NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN:  Crestview/Wooten Combined Neighborhood Plan

CASE#:  NPA 2009-0017.01

PC DATE:  August 25, 2009

ADDRESSES:  Selected tracts within the VMU Overlay District in the Crestview Neighborhood Planning Area (see attached table for specific addresses)

SITE AREA:  5 tracts on 5.15 acres.

APPLICANT:  City of Austin, Planning & Development Review Department (PDRD)

AGENT:  City of Austin, Planning & Development Review Department (PDRD), Gregory Montes

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial  To: Mixed Use

Base District Zoning Change

Related Zoning Case:  C14-2009-0065
Adding Vertical Mixed Uses Building (-V) designation to the existing zoning

NEIGHBORHOOD PLAN ADOPTION DATE:  April 1, 2004

PLANNING COMMISSION RECOMMENDATION:

August 11, 2009:
  • Motion to postpone to August 25, 2009 by the request of staff. (Consent agenda)
    [M. Dealey, D. Chimenti 2nd] (6-0) D. Anderson, G. Castillo, C. Small - Absent

August 25, 2009:
  • Change land use designation on tracts 3, 5, 6, 7, 10 from Commercial to Mixed Use
    [C. Small, D. Chimenti 2nd] (8-0) G. Castillo - Absent

ISSUES:
None at this time.
Crestview Neighborhood Plan Amendment
NPA-2009-0017.01

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
<table>
<thead>
<tr>
<th>TRACT #</th>
<th>TCAD Property ID</th>
<th>COA Address</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>239061</td>
<td>7531 BURNET RD</td>
<td>Commercial</td>
<td>Mixed Use</td>
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<td></td>
<td>239062</td>
<td>N55FT OF LOT 5 *RESUB OF LT 1 BLK A ST LOUIS HEIGHTS</td>
<td>Commercial</td>
<td>Mixed Use</td>
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<td></td>
<td>239063</td>
<td>LOT 6 *RESUB OF LT 1 BLK A ST LOUIS HEIGHTS</td>
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<td>Mixed Use</td>
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</table>
PUBLIC HEARING COMMENT FORM

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

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

Case Number: NPA-2009-0017.01
Contact: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

Brad Smith
Bradley Smth

Your Name (please print)

1910 W. St. Johns Ave., Austin, TX 78757
Your address(es) affected by this application

Signature
8/6/09
Date

Comments:

________________________________________________________________________

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Contact: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

☐ I am in favor
☐ I object

Boris Grot
Your Name (please print)

2104 Cullen Ave #223, Austin, TX 78707
Your address(es) affected by this application

Signature

Date 8/6/2009

Comments:

________________________________________________________________________

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Contact: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

☐ I am in favor
☒ I object

Anna B. Doss
Your Name (please print)

7911 Brockman 78757
Your address(es) affected by this application

Anna B. Doss 08/25/09
Signature Date

Comments: Austin is going to hell in a dried out hayd basket?
PUBLIC HEARING COMMENT FORM

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Contact: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

ANNA B. DOSS
Your Name (please print)
7911 BROCKMAN 78757
Your address(es) affected by this application

Signature Anna B. Doss 08/10/09
Date

Comments: It's time to get out of Austin, it's going to the nuts. If you don't know who they are you're probably one of them.
PUBLIC HEARING COMMENT FORM

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Contact: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

Mary Ann Kruckemeyer
Your Name (please print)

7501 St. Louis St.
Your address(es) affected by this application

Mary Ann Kruckemeyer
Signature 8-14-09 Date

Comments: ______________________________________________________
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Case Number: NPA-2009-0017.01
Contac: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

WENCENT LEMPOR
Your Name (please print)

2506 RAMSEY AVE
Your address(es) affected by this application

WENCENT LEMPOR
Signature

Date

Comments: 8-7-09

LEAVE THIS AS IS
PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

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Case Number: NPA-2009-0017.01
Contact: Gregory Montes, NFZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

☐ I am in favor
☒ object

Ronda Hall
Your Name (please print)
7510 Saint Cecelia St 78757
Your address(es) affected by this application
Ronda Hall 8/7/09
Signature Date

Comments:

Objections include:
1) Concern about privacy
2) Concern about noise, including increased number of
dumpsters
3) Concern about increase in number of cars parking on our street + increase in traffic (OVER)
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Case Number: NPA-2009-0017.01
Contact: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

Theodore L. Hatfield Jr.
Your Name (please print)
2104 Cullen Ave #219
Your address(es) affected by this application

