ZONING CHANGE REVIEW SHEET

CASE: C814-2008-0016 **Z.A.P. DATE:** August 19, 2006

ADDRESS OF PROPOSED CHANGE: 7300 Hart Ln. Lots 1-4, Block A, Dell Jewish Community Center Campus Subdivision

APPLICANT/OWNER: Jewish Comm Assoc of Austin, Congregation Agudas Achim, DJCC Development Corp.

AGENT: Armbrust & Brown, L.L.P. (Richard Suttle)

ZONING FROM: SF-3 **TO:** PUD **AREA:** 39.811 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommendation is to approve the Dell Jewish Community Center Planned Unit Development (PUD) subject to the following conditions:

1. The conditions of the PUD shall be established in the proposed Land Use Plan - "Attachment A".

   The PUD will allow for the following permitted uses:

   Congregate Living
   Art Gallery
   Group Home (Class I General & Limited & II)
   Guidance Services
   Counseling Services
   Personal Improvement Services
   Club or Lodge
   Day Care Service (Commercial and General and Limited)
   Family Home
   Private Primary & Secondary Education Facilities
   Religious Assembly
   Outdoor Sports and Recreation
   Theater

The following uses may be considered accessory to the project:

   Administrative and Business Office
   Personal Services
   Off Site Accessory Parking

2. The development of the PUD shall be in accordance with regulations set forth in the Dell Jewish Community Center PUD Development Regulations and Development Regulations Notes located on the proposed PUD Land Use Plan and provided as "Attachment A" to the report with the exceptions noted below.

3. The development of the PUD site should be limited to 35 ft in height for a distance of 300 ft from the north and west property line and 45 ft in height for the remainder of the tract.

4. The development will have at least 30% of open space.

5. The proposed PUD shall comply with Environmental staff recommendations. These recommendations include the following:
    a) The PUD shall utilize an integrated pest management plan (IPM), which will be implemented at the consolidated site plan stage of development.
    b) The PUD will participate in the Green Building program with a minimum 2 star rating.
    c) The PUD will be subject to water quality that meets current standards for existing and proposed impervious cover.
    d) The proposed development will employ the City of Austin's Grow Green plant list for landscaping attributes.
    e) The applicant will comply with the City's Water Conservation Program.

6. The proposed PUD will comply with the City of Austin's Compatibility Requirement Standards [LDC Sec. 25-2-1066] to provide adequate separation and buffering from the surrounding SF-3 zoned properties.

7. The applicant has demonstrated to staff how the DJCC provides benefits to the community outside of its membership prior to first reading at City Council.

8. The applicant will comply with the conditions outlined in the TIA memo.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

August 19 2008:

DEPARTMENT COMMENTS:

The property in question is located off of Hart Ln south of Greystone Dr and east of chimney Corners Drive. The Dell Jewish Community Center Tract consists of 39.811 acres known as Lots 1-4, Block A, Dell Jewish Community Center Campus Subdivision. This property currently has SF-3 zoning. In 1997, a conditional use site plan was approved for this property. A portion of the site plan was constructed, namely the Dell Jewish Community Center and the Congregation Agudas Achim. The conditional use site plan has since expired.

In this case, the applicant is requesting PUD zoning to provide a certainty of development regulations. The applicant believes that not having a time limit on development approvals, as exists with a site plan, will assist in raising funds for future construction. PUD zoning will establish the regulations and run with the property. The applicant has indicated that they would like to continue with a modified plan that would complete the development originally contemplated but not finished with the conditional use site plan

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3	Undeveloped and the DJCC Campus and Congregation Agudas Achim
North	SF-3	Single-Family Residences
South	GR	Shopping Center
East	SF-3	Single-Family Residences
West	GR, SF-3	Single-Family Residences, Condominiums

AREA STUDY: N/A **TIA:** Yes

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

53 - Northwest Austin Civic Association
511 – Austin Neighborhoods Council
742 – Austin Independent School District

RELATED CASES:

CASE MANAGER: Jerry Rusthoven **PHONE:** 974-3207
jerry.rusthoven@ci.austin.tx.us

CITY COUNCIL DATE: **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

   The proposed PUD is planned as a single contiguous project that is under unified control. The PUD will allow for the flexibility necessary for a mixed use non-profit campus such as this one.

2. *Use of a PUD District should result in development superior to that which would*

occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development with in the PUD.

