ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0025 – Korean United Presbyterian Church Re-Zoning

ADDRESS: 2000 Justin Lane

DISTRICT AREA: 7

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

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: SF-3-NP TO: MF-4-NP** AREA: .948 acres

** The Applicant amended the application to request MF-3-NP combined district zoning on June 25, 2015.

SUMMARY STAFF RECOMMENDATION:

Staff recommends multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning.

COMMISSION RECOMMENDATION:


August 25, 2015; Approved MF-3-CO-NP with the following conditions: 1. The maximum number of units is 24; 2. Half of the units must have at least two bedrooms; 3. Vehicular access to the property from Hardy Drive is required; 4. A two-story building, at a maximum of 35 ft., may not be constructed within 50 ft. of the eastern property line; 5. All required parking must be on-site; 6. Sidewalk construction along the property frontage is required rather than paying the fee in lieu; 7. $15,000 dollars must be donated to the Neighborhood Partnering Program with the City of Austin Public Works Department [M. Wilson / J. Sheih – 2nd] (9-2) NAYS – N. Zaragoza, P. Seeger, ABSENT – J. Stevens.

ISSUES:

There is a valid petition in opposition to anything more intense than MF-1 zoning (Exhibit B). All the same, there is a letter representing several individuals from the neighborhood in support of MF-3-CO-NP zoning as per agreements made with the Applicant (Exhibit C).

On July 15, 2015, City Staff facilitated a meeting between the Neighborhood and the Applicant to discuss the associated Neighborhood Plan Amendment case that seeks to change the Future Land Use Map (FLUM) designation from Civic use to Multifamily use for the proposed development of the property. The Neighborhood was opposed to the FLUM change and the associated zoning change largely due to the concerns of increased traffic in this area. Please refer to the associated

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neighborhood plan amendment case NPA-2015-0017.01 for more information on the FLUM change and outcome of the NPA meeting.

At the August 11, 2015 Planning Commission public hearing the public hearing was extended to August 25th in order to allow an additional opportunity for the Residents of the Neighborhood meet with the Applicant to further discuss the zoning change. The meeting occurred on August 17th.

DEPARTMENT COMMENTS:

The subject rezoning area is .948 acres out of a larger, 2-acre tract that fronts Justin Lane and backs up to Cullen Avenue. More specifically, the subject rezoning area is located on the southwest corner of Cullen Avenue and Hardy Drive, about a block east of Burnet Road. Development on the tract includes a classroom building with playground facilities, a storage building and an asphalt parking lot that are used by the religious assembly located on the portion of the property that is not subject to this zoning case. The rezoning area has driveway access from Cullen Lane as well as from Hardy Drive.

The remaining three corners of the intersection at Cullen Avenue and Hardy Drive are occupied by residential uses; multifamily (condominium) on the northwest corner; single-family and duplex residential uses on the northeast and southeast corners. Other uses in the general area, towards Burnet Road, include office and retail along both Cullen Avenue and Justin Lane. Further east of the intersection is entirely residential with most properties having SF-3 zoning.

The property is in the Crestview Neighborhood and is subject to the Crestview/Wooten Neighborhood Plan (adopted in 2001). Justin Lane is the southern boundary of the Crestview Neighborhood, and also marks the southern extent of the Crestview/Wooten Neighborhood Planning Area.

The Applicant has requested MF-3-NP zoning in order to redevelop the .948 acre area with a multifamily project. The current owner of the property plans to relocate its religious assembly and associated uses to a different location.

Considering the location of the subject property at a corner of two local streets and a block away from Burnet Road, Staff finds that multifamily use is appropriate as it is compatible with the surrounding land uses and buffers the interior, predominantly single-family areas, as the uses transition to more intense residential and commercial uses towards and along Burnet Road.

Additionally, Staff finds that the request is consistent with the goals of Imagine Austin Comprehensive Plan which speak to communities characterized by a variety of uses, employment opportunities, and housing options. The IACP encourages development of employment and housing centers along and near transit ways such as Burnet Road which is identified as an Activity Corridor characterized by High Capacity Transit and has a bus stop at the intersection with Justin Lane.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>SF-3-NP</td>
<td>Educational and Storage Building;</td>
</tr>
<tr>
<td>North</td>
<td>MF-3-NP</td>
<td>Single-family Residential; Multifamily Residential (condominium)</td>
</tr>
<tr>
<td>Northeast</td>
<td>SF-3-NP;</td>
<td>Single-family Residential</td>
</tr>
</tbody>
</table>

C14-2015-0025  –  CC  –  November 12, 2015
East | MF-3-NP; SF-3-NP; LO-MU-NP | Duplex and single-family Residential; Private Educational, Office & Medical Office Uses
Southeast | MF-3-NP | Duplex Residential
South | LO-MU-NP | Religious Assembly
West | MF-3-NP | Duplex, multifamily and single-family Residential

**NEIGHBORHOOD PLANNING AREA:** Crestview of the Crestview/Wooten Combined Neighborhood Planning Area

**TIA:** Not required.

**WATERSHED:** Shoal Creek Watershed (urban)  
**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No  
**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

<table>
<thead>
<tr>
<th>COMMUNITY REGISTRY NAME</th>
<th>COMMUNITY REGISTRY ID</th>
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<tbody>
<tr>
<td>Crestview Neighborhood Assn.</td>
<td>93</td>
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<tr>
<td>Crestview NPCT</td>
<td>1263</td>
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<tr>
<td>Austin Independent School District</td>
<td>742</td>
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<td>North Austin Neighborhood Alliance</td>
<td>283</td>
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<td>Shoal Creek Conservancy</td>
<td>1497</td>
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<td>Austin Neighborhoods Council</td>
<td>511</td>
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<td>The Real Estate Council of Austin, Inc.</td>
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<td>Austin Heritage Tree Foundation</td>
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<td>Sustainable Neighborhoods</td>
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<td>Sierra Club, Austin Regional Group</td>
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<td>Friends of Emma Barrientos MACC</td>
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<td>SEL Texas</td>
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<td>Brentwood Neighborhood Assn.</td>
<td>120</td>
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<tr>
<td>Highland/Skyview Neigh. Plan Contact Team</td>
<td>1057</td>
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<tr>
<td>Brentwood Neighborhood Plan Contact Team</td>
<td>787</td>
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</table>

**SCHOOLS:** Brentwood Elementary, Lamar Middle, McCallum High

**CASE HISTORIES FOR THIS TRACT:**

Re-zoning case number C14-2014-0036 was for multiple properties and included the area subject to this zoning case. The request was for GO-MU-NP combined district zoning. Staff provided an alternate recommendation of LO-MU-NP combined district zoning. The Crestview Neighborhood was opposed and submitted a valid petition against the zoning change. The case eventually expired due to no action taken by City Council on May 14, 2015.

