

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0079 (11713 Jollyville Road)

Z.A.P. DATE: October 2, 2018

November 6, 2018

ADDRESS: 11713 Jollyville Road

DISTRICT AREA: 10

OWNER/APPLICANT: Asian American Cultural Center, LLC (Amy Wong Mok)

AGENT: Armbrust and Crown, PLLC (Michael Whellan)

ZONING FROM: LO

TO: GR-MU

AREA: 2.74 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is grant GO-MU-CO, General Office-Mixed Use-Conditional Overlay District, zoning. The conditional overlay will prohibit access to the residential street, Rain Forest Cove, to the north.

ZONING AND PLATTING COMMISSION:

10/02/18: Postponed to November 6, 2018 at the applicant's request by consent (10-0, A. Tatkow-absent); B. Evans-1st, S. Lavani-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with a community recreation use and a day care facility. There are single family residences, SF-2 zoning, to the north. To the east, there is an office complex and single family/duplex residential uses (LO-MU-CO, SF-2 and SF-3 zoning) along Bell Avenue. There is a medical office use, LO-CO zoning, to the west. The tracts of land to the south, across Jollyville Road, are developed with a day care facility and office uses (W/LO and LO-CO zoning). The applicant is requesting GR-MU zoning because they would like to expand the existing cultural center on the property. The applicant is requesting the Mixed Use Combining District to allow for the addition of senior housing at this location in the future (please see the applicant's request letter – Attachment A).

The staff is recommending GO-MU-CO, General Office-Mixed Use-Conditional Overlay Combining District, zoning for this property. The proposed location meets the intent of the GO-MU district as the General Office district will permit office uses, civic uses and some low intensity commercial uses at this location fronting onto Jollyville Road, an arterial roadway. The Mixed Use designation will allow for a combination of those uses with residential development on the site providing for services to meet community and city-wide needs.

The staff cannot support the applicant's request of GR zoning at this location because the Community Commercial District would allow for intensive commercial uses/site development standards and this property backs up to a single family neighborhood and residential zoning (SF-2, SF-3) to the north and east. In addition, this tract of land is located within the US 183/Jollyville Road Study which recommends a 120-foot office buffer along the eastern side of Jollyville Road to provide for a transition from the commercial uses fronting US Highway 183 to the office and residential uses on

western side of Jollyville Road. The 120-foot office buffer has been applied consistently in this area to date. The staff's recommendation of GO-MU zoning will allow for uses that are consistent with the surrounding office zoning patterns and will provide for a transition in the intensity of uses facing Jollyville Road to the residential uses to the north (Rain Tree Estates Neighborhood). This property will be subject to Compatibility Standards along the north and east property lines adjacent to the SF-2, SF-3 zoning and existing single family residential uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Community Recreation (Asian American Cultural Center), Day Care Facility (The Magic Dragon Pre School and After School Program)
<i>North</i>	SF-2	Single-Family Residences (Rain Tree Estates Neighborhood)
<i>South</i>	W/LO, LO-CO, SF-2	Day Care (Arbor Montessori Academy), Office Structures (The Timothy Center, Austin House Calls, Cook Advertising Specialties, Inc., Lone Star Floors, Jman Fitness, eFueling Technologies)
<i>East</i>	SF-3, LO-MU-CO	Office (Ann Webb Skin Clinic & Institute, AW Wellness Studio)
<i>West</i>	LO-CO, SF-2	Office (Austin Orthodontics), Single-Family Residence

AREA STUDY: U.S. 183/Jollyville Road Area Study

(The U.S. 183 Study was approved by the City Council in November of 1978. The Area Study recommended that a 120-foot deep strip of land along Jollyville Road be zoned "O" Office zoning (which was converted to LO, Limited Office, in 1985) and that a 200 foot strip of land along the west side of Jollyville Road be zoned "A" Residence (which was converted to SF-3, Family Residence, in 1985). The policy of a 120-foot strip buffer of LO zoning along the east side of Jollyville Road has been consistently applied to date. The policy of SF-3 on the west side of Jollyville Road was never approved or implemented, and today the west side of Jollyville Road is primarily zoned office and multi-family, with the majority of office zoning being LO zoning. The recommendation for a 120-foot strip of LO zoning along the eastern portion of Jollyville Road was incorporated into the Jollyville Road Study, which was adopted in 1984).

TIA: Waived

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Bike Austin
 Bull Creek Foundation
 Friends of Austin Neighborhoods
 Long Canyon Homeowners Association
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation

North Austin Coalition
 North Oaks Neighborhood Association
 NW Austin Working Group
 Raintree Estates
 SELTEXAS
 Sierra Club, Austin Regional Group
 TNR BCP – Travis County Natural Resources

SCHOOLS: Austin Independent School District

North Oaks Elementary School
 Canyon Vista Middle School
 Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0228 (11722 Bell Avenue)	SF-2 to SF-3	12/18/07: Approved staff recommendation of SF-3 zoning by consent (8-0); K. Jackson-1 st , J. Shieh-2 nd .	1/17/08: Approved SF-3 zoning by consent (7-0); all 3 readings
C14-2007-0148	SF-2, LO to LO	10/02/07: Approved staff's recommendation for LO-CO zoning with 35' height limit (6-0, C. Hammond, B. Baker-absent)	11/08/07: Approved ZAP recommendation for LO-CO zoning (7-0); 2 nd /3 rd readings
C14-2007-0123	SF-2 to GR-MU	10/02/07: Approved staff's recommendation for LO-MU-CO zoning (6-0, B. Baker, C. Hammond-absent); K. Jackson-1 st , T. Rabago-2 nd .	11/08/07: Approved ZAP recommendation of LO-MU-CO zoning (6-1, J. Kim-No) 11/29/07: Approved LO-MU-CO on 2 nd /3 rd readings (5-0, Kim, Martinez-off dais)
C14-2007-0082	LO, LR to GR-MU	7/17/07: Approved staff's recommendation of GR-MU-CO zoning with added prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	8/23/07: Approved GR-MU-CO zoning on all 3 readings (7-0)
C14-2007-0081	LR-CO to Tract 1: LO, Tract 2: GR-MU	7/17/07: Approved staff's recommendation of LO-CO zoning for Tract 1 and GR-MU-CO zoning for Tract 2 with added prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	8/23/07: Approved LO-CO and GR-MU-CO zoning on all 3 readings (7-0)
C14-06-0172	LO to Tract 1(1.570 acres): GR-MU	10/17/06: Approved GR-MU-CO zoning on Tract 1 for an area 866 to 896 ft above sea level and MF-6-CO	1/25/07: Approved GR-MU-CO for Tract 1 and LO-CO for Tract 2 (6-0); all 3 readings