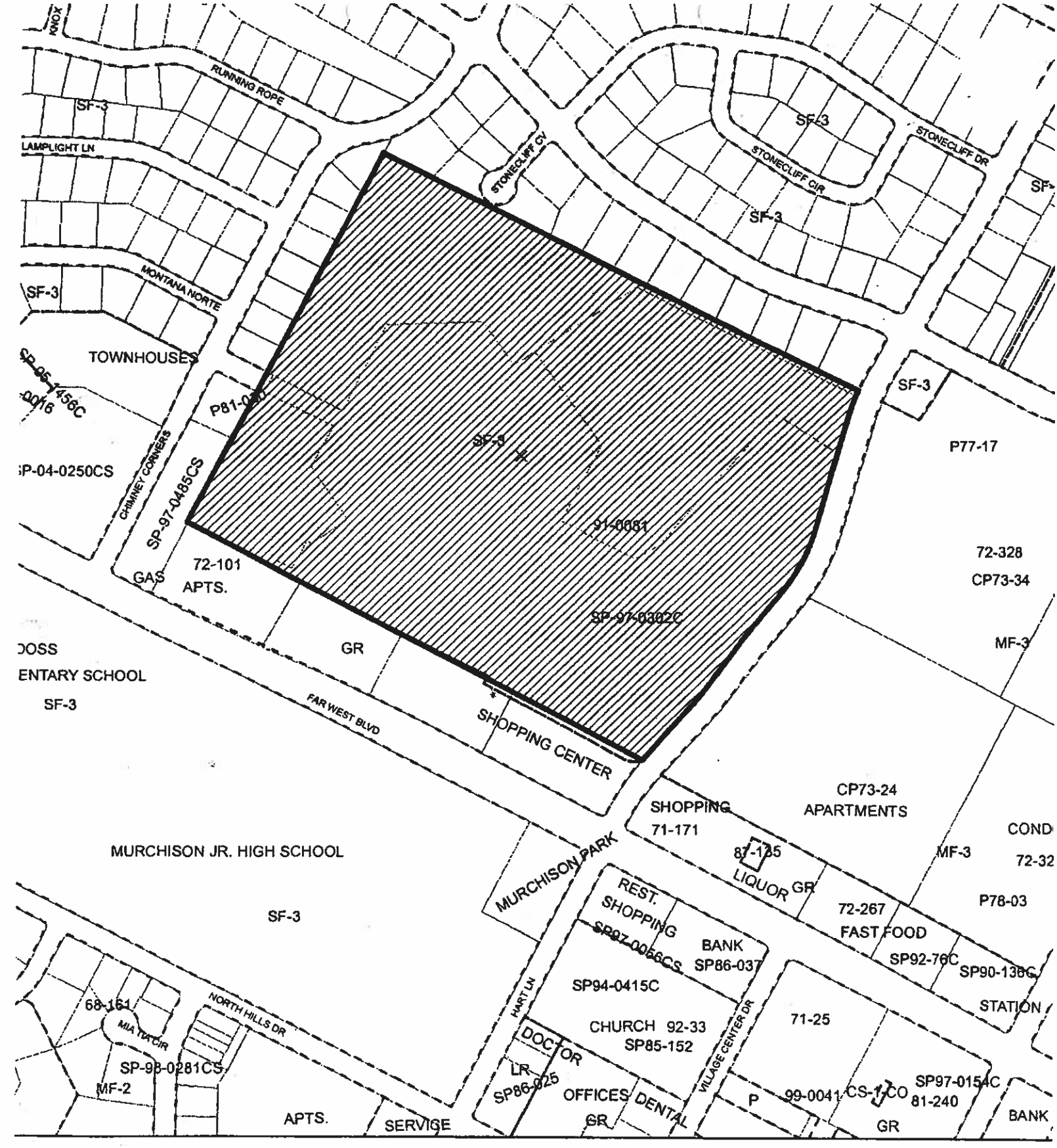
The DJCC development will provide greater than required open space, an impervious cover limit of only 5% over the existing SF-3 zoning, the same building coverage as allowed in SF-3, and a height limitation that allows only 10 ft greater height than allowed in SF-3 and only 300 ft away from existing residences. In addition the PUD does not waive compatibility standards and provides for a greater than standard compatibility setback. There are no environmental variances sought and the project will comply with water conservation, Grow Green, Green Builder and IPM programs. The applicant will be providing the staff with evidence of, and plans for, ways in which the DJCC provides services to the greater community outside of its membership such as shared use of the facilities with other non-profit groups.

3. *The minimum size generally considered appropriate for a PUD is ten acres. Absent unique or special topographic constraints or other exceptional circumstances affecting the property, creation of a PUD is not justified for development of tracts of less than ten acres since conventional zoning and subdivision regulations should be adequate for reasonable development.*

   The proposed PUD consists of 39.811 acres of land. .