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The southern portion of the 2 acre tract, not subject to the rezoning in this case, and located at the corner of Justin Lane and Hardy Drive, was rezoned from SF-3 to LO-NP as part of the Crestview/Wooten Neighborhood Planning Process (C14-04-0004). No other conditions were placed on the property at that time.

**ABUTTING STREETS:**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>ROW Width</th>
<th>Pavement Width</th>
<th>Classification</th>
<th>Bicycle Route / Plan</th>
<th>Bus Service</th>
<th>Sidewalks</th>
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<tbody>
<tr>
<td>Cullen Avenue</td>
<td>60 feet</td>
<td>22 feet</td>
<td>Local</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Hardy Drive</td>
<td>50 feet</td>
<td>27 feet</td>
<td>Local</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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</table>

**CASE HISTORIES IN THE AREA:**

There has been relatively little rezoning in the area surrounding the subject tract. Commercial and multifamily properties to the northwest and west have some zoning history, but districts were primarily established in the 1970s and 1980s. The multifamily-zoned properties immediately to the west, for example, were rezoned “B” in 1970 (C14-70-158) and 1977 (C14-77-179); multifamily property east of Hardy and north of Cullen were zoned “B” in 1980 (C14-80-117) and 1983 (C14-83-051), respectively. Similarly, the family residence zoning that lies east of Hardy Drive was likely established subsequent to annexation and has changed little, with the exception of conversion from “A” residence to SF-3, along with the “B” districts converting to MF-3.

Adoption of the Crestview Neighborhood Plan in 2001 changed the base zoning on some nearby tracts, but did not fundamentally change the underlying zoning or allowances. Tracts include:

- 7101 Burnet Rd
- 7001-7015 Burnet Rd
- 2106-2200 Cullen Ave
- 6901-6921 Burnet Rd
- 2000 Cullen Ave
- 1908-1916 Justin Ln

7101 Burnet Rd to GR-CO-NP
7001-7015 Burnet Rd to GR-CO-NP
2106-2200 Cullen Ave to LO-CO-MU-CO-NP
6901-6921 Burnet Rd to CS-CO-NP
2000 Cullen Ave to MF-3-NP
1908-1916 Justin Ln to LO-MU-NP

Of these, only the 2106-2200 Cullen Ave had site specific conditions. This tract was designated as potential for a neighborhood mixed use building special use (as was 1908-1916 Justin), but with limitations on height, impervious cover, certain prohibited uses, and access requirements, depending on whether it was developed in conjunction with abutting tracts.

After adoption of the Crestview Neighborhood Plan in 2001 and the Brentwood Neighborhood Plan in 2004, there have been no subsequent re-zonings south of Justin Lane or east of Hardy Drive. Likewise, to the west and north there have only been two rezoning cases, one at Pasadena and Burnet (C14-04-0163) to change a condition of the conditional overlay, and the other to add Vertical Mixed Use Overlay (VMU) district and Vertical Mixed Use Building (V) combining district to select properties along Burnet Road.

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Properties included in the VMU and V (C14-2009-006) zoning include:
7305, 4321, 7325, 7327, & 7329 Burnet (south of Pasadena);
2008 Cullen Ave; 7001, 7007, 7021, 7101, and 7015 Burnet Road (north of Cullen); and
6901, 6909, and 2921 Burnet (triangle between Burnet Road and Burnet Lane)

A similar pattern of relatively little zoning change is found in the Brentwood Neighborhood south of
Justin Lane. Properties that front Burnet Road and Burnet Lane were rezoned (C14-04-0012) from
CS and CS-1 to CS-MU-CO-NP and CS-1-MU-CO-NP. Closer to the subject tract, 2001 Justin Lane
was rezoned from LO to LO-MU-NP while 2005 Justin Lane, along with 2103, 2105, 2107, 2109,
and 2201 Muroc Street were rezoned from LR and CS to LO-MU-CO-NP. 6804 and 6808 Hardy
were rezoned from LO to SF-3-NP. As with the Crestview Plan, the Brentwood Neighborhood Plan
Combining District identified additional conditions only for the tracts along Burnet Road, a potential
neighborhood urban center, and for the tract just east of Burnet Lane. No conditions were specified
for the rezoned properties along Justin Ln. Adopted around the same time in 2009 as the vertical
mixed use options were in Crestview, the Brentwood area also adopted vertical mixed use and
vertical mixed use building for select properties along Burnet Road as well as Lamar Boulevard (C14-
2009-0055).

**CITY COUNCIL DATE**

**ACTION:**

September 10, 2015;
Approved a postponement request by the Applicant
to October 1, 2015(11-0).

October 1, 2015;
Postponed to October 15, 2015(11-0).

October 15, 2015;
Approved first reading for MF-3-CO-NP combining
district zoning (9-0). K. Tovo and A. Kitchen off the
dais. Notes: 1) public hearing remains open. 2) City
Council directed staff to bring this case back for
additional readings on November 12, 2015.

**ORDINANCE READINGS:**

1st – Oct. 15, 2015
2nd
3rd

**ORDINANCE NUMBER:**

**CASE MANAGER:** Victoria Haase

**PHONE:** 512-974-7691

**EMAIL:** tori.haase@austintexas.gov

C14-2015-0025 – CC – November 12, 2015
Aerial Map - Exhibit A-2

ZONING CASE#: C14-2015-0025
ZONING CHANGE: SF-3 to MF-3
LOCATION: 2000 Justin Lane
SUBJECT AREA: 0.948 ACRES
MANAGER: TORI HAASE

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
**PETITION**

**Case Number:** C14-2015-0025

**Date:** 9/9/2015

**Total Square Footage of Buffer:** 287835.0097

**Percentage of Square Footage Owned by Petitioners Within Buffer:** 30.76%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

<table>
<thead>
<tr>
<th>TCAD ID</th>
<th>Address</th>
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<th>Signature</th>
<th>Petition Area</th>
<th>Percent</th>
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<td>1914 JUSTIN LN 78757</td>
<td>BAKER DONALD R</td>
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<td>0234060634</td>
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<td>BRIDGES CHARLES H &amp; SUSAN</td>
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<td>0235040708</td>
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<td>0234060817</td>
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<td>0234060106</td>
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<td>0234061702</td>
<td>2/03/1977 A/B W ST JOHNS AVE KEPHART KAREN, KENNED WELI M &amp; TERREY C</td>
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<tr>
<td>0234061602</td>
<td>03/04/05 6909 A/B HARDY DR J, GILL A/B HARDY DR POLLEI MICHAEL R, BERNARD ALEXANDER</td>
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<td>17177.68</td>
<td>5.97%</td>
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</table>

**Total**

| 230800.75 | 30.76% |

**Signature:**

Walker Jamie N. Bost Jeffery Daniel
PETITION

Date: 8-25-15

Address of Rezoning Request: 2000 Justin Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-1 or more restrictive residential zoning.

