

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Crestview/Wooten Combined Neighborhood Planning Area

**CASE#:** NPA-2015-0017.01

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

**PROJECT NAME:** Korean United Presbyterian Church FLUM Amendment

**PC DATE:** August 25, 2015  
August 11, 2015

**ADDRESSES:** 2000 Justin Lane (portion of)

**DISTRICT AREA:** 7

**SITE AREA:** 0.948 acres

**APPLICANT/OWNER:** Korean United Presbyterian Church (Roy M. Kimm)

**AGENT:** Thrower Design (A. Ron Thrower)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Civic

**To:** Multifamily

**Base District Zoning Change**

**Related Zoning Case:** C14-2015-0025

**From:** SF-3-NP

**To:** MF-3-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** April 1, 2004

**PLANNING COMMISSION RECOMMENDATION:**

**August 25, 2015** – To grant applicant's request for Multifamily land use. [M. Wilson- 1<sup>st</sup>; J. Vela – 2<sup>nd</sup>] Vote: 9-2 [J. Stevens absent; one vacancy].

**August 11, 2015** – After reopening the public hearing, the case was postponed to August 25, 2015. [P. Seeger – 1<sup>st</sup>; T. Nuckols – 2<sup>nd</sup>] Vote: 7-4 [F. Kazi, J. Vela, J. Schissler, and M. Wilson, nay. J. Thompson, absent]

**STAFF RECOMMENDATION:** Recommended.

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

The Crestview neighborhood plan document states that single family areas should be preserved, but staff believes this last remaining lot on these two blocks with single family zoning (Civic land use) would make a single family development incompatible with the uses on these blocks. Staff believes that Multifamily land uses would be more compatible.

### **Crestview/Wooten Plan**

#### **Land Use Goals**

1. Maintain and enhance the single-family residential areas as well as existing community facilities and institutions in the Crestview and Wooten neighborhoods.
2. Preserve and enhance existing neighborhood friendly businesses and encourage neighborhood friendly ones in appropriate locations
3. Any new development or redevelopment should respect and complement the single-family character of the neighborhood.
4. Target and encourage redevelopment of dilapidated or vacant multi-family structures into quality multi-family.
5. Promote enhancement of major corridors by encouraging better quality and a mix of neighborhood serving development and redevelopment and discouraging strip development.

#### **Land Use Objectives and Recommendations**

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

#### **Recommendations**

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

**Land Use Objective 2: Encourage the development of neighborhood-serving commercial and mixed use on Anderson Lane and Burnet Road.**

### **LAND USE DESCRIPTIONS**

#### **EXISTING LAND USE**

**Civic** - Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

**Purpose**

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

**Application**

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

**PROPOSED LAND USE**

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

**Purpose**

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and

3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

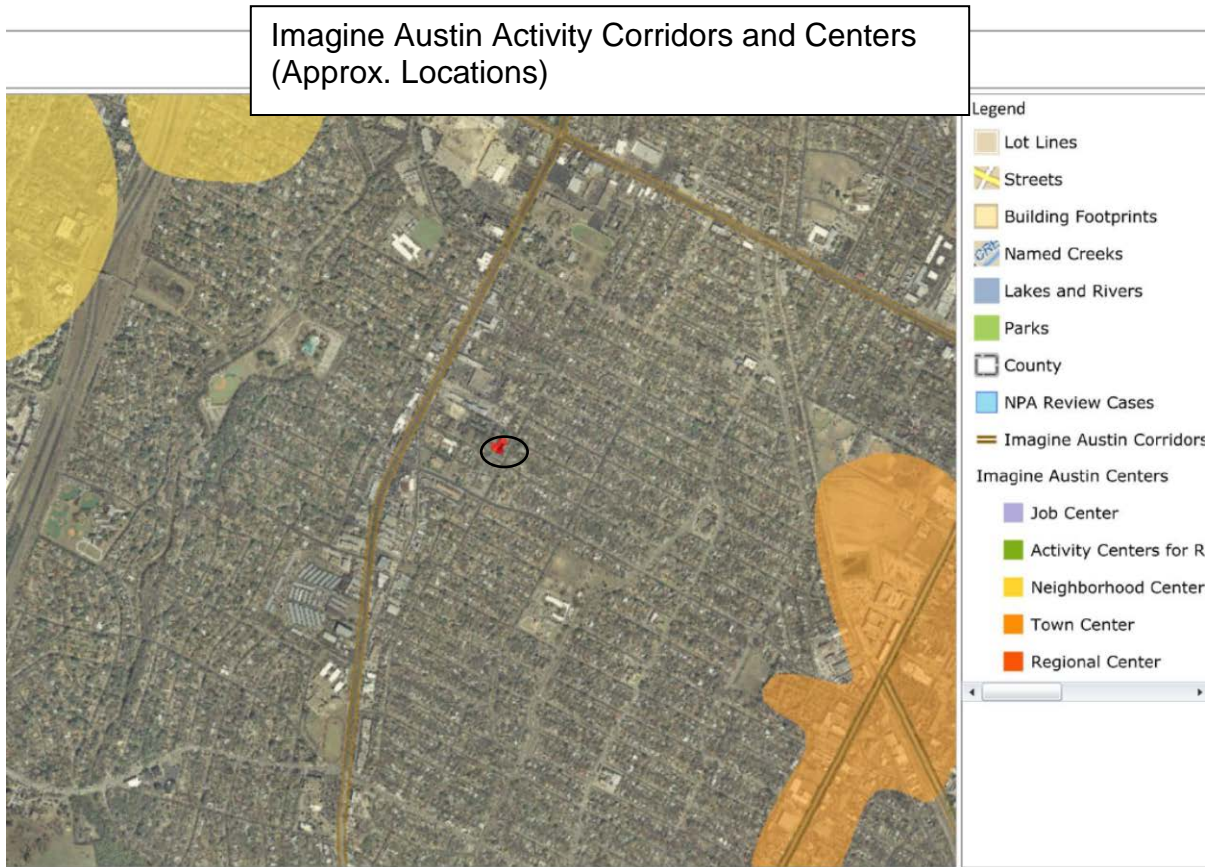
### **Application**

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

### **IMAGINE AUSTIN PLANNING PRINCIPLES**

- Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - *The proposed development provide additional housing options for the neighborhood and the city and will be near bus routes along Burnet Road and within walking distance to various businesses along Burnet Road and Justin Lane.*
- Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
  - *Property is walking distance from an Imagine Austin Comprehensive Plan Activity Corridor.*
- Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
  - *Property is walking distance from an Imagine Austin Comprehensive Plan Activity Corridor. The proposed development is considered an infill site.*
- Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - *Proposed development will provide additional residential uses to meet the diverse needs of the City's population.*
- Ensure harmonious transitions between adjacent land uses and development intensities.