4. *The PUD land use plan establishes minimum and maximum development standards required by the PUD ordinance. These standards include residential density limitations; maximum floor-to-area ratios for non-residential development; maximum building height; lot size and width; and setbacks.*

   The PUD land use plan does establish development standards that specify the proposed uses, floor to area ratios, height limits, lot size and width, setbacks, impervious cover, and buffers.



PLANNED UNIT DEVELOPMENT

Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C14-2007-0066
ADDRESS: 7300 HART LANE
SUBJECT AREA: 39.81
GRID: H30
MANAGER: J. ROUSSELIN

CITY OF AU

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.

LAND USE EXHIBIT
JEWISH COMMUNITY CENTER
7300 HART ROAD
THE JEWISH FEDERATION
OF AUSTIN
Bury | Partners
ARCHITECTURE
SHEET
EX-A
VICINITY MAP
LEGAL DESCRIPTION
NOTES
DEVELOPMENT REGULATIONS
LEGEND
APPROVED FOR SPD-07-0068A/B
PROPOSED
HART LANE
CHERRY POINTE
PAR WEST BOULEVARD
BRISTONE DRIVE

Date: August 14, 2008 (Revised)

To: Jerry Rusthoven, Zoning Manager, NPZD

CC: Benedict Patrick, P.E., HDR/WHM Transportation Engineering

Reference: Dell Jewish Community Campus TIA Addendum, C814-2007-0066

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Dell Jewish Community Campus, dated May 9, 2007, as well as supplemental information dated May 28, 2008, and August 7, 2008 prepared by HDR/WHM Transportation Engineering, and offers the following comments:

TRIP GENERATION

The Dell Jewish Community Campus (DJCC) is a 40-acre multiuse development located in north central Austin, north of Far West Blvd. between Hart Lane and Chimney Corners Drive.

Construction of the 40-acre tract was originally proposed to be completed in two phases. Construction of Phase One was approved in 1998 with a Conditional Use Permit (Site Plan Case No.: SPC-97-0302A) and has been completed. The completion of Phase Two is expected in the year 2010.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 5,170 adjusted average daily trips (ADT). The table below shows the adjusted trip generation by land use for the proposed development, which takes into account internal trips among the facilities on the site. Projected traffic has been reduced since the TIA was originally submitted in May, 2007, due to changes in the proposed development. BasedBased on the land use plan update, general office use is no longer proposed, and the private school and day care center assume an increase of 100 additional students. The project will now generate 5,170 adjusted trips per day or a reduction of 980 trips per day from the May 2007 TIA.

Table 1. Adjusted Trip Generation (August 2008 TIA)

			AM Peak		PM Peak	
LAND USE	**Size**	**24-hour**	**Enter**	**Exit**	**Enter**	**Exit**
Religious Facilities (670 families)	24,000	315	7	0	20	27
Recreation Center	131,637	2,711	117	75	57	138
Day Care Center	300 students	1,344	119	105	93	104
Private School (K-8)**	300 students	800	145	119	0	0
Total		**5,170**	**388**	**299**	**170**	**269**

**24 hour two way volume obtained using the ratio of peak hour traffic to daily traffic for an elementary school.

Traffic for the existing center, which consists of religious facilities, a school, and a recreation center, was counted by the applicant and the City on several different days in 2006 and 2007. The highest count taken on a weekday, 4,348 vehicles per day, was used for the purpose of the traffic impact analysis. Because the community center involves a mix of various uses and activities which share a common driveway, it was not possible to isolate the existing 24-hour traffic generated by the each use on the site. Therefore, the trip rates in the Institute of Transportation Engineers Trip Generation Report (7th ed.) for each use appear to represent the best available data for projected traffic for this development. Because the available data is limited, however, it is recommended that further monitoring of actual traffic from the site be conducted as the project proceeds so that the trip estimates are not exceeded.

ASSUMPTIONS

1. Traffic counts taken in 1996, before the first phase of the DJCC was constructed, and in 2006 show minimal growth in traffic on most of the streets in the area except in the immediate vicinity of the DJCC. Because most of the area was already developed before 1996 and there was been little recent development activity aside from the DJCC, an annual growth rate of one percent was assumed for background traffic on all streets.
2. No pass-by reductions were assumed for this project. Pass-by traffic consists of vehicles that are already using the adjacent roads that would be attracted to the DJCC site.
3. A 10 percent reduction was taken for internal trips for the recreation center, on the assumption that some of the patrons of the recreation center will also patronize other uses on the site.
4. No transit or pedestrian reductions were assumed for this project.
5. Based on existing peak-hour traffic counts at the DJCC driveway, traffic from the site is distributed 50% to the north and 50% to the south on Hart Lane. Because of proposed driveway turning restrictions, it is probable that a higher percentage of the traffic will actually be distributed to and from the south. However, the 50-50 distribution was used in order to provide a conservative assessment of the impact of traffic on the residential streets in the area.
6. Based on traffic counts in the area from 1996 and 2006, it is estimated that 2 percent of the site traffic will approach or exit the area via the single-family portion of Hart Lane north of Greystone, and 6 percent of the site traffic will approach or exit the area via the single-family portion of Greystone west of Hart Lane. The bulk of the site traffic is expected to use Greystone east of Hart Lane (42 percent) or Far West east of Hart Lane (40 percent), both of which provide relatively easy access to MoPac Blvd.