We are opposed to the originally proposed MF-4-NP zoning request and the amended application for MF-3-NP zoning for the following reasons:

• **Incompatibility with the Crestview Neighborhood Plan.** The proposed zoning is not compatible with our neighborhood plan that states that any new development or redevelopment should respect and complement the single-family character of the neighborhood.

• **Incompatibility with City Zoning Principles.** It does not conform with city zoning principles because it does not provide a transition from commercial use to residential areas. The City of Austin Zoning Guide states the following: “An MF-1 district may be used as a transition between a single family and higher intensity uses.”

  According to the COA Zoning Guide, neither MF-3 nor MF-4 zoning fulfills the appropriate transition function.

• **Incompatibility with Surrounding Properties.** MF-3 or higher zoning for this tract would be inconsistent with the single-family neighborhood adjacent to the east and would be out of scale with the single family and duplex homes to west along this block of Cullen Avenue. In addition, rezoning and redevelopment of this tract as MF-3 or higher would result in density 3 times higher than and incompatible with that of the condominium complex adjacent to the north which has a density of 12 units per acre. That existing 29 unit complex sits on 2.35 acres and, although it has an MF-3 zoning designation, it is built out at an SF-3 level consistent with the single-family neighborhood it sits in.

• **Interior Neighborhood Location.** Because the proposed development would be located on residential streets in the interior of our neighborhood and not on Burnet Road, it fails to promote the City of Austin’s stated policy of locating more intensive zoning near the intersections of arterial roadways.

• **A 100% Increase in Traffic.** The rezoning and redevelopment of this portion of the 2.3 acre property, along with the redevelopment of the portion zoned for office space, will generate traffic of 1,000 to 2,000 trips per day, a 100% minimum increase on adjacent neighborhood streets that are primarily residential. A 2014 COA transportation staff report states: “The traffic along Cullen Avenue and Hardy Drive currently exceeds the requirements established in Section 25-6-116.” Increased traffic will create safety issues for neighborhood pedestrians, including those going to and from the nearby elementary school and city park.

• **Potential for Interruption of Emergency Services.** Increased traffic and on-street parking demand will hamper the access of emergency services to the nursing home less than 300 feet away.

Date: 8-25-15  Contact Name: Chip Harris  Phone Number: 512-458-2488

<table>
<thead>
<tr>
<th>Signature</th>
<th>Printed Name</th>
<th>Address</th>
</tr>
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<tbody>
<tr>
<td>Kenard</td>
<td>Lori M Kenard</td>
<td>1917 W St Johns # B</td>
</tr>
<tr>
<td>Kenard</td>
<td></td>
<td>Austin, TX 78757</td>
</tr>
<tr>
<td>Kenard</td>
<td>Terry C Kenard</td>
<td>1917 W St Johns # B</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Austin, TX 78757</td>
</tr>
</tbody>
</table>
PETITION

Date: 8-22-2015
Address of Rezoning Request: 2000 Justin Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in file, do hereby protest against any change of the Land Development Code which would zone the property in another classification other than MF-1 or more restrictive residential zoning.

We are opposed to the originally proposed MF-4-NP zoning request and the amended application for the following reasons:

- **Incompatibility with the Crestview Neighborhood Plan.** The proposed zoning is not compatible with the Crestview Neighborhood Plan that states that any new development or redevelopment should respect and complement the character of the neighborhood.

- **Incompatibility with City Zoning Principles.** It does not conform with city zoning principles that provide for a transition from commercial use to residential areas. The City of Austin Zoning Guide following: “An MF-1 district may be used as a transition between a single family and higher intensities.” According to the COA Zoning Guide, neither MF-3 nor MF-4 zoning fulfills the appropriate transition.

- **Incompatibility with Surrounding Properties.** MF-3 or higher zoning for this tract would not provide for a transition from commercial use to residential areas. In addition, rezoning and redevelopment of this parcel would result in a density 3 times higher than the current zoning and incompatible with that of the condominiums to the north which has a density of 12 units per acre. That existing 29 unit complex sits on 2.35 acres, and an MF-3 zoning designation, is built out at an SF-3 level consistent with the single-family neighborhood.

- **Interior Neighborhood Location.** Because the proposed development would be located on the interior of our neighborhood and not on Burnet Road, it fails to complement the City of Austin’s stated objectives of locating more intensive zoning near the intersections of arterial roadways.

- **A 100% Increase in Traffic.** The rezoning and redevelopment of this portion of the 2.3 acre parcel will result in the reactivation of the portion zoned for office space, will generate traffic of 1,000 to 2,000 trip minimum increase on adjacent neighborhood streets that are predominantly residential. A 2014 COA traffic report states: “The traffic along Cullen Avenue and Hardy Drive currently exceeds the requirements of Section 25-6-116.” Increased traffic will create safety issues for neighborhood pedestrians, including those who use the nearby elementary school and city park.

- **Potential for Interruption of Emergency Services.** Increased traffic and on-street parking will hamper the access of emergency services to the nursing home less than 300 feet away.

Date: 8-22-2015
Contact Name: Chip Harris
Phone Number:

Signature: Michael Polle
Printed Name: Michael R. Polle
Address: 6909 A Hardy Dr., Austin, TX 78757
PETITION

Date: 8/22/2015 File Number: C14-2015-0025
Address of Rezoning Request: 2000 Justin Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-1 or more restrictive residential zoning.

We are opposed to the originally proposed MF-4-NP zoning request and the amended application for MF-3-NP zoning for the following reasons:

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• **Incompatibility with City Zoning Principles.** It does not conform with city zoning principles because it does not provide a transition from commercial use to residential areas. The City of Austin Zoning Guide states the following: “An MF-1 district may be used as a transition between a single family and higher intensity uses.” According to the COA Zoning Guide, neither MF-3 nor MF-4 zoning fulfills the appropriate transition function.

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• **Interior Neighborhood Location.** Because the proposed development would be located on residential streets in the interior of our neighborhood and not on Burnet Road, it fails to promote the City of Austin’s stated policy of locating more intensive zoning near the intersections of arterial roadways.

• **A 100% Increase in Traffic.** The rezoning and redevelopment of this portion of the 2.3 acre property, along with the redevelopment of the portion zoned for office space, will generate traffic of 1,000 to 2,000 trips per day, a 100% minimum increase on adjacent neighborhood streets that are primarily residential. A 2014 COA transportation staff report states: “The traffic along Cullen Avenue and Hardy Drive currently exceeds the requirements established in Section 25-6-116.” Increased traffic will create safety issues for neighborhood pedestrians, including those going to and from the nearby elementary school and city park.

• **Potential for Interruption of Emergency Services.** Increased traffic and on-street parking demand will hamper the access of emergency services to the nursing home less than 300 feet away.

Date: 8-22-15 Contact Name: Chip Harris Phone Number: 512-458-2488

Signature

Alexandra Bynaud

Printed Name

Alexandra Bynaud

Address

1907B Hardy Dr Austin, TX 78757
PETITION

Date: 8-27-15  File Number: C14-2015-0025
Address of Rezoning Request: 2000 Justin Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-1 or more restrictive residential zoning.