- *The proposed change in the future land use map to Multifamily is compatible because there is Multifamily land uses to the north and west.*
- Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
  - *Proposed development is not located within an environmentally sensitive area.*
- Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
  - *Not applicable.*
- Protect, preserve and promote historically and culturally significant areas.
  - *Not applicable.*
- Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
  - *The proposed project is a short distance from two city parks.*
- Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
  - *Not directly applicable.*
- Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
  - *Not applicable.*
- Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
  - *Not applicable.*



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## IMAGINE AUSTIN GROWTH CONCEPT MAP

### *Definitions*

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

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

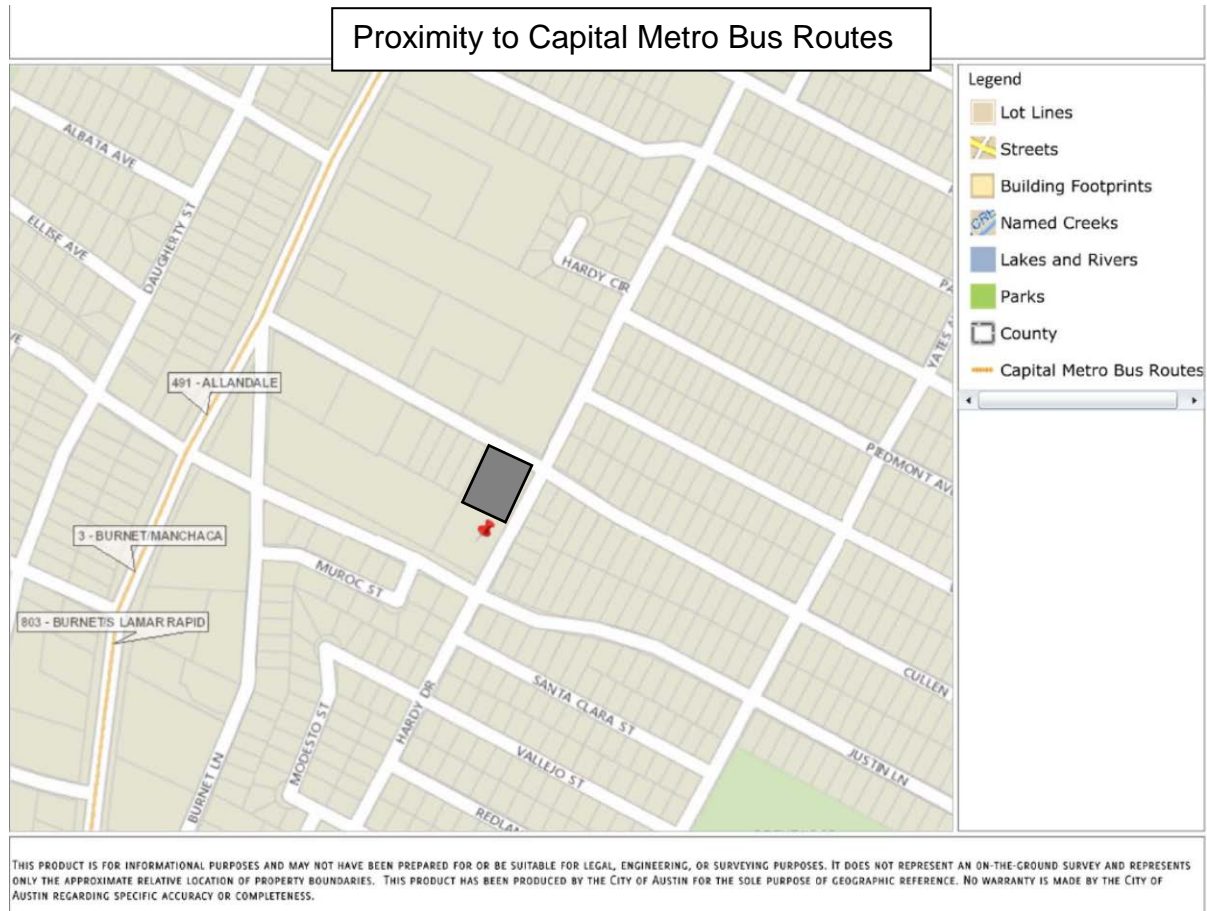
**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the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

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

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



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



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

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

**PUBLIC MEETINGS:** The ordinance-required plan amendment meeting was held on June 16, 2015. Three hundred and twenty-nine meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood and environmental groups registered on the community registry requesting notification for this area.



After staff made a brief presentation about the plan amendment process, David Kahn, the applicant/owner, told the attendees that his previous application in 2014 was for LO-MU Limited Office- Mixed Use, which wasn't supported. His new application is for MF-3.

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

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

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

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

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

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

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

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

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

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

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

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

Q. What will be the density of your development?

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

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

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

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

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

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

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

Comments:

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

Crestview Planning Contact Team's letter is on pages 14-15 of this report.

**CITY COUNCIL DATE:**

September 10, 2015

**ACTION:** Postponed to October 1, 2015 at the request of the applicant.

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**EMAIL:** Maureen.meredith@austintexas.gov



Letter Submitted with Application

*Thrower Design*

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

February 25, 2015

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

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

Dear Mr. Guernsey,

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

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

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

Sincerely,

*A. Ron Thrower*

A. Ron Thrower

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

Letter from Applicant Amending the Zoning Request

*Thrower Design*

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

July 6, 2015

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

RE: C14-2015-0025

Dear Ms. Haase,

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

Please let me know if you have any questions.