EXISTING AND PLANNED ROADWAYS

Far West Boulevard – Far West Blvd. is classified as a six-lane divided major arterial from Loop 1 to Hart Lane and as a four-lane minor arterial from Hart Lane to Mesa Drive in the Austin Metropolitan Area Transportation Plan and in the CAMPO Mobility 2030 Plan. The adopted Austin Bicycle Plan recommends Priority 1 Route 22 between Mesa Drive and Loop 1. The 2001 traffic volume on Far West Blvd. west of Hart Lane was 13, 887 vehicles per day.

Hart Lane – Hart Lane is currently a two-lane roadway with a 44-foot pavement cross-section in the vicinity of the site. Traffic counts taken on this roadway in 2006 were 4,400 vehicles per day north of Greystone, and 7,100 vehicles per day south of Greystone.

Greystone Drive - this roadway is currently a two-lane roadway with a 44-foot pavement cross-section in the vicinity of the site. Traffic counts taken on this roadway in 2006 were 5,100 vehicles per day east of Hart Lane, and 4,750 vehicles per day west of Hart Lane.

Chimney Corners Drive – this roadway is a two-lane roadway with a 40-foot pavement cross-section in the vicinity of the site. Traffic counts taken on this roadway in 2006 were 1,400 vehicles per day, north of Firestone Drive.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed seven intersections, one of which is currently signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 2. Level of Service

Intersection	2006 Existing		2010 Site + Forecasted	
	AM	PM	AM	PM
Hart Lane and Far West Boulevard*	D	C	D	C
Hart Lane and Greystone Drive	C	B	D	B
Chimney Corners and Far West Boulevard	A	A	A	A
Chimney Corners and Greystone Drive	B	A	B	B
Hart Lane and Driveway A	A	A	F**	F**
Hart Lane and Driveway B***	-	-	A	A
Chimney Corners and Firestone Drive (Driveway C)****	-	-	-	-

* GEOMETRICS AND SIGNAL PHASING AT INTERSECTION UPDATED AS DISCUSSED IN AUGUST 29, 2007 IN RESPONSE TO CITY OF AUSTIN COMMENTS LETTER.
** 2007 CITY COUNTS ON DRIVEWAY A WERE USED FOR THIS ANALYSIS. ALL OTHER COUNT DATA WAS COLLECTED IN 2006.
***DRIVEWAY B RESTRICTED TO RIGHT-IN, RIGHT-OUT, LEFT-IN ACCESS.
****DRIVEWAY C ASSUMED TO REMAIN CLOSED.

All of the intersections analyzed are projected to operate at an acceptable level of service except for the northern driveway from the site to Hart Lane (Driveway A). The unacceptable level of service "F" for this intersection is created by delays associated with the exiting eastbound left turn from the driveway. The delay will therefore be encountered only by vehicles on the site, not on the public street. All other intersection movements on Hart Lane for this intersection will operate at Level of Service A.

NEIGHBORHOOD TRAFFIC ANALYSIS

Sec. 25-6-114 of the Land Development Code defines a residential street as any street along which 50 percent or more of the frontage within 1,500 feet is zoned for SF-5 or more restrictive uses. Based on current zoning, Hart Lane, Chimney Corners Drive, and Greystone Drive are defined as residential streets. For streets of this type and width, a traffic volume in excess of 4,000 vehicles per day is considered to be undesirable under Sec. 25-6-116. In order to determine the impact on these residential streets and the neighborhood, 24-hour traffic counts were conducted in September 2006 for Hart Lane, Chimney Comers Drive, and Greystone Drive. The following are the results of the neighborhood traffic analysis for each of these roadways based on the proposed land uses. The Site Traffic numbers shown in the table are for Phase Two only and do not include existing traffic generated by the existing DJCC development.

