'00"W 69.4
(569°56'00"E 69.49)

20' Easement per Volume 4, Page 216

S70°00'00"E 84.56'
(570°00'E 207.79)

**Tract 3
LO**

Jesse Saeltan
(0.4251 Acre)
Document No. 2002060056

ISAAC DECKER LEAGUE
ABSTRACT No. 8

0.70 ACRE

**Tract 2
LR**

**Tract 1
CS**

SOUTH 1ST STREET (R.O.W. VARIES)

PLACE OF BEGINNING

City of Austin
(855 sq.ft.)
Volume 2244 Page 279

John McCarthy
shop of the Catholic Diocese of Austin
(1.115 Acres)
Volume 14395 Page 2204

Exhibit B - Proposed Tracts

C-14



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: August 21, 2014

SUBJECT: C14-2014-0103 / Radio Coffee & Beer / Item C-14
Postponement until September 9, 2014

Commissioners:

The applicant has requested a postponement of this application until September 9, 2014, in order to meet with staff and further discuss the application. This is the first such request from the applicant. Consequently, the postponement request will be offered as a Consent item at your meeting on Tuesday.

A handwritten signature in black ink, appearing to be "LH", is written over a horizontal line.

Lee Heckman
Planning and Development Review Department

C-14



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: August 22, 2014

SUBJECT: Stakeholder Correspondence – Item C-14
C14-2014-0103
Radio Coffee and Beer

Dear Commissioners:

Attached please find stakeholder correspondence relating to this application.

A handwritten signature in black ink, appearing to read "LH", is positioned above the printed name of the sender.

Lee Heckman
Planning and Development Review Department

From: Sharon Johnson
Sent: Thursday, August 21, 2014 4:38 PM
To: Heckman, Lee
Subject: Radio Coffee and Beer / C14-2014-0103

Lee Heckman

I object to the rezoning of the Radio Coffee and Beer.

Sharon Johnson
2012 Fort View Rd.
Austin, TX 78704

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its 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 zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R08122/14

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<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 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: C14-2014-0103
Contact: Lee Heckman, 512-974-7604
Public Hearing: Aug 26, 2014, Planning Commission
Sept 25, 2014, City Council

James M. Crane
Your Name (please print)

4100 Manchaca Rd.
Your address(es) affected by this application

☐ I am in favor
☒ I object

8-16-14
Date

Signature

Daytime Telephone: 512-633-7482

Comments: I have no problem with beer & wine at this location but I am against liquor sales. I have been in this neighborhood since early 1980's and there are too many special needs people living & walking this street to start adding drivers with liquor consuming to the mix. Not an appropriate use for this location. Love the coffee! (SEE reverse side)

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 INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 8/22/14

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2014-0103

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 26, 2014, Planning Commission
Sept 25, 2014, City Council

Sandra Cherico
Your Name (please print)

2021 B. Bathright Cove
Your address(es) affected by this application

Sandra Cherico
Signature

Date

8-18-14

Daytime Telephone:

Comments: Parking is the issue
Parking would last longer (2AM)
Beer, wine, coffee closing midnight
created a softer street
environment.

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