Sincerely,

*A. Ron Thrower*

A. Ron Thrower

T H R O W E R   D E S I G N   L L P

**Crestview Planning Contact Team Letter**



To: Stephen Oliver – Chair  
Austin Planning Commission Members

From: Larry Ouellette, facilitator  
Crestview Neighborhood Plan Contact Team

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

August 21, 2015

Dear Mr. Oliver and members of the Commission,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

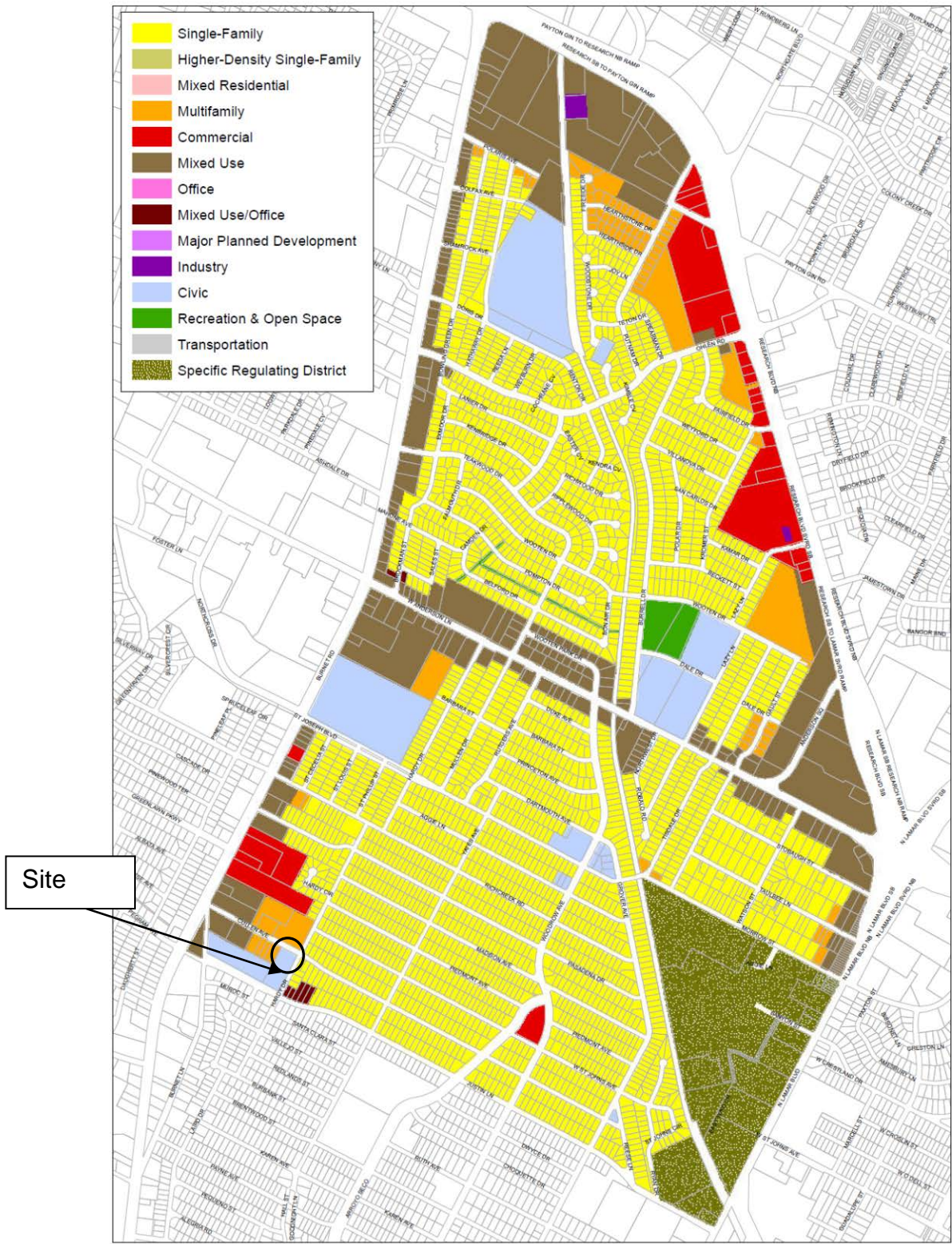
We encourage the Planning Commission and the City Council to join us in preserving this vision.



Larry Ouellette, Facilitator  
Crestview Neighborhood Planning Contact Team  
larrycrestview@yahoo.com  
cnpct.org