	(for 866 to 896 ft above sea level) and MF-6 (for 896 to 986 ft above sea level) Tract 2(0.424 acres): LO-MU (an area 120 ft in depth on the site from the property line along Jollyville Road)	zoning for an area 896 to 926 ft above sea level; with conditions of a 60-foot height limit and 2,000 vehicle trip limit and approved LO-MU-CO zoning on Tract 2; with conditions of 2,000 vehicle trip limit, limit site to 'LO' district uses and residential accessory uses (prohibiting dwelling units). Vote: 9-0; K. Jackson-1 st , J. Martinez-2 nd . 1/09/07: Approved staff rec. of GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with a 2,000 vehicle trip limit per tract (6-0, B. Baker, S. Hale, J. Martinez-absent); J. Pinnelli-1 st , C. Hammond-2 nd .	
C14-06-0013	GR, SF-2 to MF-6* *On 4/27/06, the agent requested to amend the case to allow for a 65 foot strip of SF-3 zoning along the southeast property line.	5/02/06: Motion to approve MF-6-CO zoning, with a 60 foot height limit, and SF-3 zoning for an area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinez-absent); K. Jackson-1 st , B. Baker-2 nd . Motion made to rescind and reconsider previous action (8-0, J. Martinez-absent); K. Jackson-1 st , B. Baker-2 nd . Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-absent); K. Jackson-1 st , J. Pinnelli-2 nd .	6/22/06: Case withdrawn by applicant
C14-02-0088	LO to LR-CO	6/18/02: Approved staff's recommendation of LR-CO zoning, by consent (8-0, A. Adams-absent)	7/18/02: Approved LR-CO, prohibiting the following uses as offered by the applicant: Restaurant (Drive-in, Fast Food), Service Station, Counseling Services, Guidance Services, and Safety Services (7-0); all 3 readings
C14-01-0160	LO to GO	Withdrawn by applicant on 12/14/01	N/A
C14-99-0040	SF-2 to GO	4/06/99: Approved staff rec. of LO (9-0)	5/06/99: Approved PC rec. of LO (6-0); all 3 readings
C14-97-0118	SF-2 to SF-3	10/07/97: Approved staff's rec. of SF-3 (8-0)	11/06/97: Approved PC rec. of SF-3 (7-0); all 3 readings
C14-97-0067	LO, SF-2 to LO	7/22/97: Approved staff rec. of LO by consent (8-0)	8/21/97: Approved LO (5-0); all 3 readings

C14-93-0141	SF-2 to GR	11/16/93: Approved LO and GR-CO: On Tract 2 - General Retail Sales (General and Convenience) uses shall be a max FAR of 13,269 sq. ft.; Restaurant (Drive-in, Fast Food) use shall be a max FAR of 3,163 sq. ft.; Restaurant (General) use shall be a max FAR of 9,735 sq. ft.; Food Sales use shall be a max FAR of 11,259 sq. ft.; Financial Services use shall be a max FAR of 11,500 sq. ft.	12/02/93: Approved LO and GR-CO (7-0); all 3 readings
C14-93-0070	LO to LI-PDA	7/20/93: Approved LI-PDA (9-0)	8/05/93: Approved LI-PDA (6-0); 1 st reading 12/16/93: Approved LI-PDA 6-0); 2 nd /3 rd readings
C14-92-0133	SF-2, SF-3, SF-6, LO, GO to MF-2	5/23/93: Approved MF-2 w/ conditions (6-0): limit density to 224 dwelling units; no structure shall be constructed within 50 feet of SF-2 zoning, any structure beyond the 50 foot setback, within 400 feet of Ladera Vista Drive shall not exceed 32 feet in height; allow only emergency access to Taylor Draper Lane; maintain a 50 foot vegetative buffer along Taylor Draper Lane; construct a six foot high privacy fence along Taylor Draper Lane; no structures within 220 feet of Taylor Draper Lane, any structure within 80 feet of the 220 foot setback shall not be 32 feet or higher within said 80 foot strip of land; construct a six foot high privacy fence along the property abutting single-family zoned lots.	6/03/93: Approved MF-2-CO (6-0); 1 st reading 6/10/93: Approved MF-2-CO (5-0); 2 nd /3 rd readings
C14-92-0051	SF-2 to MF-2	8/27/92: Approved MF-2-CO: limit density to 17.3 units per acre, driveway access for the property shall be reviewed and approved at the time of site plan be Transportation review.	9/03/92: Approved MF-2-CO on all 3 readings
C14-90-0056	SF-2 to LO	10/09/90: Approved LO (6-0-2, SR/HG-abstain)	10/18/90: Approved LO (6-0); 1 st reading 1/10/91: Approved LO; 2 nd /3 rd readings

C14-90-0050	LO to LI-PDA	9/11/90: Approved staff rec. of LI-PDA (7-0)	9/13/90: Approved LI-PDA (6-0); 1 st reading 4/25/91: Approved LI-PDA on 2 nd /3 rd readings
C14-89-0024	SF-2, GO to GR	5/23/89: Approved GR & SF-2	6/29/89: Approved GR & SF-2 (6-0); 1 st reading 10/04/90: Approved GR & SF-2 (7-0); 2 nd /3 rd readings
C14-89-0022	LO to GR	6/27/89: Approved GR-CO and LR w/conditions: No direct vehicular access to Thunder Creek or Stanwood Road; Food Sales use shall be a max FAR of .041 to 1; General Retail Sales (General and Convenience) uses shall be a max FAR of .08 to 1; Restaurant (General and Limited) uses shall be a max FAR of .009 to 1; Restaurant (Drive-In, Fast Food) uses is restricted to a FAR of .003 to 1; FAR calculations shall be based on the combined area of Tract 1 (29.909 acres) and Tract 2 (1.482 acres); uses shall comply with the TIA.	7/27/89: Approved GR-CO and LR w/conditions on 1 st reading 1/18/90: Approved GR-CO and LR-CO on 2 nd /3 rd readings

RELATED CASES: C8-93-0015.0A Subdivision Case

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro
Jollyville Road	96'	MAD-4	Major Arterial	Yes	Yes, Bike Lane	Yes

CITY COUNCIL DATE: November 15, 2018

ACTION:

ORDINANCE READINGS: 1st

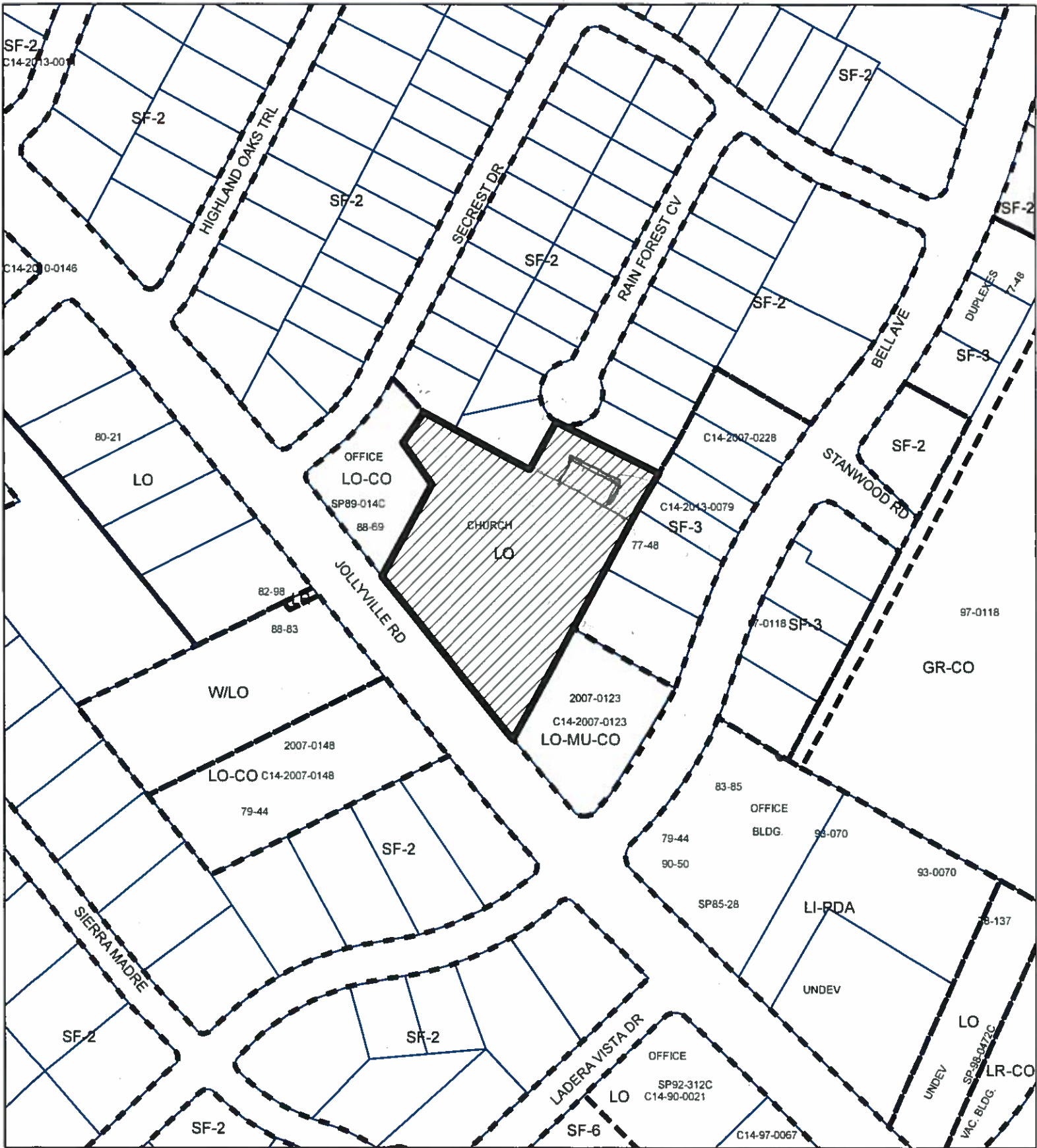
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Zoning Case