Table 3. Neighborhood Traffic Impacts (vehicles per day)				
Street	**Existing (2006) Traffic**	**Projected (2010) Total Traffic**	**Projected (2010) Site Traffic**	**Site Traffic % of total**
Hart Ln. N of Greystone	4404	4686	103	2.2%
Hart Ln. S of Greystone	7064	9936	2585	26.0%
Greystone W of Hart	4758	5261	310	5.9%
Chimney Corners N of Firestone	1379	1435	0	0%

Hart Lane (north of Greystone) - Based on the traffic counts, the existing volume was 4,404 vehicles per day, which exceeds the undesirable operating level of 4,000 vehicles per day. For the project build-out, the forecasted traffic volume with site traffic will be 4,686 vehicles per day or 686 vehicles per day greater than the undesirable operating level. Site traffic will comprise 103 vehicles per day or 2.2 percent of the total daily traffic for 2010 traffic conditions.

Hart Lane (south of Greystone) – Based on the traffic counts, the existing volume was 7,064 vehicles per day, which exceeds the undesirable operating level of 4,000 vehicles per day. For the project build-out, the forecasted traffic volume with site traffic will be 9,936 vehicles per day or 5,936 vehicles per day greater than the undesirable operating level. Site traffic will comprise 2,585 vehicles per day or 26.0 percent of the total daily traffic for 2010 traffic conditions. If the DJCC property is rezoned as requested, the portion of Hart Lane south of the project's northern boundary will no longer qualify as a residential street because less than 50 percent of the adjacent frontage will be zoned for single-family uses. Therefore the undesirable level of 4,000 trips per day would no longer apply to this segment.

Greystone Drive – Based on the traffic counts, the existing volume was 4,758 vehicles per day, west of Hart Lane, which exceeds the undesirable operating level of 4,000 vehicles per day. For the project build-out, the forecasted traffic volume with site traffic will be 5,261 vehicles per day or 1,261 vehicles per day greater than the undesirable operating level. Site traffic will comprise 310 vehicles per day or 5.9 percent of the total daily traffic for 2010 traffic conditions.

Chimney Corners Drive – Based on traffic counts, the existing volume was 1,379 vehicles per day, north of Firestone Drive, which does not exceed the undesirable operating level of 4,000 vehicles per day. For the project build-out, the forecasted traffic volume with site traffic will be 1,435 vehicles per day. Because the existing driveway from the DJCC site to Chimney Corners will remain gated for use in emergencies only, site traffic will comprise none of the total daily traffic on Chimney Corners Drive for 2010 traffic conditions.

As noted, the neighborhood analysis considers a worst case traffic condition on adjacent neighborhood streets, by assuming that 50 percent of site traffic is distributed to the north of Driveway A on Hart Lane. This assumption is based on existing peak hour turning movement volumes collected at Driveway A. However, much of the projected traffic from the DJCC to Hart Lane will use Driveway B, located south of Driveway A. Left turns from this driveway to Hart Lane will be prohibited, with the likely result that more traffic will exit the site to the south. Therefore, the assumption of a 50 percent split to the north results in 24 hour volume impact estimates that are likely higher than will actually occur.

RECOMMENDATIONS

1) Both Hart Lane and Greystone Drive already exceed the undesirable level of 4,000 vehicles per day, and the proposed development will increase the amount of traffic on these residential streets. However, the analysis shows that the contribution of the site traffic to the total traffic is small. According to Sec. 25-6-141 of the City Code, the City Council may approve a zoning application if the council determines that the applicant has satisfactorily mitigated adverse traffic effects or the additional traffic from the project results in an insignificant impact on the residential street.

2) With each site plan application in Phase Two, a new traffic count should be conducted to verify that actual traffic generated by all phases of the project does not exceed 9,518** vehicles per day. The average of counts collected on a Tuesday, Wednesday, and Thursday of a typical week should be used for the evaluation. If the actual traffic count does not exceed this traffic threshold, site development permits may be approved for the remainder of the Phase Two project up to a maximum of 9,518 vehicles per day. If the actual count does exceed the traffic threshold, the applicant should submit a new TIA Addendum that includes specific recommendations to mitigate any adverse traffic effect from the proposed development on the adjacent roadways and intersections before additional site development permits are approved.

3) Driveway B should be restricted to right-in, right-out and left-in only access, with left turns out prohibited. The analysis shows this intersection to function at a Level of Service (LOS) A. However, the sight distance for left-turns out of Driveway B does not meet minimum requirements of the American Association of State Highways and Transportation Officials (AASHTO). Given this existing safety issue, left-turns out of Driveway B should be prohibited.

4) Driveway C should be closed. The neighborhood has expressed concerns regarding access to Chimney Corners via Firestone Drive from Driveway C. For the DJCC project Phase One, an agreement between the applicant and the neighborhood was created in conjunction with the Conditional Use Permit. Under a City of Austin Resolution (980326-16), dated January 6, 1998, Driveway C was required to remain closed at all times, except for High Holy Days when limited usage is allowed. This arrangement should be continued for Phase Two, as assumed in the TIA.