Cc: City Councilor Leslie Poole  
Mayor Steve Adler



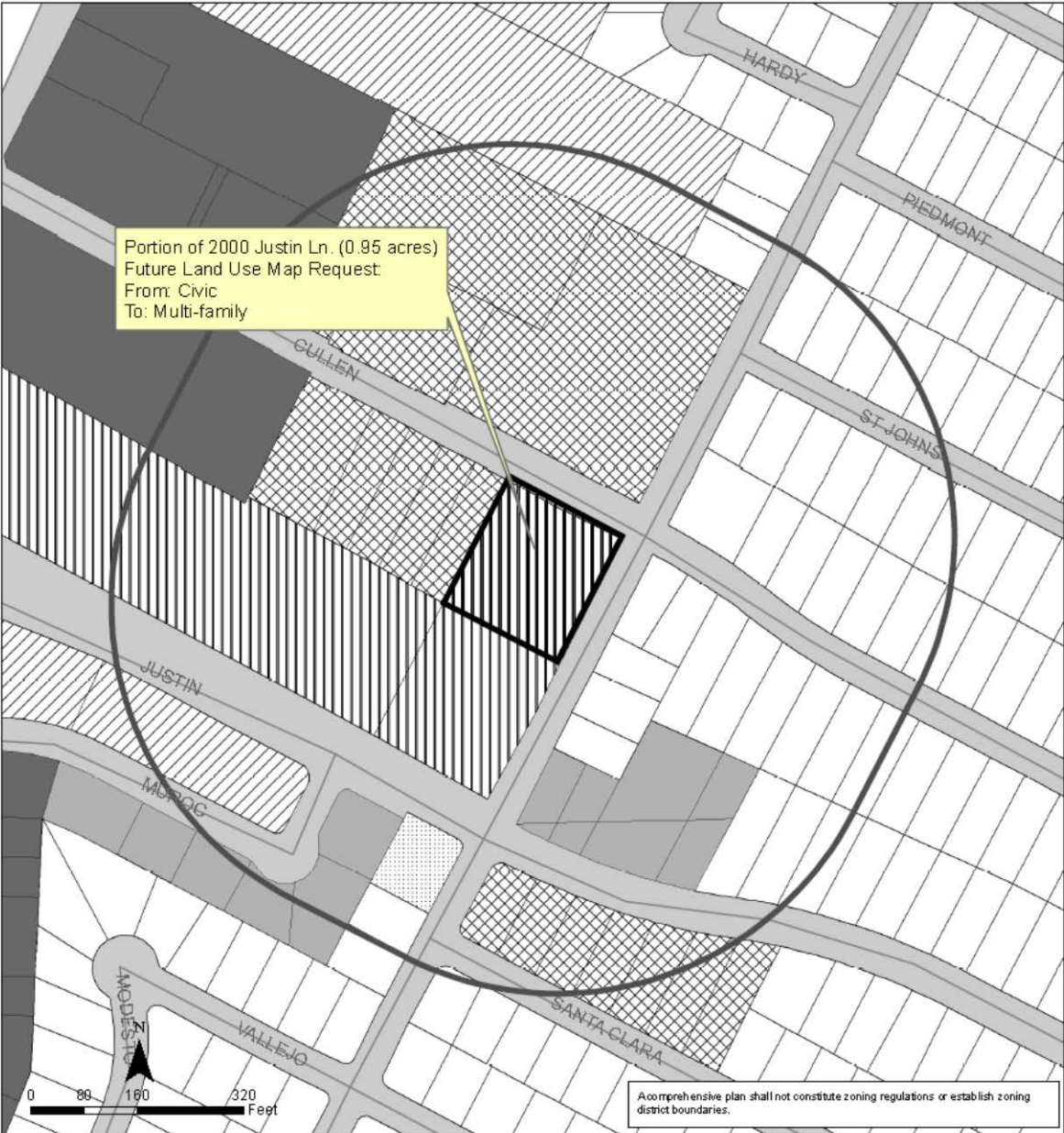


**Crestview/Wooten Neighborhood Planning Area  
Future Land Use Map**

Adopted April 1, 2004  
Updated May 12, 2011


















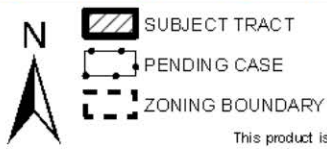
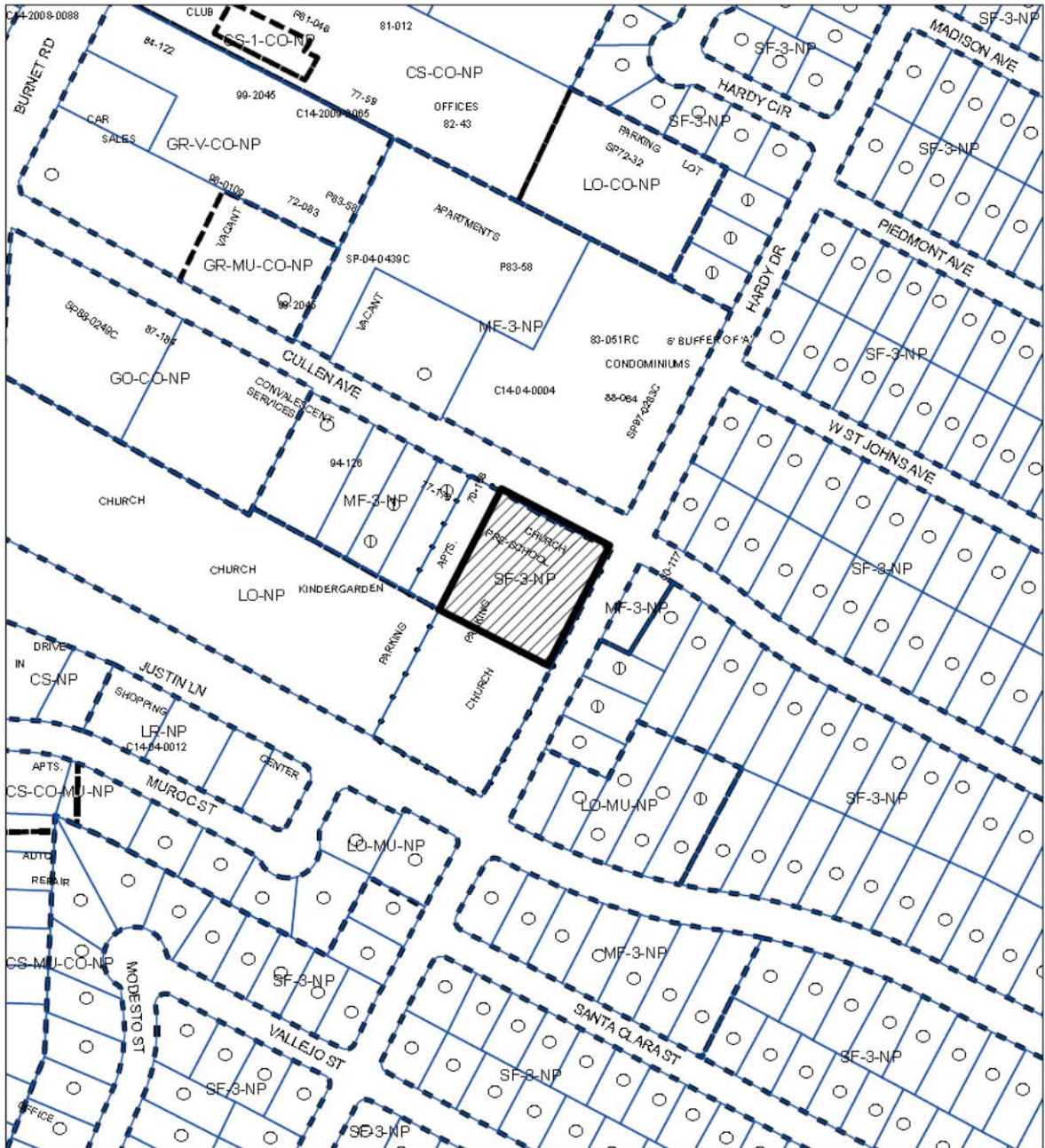
**Crestview/Wooten Combined Neighborhood Planning Area**  
**NPA-2015-0017.01**