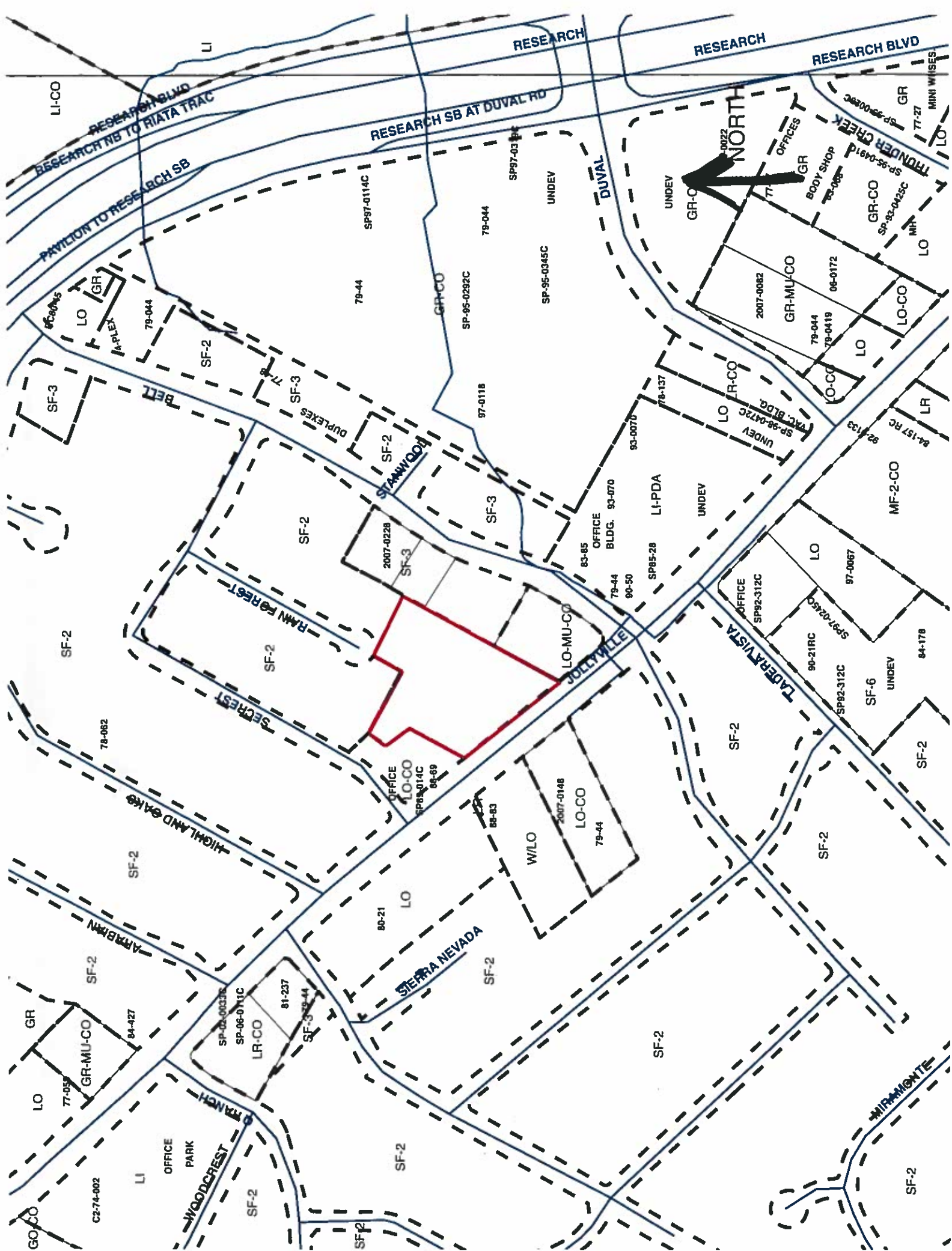
C14-2018-0079

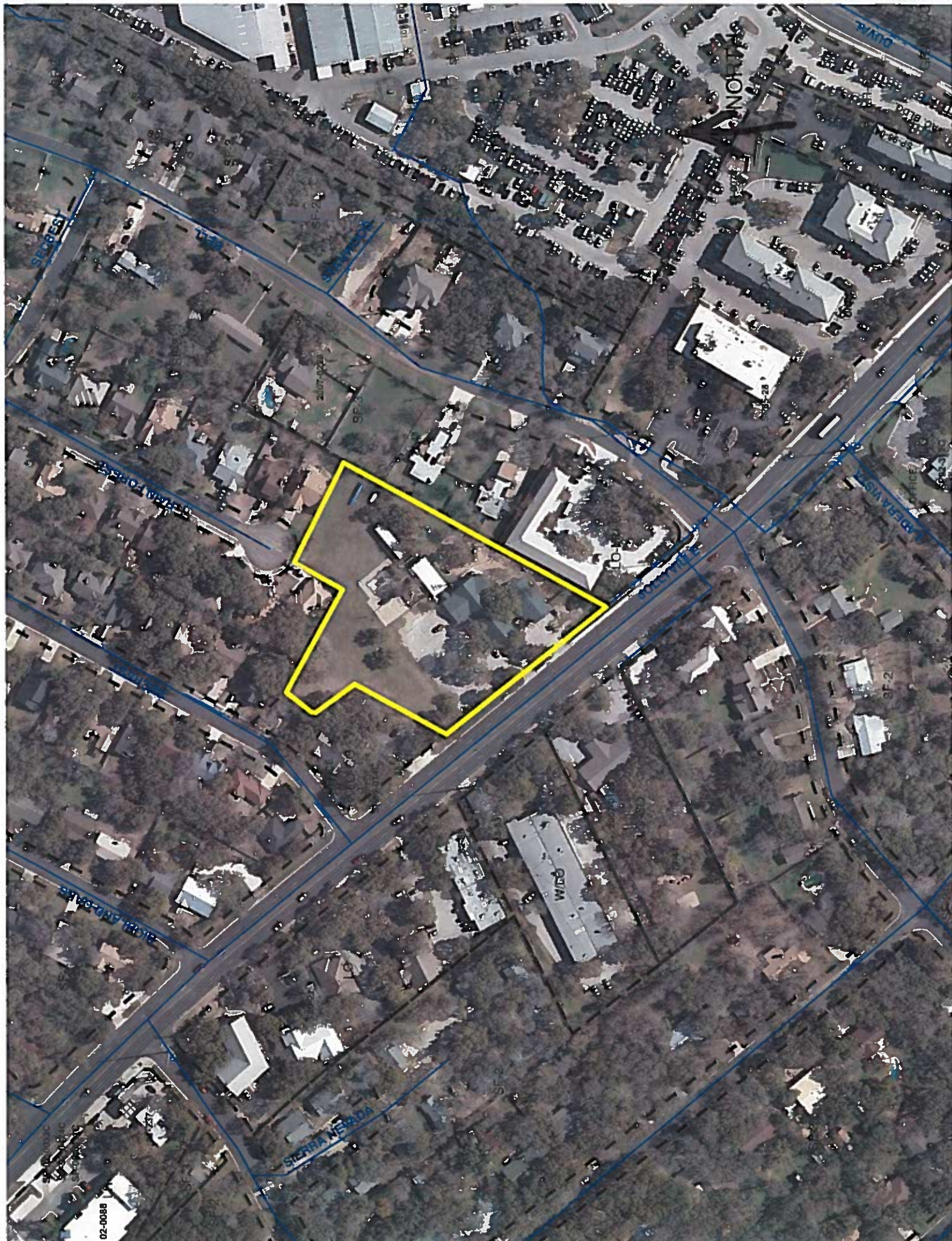


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

1" = 200'





STAFF RECOMMENDATION

The staff's recommendation is grant GO-MU-CO, General Office-Mixed Use-Conditional Overlay District, zoning. The conditional overlay will prohibit access to the residential street, Rain Forest Cove, to the north.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GO-MU zoning will allow for uses that are consistent with the surrounding office zoning patterns and will provide for a transition in the intensity of uses facing Jollyville Road to the residential uses to the north (Rain Tree Estates Neighborhood). This property will be subject to Compatibility Standards along the north and east property lines adjacent to the SF-2, SF-3 zoning and existing single-family residential uses.

3. *The proposed zoning should allow for a reasonable use of the property.*

The GO-MU zoning district will permit the applicant to develop senior housing (Multifamily Residence) at this location in combination with the expansion of the existing conditional Community Recreation use and Day Care Facility on the site.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently developed with a community recreation use with a day care facility. There are single family residences to the north. To the east, there is an office complex and single family/duplex residential uses along Bell Avenue. There is a medical office use to the west. The tracts of land to the south, across Jollyville Road, are developed with a day care facility and office.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Comprehensive Planning

Monday July 23, 2018

LO TO GR-MU

This property is located on the east side of Jollyville Road, on a 2.74 acre property, which contains the Asian American Cultural Center LLC, which is used for cultural classes, recreation uses, and a day care, which is contained in one large building and several smaller buildings on the site. Surrounding land uses includes single family housing and commercial uses (along US 183) to the north; single family housing, a Montessori School, and medical office buildings to the south; office buildings; a temple, and single family housing to the west; and several office buildings, single family housing, a commercial gym, and a large auto dealership to the east. The proposed use is to continue the existing uses (day care, recreation center), but expand the cultural center, and add a tea house and senior living housing.

Connectivity

There are bike lanes on both sides of Jollyville Road in this area but the public sidewalks system is intermittent in this area, with the majority of the lots having no public sidewalks, mostly due to the large open swale system along Jollyville Road. There is a CapMetro transit stop located a half a mile away on US 183 frontage road. The Walkscore for this area is 41/100, **Car-Dependent**, meaning most errands require a car. There is no existing urban trail within a mile of this property.

Imagine Austin

The property is located along an 'Activity Corridor', (Jollyville Road) as identified on the Imagine Austin's Growth Concept Map. Activity Corridors are 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. The following policies apply to this request:

- ☐ **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- ☐ **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- ☐ **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property: (1) being located along an Activity Corridor that supports a mixture of uses, including housing, recreation, civic, and commercial uses; and (2) the Imagine Austin policies above that supports a mix of uses along corridors, the proposed project appears to support the policies and Growth Concept Map of the Imagine Austin Comprehensive Plan. It is hoped in the future that a complete public sidewalk system is installed along Jollyville Road to access retail uses and the Cap Metro stops located within a half a mile of this site.

Environmental

Wednesday July 25, 2018

The site is located over the Edwards Aquifer Recharge Zone. The site is located in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 sq. ft. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Numerous 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 512-974-1876. 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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. The site is located in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when a site plan is submitted.

The site is subject to compatibility standards along the north and east property lines:

- 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 eastern 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro
Jollyville Road	96'	MAD-4	Major Arterial	Yes	Yes, Bike Lane	Yes

Water and Wastewater

Friday July 13, 2018

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 Austin Water 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.



Asian American Cultural Center

11713 Jollyville Road • Austin, Texas 78759 USA

Phone: 512-336-5069 • Fax: 512-336-5075 • www.asianamericancenter.com

July 12, 2018

Hand Delivered

Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

Re: Rezoning of 11713 Jollyville Road, Asian American Cultural Center

Dear Greg:

Please find attached a copy of our zoning application for the Asian American Cultural Center, LLC, which owns 11713 Jollyville Road, Austin, Texas 78759. This 2.74 acre tract is currently zoned LO and used by our community for cultural classes, Japanese dance, martial arts, yoga, Asian language classes, workshops, and a childcare center. The request is for GR-MU zoning to allow for an expansion of the cultural center. This redevelopment effort will provide services for a wider spectrum of individuals and include a variety of activities for all. In addition, the long-term plan is to also provide housing for seniors, so the community can support and embrace our elders.

We appreciate your consideration of our application and are available to answer any questions you may have. Should you have any question, please feel free to contact me at 512-336-5069.

Very truly yours,

Amy Wong Mok
President & CEO

Enclosure

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.

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: www.austintexas.gov/planning.

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: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Oct 02, 2018, Zoning and Platting Commission

Nov. 9, 2018, City Council

Michael B'key

Your Name (please print)

1606 Bell Ave Aus Tx 78758

Your address(es) affected by this application

9-26-18

Date

Signature

Daytime Telephone: 512 970 8550

Comments: Continue present LO.

Jollyville road already has an AM & PM hour of traffic density.