We are opposed to the originally proposed MF-4-NP zoning request and the amended application for MF-3-NP zoning for the following reasons:

- **Incompatibility with the Crestview Neighborhood Plan.** The proposed zoning is not compatible with our neighborhood plan that states that any new development or redevelopment should respect and complement the single-family character of the neighborhood.

- **Incompatibility with City Zoning Principles.** It does not conform with city zoning principles because it does not provide a transition from commercial use to residential areas. The City of Austin Zoning Guide states the following: “An MF-1 district may be used as a transition between a single family and higher intensity uses.” According to the COA Zoning Guide, neither MF-3 nor MF-4 zoning fulfills the appropriate transition function.

- **Incompatibility with Surrounding Properties.** MF-3 or higher zoning for this tract would be inconsistent with the single-family neighborhood adjacent to the east and would be out of scale with the single family and duplex homes to west along this block of Cullen Avenue. In addition, rezoning and redevelopment of this tract as MF-3 or higher would result in density 3 times higher than and incompatible with that of the condominium complex adjacent to the north which has a density of 12 units per acre. That existing 29 unit complex sits on 2.35 acres and, although it has an MF-3 zoning designation, it is built out at an SF-3 level consistent with the single-family neighborhood it sits in.

- **Interior Neighborhood Location.** Because the proposed development would be located on residential streets in the interior of our neighborhood and not on Burnet Road, it fails to promote the City of Austin’s stated policy of locating more intensive zoning near the intersections of arterial roadways.

- **A 100% Increase in Traffic.** The rezoning and redevelopment of this portion of the 2.3 acre property, along with the redevelopment of the portion zoned for office space, will generate traffic of 1,000 to 2,000 trips per day, a 100% minimum increase on adjacent neighborhood streets that are primarily residential. A 2014 COA transportation staff report states: “The traffic along Cullen Avenue and Hardy Drive currently exceeds the requirements established in Section 25-6-116.” Increased traffic will create safety issues for neighborhood pedestrians, including those going to and from the nearby elementary school and city park.

- **Potential for Interruption of Emergency Services.** Increased traffic and on-street parking demand will hamper the access of emergency services to the nursing home less than 300 feet away.

Date: 8-27-15  Contact Name: Chip Harris  Phone Number: 512-458-2488

Signature: Jamie N. Walker  Printed Name: Jamie Walker  Address: 6111 Hardy Dr # A  Austin, TX 78757
PETITION

Date: 9-1-15                                                      File Number: C14-2015-0025
Address of Rezoning Request: 2000 Justin Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced
file, do hereby protest against any change of the Land Development Code which would zone the property to any
classification other than MF-1 or more restrictive residential zoning.

We are opposed to the originally proposed MF-4-NP zoning request and the amended application for MF-3-NP
zoning for the following reasons:

• **Incompatibility with the Crestview Neighborhood Plan.** The proposed zoning is not compatible with our
  neighborhood plan that states that any new development or redevelopment should respect and complement the single-
  family character of the neighborhood.

• **Incompatibility with City Zoning Principles.** It does not conform with city zoning principles because it does
  not provide a transition from commercial use to residential areas. The City of Austin Zoning Guide states the
  following: “An MF-1 district may be used as a transition between a single family and higher intensity uses.”
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• **Incompatibility with Surrounding Properties.** MF-3 or higher zoning for this tract would be inconsistent
  with the single-family neighborhood adjacent to the east and would be out of scale with the single family and duplex
  homes to west along this block of Cullen Avenue. In addition, rezoning and redevelopment of this tract as MF-3 or
  higher would result in density 3 times higher than and incompatible with that of the condominium complex adjacent to
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  hamper the access of emergency services to the nursing home less than 300 feet away.

Date: 9-1-15                                                    Contact Name: Chip Harris    Phone Number: 512-458-2488

Signature

Printed Name: Jeffery Daniel Best

Address: 6911 E Hardy

78757
PETITION

Date: Aug 15, 2015
Address of Rezoning Request: 2000 Justin Lane
File Number: C14-2015-0025

To: Austin City Council

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- **Potential for Interruption of Emergency Services.** Increased traffic and on-street parking demand will hamper the access of emergency services to the nursing home less than 300 feet away.

Date: 8-15-15  
Contact Name: Chip Harris  
Phone Number: 512-458-2488

**Signature**  
Lucille A. Sanville  
2000 Cullen Ave #16  
President

**Signature**  
Jeanne Cobb  
2000 Cullen Ave #24  
Secretary

**Printed Name**  
Lucille A. Sanville

**Address**  
AUSTIN 78757

**Printed Name**  
Jeanne Cobb

**Address**  
AUSTIN 78757
THE PARK AT CRESTVIEW
OWNERS’ ASSOCIATION
P.O. BOX 200145
AUSTIN, TX. 78720
(512) 918-8100   Fax (512) 918-8121

Board of Directors Meeting
July 8, 2015
6:30PM
Watkins Insurance Group
3834 Spicewood Springs Road
Upstairs Conference Room
Austin, TX. 78759

Meeting Minutes

Call To Order
The meeting was called to order at 6:30 PM.

Establishment of a Quorum
The Board of Directors was represented by Lucille Santillo, Michel Breger, Jeanne Cobb, Bob Eakens and David Gibblets. The management company, Preferred Association Management Company, was represented by Jonathan Klonower

New Business
• Rezoning of Hardy/Cullen – The proposal to rezone the area across the street from the community did not pass the Crestview Planning Committee and is still ongoing. It was resolved by the Board that if any business with the City of Austin needed to be handled by the Association pertaining to the rezoning, any of the officers (President Lucille Santillo, Treasurer Michel Breger, and Secretary Jeanne Cobb) would have the authority to do so.

Adjournment
Motion to adjourn: Lucille Santillo
Motion 2nd: Michel Breger
Motion Carried: Unanimously
Meeting was adjourned at 7:37 PM.

This was edited by Lucille Santillo, President who removed confidential discussions on business for the Park at Crestview condos. This edited version will be given to the City of Austin for documentation on the Rezoning of property at Hardy & Cullen Av. Original on file with management Company.
PETITION

Date: 08-22-15
Address of Rezoning Request: 2000 Justin Lane

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-1 or more restrictive residential zoning.

We are opposed to the originally proposed MF-4-NP zoning request and the amended application for MF-3-NP zoning for the following reasons:

• **Incompatibility with the Crestview Neighborhood Plan.** The proposed zoning is not compatible with our neighborhood plan that states that any new development or redevelopment should respect and complement the single-family character of the neighborhood.