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

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



1" = 200'

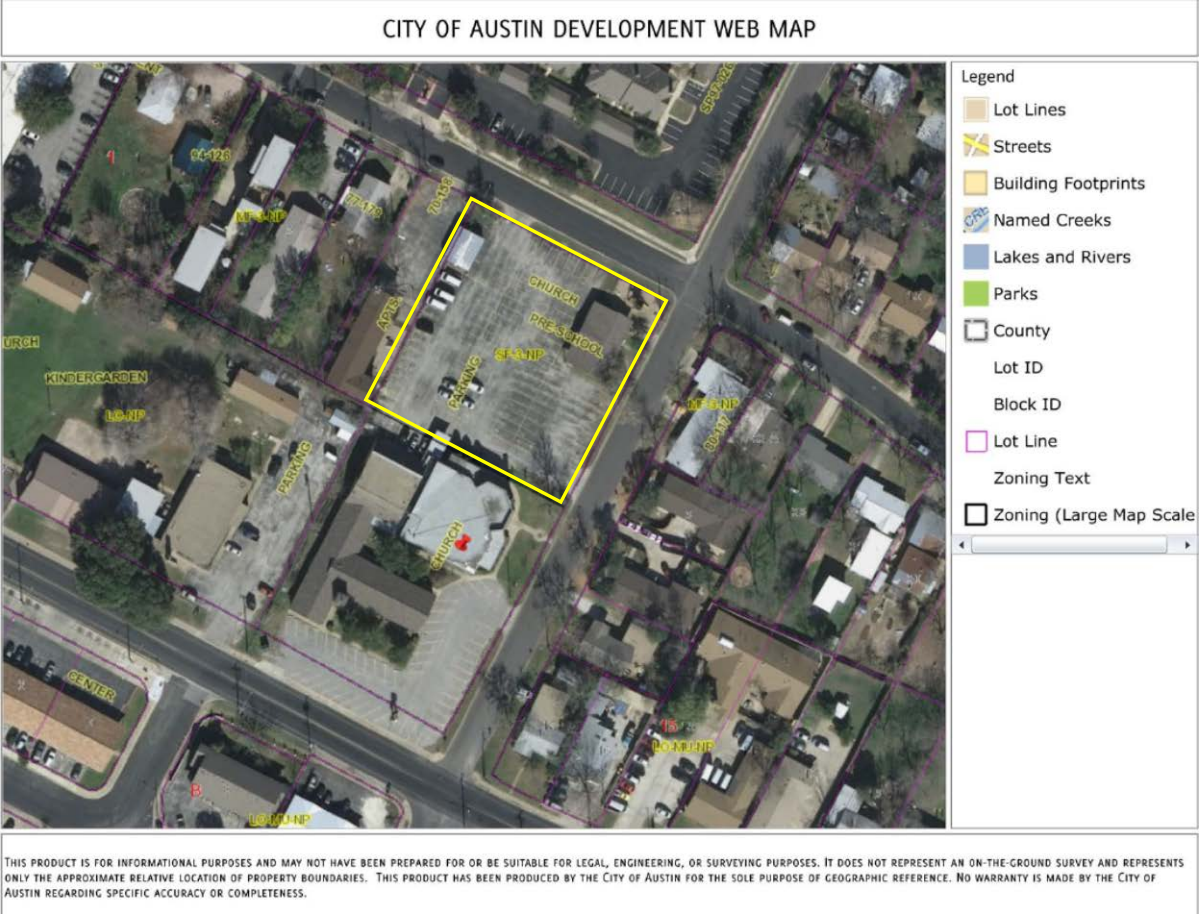
**ZONING**  
**ZONING CASE#: C14-2015-0025**

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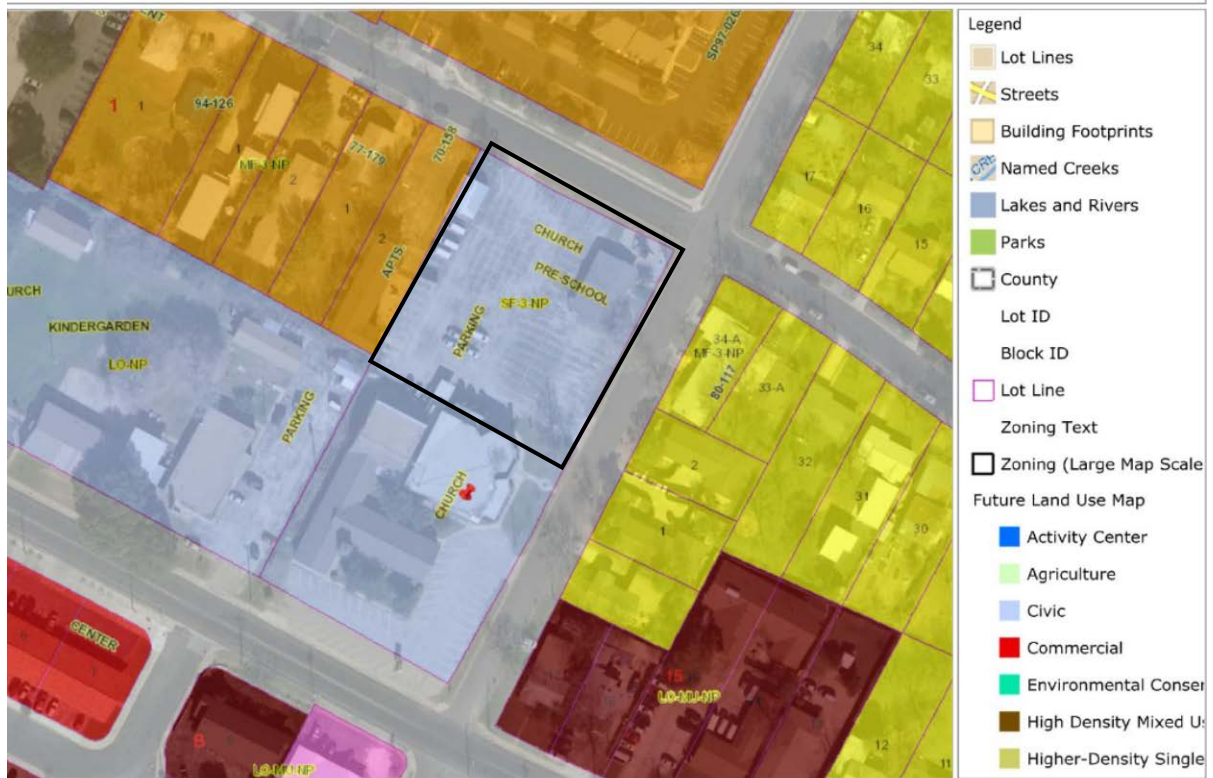
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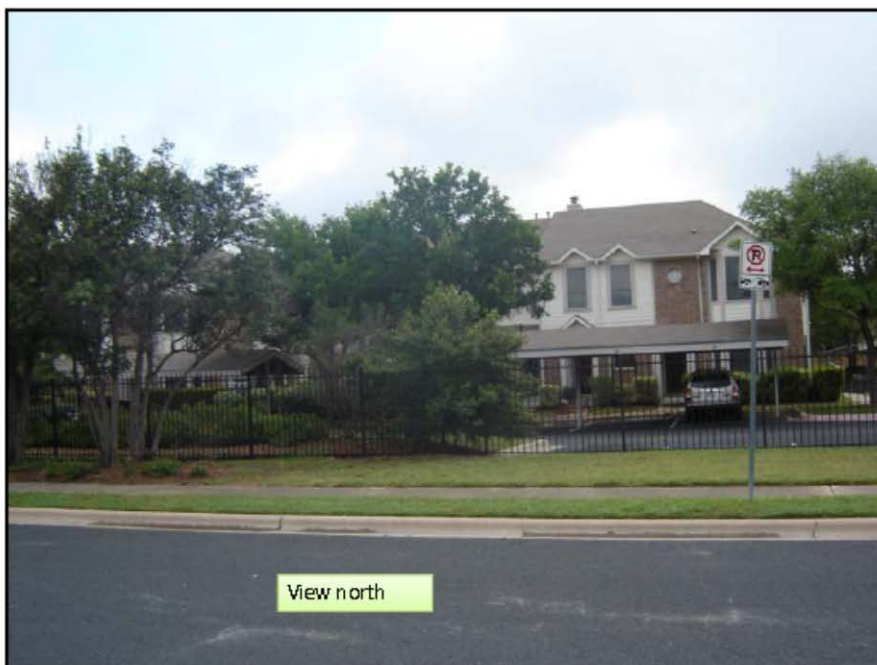