This zoning change is too much density.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor of this object

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Oct 02, 2018, Zoning and Platting Commission

Nov. 9, 2018, City Council

Hall, Soheylee
Your Name (please print)

5044 Secrest Drive
Your address(es) affected by this application

Subj: City Hall

9-26-2018 Date

Signature

Daytime Telephone: 512-335-4566

Comments:

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

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Oct 02, 2018, Zoning and Platting Commission

Nov. 9, 2018, City Council

Beth Falls

Your Name (please print)

5831 Secrest Drive 78159

Your address(es) affected by this application

Beth Falls

Signature

9/30/18

Date

Daytime Telephone: 512 921 7079

Comments: Increased traffic impacts access to Ellyndale Rd. leaving residential area. Height of new structure not compatible with residential zoning. Height & density not compatible with neighborhood expectation of peace & quiet of residential neighborhood.

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

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwatts, 512-974-3057

Public Hearing: Oct 02, 2018, Zoning and Planning Commission

Nov. 9, 2018, City Council

Sherri Sirwatts
Your Name (please print)

5822 Sevest Drive
Your address(es) affected by this application

Sherri Sirwatts
Signature

10/2/18
Date

Daytime Telephone: 512-656-4475

Comments: This project will increase traffic, both on Jollyville and our neighboring streets, Bell and Sevest. More traffic means a greater risk to those children and adults that live, work, play and exercise on these streets. Additionally, there will be little control over who can drive in these Section 8 properties, there is increased risk of theft and vandalism.

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City of Austin

Planning & Zoning Department

Sherri Sirwatts

P. O. Box 1088

Austin, TX 78767-8810

Please do not vote yes to this zoning change. Please protect the residential integrity of our neighborhood!

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Case Number: C14-2018-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Oct 02, 2018, Zoning and Platting Commission
Nov. 9, 2018, City Council

Kylie Aubin
Your Name (please print)

5822 Seacrest Dr Austin TX
Your address(es) affected by this application

Kylie Aubin
Signature

10/22/18
Date

Daytime Telephone: 512-431-4475
Comments: The increase in traffic will be one of the things that come with putting a 4-story building at the end of a neighborhood. Traffic is dangerous and leads to accidents, especially in a neighborhood with kids. An increase in taxes is also a problem. Some people might not have enough to deal with increased taxes.

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

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Oct 02, 2018, Zoning and Platting Commission

Nov. 9, 2018, City Council

11712 Rain Forest CV

Your Name (please print)

MARY GREGORAK

Your address(es) affected by this application

Mary Gregorak 9-28-18

Signature

Date

Daytime Telephone: 512-294-2552

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Sirwaitis, Sherri

From: Michael Pellegrini <pellegrinimf@gmail.com>
Sent: Wednesday, October 10, 2018 7:09 PM
To: Sirwaitis, Sherri; Rivera, Andrew
Subject: Asian-American Cultural Center Expansion

I'm a resident of the neighborhood (11500 Buttonwood Dr) and was in attendance when the owners held an onsite planning meeting several months ago. I strongly support this type of development along Jollyville Rd and would much prefer it to other retail type development. As a geriatrician I absolutely love the idea of combining senior housing with childcare and a cultural center all on one site. I see growth along the Jollyville corridor as inevitable and prefer this type of growth.

While I'm at it...I'm a bicycle commuter and would feel much safer with a slower speed limit or protected bike lanes on Jollyville.

Thanks.

--

Michael Pellegrini MD
11900 Jollyville Rd, #203783
Austin, TX 78720

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Case Number: C14-2018-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Oct 02, 2018, Zoning and Platting Commission
Nov. 9, 2018, City Council

Davis R Nelson

Your Name (please print)

11743 Jollyville Rd

Your address(es) affected by this application

10/1/18

Date

Signature

Daytime Telephone: *512-589-6139*

Comments:

I have been next door to the subject property for 30 years. In that time the traffic in Jollyville Rd has increased resulting in numerous accidents in the black alley subject property. Large development planned west of subject in area.

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

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Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Oct 02, 2018, Zoning and Platting Commission

Nov. 9, 2018, City Council

Rita Chavez-Riley
Your Name (please print)

11606 Bell Ave Austin 78759
Your address(es) affected by this application

Rita Chavez-Riley
Signature

512-464-4066
Daytime Telephone

Date

Comments:

Please no more traffic on Jollyville Rd.
It is already a huge problem. This
high rise is out of place & this
housing neighborhood and should
be considered @ another location

Thank you
Rita Chavez-Riley

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

City of Austin
Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: Nov 6, 2018, Zoning and Platting Commission
To Be Announced, City Council

Charisa Cervelli

Your Name (please print)

11807 Highland Oaks Trl

Your address(es) affected by this application

Charisa Cervelli

Signature

10/15/18

Date

Daytime Telephone: 512/953-5959

Comments:

no high rises
in a neighborhood!
please

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Sherri Sirwaltis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing Nov 20, 2018, Zoning and Platting Commission

6:00 PM 11-29-2018, City Council (Both Dates Are Tentative)

Diana Zamora Magallanes

Your Name (please print)

11808 Arabian Trail Austin Texas 78759

Your address(es) affected by this application



Signature

☐ I am in favor
☒ I object

10/17/2018

Date

Daytime Telephone: 512-563-3865

Comments: I am concerned with zoning changes as this could have potentially concerning

Future impact to the community. It is wonderful having the Asian Cultural Center in the Neighborhood and we fully support the center, however we oppose any change in the zoning.

With the rapid growth and development all over Austin, changing the zoning could allow future growth that this parcel of land cannot support.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

E-MAIL TO BOTH:

Sherri.Sirwaitis@AustinTexas.gov

Kurt.Cadena-Mitchell@austintexas.gov

CC:Kurt with District 10/Allison Alter's Office

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Case Number: C14-2018-0079

Contact: Sherri Strwaldo, 512-974-3057

Public Hearing: Nov 6, 2018, Zoning and Planning Commission

To Be Announced, City Council

Andrew & Lisa Leng Valentine

Your Name (please print)

11814 Highland Oaks Tr

Your address(es) affected by this application

Andrew & Lisa Valentine

Signature

10/15/2018

Date

Daytime Telephone: *512-297-6634*

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Strwaldo

P.O. Box 1088

Austin, TX 78767-8810

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MEETING UPDATES: www.JollyvilleRoad.com

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Nov 20, 2018, Zoning and Platting Commission

6:00 PM 11-29-2018, City Council (Both Dates Are Tentative)

SCOTT MORRIS

Your Name (please print)

11801 Bell Ave

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-576-8875

Date

10/19/18

Comments:

NEEDING WILL BE COMS DONE ON
BELL AVE. TRAFFIC ON BELL WILL
IMPROVE. DEVELOPER WENT AT OWN
LAST MEETING ABOUT HER (CITY)
FOR THE CONSTRUCTION.

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

City of Austin

E-MAIL TO BOTH:

Planning & Zoning Department Sherri.Sirwaitis@AustinTexas.gov

Kurt.Cadena-Mitchell@austintexas.gov

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

CC: Kurt with District 10/Alison Alter's Office

☐ I am in favor ☒ I object
--

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing Nov 20, 2018, Zoning and Platting Commission

6:00 PM 11-29-2018, City Council (Both Dates Are Tentative)

Brenda H. Harris

Your Name (please print)

11801 Bell Avenue

Your address(es) affected by this application

Brenda H. Harris

Signature

Date

Daytime Telephone: 512-401-8480

Comments: Construction on that area will

cause more flooding on Bell Ave.