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Date: 08-22-15
Contact Name: Chip Harris
Phone Number: 512-458-2488

Printed Name
Signature

Alexandra Smallwood
Leslie Smallwood

1912 Cullen Ave
Austin, TX 78757

1912 Cullen Ave
Austin, TX 78757
Date:  8/22/15  Contact Name: Chip Harris  Phone Number: 512-458-2488

Address of Rezoning Request:  2000 Justin Lane

To:  Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-1 or more restrictive residential zoning.

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• **Potential for Interruption of Emergency Services.** Increased traffic and on-street parking demand will hamper the access of emergency services to the nursing home less than 300 feet away.

Signature  Printed Name  Address

[Signature]

[Printed Name]

[Austin, TX 78757]
David Kahn is seeking a zoning change for the property at 2000 Cullen Ave. to from SF-3 (single family) to MF-3 (medium density zoning). This would allow the developer, David Kahn, to build a modestly-sized, 25-35 unit, two-to-three story apartment complex on what is currently a parking lot. The development would provide additional housing in Crestview and would be located 1/4 mile from Burnet Road and the bus stop for the 803 Rapid Bus.

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

1. David will build sidewalks on the property he is redeveloping on Cullen and Hardy instead of taking the option to pay a fee into the city’s sidewalk fund. This block currently lacks sidewalks and this will be a benefit to the area.

2. David will make a $15,000 donation to help pay for additional sidewalk and traffic safety upgrades in Crestview, provided his zoning request is approved. This contribution will be matched by the neighborhood through donations of volunteer hours, money, or other services. The neighborhood will use David’s contribution and the neighborhood match to make an application to the City of Austin to have a sidewalk installed on Cullen Avenue that would extend east from the redeveloped property at Cullen and Hardy. Other safety improvements could be included in the application, funding permitting. Such an application could be made through the city’s Neighborhood Partnering Cost Share Program. Specific requirements for these upgrades will be written into the formal zoning request, as appropriate.

3. The redeveloped property will decrease the amount of impervious cover on the lot from its current level of more than 90 percent to an amount that is no more than 65 percent. This will benefit Crestview by decreasing the amount of storm runoff and flooding.

4. Similar to other projects he has completed in Austin and in Crestview, David’s plan for the property would include landscaping and vegetation that will make the development attractive for the neighborhood and compatible with surrounding properties.

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

I, David Kahn, hereby agree to these commitments.

[Signature]

David Kahn

[Date]

August 10, 2015

1. David will build sidewalks on the property he is redeveloping on Cullen and Hardy instead of taking the option to pay a fee into the city’s sidewalk fund. This block currently lacks sidewalks and this will be a benefit to the area.

2. David will make a $15,000 donation to help pay for additional sidewalk and traffic safety upgrades in Crestview, provided his zoning request is approved. This contribution will be matched by the neighborhood through donations of volunteer hours, money, or other services. The neighborhood will use David’s contribution and the neighborhood match to make an application to the City of Austin to have a sidewalk installed on Cullen Avenue that would extend east from the redeveloped property at Cullen and Hardy. Other safety improvements could be included in the application, funding permitting. Such an application could be made through the city’s Neighborhood Partnering Cost Share Program. Specific requirements for these upgrades will be written into the formal zoning request, as appropriate.

3. The redeveloped property will decrease the amount of impervious cover on the lot from its current level of more than 90 percent to an amount that is no more than 65 percent. This will benefit Crestview by decreasing the amount of storm runoff and flooding.

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

Currently, the northern portion of the Korean Presbyterian Church lot is a paved parking lot. This .96 acre tract is zoned for Single Family housing. David Kahn is seeking to change the zoning on part of this part of the lot to MF-3, medium density multifamily. This would allow him to build a modestly-sized, 30-35 unit, 2-3 story apartment complex. This location is across the street from a multifamily condo development and is located one block from Burnet Road, where it would be near a stop for the 803 Rapid Bus.

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

This donation would be made prior to City Council's vote on the zoning change and would be held in a city escrow account to ensure it is used for the agreed-upon purpose.

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

I live in Crestview and I support this agreement David has reached with our neighbors and support the zoning request to MF-3.
Recipient: City of Austin, Texas

Letter: Greetings,

I support more housing and the fund for safety improvements in Crestview!
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<tr>
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<td>Concerned Citizen</td>
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<td>Catherine Wright</td>
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<td>Cory Brown</td>
<td>Austin, TX</td>
<td>2015-08-13</td>
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<td>Kevin Carlucci</td>
<td>Austin, TX</td>
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<td>Nissa Brown</td>
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<td>Christy Havel</td>
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<td>Storms Reback</td>
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<td>Rachel Cooper</td>
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<td>MARY ARNETT</td>
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<td>Claire McKay</td>
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<td>Jake Wegmann</td>
<td>Oakland, CA</td>
<td>2015-08-14</td>
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<tr>
<td>Courtney DeBlinder</td>
<td>Austin, TX</td>
<td>2015-08-15</td>
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<td>Steven Knapp</td>
<td>Austin, TX</td>
<td>2015-08-18</td>
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<tr>
<td>Jason Pierce</td>
<td>Austin, TX</td>
<td>2015-08-18</td>
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<tr>
<td>Henry Levine</td>
<td>Austin, TX</td>
<td>2015-08-18</td>
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Dear Mayor Adler and Council Members,

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


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

Sincerely,

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

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

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<tr>
<td></td>
<td>Cory Brown</td>
<td>920 Sugarae 78757</td>
<td>9/1/15</td>
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<tr>
<td>F_lynne</td>
<td>James Pustejovsky</td>
<td>7325 Wolverine St. 78757</td>
<td>9/1/15</td>
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<td></td>
<td>Brian Carnan</td>
<td>916 Cavalcie 78757</td>
<td>9/1/15</td>
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<td>Maria</td>
<td>Mary Pustejovsky</td>
<td>7325 Wolverine 78757</td>
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<td>Steven</td>
<td>Steven Knapp</td>
<td>7013 St John Cicle 78757</td>
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<td></td>
<td>JhVa Brown</td>
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Signature

Printed Name

Address

Date

Christina Hovel  
2000 Cullen Ave, #26 Austin 78705
9/3/15

Caroline Meara  
The W.St. Ten  
78757
9/15/15

Nissa Brown  
1908 Cullen  
78707
9/6/15
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<td></td>
<td>Kevin Conliffe</td>
<td>1814 Justin Ln.</td>
<td>9/5/15</td>
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<td></td>
<td>Jessica Gorman</td>
<td>1814 Justin Ln.</td>
<td>9/5/15</td>
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<td></td>
<td>Matthew Traub</td>
<td>1716 W. St. Johns Ave</td>
<td>9/5/15</td>
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<td></td>
<td>Ted Holladay</td>
<td>2000 A Cullen Ave.</td>
<td>9/5/15</td>
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<td></td>
<td>Patricia Plantagan</td>
<td>1907 Norcon</td>
<td>9/12/15</td>
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[Signatures and dates]
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<td>adele</td>
<td>Rachel Cooper</td>
<td>1320 Pasadena Dr.</td>
<td>9/13/15</td>
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<td>Logan Cooper</td>
<td>1330 Pasadena Dr.</td>
<td>9/13/15</td>
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<td>Steven Presley</td>
<td>2013 Hardy Cir.</td>
<td>9/13/15</td>
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<td>R.H.Ulrich</td>
<td>R.Miriam Hill</td>
<td>1409 Cullen Ave.</td>
<td>9/13/15</td>
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<td>Brendan Hill</td>
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Signature: [Signature]
Printed Name: Lindsay Lamb
Address: 1200 Cullen Ave
Date: 9/15/15