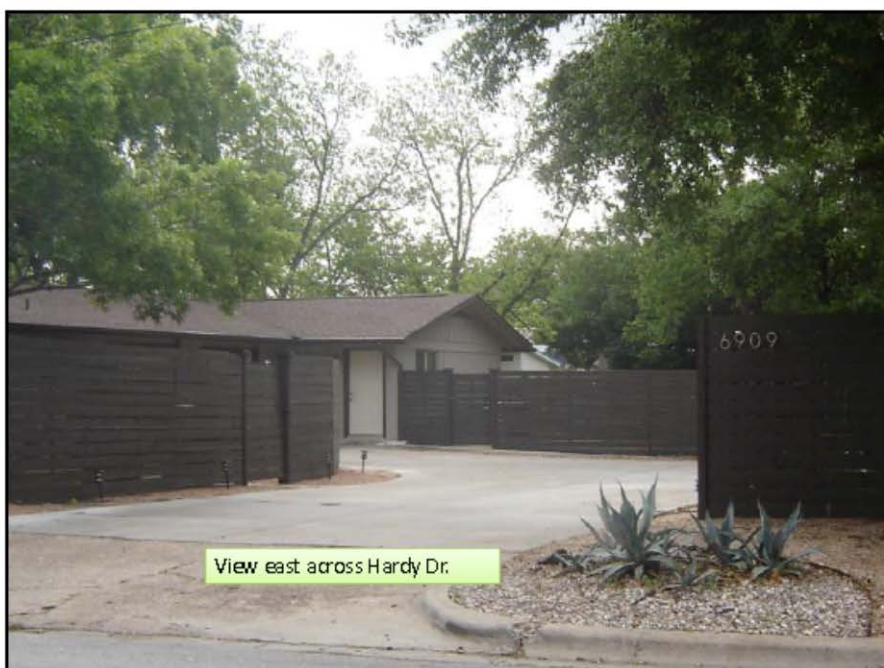
## CITY OF AUSTIN DEVELOPMENT WEB MAP



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

Good afternoon Maureen,

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

Contact Person: Maureen Meredith

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

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

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

Best regards,

Anne Vrba

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

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

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

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

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

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

---

**Blake Burwell**

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

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

From: Leon Whitney  
Sent: Thursday, March 19, 2015 6:39 PM  
To: Meredith, Maureen  
Subject: Case Number NPA- 2015-0017.01

Hi Maureen,

We support this application for a neighborhood plan amendment.

Leon Whitney  
Whitney Partnership  
2105 Justin Lane  
Austin, TX 78757

# PUBLIC HEARING COMMENT FORM

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

City of Austin  
Planning and Zoning Department  
Maureen Meredith  
P. O. Box 1088  
Austin, TX 78767-8810

RECEIVED  
8/18/15

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2015-0017.01

Contact: Maureen Meredith

Public Hearings: Aug 11, 2015, Planning Commission  
Sep 10, 2015, City Council

☐ I am in favor  
☒ I object

Michael R Pollei

Your Name (please print)

6509 Alhambra Dr, Austin TX 78757 (across the street from the church)  
Your address(es) affected by this application

Michael R Pollei

Signature

Date

Comments: I do not agree with the zoning request.