5) Vehicular access from the site to Stonecliff Cove should be prohibited. This street is a short cul-de-sac which abuts the DJCC property's northern boundary. No access to this site was proposed in the traffic impact analysis.

6) The Dell Jewish Community Campus should encourage its membership and employees to utilize alternative modes of transportation, such as bus transit, bicycling, and walking. Other voluntary measures (e.g. ride sharing or carpooling, and flexible work hours) should also be implemented to help minimize the amount of future traffic using Hart Lane and Greystone Drive.

7) Prior to third reading of the zoning, the applicant should post fiscal surety for a pro-rata share of lane restriping at the intersection of Hart Ln. and Greystone, subject to approval by the Public Works Department.

8) Proposed changes to the traffic signal timing at Hart Lane and Far West Blvd. are subject to approval by the Public Works Department.

9) For information: Three (3) copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to final approval of the zoning case.

10) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

****Based on existing site driveway counts conducted in May 2007 by City of Austin, and the projected traffic for the DJCC Phase Two project. (4,348 existing vpd + 5,170 site vpd = 9,518 vpd)**

If you have any questions or require additional information, please contact me at 974-2725.

George Zapalac
Development Services Manager
Watershed Protection and Development Review Department

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.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2008-0016
Contact: Jerry Rusthoven, (512) 974-3207
Public Hearing:
June 3, 2008 Zoning and Platting Commission

☒ **I am in favor**
☐ **I object**

VINCENT COCO
Your Name *(please print)*

6501 PONTON PL
Your address(es) affected by this application

Vincent J Coco — 5-27-08
Signature — Date

Comments: _____

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

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☑ **I am in favor**
☐ **I object**

Ellen Rozman
Your Name *(please print)*

1509 Stonecliff Circle
Your address(es) affected by this application

Ellen Rozman, 5.24.08
Signature Date

Comments:

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

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Contact: Jerry Rusthoven, (512) 974-3207
Public Hearing:
June 3, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

CHUCK & JANE SPACE
Your Name *(please print)*

7403 CHIMNEY CORNERS – 78731
Your address(es) affected by this application

Signature — 5-26-08 Date

Comments: WE NOW HAVE MAJOR DRAINAGE PROBLEMS AS RESULT OF CURRENT ZONING. IF THE DENSITY OF PROPERTY IS INCREASED DRAINAGE AND RUN OFF WILL HAVE GREATER NEGATIVE IMPACT - LAST TIME THE APPLICANT AGREED TO CONTROL THESE ISSUES AND ONCE THE ORIGINAL REQUEST WAS APPROVED THEY WERE NOT RESPONSIVE OR RETURN PHONE CALLS.

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

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, (512) 974-3207
Public Hearing:
June 3, 2008 Zoning and Platting Commission

☒ **I am in favor**
☐ **I object**

Joseph Winer
Your Name *(please print)*

7313 Running Rope 78731
Your address(es) affected by this application

Joseph Winer — 5/29/08
Signature — Date

Comments: Although I am not a member of the JCC, several of my neighbors and friends participate in their recreational and religious programs. The Dell Jewish Community Center is indeed a benefit to our neighborhood. As a member of the Northwest Austin Neighborhood Association, I support this proposed zoning change.

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

PUBLIC HEARING INFORMATION

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, (512) 974-3207
Public Hearing:
June 17, 2008 Zoning and Platting Commission
June 18, 2008 City Council

☑ **I am in favor**
☐ **I object**

NANCY & ART CRUM
Your Name *(please print)*

7507 HART LANE, AUSTIN 78731
Your address(es) affected by this application

Nancy & Art Crum 6/13/08
Signature Date

Comments: We live ½ block from TCCA and have found them to be a good neighbor. Less traffic than the apartments across the street and pleasant to look at. Security guards 24/7 keep an eye on the neighborhood. They allow non-users like us to use their Excellent fitness center. We have lived here 31 years and have seen a lot of changes.

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

Gail Mitchell
Your Name *(please print)*

7315 Running Rope
Your address(es) affected by this application

Gail B Mitchell — Signature
7/6/08 — Date

Comments: The current intensive building on this site was done in good faith with the neighbors. Traffic, sound and lighting was clearly understood. No change in zoning should be allowed that would undermine these understandings. No increased traffic on Chimney Corners. No late night increased lighting or sound.