Our house has flooded many times

being situated downhill.

Also, Bell is used as a "cut thru"

from 183 and when there are wrecks,

drivers make U-turns in our yard!

This construction will only cause

more traffic and congestion!

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

E-MAIL TO BOTH:

Sherri.Sirwaitis@AustinTexas.gov

Kurt.Cadena-Mitchell@austintexas.gov

CC: Kurt with District 10/Alison Alter's Office

Sirwaitis, Sherri

Subject: FW: In Support of AACC Zoning Change

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

From: Sarah Oldmixon < >

Sent: Sunday, October 21, 2018 9:08 AM

To: District10 <District10@austintexas.gov>

Cc: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Subject: In Support of AACC Zoning Change

Given the very vocal crowd of NW Austin residents speaking out against the AACC zoning change request, I wanted to reach out to let you know that they do not represent the views of many residents. I live near the proposed project in precinct 331 and would welcome the development of more affordable senior housing in our community. Thank you.

Sarah Oldmixon
11110 Oak Knoll Dr
Austin, TX 78759

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MEETING UPDATES: www.JollyvilleRoad.com

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Case Number: C14-2018-0079
Contact: Sherri Sirwaldis, 512-974-3057
Public Hearing Nov 20, 2018 Zoning and Planning Commission
6:00 PM 11-29-2018, City Council (Both Dates Are Tentative)

Donna Wilder

Your Name (please print)

10611 Sans Souci Pl 78759

Your address(es) affected by this application

Donna Wilder

Signature

Date

Daytime Telephone: 512 731 3058

Comments: Jollyville Road is being

over built. Too many

projects have already been

approved. This project will

directly effect a residential

area of people have owned homes

for a long time. In sync you

would not want a 60 foot tall

building in your back yard

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

City of Austin

Planning & Zoning Department

Sherri Sirwaldis

P. O. Box 1088

Austin, TX 78767-8810

E-MAIL TO BOTH:

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CC: Kurt with District 10/Alison Altar's Office

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Meeting updates: facebook.com/JollyvilleRoad

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: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

JENNIFER CANTRELL

Your Name (please print)

824 SECHREST DR, AUSTIN TX 78759

Your address(es) affected by this application

Jennifer Cantrell

Signature

Daytime Telephone: 512-484-8446

Date

10-22-2018

☐ I am in favor
☒ I object

Comments:

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaitis
P.O. Box 1088, Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

DANIEL BERGER

Your Name (please print)

5805 Sierra Leon 78759

Your address(es) affected by this application

[Signature]

Signature

10/22/18

Date

Daytime Telephone: 512-694-5473

Comments: I am 100% against allowing building heights to exceed 30' along Jollyville. I love the idea of reasonable expansion as defined by the community through dialogue & code modifications, but including buildings over 30' in height will kill the current feel of our neighborhood.

You may e-mail this form to:

Sherri.Sirwaltis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaltis
P.O. Box 1088, Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

Gary D Oliver
Your Name (please print)

603 Sirwaltis
Your address(es) affected by this application

10-22-18
Date

512-250-5000
Daytime Telephone

This is too big a
Free parking area
The existing building
Comments:

You may e-mail this form to:

Sherri.Sirwaltis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaltis
P.O. Box 1088, Austin, TX 78767-8810

☐ I am in favor
☒ I object

Sirwaitis, Sherri

Subject: FW: Case Number: C14-2018-0079

From: uksajja@gmail.com <>
Sent: Monday, October 22, 2018 4:18 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Case Number: C14-2018-0079

Hi,
Please find attached form.
Thanks,
Udaya

PUBLIC HEARING INFORMATION	
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Thanks,
Udaya Sajja

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

Tim Springer
Your Name (please print)

11513 Leon Grande CV Austin 78759

Your address(es) affected by this application

Tim *10/22/18*
Signature Date

Signature

Daytime Telephone: *512-825-7654*

Comments:

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaitis
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☐ I am in favor
☒ I object

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

CHRISTINE BALESTRA

Your Name (please print)

11513 LEON GRANDE COVE

Your address(es) affected by this application

Christine Balestra

Signature

10/22/18

Date

Daytime Telephone: _____

Comments: _____

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaitis
P.O. Box 1088, Austin, TX 78767-8810

☐ I am in favor ☒ I object
--

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

Narendera Singh
Your Name (please print)



602 ROCK FACE CT. ROUND ROCK

Your address(es) affected by this application

[Signature] 10/22/2018
Signature Date

Daytime Telephone: _____

Comments: I support this change.

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

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

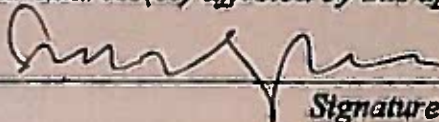
Greg Horton

Your Name (please print)

☐ I am in favor
☒ I object

5901 Miramonte Dr. Austin 78789

Your address(es) affected by this application



Signature

10/23/18

Date

Daytime Telephone: (802) 738-7713

Comments: We strongly object the request! Jollyville can't handle the incoming traffic. A 60-foot building blocks sunshine, creates too much noise. We live right across Ace. the plan is a disaster to our quiet neighborhood. please don't allow it. You are devaluating our house.

STOP Please

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaitis
P.O. Box 1088, Austin, TX 78767-8810

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Case Number: C14-2018-0079
Contact: Sherri Sirwaitis, 512-974-8057
Public Hearing: TEA, 2018, Zoning and Planning Commission
TEA, 2018, City Council

Greg Holtorf
Your Name (please print)

5901 W. Wernmorte Dr Austin 78749
Your address(es) affected by this application

[Signature] 10/22/18
Signature Date

Daytime Telephone: (802) 738-7213

Comments: We strongly object the request!
Jollyville can't handle the increasing
traffic. 60-foot buildings blocks
sunshine, creates too much noise
We live right across the place. the place
is a disaster to our quiet neighborhood.
Please don't allow it. You are
devaluating our houses.
STOP Please

You may e-mail this form to:
Sherri.Sirwaitis@AustinTexas.gov (cc: distict10@AustinTexas.gov)

Or you may mail via post to:
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P.O. Box 1088, Austin, TX 78767-8810

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Case Number: C14-2018-0078

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: October 23, 2018, Planning Commission
November 29, 2018, City Council

David Winkler

Your Name (please print)

8105A Exmore Drive, Austin, TX

Your address(es) affected by this application

David C. Winkler

Signature

Daytime Telephone: 512-987-0008

Date

10/19/2018

☐ I am in favor
☒ I object

Comments: I am opposed to any business that would be "generally incompatible with residential environments." I live near the business location. I am concerned about my safety and quality of life.
Please reject the rezoning request.

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

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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MEETING UPDATES: www.JollyvilleRoad.com

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing Nov 20, 2018 Zoning and Platting Commission

6:00 PM 11-29-2018, City Council (Both Dates Are Tentative)

SCOTT MORRIS

Your Name (please print)

11801 Bell Ave

Your address(es) affected by this application

[Signature]

Signature

10/19/18

Date

Daytime Telephone: 512-576-8875

Comments:

PROPOSAL WILL BECOME ONE ON BELL AVE. TRAFFIC ON BELL WILL INCREASE. DEVELOPER WENT AT OWN LAST MEETING ABOUT HOW MANY FOR THE CONSTRUCTION.