I don't believe it is compatible with the existing neighborhood master plan. I believe a less dense zoning change should be considered. This proposed zoning change will cause too much traffic and other issues. Please consider SF-4B as the next logical association for suggested - Thank you for your time -

MPollei

PUBLIC HEARING COMMENT FORM	
<p>If you use this form to comment, it may be submitted to:</p> <p style="text-align: center;">City of Austin Planning and Zoning Department Maureen Meredith P. O. Box 1088 Austin, TX 78767-8810</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">8/10/15</p> <p>If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.</p>	<p><b>Case Number: NPA-2015-0017.01</b>  <b>Contact: Maureen Meredith</b>  <b>Public Hearings: Aug 11, 2015, Planning Commission</b>  <b>Sep 10, 2015, City Council</b></p>
<div style="border: 1px solid black; display: inline-block; padding: 2px;"> <input type="checkbox"/> I am in favor  <input checked="" type="checkbox"/> I object                 </div>	
<p>Your Name (please print)  <u>ROBERT W. EAKENS</u></p>	<p>Date  <u>8/4/2015</u></p>
<p>Your address(es) affected by this application  <u>2000 CUCUEN AVE - RT 10 AUSTIN, TX 78757</u></p>	
<p>Signature  <u>Robert W. Eakens</u></p>	
<p>Comments: <u>I DO NOT SUPPORT THE PROPOSED ZONING CHANGE TO MF3 BECAUSE IT GREATLY INCREASES THE DENSITY OF UNITS TO 36 UNITS PER ACRE. THE PARK AT CRESTVIEW JUST ACROSS THE STREET AT 2000 CUCUEN AVE HAS A DENSITY OF APPROXIMATELY 15 UNITS PER ACRE AND ARE TWO STORIES HIGH. MF3 ALLOWS STRUCTURES 40 FT OR POSSIBLY 4 STORIES HIGH. I BELIEVE THIS IS</u></p>	

(OVER)



INCONSISTENT WITH THE EXISTING SINGLE FAMILY NEIGHBORHOOD.

I SUPPORT A ZONING CHANGE TO SF-4B AS SUGGESTED BY KATHY TODD AND LAURA HOLLISON AS A COMPROMISE LAST YEAR. THIS WOULD ALLOW UP TO 12 UNITS/ACRE.

A CHANGE TO MF-3 WOULD BE ACCEPTABLE ONLY WITH CONDITIONAL OVERLAYS LIMITING THE HEIGHT OF THE STRUCTURE(S) TO TWO STORIES PLUS PARKING WOULD BE REQUIRED FOR 100% OF THE RESIDENTS AND ADDITIONAL PARKING FOR GUESTS AND REQUIRE DESIGN FEATURES TO MINIMIZE THE EFFECTS ON THE TRAFFIC FLOW ON CULLEN AVE AND HARDY DR. IN ADDITION, AN OVERLAY REGULATING THE DENSITY OF 18 UNITS/ACRE MAXIMUM SHOULD BE REQUIRED.

I APPRECIATE THE CHANCE TO PROVIDE INPUT TO THE ZONING PROCESS AND HOPE THAT THE PLANNING AND ZONING DEPARTMENT WILL DO ITS BEST TO PRESERVE THE CURRENT SINGLE FAMILY CHARACTER OF THE CRESTVIEW NEIGHBORHOOD.

Sincerely  
Robert W. Echem 8/4/2015

PUBLIC HEARING COMMENT FORM	
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<b>RECEIVED</b> 8/10/15	
If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.	
Case Number: NPA-2015-0017.01 Contact: Maureen Meredith Public Hearings: Aug 11, 2015, Planning Commission Sep 10, 2015, City Council	
<div><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</div>	
Your Name (please print) <u>DAVID GIBBLETS</u>	
Your address(es) affected by this application <u>2000 CULLEN AVE #2 78757</u>	
Signature <u>David Gibblets</u> Date <u>8/4/15</u>	
Comments: <u>Michael Griffith</u> <u>8/4/15</u>	
<u>A Five story building is unacceptable.</u> <u>You have already ruined Buchte Rd.</u>	

----- Forwarded message -----

From: **Lucille Santillo** <

Date: Fri, Aug 7, 2015 at 3:30 PM

Subject: NPA-2015.0017.01

To: [Maureen.meridith@austintexas.gov](mailto:Maureen.meridith@austintexas.gov)

**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 Av #16  
Austin, Tx  
The Park at Crestview

**From:** Lucille Santillo  
**Sent:** Friday, August 07, 2015 3:21 PM  
**To:** Haase, Victoria [Tori]; [maureen.meredith@austin.texas.gov](mailto: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.



## **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

Comments for:

**Case Number: NPA-2015-0017.01**

**Contact: Maureen Meredith**

**Public Hearing: Aug. 11, 2015, Planning Commission**

From:

Patricia Carr

2104 Cullen Ave.

I object to the proposed change from civic to multi-family.

Issue #1: The change from civic to multi-family is not the problem here; the problem is the density of the proposed project. Our neighborhood plan states that the single-family character of our neighborhood is to be preserved. Mr. Kahn's proposal for a 36-unit apartment complex on less than an acre violates that goal. I would like to see a lower density of 12 to 15 units, which would match the condominium complex across the street on Cullen with 29 units on 2.35 acres. A 12-15 unit complex would also provide an appropriate transition from the duplexes and single-family homes on Hardy to the commercial development on Burnet Rd., 1½ blocks west.

Issue #2: The traffic generated by a 36-unit apartment complex with egress/ingress on Cullen is a serious problem. Existing traffic already overburdens this narrow, neighborhood street. The nursing home alone, which is mere yards west of the proposed project, generates substantial in-and-out traffic and street parking. Emergency vehicles and delivery trucks sometimes block the street entirely at its western end. A 36-unit complex will overload Cullen, adding to a burden that already compromises safety and quality of life.

Issue #3: we do not know what Mr. Kahn has in store for the remainder of the 2-acre property. Until we have that information, we cannot judge cumulative impact.

Thank you for your attention.