Signature
Date 8-19-2009

Comments: ___________________________________________
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Case Number: NPA-2009-0017.01
Contact: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

Stephanie Phillips
Your Name (please print)

1001 St. Elmo St. 78707
Your address(es) affected by this application

[Signature] 8/6/09
Date

Comments:

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Case Number: NPA-2009-0017.01
Contact: Gregory Montes, PDRD
Public Hearings:
Planning Commission August 25, 2009
City Council September 24, 2009

[Signature]
Kevin W. Harris
Your Name (please print)

[Address]
2106 Cullen Ave #112, Austin, TX
Your address(es) affected by this application

[Signature]
Kevin W. Harris
Date 8-17-09

Comments:

[Blank lines for comments]
PUBLIC HEARING INFORMATION

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Case Number: NPA-2009-0017.01
Contact: Gregory Montes, PDRD
Public Hearings:
Planning Commission August 25, 2009
City Council September 24, 2009

Miles Hurst
2105 Justin Lane #116

Your name (please print)

Your address (es) affected by this application

Signature

Date

Comments: Already too much traffic in that area. Recommend minimizing influx of population.
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Case Number: NPA-2009-0017.01
Contact: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

☐ I am in favor
☐ I object

Miles Hurst
Your Name (please print)
2105 Justin Lane #16
Your address(es) affected by this application
Miles Hurst
Signature
2/7/09
Date

Comments:
Too Cozyed Already
PUBLIC HEARING INFORMATION

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Case Number: NPA-2009-0017.01
Contact: Gregory Montes, NPZD
Public Hearings:
Planning Commission August 11, 2009
City Council August 27, 2009

Mary E. Evans
Your Name (please print)

2001 B. W. Anderson Lane
Your address(es) affected by this application

Mary E. Evans 11/4/09
Signature Date

Comments:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
Montes, Gregory

From: Rusthoven, Jerry
Sent: Wednesday, August 19, 2009 2:08 PM
To: Montes, Gregory
Subject: FW: npzd - Case NPA-2009-0017.01, File 014-2009-0065

For you.

Jerry Rusthoven, AICP
Current Planning Manager
City of Austin Planning and Development Review Dept One Texas Center 505 Barton Springs Rd 5th Floor P.O. Box 1088
Austin, TX 78767
(512) 974-3207
(512) 974-6054 fax
-----Original Message-----
From: NPZD
Sent: Wednesday, August 19, 2009 11:22 AM
To: Rusthoven, Jerry
Cc: Guernsey, Greg
Subject: FW: npzd - Case NPA-2009-0017.01, File 014-2009-0065

FYI

-----Original Message-----
From: 
Sent: Tuesday, August 11, 2009 8:42 PM
To: NPZD
Subject: npzd - Case NPA-2009-0017.01, File 014-2009-0065

Date/Time Submitted: Tuesday, 8/11/09, 2042 hours
From: E-mail address:
Subject: Case NPA-2009-0017.01, File 014-2009-0065
Comments:

The Austin city government seems hell-bent on destroying the Crestview neighborhood. The condensed development along the needless (as well as past due and over budget) commuter rail line, the impending Northcross Wal-Mart, the transfer of the library beyond walking distance, and the proposed traffic impediments on residential streets are recent examples. Now, planning is underway to increase traffic congestion (and pollution) along Burnet Road by changing the zoning of all properties on the northbound side from Justin to Anderson.

Why must apartments be built along a busy road? Noise from traffic and the businesses underneath them will make sleeping difficult for tenants (especially those who work the afternoon shift). If the triangle development is any indication, rents won't drop. Most of the affected properties won't have enough parking space.

The triangular parcel between Justin and Cullen makes the least sense. The intersection of Cullen, Burnet and the Burnet bypass is already the worst designed in the neighborhood; adding traffic will provoke accidents. Any rezoning of this parcel should include closing the Burnet bypass between Justin and Cullen (save for access to the rest home parking lot).

Aside from the parcel on the corner of Burnet and Anderson and the triangle between Justin and Cullen, the properties about single-family housing. The neighborhood is currently at peace with the businesses that occupy the properties (the Dallas nightclub generated too much noise at closing time, when considerate patrons walked to and started their vehicles, but it's been closed for more than a year). How long will that last after rezoning takes effect?

The parcel at the northeast corner of Burnet and St. Joseph would be better rezoned for a park.

So long as current businesses aren't affected, the parcel at the corner of Burnet and Anderson might be a candidate for rezoning. But if this is an all-or-nothing plan, then I oppose it.