Signature: [Signature]
Printed Name: [Printed Name]
Address: [Address]
Date: [Date]
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<td>Beth Knapp</td>
<td>Beth Knapp</td>
<td>7013 St John’s Circle</td>
<td>9.17.15</td>
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<tr>
<td>Kelsey Campbell</td>
<td>Kelsey Campbell</td>
<td>7003 St Simon Cock</td>
<td>9.17.15</td>
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STAFF RECOMMENDATION

Staff recommends multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning.

BACKGROUND INFORMATION

The site is currently zoned Single Family Residence–Neighborhood Plan (SF-3-NP). The request is to rezone .948 acres of the property to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning.

City data indicates that religious assembly uses have occupied the site since (at least) the mid-1950s, when a utility permit was issued to a religious organization (albeit a different denomination). As a religious entity, it is entitled to use the site for religious assembly purposes under the current base zoning districts. Rezoning, as part of the Crestview Neighborhood Plan area, appended the zoning with the NP combining district, but also rezoned the southern one-half of the tract from SF-3 to LO-NP.

Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

BASIS FOR RECOMMENDATION

1) Zoning changes should promote compatibility with adjacent and nearby uses.
2) Zoning changes should promote an orderly relationship among land uses.

The property is uniquely located at the corner of two local streets; Hardy Lane and Cullen Avenue. The most southern portion of the lot, not subject to rezoning fronts Justin Lane and is an arterial street. With one or two exceptions, everything east of Hardy Lane is residential and predominantly single-family with some duplex residential. West of Hardy Lane is a mix of office and commercial uses, with some residential, predominantly multifamily. As one moves further north of Cullen or south of Justin, this commercial and office use transitions to more single-family and duplex residential. Therefore, Staff finds that multifamily use is appropriate as it is compatible with the surrounding land uses and also serves as a transition zone that buffers the interior, predominantly single-family areas, from the more intense residential and commercial uses towards Burnet Road.

3) Zoning should allow for a reasonable use of the property;
4) The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission; and
5) Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan.

C14-2015-0025 – CC – November 12, 2015
Multifamily residential medium density use at this location is a reasonable reuse of the property and is consistent with other properties zoned and/or used for multifamily in the immediate area.

Staff also thinks multifamily residential medium density use is consistent with the goals of Imagine Austin Comprehensive Plan (IACP), recommended by the Planning Commission and adopted by the City Council, which speak to communities characterized by a variety of uses, employment opportunities, and housing options. Bus service is available along Justin Lane, and Burnet Road to the west is identified as an Activity Corridor characterized by High Capacity Transit; development of employment and housing centers along and near transit ways is also encouraged by the IACP.

Lastly, the request for rezoning comes with an associated Neighborhood Plan Amendment in which the current Civic designation on the future land use map (FLUM) would be changed to Multifamily Use. Although the southern half of this tract was rezoned from SF-3 to LO-NP as part of the Crestview Neighborhood planning effort, the FLUM was designated as civic for the entire 2 acre property, including the .948 acre portion that is subject to this zoning application.

**EXISTING CONDITIONS**

**Site Characteristics**
The subject rezoning area is mostly developed with pervious surfaces that include two buildings and an asphalt parking lot. There are two driveways that access the subject area; one driveway from Cullen Avenue and another driveway from Hardy Drive. There does not seem to be any topographical restraints or any trees of significant size on the property.

**Impervious Cover**
Impervious cover limits for the subject rezoning area are governed by the zoning district regulations. Currently, with SF-3-NP zoning, impervious cover is limited to 45%. With the proposed zoning change to MF-3-NP, the impervious cover limit would increase to 65%.

**Comprehensive Planning – Maureen Meredith, 512-974-2695**
Please see the staff report for the associated neighborhood plan amendment case, NPA-2015-0017.01.

**Environmental – Mike McDougal, 512-974-6380**
1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

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

C14-2015-0025 – CC – November 12, 2015
5. No trees are located on this property. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

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

Transportation – Bryan Golden, 512-974-3124
TR1. 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]

TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR3. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Cullen Avenue or Hardy Drive.

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

Storm Water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Scott Grantham, 512-974-2942
SP 1. Site plans will be required for any new development other than single-family or duplex residential.
SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

COMPATIBILITY STANDARDS

SP 3. The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.
Monday, August 10, 2015

RE: Case C14-2015-0025
Korean United Presbyterian Church Re-Zoning

To Tori Haase and Maureen Meredith

On behalf of the Brentwood Neighborhood Association Steering Committee, I would like to formally submit our opposition to the rezoning of 2000 Justin Lane - Case C14-2015-0025. We offer our support for the position of the Crestview Neighborhood Planning Contact Team and we strongly urge the planning commission to consider the protests of residents most impacted by this incompatible and overly dense development of such a small tract of land.

We support the CNPCT’s efforts to recommend SF-4B zoning for the property as more compatible in scale and density with the surrounding multi-family properties. This fair zoning change would serve as a transition between the single family area to the east and the commercial area along Burnet Road. The increased traffic generation for 35 units on less than 1 acre of the property on Cullen and Hardy in particular, as well as on Justin Lane, would be a primary reason for concern for people in Crestview and Brentwood.

Thank you,

John Halaburt
Brentwood Neighborhood Association
President
Hi Tori,

We support the application for rezoning of this property.

Leon Whitney
Whitney Partnership
2105 Justin Lane
Austin, Tx 78757
From: Blake Burwell
Sent: Thursday, July 16, 2015 11:54 AM
To: Meredith, Maureen
Cc: Haase, Victoria [Tori]
Subject: Crestview Korean Church Zoning Change Request - Crestview Traffic Concerns

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

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

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

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

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

______________________________
Blake Burwell

1506 & 1508 Cullen Avenue

Austin, TX 78757

512-914-2567

Nothing in this message is intended to constitute an electronic signature unless a specific
statement to the contrary is included in this message.

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addressed. It may contain confidential and/or privileged material. Any review, transmission,
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-----Original Message-----
From: Gregory Smith []
Sent: Monday, August 03, 2015 9:53 AM
To: Haase, Victoria [Tori]
Subject: Zoning Case C14-2015-0025

Hello Tori

We are property owners in Crestview, about 2 blocks from the proposed development at the former Korean Church parking lot at the southwest corner of Hardy at Cullen. We are very much in opposition to any changes at this site that would increase the residential density beyond the limit set by SW3 zoning.