*Patricia Carr*

8-6-15

**PUBLIC HEARING COMMENT FORM**

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

City of Austin  
Planning and Zoning Department  
Maureen Meredith  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

**Case Number: NPA-2015-0017.01**

**Contact: Maureen Meredith**

**Public Hearings: Aug 11, 2015, Planning Commission  
Sep 10, 2015, City Council**

☐ I am in favor  
☒ I object

DANIEL SAMUELSON

Your Name (please print)

Your address(es) affected by this application 1902 SANITA CLAY

1904 " "

1906 " "

Signature Daniel Samuelson Date " "

Comments: 1908 " "

1910 " "

1912 " "

6807 HARDY DR.

" "

" "

" "

" "

" "

" "

" "

9/17/15

Dear Mayor Adler and Council Members,

I was part of the group that negotiated an agreement with David Kahn. Under this agreement, Mr. Kahn has pledged to donate \$15,000 to the City's Neighborhood Partnering Program for safety improvements in Crestview if MF-3 is approved for the Korean Presbyterian Church property. We started a petition to demonstrate support for MF-3 zoning and the agreement. The online petition has 54 signatures and can be seen here:

<https://www.change.org/p/city-of-austin-texas-i-support-housing-and-the-fund-for-safety-improvements-in-crestview>

Planning Commissioner Trinity White, who voted for the MF-3 zoning change, suggested that we verify the identity of those who signed the petition. So far, we have been able to get 26 physical signatures and have gotten addresses to verify that these signers live in Crestview. Please see the attached petition and signatures which demonstrate support for this project among a significant number of Crestview residents.

Sincerely,

Tedd Holladay  
Crestview Resident



David Kahn is seeking a zoning change for the property at 2000 Cullen Ave. to from SF-3 (single family) to MF-3 (medium density zoning). This would allow the developer, David Kahn, to build a modestly-sized, 25-35 unit, two-to-three story apartment complex on what is currently a parking lot. The development would provide additional housing in Crestview and would be located ¼ mile from Burnet Road and the bus stop for the 803 Rapid Bus.

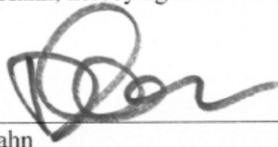
If his zoning request is approved by City Council, David Kahn has made the following commitments to Crestview:

1. David will build sidewalks on the property he is redeveloping on Cullen and Hardy instead of taking the option to pay a fee into the city's sidewalk fund. This block currently lacks sidewalks and this will be a benefit to the area.
2. David will make a \$15,000 donation to help pay for additional sidewalk and traffic safety upgrades in Crestview, provided his zoning request is approved. This contribution will be matched by the neighborhood through donations of volunteer hours, money, or other services. The neighborhood will use David's contribution and the neighborhood match to make an application to the City of Austin to have a sidewalk installed on Cullen Avenue that would extend east from the redeveloped property at Cullen and Hardy. Other safety improvements could be included in the application, funding permitting. Such an application could be made through the city's Neighborhood Partnering Cost Share Program. Specific requirements for these upgrades will be written into the formal zoning request, as appropriate.
3. The redeveloped property will decrease the amount of impervious cover on the lot from its current level of more than 90 percent to an amount that is no more than 65 percent. This will benefit Crestview by decreasing the amount of storm runoff and flooding.
4. Similar to other projects he has completed in Austin and in Crestview, David's plan for the property would include landscaping and vegetation that will make the development attractive for the neighborhood and compatible with surrounding properties.

This project has the opportunity to benefit Crestview by converting an abandoned parking lot into a small apartment complex. The sidewalk and traffic improvements made possible by David's \$15,000 contribution and the neighborhood's matching contribution would benefit safety and quality of life in Crestview.

I, David Kahn, hereby agree to these commitments.

David Kahn



Date

August 10, 2015

**To: Austin City Council - I support housing and the fund for safety improvements in Crestview!**

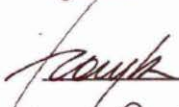
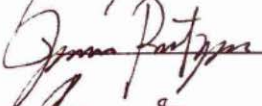
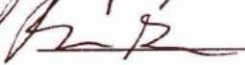

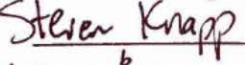

A group of Crestview neighbors have negotiated an agreement with David Kahn, the owner of the Korean Presbyterian Church property on the corners of Justin, Hardy and Cullen in Crestview. This agreement would allow Mr. Kahn to build a small apartment complex to provide much-needed housing in Crestview. He has also committed to making a donation for safety improvements in the area.

Currently, the northern portion of the Korean Presbyterian Church lot is a paved parking lot. This .95 acre tract is zoned for single family housing. David Kahn is seeking to change the zoning on part of this part of the lot to MF-3, medium density multifamily. This would allow him to build a modestly-sized, 30-35 unit, 2-3 story apartment complex. This location is across the street from a multifamily development and is located one block from Burnet Road, where it would be near a stop for the 803 Rapid Bus.

If David's zoning change is approved, he has agreed to make a \$15,000 contribution to Crestview to improve sidewalks and other infrastructure near the development. As part of the redevelopment, he would also construct a sidewalk along the property on Hardy and Cullen, where no sidewalk currently exists. Crestview could match the donation through donations and in-kind volunteer hours. This would allow us to make an application through the city's Neighborhood Partnering Program for sidewalks on Cullen Avenue near the development or for other safety improvements in the area. At public meetings neighbors have expressed concerns about the lack of sidewalks on Cullen and other traffic concerns in the area, and this agreement gives us the possibility to get these issues fixed. The donation would be would be held in a city account to ensure it is used for the agreed-upon purpose.

A small apartment complex would provide more housing for people in a neighborhood we all love. David's donation and Crestview's matching sweat equity would give us the chance to create a safe path to Brentwood Park and Brentwood Elementary for residents and families who live near the property.

I live in Crestview and I support this agreement and support the zoning request to MF-3.

Signature	Printed Name	Address	Date
	Cory Brown	920 Sugarbush 78757	9/7/2015
	James Pustejovsky	7325 Wolverine St. 78757	9/7/2015
	Brian Gannon	900 Cavalier 78757	9/7/15
	Mary Pustejovsky	7325 Wolverine 78757	9/7/15
	Steven Knapp	7013 St Johns Circle 78757	9.7.15
	JANE BROWN	920 SUGARBUSH 78757	9.8.15

**To: Austin City Council - I support housing and the fund for safety improvements in Crestview!**

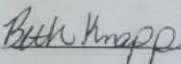
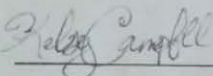
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I live in Crestview and I support this agreement and support the zoning request to MF-3.

Signature	Printed Name	Address	Date
	Beth Knapp	7013 St John's Circle	9.17.15
	Kelsey Campbell	7003 St John's Circle	9.17.15

**change.org**

Recipient: City of Austin, Texas

Letter: Greetings,

I support more housing and the fund for safety improvements in Crestview!