☐ I am in favor
☒ I object

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

City of Austin

E-MAIL TO BOTH:

Planning & Zoning Department Sherri.Sirwaitis@AustinTexas.gov

Sherri Sirwaitis

Kurt.Cadena-Mitchell@austintexas.gov

P. O. Box 1088

Austin, TX 78767-8810

CC: Kurt with District 10/Alison Alter's Office

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing Nov 20, 2018, Zoning and Planning Commission

6:00 PM 11-29-2018, City Council (Both Dates Are Tentative)

Brenda H. Morris

Your Name (please print)

11801 Bell Avenue

Your address(es) affected by this application

Brenda H. Morris

Signature

Date

Daytime Telephone: *512-401-8480*

Comments:

Construction on that area will cause more flooding on Bell Ave. One house has flooded many times being situated downhill. Also, Bell is used as a "cut thru" for 183 and when there are wrecks, drivers make U-turns in out park! This construction will only cause more traffic and congestion!

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

City of Austin

E-MAIL TO BOTH:

Planning & Zoning Department

Sherri.Sirwaitis@AustinTexas.gov

Sherri Sirwaitis

Kurt.Cadena-Mitchell@austintexas.gov

P. O. Box 1088

Austin, TX 78767-8810

CC: Kurt with District 10/Alison Alter's Office

Sirwaitis, Sherri

Subject: FW: Strongly Against Asian American Cultural Center Rezone

From: Vivian Holtorf < >
Sent: Wednesday, October 24, 2018 2:28 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Cc: District10 <District10@austintexas.gov>
Subject: Strongly Against Asian American Cultural Center Rezone

Hi District 10,

We have kids so we can't make it to tonight's meeting but we are strongly against the rezoning request. We live across from AACC and we know how bad Jollyville can be.

We are concerned about the usage of the building. There are a lot more possibilities. How would I know that they won't apply for a city-fund Asian Senior Daily activity program that accommodates 700 people from 8-5, the same as they are having @ Asian American Resource Center? Plus, all the employees for the 100 rooms, family visitors, doctors, nurses, Uber, Lyft, Taxis, and transportation for senior activities to Asian American Resource Center on a daily basis.

One day, we will come out from Bell, Ladera Vista, Sierra Nevada, Q-ranch, Taylor Draper, and find we can't turn left on Jollyville anymore due to heavy traffic.

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: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

**Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council**

Vivian Holtorf
Your Name (please print)

☐ I am in favor
☒ I object

5901 Miramonte Dr, Austin, TX 78759
Your address(es) affected by this application

[Signature]
Signature

10/23/18
Date

Daytime Telephone: (415) 350-7292

Comments: We object!!!

We live right across AT&T. The 60-foot building will generate a lot of traffic, noise, dark spots & parking issues around our quiet neighborhood. Austin's traffic is bad enough. Now AT&T wants to take our sunshine as well. Please Stop! Don't let AT&C turn Johnville into

You may e-mail this form to: wallstreet1
Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaitis
P.O. Box 1088, Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Checking "I object" (opposite column) means that you are **AGAINST** a zoning change that will allow **60-foot-tall buildings** to be built along Jollyville Rd at AACC. This does not necessarily mean that you are against the *expansion* of the Center under its current ("LO") zoning, which allows 30-foot-tall buildings along the road).

Meeting updates: facebook.com/JollyvilleRoad

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: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Annette Bittick
Your Name (please print)

11606 Juniper Ridge Dr
Your address(es) affected by this application

Annette M. Bittick
Signature

10-24-18
Date

Signature

Daytime Telephone: 512-495-6115

Comments: I object to changing the zoning
to allow 60-foot-tall buildings

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Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaitis
P.O. Box 1088, Austin, TX 78767-8810

Sirwaitis, Sherri

Subject: FW: Case No.# C14-2018-0079; AGAINST zoning change; Public Hearing: TBA, 2018 Zoning and Platting Commission & TBA, 2018, City Council

From: Camille Street <>

Sent: Wednesday, October 24, 2018 4:37 PM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Subject: Case No.# C14-2018-0079; AGAINST zoning change; Public Hearing: TBA, 2018 Zoning and Platting Commission & TBA, 2018, City Council

Case No.# C14-2018-0079; AGAINST zoning change; Public Hearing: TBA, 2018 Zoning and Platting Commission & TBA, 2018, City Council

Camille Street
11501 Shade Tree Cove
Austin, TX 78759

Comments: I strongly object to this change. I support our Asian-American citizens and the expansion of the Center, but feel that 30 feet is appropriate. Sixty feet would completely change the overall ambiance and environment in our community. More specifically, it would also increase traffic problems that are already horrific on Jollyville/183 area. I have encouraged our neighbors to check out: [facebook.com/JollyvilleRoad](https://www.facebook.com/JollyvilleRoad) regarding expansion of Asian-American building. Note: signature at the end of this email.

Camille Street

If I can stop one heart from breaking,
I shall not live in vain;
If I can ease one life the aching,
Or cool one pain,
Or help one fainting robin
Unto his nest again,
I shall not live in vain.
--Emily Dickinson

Signature:
Camille Street

If I can stop one heart from breaking,
I shall not live in vain;
If I can ease one life the aching,
Or cool one pain,
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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Brandon Fields

Your Name (please print)

11901 Bell Ave

Your address(es) affected by this application

Ba Fields

Signature

Daytime Telephone: 512-527-8027

Date

10/25/2018

Comments: I do not like the idea of a

60 foot-tall building being built along Jollyville Rd

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaitis
P.O. Box 1088, Austin, TX 78767-8810

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0079
Contact: Sherri Sirwaltis, 512-974-3057
Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

REBECCA REVE
Your Name (please print)

11518 SIERA NAYADA, Austin, TX 78759

Your address(es) affected by this application

[Signature]

Signature

Date

10/24/18

Daytime Telephone: 919-627-7678

Comments: I am concerned about how this zoning change will impact traffic patterns on Jollyville Road and on 183, making bad traffic/heavy traffic worse. I am worried that this zoning change will decrease our property value. I am concerned about foreign investment in this project and it's influence on our local property values and economy. I object to this change.

You may e-mail this form to:

Sherri.Sirwaltis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaltis
P.O. Box 1088, Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Planning Commission
TBA, 2018, City Council

Alanna Heyl
Your Name (please print)

5905 Sierra Leon, Austin, 78759
Your address(es) affected by this application

Alanna Heyl
Signature

10/22/18
Date

Daytime Telephone: (512) 799-1262

Comments: I support this project!