Anything beyond this density would create a traffic and parking nightmare, and would open the door to even denser development on the adjoining lots. It goes against our approved neighborhood plan, it would increase the risk of harm to the schoolchildren in the neighborhood who bike and walk to school. The streets are not wide enough, the sidewalks are inadequate. We could go on: There are many other factors that support our objections to the proposal to change the zoning to MF (and I am typing this on my phone), so we would be happy to expand on them if necessary in a subsequent message.

Gregory Smith and Beth Dodd
1712 W. St. John's Ave.
From: Vrba, Anne  
Sent: Tuesday, August 04, 2015 3:18 PM  
To: Haase, Victoria [Tori]  
Subject: Objection to Case Number C14-2015-0025

Good afternoon Tori,

Please consider this email to be my formal objection to Case Number C14-2015-0025.

Contact Person: Tori Haase, 512-974-7691

Public Hearing Date: August 11, 2015, Planning Commission

Name: Anne Vrba

Address: 2104 Cullen Avenue # 217

City: Austin

State: TX

Zip Code: 78757

Daytime telephone: 512-750-9231 (mobile)

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

I spoke with Maureen Meredith today regarding my objection to Case Number NPA-2015-0017.01, and she said I could go ahead and submit my objections via email to her and to you regarding the respective Case Numbers.

Best regards,

Anne Vrba

Anne Vrba

13284 Pond Springs Road, Suite 101
Austin, Texas 78729
P: (512) 459-8300 or toll free (800) 580-8300
F: (512) 483-6969
www.real-comp.com
PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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

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

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Case Number: C14-2015-0025
Contact: Tori Haase, 512-974-7691
Public Hearing: August 11, 2015, Planning Commission

Alexandra Begnaud
1909 B Hardy Drive
Your address(es) affected by this application

Signature 08/05/2015
Date

Daytime Telephone: 512-965-0151

Comments: I object to this zoning request. I could stand in my driveway and throw a rock on the property where this development change is being proposed. Any rezoning changes that would allow office complexes or multi-story multi-family housing would violate my privacy and be detrimental to the neighborhood identity & culture. Thank you.

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

Case Number: C14-2015-0025  
Contact: Tori Haase, 512-974-7691  
Public Hearing: August 11, 2015, Planning Commission

From:  
Patricia Carr  
2104 Cullen

I object to the proposed zoning change from SF-3-NP to MF-3-NP.

Issue #1: Density is at the heart of my objection to this change. The developer’s plan calls for 36 units on less than an acre, a much greater density than that of the surrounding duplexes on Hardy and the condominium complex with 29 units on 2.35 acres. My understanding is that SF-3-NP would allow the developer 12 town-house type units, which would maintain the residential characteristics of that corner and provide a gradual transition to the commercial development on Burnet Rd., 1½ blocks west.

Issue #2: Cullen and Hardy are neighborhood streets that are routinely used as cut-through streets to main arteries. They are already stressed by the intense developments (with more to come) on Burnet Rd., North Lamar, and Anderson Lane, threatening safety and quality of life. Cullen is a particular problem, in part because of the nursing home west of the proposed project, which generates significant traffic and street parking, narrowing an already narrow neighborhood street. Emergency vehicles and delivery trucks sometimes block Cullen entirely at this western end. A dangerous three-way intersection with Burnet (well-known to the City) adds to the problem. Substantially more traffic from a 36-unit apartment complex could result in an impossible situation.

Issue #3: We do not know what Mr. Kahn has in store for the remainder of the 2.3 acre property. Until we have that information, we cannot judge the true impact of this project.

Thank you for your attention.

Patricia Carr  
8-6-15
From: Kevin Carlucci
Sent: Friday, August 07, 2015 3:33 PM
To: Haase, Victoria [Tori]
Subject: Support for Rezoning C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

RE: C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

Ms. Haase,

I live within the Crestview Neighborhood Planning Area, and I am writing in support of the zoning change for the Korean Church property at 2000 Justin Lane.

When this property requested a zoning change to office uses last year, many neighbors testified passionately in favor of more housing for our growing population. I like this request because it answers that call for more housing and it adds diversity to our urbanizing neighborhood. After all, it's people who give our neighborhood its character - not buildings.

I agree with the staff recommendation to approve this medium density project, because it will bring more residents and a different mix of housing to Crestview - all good things in my view.

A modest apartment complex close to transit is 100% compatible with this part of the neighborhood and the Neighborhood Plan, and helps get more housing on the market.

Kind regards,

Kevin Carlucci & Jessica Gorman
1814 Justin Lane
From: Lucille Santillo
Sent: Friday, August 07, 2015 3:21 PM
To: Haase, Victoria [Tori]; maureen.meredith@austin.texas.gov
Subject: File No. NPA-2015-0017.01 & Case Number C14-2015-0025

I am responding to the letters received regarding the above zoning requests for the property located at Hardy & Justin, Austin, Tx.

Case Number C14-2015-0025-

I Object to this rezoning because the plan we were shown by Mr Kimm and Mr Thrower is too dense for this area. To go from Single Family to Multi-Family 3 will increase the traffic on the side streets which to the neighborhood is overly traveled as it is.

I would not object to a rezoning from Single Family to MF-1 which would it seems to me allow him to get the support of the neighborhood.

Because of his attitude, we were not able to discuss this with him at the last meeting. At that meeting he didn't even bother to answer any of our questions or provide us with an idea of what he would do if MF-3 were allowed.

NPA-2015-0017.01

If this is only talking about the property at 2000 Justin Ln, where the Korean Church is presently located, I opposed to the rezoning from Civic to Multi-family without know which Multi-family would be used. This needs to be rewritten for me to determine if it would be appropriate for that area.

Thank you for your attention to this matter.

Lucille Santillo
2000 Cullen Unit 16
The Park At Crestview
Austin, Tx.
From: Emily Ross, JB Goodwin Realtor []
Sent: Friday, August 07, 2015 2:32 PM
To: Haase, Victoria [Tori]
Subject: RE: C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

Hi Tori,

I wanted to join my fellow Crestview neighbors and throw my chip in support of the zoning change for the Korean Church property at 2000 Justin Lane.

When this property requested a zoning change to strictly office use last year, many neighbors testified passionately in favor of more housing for our growing population. Because I am a realtor and I am daily sorting data on extremely low housing inventory, I agree with the staff recommendation to approve this medium density project. A modest apartment complex will not only provide more housing close to the majority of business offices in central/Downtown Austin, but also reduce traffic by allowing residents to live closer to work and transit. Additionally, a medium density project would match the current buildings surrounding it (mostly commercial business space, duplexes and one medium apartment complex to the west).