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Neighborhood Planning and Zoning Department
Jerry Rusthoven
P. O. Box 1088
Austin, TX 78767-8810

7/27/08

City of Austin
Neighborhood Planning and Zoning Department
Jerry Rusthoven
P.O. Box 1088
Austin, TX 78767-8810

Re: Case number: C814-2008-0016
ZAPCO Meeting Aug. 5, 2008

We are unable to attend the upcoming meeting but would like to indicate that we are in favor of the change in zoning requested by the Dell Jewish Community Campus (DJCC). We know that the DJCC have been, and will continue to be, good neighbors and be fully responsive to neighborhood concerns.

I support this change in zoning because the DJCC has been an asset to the Northwest Austin area and is in need of expansion along with the growth of Austin itself.

Thank you for your consideration of this zoning change.

Larry & Jere Ann Fisher
11012 Readvill Lane
Austin, TX 78739

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

☒ **I am in favor**
☐ **I object**

SCOTT BLECH
Your Name *(please print)*

3503 Needles DR., AUSTIN TX 78746
Your address(es) affected by this application

Signature

7/25/08
Date

Comments: _____

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Austin, TX 78767-8810

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

☑ **I am in favor**
☐ **I object**

Jennifer and Martin Kramer
Your Name *(please print)*

8702 Ridgehill Dr
Your address(es) affected by this application

Martin Kramer — 7-24-08
Signature — Date

Comments: Please approve the rezoning of the Dell Jewish Community Campus. The NJCC provides Austinites such a wonderful resource for families, children, congregations, and civic and community organizations. The NJCC has been a good and respectful neighbor, and will continue to be so if granted the rezoning that was originally approved several years ago.

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Neighborhood Planning and Zoning Department
Jerry Rusthoven
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

Mona Carver

Your Name *(please print)*

☑ **I am in favor**
☐ **I object**

12308 Wycliff Lane, Austin, TX 78727

Your address(es) affected by this application

Mona Carver — 7/25/2008

Signature — Date

Comments: Please support the customized zoning agreement. Approval of this will greatly benefit the Jewish Community of Austin.

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

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

☑ **I am in favor**
☐ **I object**

David Carver
Your Name *(please print)*

12308 Wycliff Lane, Austin, TX 78727
Your address(es) affected by this application

Signature — 7/25/08 Date

Comments: This agreement is critical to the Jewish community which has been a good neighbor and a positive segment of Austin.

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

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

☑ I am in favor
☐ I object

Louise Epstein
Your Name *(please print)*

9611 Bell Mountain Dr, 78730
Your address(es) affected by this application

Signature

7.24.08
Date

Comments: Please support this project. It has improved the value of the neighborhood and the quality of all the lives in NW Austin and in the Jewish Community.

Best regards,
Louise Ep
Councilmember 1990-93

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Neighborhood Planning and Zoning Department
Jerry Rusthoven
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

☑ I am in favor
☐ I object

David Kohn
Your Name *(please print)*

1400 Scenic Dr #1
Your address(es) affected by this application

Signature

July 2 08
Date

Comments:

IM IN FAVOR OF ROOTING THE ZONING FOR THE D.J.C.C.

THANKS!

If you use this form to comment, it may be returned to:
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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

☑ I am in favor
☐ I object

Jason Steinberg
Your Name *(please print)*

Jewish Community Association of Austin
7300 Hart Lane Austin, TX 78731
Your address(es) affected by this application

Signature

7/25/08
Date

Comments: The current plan is to add approximately 207,000 SF on the 40-acre property over the next ten years. The existing square footage, plus the proposed square footage is exactly the same amount approved by the Austin City Council in the original site plan. The new facilities will provide education, recreation, worship and community service space designed to serve children, families, adults, and senior adults. The DJCC has been a major asset to Northwest Austin.

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

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

Jeffrey Luftig
Your Name *(please print)*

☒ I am in favor
☐ I object

7300 Hart Lane Austin, Tx 78731
Your address(es) affected by this application

Signature

7/24/08
Date

Comments:

My congregation meets at the Dell Jewish Community Center Campus daily and we spend money at many of the local businesses. In addition, we buy homes in the area because of the proximity to the campus. The campus attracts families and it makes the entire area more viable than if it were located elsewhere.

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Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

ANDY HINES
Your Name *(please print)*

☒ I am in favor
☐ I object

4002 Ramsey Ave 78756
Your address(es) affected by this application

Andy H
Signature

7-25-08
Date

Comments: DJCC provides needed educational, recreation and worship opportunities for our Community.

Please approve This Rezoning for These good neighbors.