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

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P.O. Box 1088, Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

Daniel B Heyl

Your Name (please print)

5905 Sierra Leon Austin Tx

Your address(es) affected by this application



Signature

12/22/18
Date

Daytime Telephone: 512-848-1452

Comments:

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

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P.O. Box 1088, Austin, TX 78767-8810

☒ I am in favor ☐ I object
--

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Sherri Sirwaltis
Your Name (please print)

5802 Secret Dr.

Your address(es) affected by this application

[Signature]

Signature

10-21-18
Date

Daytime Telephone: 512-949-7865

Comments:

You may e-mail this form to:

Sherri.Sirwaltis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaltis
P.O. Box 1088, Austin, TX 78767-8810

☐ I am in favor ☒ I object
--

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Ellen Smith
Your Name (please print)

5802 Secest Dr.

Your address(es) affected by this application

Ellen Smith

Signature

Daytime Telephone: 512-538-7521

10/21/18
Date

☐ I am in favor
☒ I object

Comments:

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Doug Smith

Your Name (please print)

5802 Secrest Dr

Your address(es) affected by this application

Jan

Signature

10/26/18
Date

Daytime Telephone: 512 949 7865

Comments:

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Ellen Smith

Your Name (please print)

5802 Secret Dr

Your address(es) affected by this application

Ellen Sirwaitis

Signature

10/21/18

Date

Daytime Telephone: 512 538-7521

Comments:

You may e-mail this form to:

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

Doug Smith
Your Name (please print)

5802 Secrest Dr.

Your address(es) affected by this application

Signature

Daytime Telephone: 512-948-7865

Date

10/21/18

☐ I am in favor
☒ I object

Comments:

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

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Case Number: C14-2018-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

Your Name (please print) Ellen Smith

5802 Secret Dr.

Your address(es) affected by this application

Sherri Sirwaitis Signature

10/21/18 Date

Daytime Telephone: 512 284 8560

Comments:

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

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☐ I am in favor
☒ I object

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

Doug Smith

Your Name (please print)

5802 Secret Dr.

Your address(es) affected by this application

10/21/18
Date

Signature

Daytime Telephone: 512 949 7685

Comments:

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

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Checking "I object" (opposite column) means that you are **AGAINST** a zoning change that will allow **60-foot-tall buildings** to be built along Jollyville Rd at AACC. This does not necessarily mean that you are against the *expansion* of the Center under its current ("LO") zoning, which allows 30-foot-tall buildings along the road).

Meeting updates: facebook.com/JollyvilleRoad

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: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Ellen Smith

Your Name (please print)

5802 Secrest Dr.

Your address(es) affected by this application

Ellen Smith

Signature

10/21/18

Date

Daytime Telephone: 512 538-7521

Comments:

You may e-mail this form to:

Sherri.Sirwaitis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaitis
P.O. Box 1088, Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

Jason Butler

Your Name (please print)

5802 Sierra Lane Dr Austin TX 78788

Your address(es) affected by this application

J. Butler

Signature

☐ I am in favor
☒ I object

10/25/18
Date

Daytime Telephone (512) 657-0743

Comments: I do not want developers to have the ability to build any developments over 40ft on Jollyville road. This sets a bad precedent for other developers to do the same on Jollyville. I attended the neighborhood meeting last night.

You may e-mail this form to:

Sherri.Sirwaltis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaltis
P.O. Box 1088, Austin, TX 78767-8810

Sirwaitis, Sherri

Subject: FW: *** AGAINST *** Case Number C14-2018-0079; Zoning Change; Public Hearing: TBA, 2018, Zoning and Platting Commission, TBA, 2018, City Council

From: Sandra Roark <>

Sent: Thursday, October 25, 2018 11:54 AM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Cc: District10 <District10@austintexas.gov>

Subject: *** AGAINST *** Case Number C14-2018-0079; Zoning Change; Public Hearing: TBA, 2018, Zoning and Platting Commission, TBA, 2018, City Council

This correspondence is to notify the City of Austin's Planning and Zoning Department that I strongly **OBJECT** to the proposed zoning change that would allow 60-foot-tall buildings to be built along Jollyville Road by the Asian American Cultural Center. While not part of this proposal, I also object to any change to the current ("LO") zoning allowing up to 30-foot-tall buildings along Jollyville Road.

I am not at all opposed to the Cultural Center's expanding, but I do feel it can best do so under the zoning now in effect. Jollyville Road is so zoned because of its extremely close proximity to several neighborhoods. Traffic along Jollyville Road is already under acute conditions. To preserve the cohesion and safety of those neighborhoods, the current zoning should remain in effect.

I appreciate the opportunity to voice my opinion, and sincerely hope all involved can come to an amicable agreement under the current zoning.

Sincerely,

Sandra L. Roark
11503 Shade Tree Cove
Austin, TX 78759
512 423 5670

Sirwaitis, Sherri

Subject: FW: Please do not allow >30ft buildings on Jollyville Road!

From: Roxanne Faulds < >

Sent: Thursday, October 25, 2018 7:49 AM

To: sherri.sirwatis@austintexas.gov

Cc: District10 <District10@austintexas.gov>

Subject: Please do not allow >30ft buildings on Jollyville Road!

Dear Ms. Sirwatis,

Please do not allow the destruction my lovely neighborhood with giant, obstructive buildings of greater than 30 feet. My neighborhood streets are already in extreme disrepair due to the current levels of truck traffic and the haphazard employee parking along the grass. I need my children to be able to safely enter and exit the school bus. Speed limits and stop signs are currently ignored and dramatically changing the volume of business traffic will take away what's left of the natural beauty in my beloved neighborhood, decrease safety, and increase damage to the public roads.

----- Message truncated -----

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwalts, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Jeffrey Keim

Your Name (please print)

5904 Taylor Draper Cv, 78759

Your address(es) affected by this application



Signature

10-24-18

Date

Daytime Telephone: 512-413-5285

Comments:

You may e-mail this form to:

Sherri.Sirwalts@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwalts
P.O. Box 1088, Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission
TBA, 2018, City Council

Kathy Hughes

Your Name (please print)

1216 LADDER WALK De Austin, TX 78759

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-970-3039

10-25-18

☐ I am in favor
☒ I object

Comments:

You may e-mail this form to:

Sherri.Sirwaltis@AustinTexas.gov (cc: district10@AustinTexas.gov)

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaltis
P.O. Box 1088, Austin, TX 78767-8810

Sirwaitis, Sherri

Subject: FW: Timo Xzavier - <Case # #C14-2018-0079> Postponement Request

From: KeepAustinRented.Com <>

Sent: Tuesday, October 16, 2018 12:45 PM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Cc: Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; MIKE Topel (Home) <>; Mike Doyle (RTE) <>; Rob Ripperda (RTE) (Kristen) (Arabian) <>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Subject: Timo Xzavier - <Case # #C14-2018-0079> Postponement Request

Hello Ms. Sirwaitis,

The Raintree Estates neighborhood is requesting a postponement of case #C14-2018-0079, which is scheduled to be held on Tuesday, November 6th.

We attempting to work things out with Ms. Mok and the Asian American Cultural Center, but we feel we need a bit more time. Ms. Mok is holding another open house to the community on Wednesday, October 24th.

Our contact with Alison Alter's Office/District 10 (Kurt) has been extremely helpful with his assistance in navigating thru many of the zoning details; Alison's office has also offered to hold an additional meeting after the AACC meeting.

CAN YOU PLEASE LET US KNOW:

1. If our postponement request has been accepted.
2. The new date of the ZAP hearing.
3. The new date of the City Council hearing.
4. Please send me an UPDATED "Public Hearing Information" form with the correct dates, so I may distribute that for more community input.

There has been some confusion about the "Public Hearing Information" form, because of the expiration dates listed on the form have expired. I have been telling neighbors it is ok to still send that form in, however we would find it very helpful to have an updated form listing up-to-date information of when to return the form by, hearing dates, etc...

Also, thank you for your continued help to the Raintree Estates Neighborhood as we value your input and recommendations with the project as well.

Timo Xzavier

Co-president of the Raintree Estate Neighborhood
(512) 689-6899

11804 Arabian Trail
Austin, TX 78759