Lastly, recent news that the developers plan to decrease the amount of impervious cover makes me very happy! An older building with a large parking lot that no one can use on a busy, crowded street does our neighborhood no good (it's also not very aesthetically pleasing). I would be very pleased to see a new, modern property built that provides more multifamily housing and possibly a neighboring modest, low-traffic commercial business space.

Thank you for your consideration and time in receiving our notes,

Emily Ross
7502 Saint Phillip Street

Emily Ross
Realtor with JBGoodwin, Austin

EmilyRoss.com
512-537-7882 | @EmilyRossHomes | Emily@EmilyRoss.com
Ms. Haase

I am writing in support of the case mentioned above. I am a resident of the Crestview Neighborhood Contact area. I have watched this case over the last year (or at least the parcel and the various motions). I support this project because it is a small, neighborhood appropriate apartment complex that would *decrease* the impervious cover on the land (which is a really blighted-looking parking lot/building right now). I am also excited that the developer as part of the project would add sidewalks on the perimeter of the property, which are currently lacking.

In addition, it is walking distance to a major transit route (Burnet Rd) which makes it even better. I support this project and the staff recommendation.

Thank you

Mary
RE: C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

Ms. Haase,

I live within the Crestview Neighborhood Planning Area, and I am writing in support of the zoning change for the Korean Church property at 2000 Justin Lane.

When this property requested a zoning change to office uses last year, many neighbors testified passionately in favor of more housing for our growing population. I like this request because it answers that call for more housing. I agree with the staff recommendation to approve this medium density project, because it will bring more residents and a different mix of housing to Crestview - all good things in my view.

A modest apartment complex close to transit is 100% compatible with this part of the neighborhood and the Neighborhood Plan, and helps get more housing on the market.

Thank you,
Matthew Armstrong
2004 Hardy Circle
--

Matthew Armstrong
(512) 999 5087
From: Cory Brown  
Sent: Friday, August 07, 2015 12:08 PM  
To: Haase, Victoria [Tori]  
Subject: C14-2015-0025, Korean United Presbyterian Church Re-Zoning  
RE: C14-2015-0025, Korean United Presbyterian Church Re-Zoning to MF-3

Ms. Haase,  
I live within the Crestview Neighborhood Planning Area, and I am writing in support of the zoning change for the Korean Church property at 2000 Justin Lane.  

When this property requested a zoning change to office uses last year, many neighbors testified passionately in favor of more housing for our growing population. This is an answer to that call for more housing. I agree with the staff recommendation to approve this medium density project, because it not only provides more housing, but also because it is close to transit and in line with the Imagine Austin Comprehensive Plan.  

A modest apartment complex close to transit is 100% compatible with this part of the neighborhood and the Neighborhood Plan.

Thank you,  
Cory Brown  
920 Sugaree Avenue.
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Case Number: C14-2015-0025
Contact: Tori Haase, 512-974-7691
Public Hearing: August 11, 2015, Planning Commission

DAVID GIBBETS
Your Name (please print)

2000 CULLEN AVE #2 78757
Your address(es) affected by this application

Signature 8/4/15 Date

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2015-0025
Contact: Tori Haase, 512-974-7691
Public Hearing: August 11, 2015, Planning Commission

MICHAEL L GRANTHAM
Your Name (please print)
2000 CULLLEN AVE APT 2
Your address(es) affected by this application
[Signature] 08/04/2014

Daytime Telephone: __________________________
Comments: This does not fit into the community. Look at the monstrosity five-story building on Burnet Road.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Tori Haase
P. O. Box 1088
Austin, TX 78767-8810
Brentwood Neighborhood Association
Serving Our Neighborhood from 43rd St. to Justin Lane and North Lamar to Burnet Road

September 7, 2015

On behalf of the Brentwood Neighborhood Association, I would like to formally submit our opposition to the proposed MF-3 rezoning of 2000 Justin Lane - Case C14-2015-0025. We offer our support for the current position of the Crestview Neighborhood Planning Contact Team and we strongly urge City Council to consider the impact of this incompatible and overly dense development of such a small tract of land across from Single Family housing.

We support the thoughtful CNPCT position to recommend the following:

MF-1 or more restrictive residential zoning with the appropriate corresponding FLUM designation and including a conditional overlay limiting height to two stories and providing for 100% of the required parking instead of 80%.

This fair zoning change would serve as a transition between the single family area to the east and the commercial area along Burnet Road. The MF-1 zoning standard suggests this density would serve as transition between a single family and higher intensity uses. You could not have a clearer example of such a transitional zone as in the case of the property at the intersection of Cullen and Hardy. While there are examples of MF-3 zoning to the west and north of this property, the actual density and height of the structures on these other properties is not commensurate to that proposed for this development.

The increased traffic generation for up to 35 units on less than 1 acre of the property on Cullen and Hardy in particular, as well as on Justin Lane, would be a primary reason for concern for people in Crestview and Brentwood. The lack of sidewalks on both Cullen and Hardy considerably confine access to Burnet Road and public transit. In addition to the traffic impact of such a development, the construction of a three story structure (allowed within MF-3 zoning) on this property, would be an aberration to the existing structures in this area. Allowing a three story development directly across from single family housing would be the opposite of transitional.

We respectfully ask City Council to support the position presented by the Crestview Neighborhood Planning Contact Team, especially the suggested conditional overlay limiting the height and providing for 100% of the parking provision, to minimize the impact on existing homes and businesses in the vicinity.

Thank you,

John Halaburt
Brentwood Neighborhood Association
President
To: Mayor Steve Adler and members of the Austin City Council  
From: Larry Ouellette, facilitator Crestview Neighborhood Planning Contact Team  
re: C14-2015-0025 and NPA-2015-0017.01 August 21, 2015

Dear Mayor Adler and members of the Council,

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

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

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

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

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

During that public meeting three distinct options were explored. In addition to the MF-1 with conditional overlays approved, residents and property owners explored the MF-3 option contained in Mr. Kahn's application and a modified proposal submitted in writing by Mr. Kahn through the office of his representative, Ronald Thrower. The modified proposal was delivered by courier to CNPCT Facilitator Larry Ouellette the afternoon of our scheduled public meeting and subsequently distributed to team members at the beginning of the meeting.

In making this recommendation residents sought to encourage the development of this site, currently occupied by a church parking lot and one of three separately zoned parcels under the control of Mr. Kahn, in a manner consistent with the neighborhood, reflective of the City's zoning and land use goals, and responsive to the vision of the Crestview Neighborhood Plan.
This is the text of the motion passed by the Crestview Neighborhood Plan Contact Team on Aug. 18, 2015

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

To recommend MF-1 or more restrictive residential zoning with the appropriate corresponding FLUM designation and including a conditional overlay limiting height to two stories and providing for 100% of the required parking instead of 80%.

(Note: Regarding the appropriate FLUM designation: If rezoned to SF-4, SF-5 or SF-6 categories, the FLUM would be "higher density single family". If rezoned to MF-1, the appropriate FLUM would be "multifamily".)

The motion passed 56 - 7.