If you use this form to comment, it may be returned to:
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Jerry Rusthoven
P. O. Box 1088
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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

Don/Barbara Waisman

Your Name *(please print)*

☒ I am in favor
☐ I object

5402 Cedro Trail 78731

Your address(es) affected by this application

Barbara L Waisman 7/23/08

Signature Date

Comments: Dona Waisman

The JCC (Dell) is a real asset to our community. We would like to see it fulfill its goals by expansion

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

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Case Number: C814-2008-0016
Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

DAN HARRIS
Your Name *(please print)*

☑ **I am in favor**
☐ **I object**

Your address(es) affected by this application

D. Harris
Signature

25 JUL 2008
Date

Comments:

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

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Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

Paul Clift
Your Name *(please print)*

☑ **I am in favor**
☐ **I object**

10302 Echo Ridge Dr. Austin, TX 78750
Your address(es) affected by this application

Signature

7/25/08
Date

Comments: I am a user of the Dell Jewish Community Center, and in favor of the request to change Zoning from SF-3 to PUD.

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

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación *MU-* Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación *MU-* Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*:
www.ci.austin.tx.us/development

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C814-2008-0016
Persona designada: Jerry Rusthoven, 512-974-3207
Audiencia Publica:
July 15, 2008 Zoning and Platting Commission

☐ I am in favor
☒ I object

Barry & Anne Evans
Su nombre (en letra de molde)

Address 3801 Greystone Dr, Austin, TX 78731
Su domicilio(s) afectado(s) por esta solicitud

Signature [signature] Anne A Evans Date 7/16/2008
Firma Fecha

Comments: Please deny this rezoning. There is no need to change from what they have today. It only causes more noise, traffic and bad/hard feelings on what is best for growth (which we agree to) but what is both right and fair to the neighbors.

Si usted usa esta forma para proveer comentarios, puede retornarlos a: City of Austin
Neighborhood Planning & Zoning Department
Jerry Rusthoven
P. O. Box 1088
Austin, TX 78767-8810

Send to

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Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

☒ I am in favor
☐ I object

IRWIN HARRIS
Your Name *(please print)*

6109 Mesa DR
Your address(es) affected by this application

I Harris 7/25/08
Signature Date

Comments: The JCC is an asset to our community and should be allowed to expand as necessary. Both Jan and son Jason benefit from the campus

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

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Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

ANDREW H. WEINBACH
Your Name *(please print)*

☒ I am in favor
☐ I object

3025 INDIGO TRL RR, TX 78665
Your address(es) affected by this application

Andrew H. Weinbach 7/24/08
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
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Jerry Rusthoven
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Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

Kristin Stephens
Your Name *(please print)*

☒ **I am in favor**
☐ **I object**

Austin Catering, 1106 W. 38th St, Austin, TX
Your address(es) affected by this application

Kristin Stephens — Signature
28 July 08 — Date

Comments:
We at Austin Catering are in favor of the rezoning of the DJCC so they may provide more programs & services to the community.

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

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☑ **I am in favor**
☐ **I object**

KEITH LEWIS
Your Name *(please print)*

5712 WILDE RIDGE
Your address(es) affected by this application

Signature — 7-29-08 Date

Comments: I AM IN FAVOR OF REZONING THAT WOULD ALLOW THE JCAA CAMPUS TO EXPAND. THE PROGRAMS, FACILITIES AND EVENTS OFFERED BY THE CAMPUS HAVE ADDED GREAT VALUE TO THE COMMUNITY AND HOME VALUES.

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Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

☑ **I am in favor**
☐ **I object**

Amron Orent
Your Name *(please print)*

7211 Lakewood Dr. #122, Austin, Tx 78750
Your address(es) affected by this application

Amron Orent — 20 JULY 2008
Signature — Date

Comments: These additions would be of real value and usefulness for the community.

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Contact: Jerry Rusthoven, 512-974-3207
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July 15, 2008 Zoning and Platting Commission

☑ **I am in favor**
☐ **I object**

OFER BEN-SHAOON
Your Name *(please print)*

6627 VALLEYSIDE RD. AUSTIN TX 78731
Your address(es) affected by this application

Signature — 7/28/08 Date

Comments:

If you use this form to comment, it may be returned to:
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Neighborhood Planning and Zoning Department
Jerry Rusthoven
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Contact: Jerry Rusthoven, 512-974-3207
Public Hearing:
July 15, 2008 Zoning and Platting Commission

Cynthia J. Ben-Saadon
Your Name *(please print)*

☒ I am in favor
☐ I object

6627 Valleyside Rd. Austin, TX 78731
Your address(es) affected by this application

Cynthia J. Ben-Saadon — 7/25/08
Signature — Date

Comments: The advantages of rezoning the DJCC much outweigh the disadvantages. The DJCC has been a great asset to this community & has always worked hard to be good, green, concerned neighbors. They will continue to do so and also bring many positive resources, events & assistance to the community and all of Austin.

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