

SECOND/THIRD READING SUMMARY SHEET

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

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25 by zoning property locally known as 11713 Jollyville Road from limited office (LO) to community commercial-mixed use-conditional overlay combining (GR-MU-CO) district zoning.

The ordinance reflects the conditions imposed by the City Council on 1st reading.

DISTRICT AREA: 10

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

AGENT: Armbrust and Crown, PLLC (Michael Whellan)

DEPARTMENT COMMENTS:

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

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

The staff cannot support the applicant's request of GR zoning at this location because the Community Commercial District would allow for intensive commercial uses/site development standards and this property backs up to a single-family neighborhood and residential zoning (SF-2, SF-3) to the north and east. In addition, this tract of land is located within the US 183/Jollyville Road Study which recommends a 120-foot office buffer along the eastern side of Jollyville Road to provide for a transition from the commercial uses fronting US Highway 183 to the office and residential uses on western side of Jollyville Road. The 120-foot office buffer has been applied consistently in this area to date. The staff's recommendation of GO-MU zoning will allow for uses that are consistent with the surrounding office zoning patterns and will provide for a transition in the intensity of uses facing Jollyville Road to the residential uses to the north (Rain Tree Estates Neighborhood). This property will be subject to Compatibility Standards along the north and east property lines adjacent to the SF-2, SF-3 zoning and existing single family residential uses.

The applicant agrees with the City Council's recommendation at 1st reading.

DATE OF FIRST READING/VOTE:

November 29, 2018

ACTION: The public hearing was conducted and a motion to close the public hearing and to GR-MU-CO zoning on 1st reading with the following conditions: 1) The maximum square footage for a Restaurant (Limited) use and Restaurant (General) use is 7,000 square feet; 2) The maximum height, as defined in City Code, of a building or structure on the property shall not exceed 55 feet; 3) The maximum height, as defined in City Code, of a building or structure within 50 feet of the northeastern most property line from Rain Forest Cove to the eastern property line shall be 29.5 feet; 4) The following GR district uses are permitted: Food Preparation, Food Sales, Indoor Entertainment, Personal, Improvement Services, Restaurant (General) and Cultural Services; 5) All other development of the Property is limited to GO permitted uses; 6) The following uses are conditional: Outdoor Entertainment and Outdoor Sports and Recreation; 7) Vehicular access from the Property to Rain Forest Cove is prohibited. All vehicular access shall be from other adjacent public streets or through other adjacent property. Vote: (10-0, E. Troxclair-off the dais) A. Alter-1st, J. Flannigan-2nd.

DATE OF SECOND/THIRD READING/VOTE:

December 13, 2018

ASSIGNED STAFF: Sherri Sirwaitis

ACTION:

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

ZONING CHANGE REVIEW SHEET

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

Z.A.P. DATE: October 2, 2018
November 6, 2018

ADDRESS: 11713 Jollyville Road

DISTRICT AREA: 10

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

AGENT: Armbrust and Crown, PLLC (Michael Whellan)

ZONING FROM: LO

TO: GR-MU

AREA: 2.74 acres
(119,354 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION:

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

11/06/18: Postponed to November 20, 2018 at the neighborhood's request by consent (7-0, D. Breithaupt, A. Denkler, J. Kiolbassa and S. Lavani-absent); D. King-1st, N. Barrera-Ramirez-2nd.

11/20/18: Motion to approve GR-MU-CO zoning for an area measured from the southern property line along Jollyville Road 200 feet to the north, now designated as Tract 1. For Tract 1:

- 1) permit only the following GR district uses: Food Preparation, Food Sales, Indoor Entertainment, Personal Improvement Services, Restaurant (General) and Cultural Services,
- 2) limit this area to all other LO district permitted uses, 3) restrict the Restaurant (General) use to a maximum of 3, 000 sq. ft. in size, and 4) make Outdoor Entertainment and make Outdoor Sports and Recreation conditional uses. The remainder of the property to the north will be designated as Tract 2 and is recommended for LO-MU-CO zoning. A conditional overlay for entire property (Tracts 1 and 2) will prohibit access to the residential street, Rain Forest Cove, to the north. Vote (7-1, Commissioner D. King-No; Commissioners D. Breithaupt, J. Kiolbassa and A. Tatkow-absent); B. Greenberg-1st, S. Lavani-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with a community recreation use and a day care facility. There are single family residences, SF-2 zoning, to the north. To the east, there is an office complex and single family/duplex residential uses (LO-MU-CO, SF-2 and SF-3 zoning) along Bell Avenue. There is a medical office use, LO-CO zoning, to the west. The tracts of land to the south, across Jollyville Road, are developed with a day care facility and office uses (W/LO and LO-CO zoning). The applicant is requesting GR-MU zoning because they would like to expand the existing

cultural center on the property. The applicant is requesting the Mixed Use Combining District to allow for the addition of senior housing at this location in the future (please see the applicant's request letter – Attachment A).

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

The staff cannot support the applicant's request of GR zoning at this location because the Community Commercial District would allow for intensive commercial uses/site development standards and this property backs up to a single-family neighborhood and residential zoning (SF-2, SF-3) to the north and east. In addition, this tract of land is located within the US 183/Jollyville Road Study which recommends a 120-foot office buffer along the eastern side of Jollyville Road to provide for a transition from the commercial uses fronting US Highway 183 to the office and residential uses on western side of Jollyville Road. The 120-foot office buffer has been applied consistently in this area to date. The staff's recommendation of GO-MU zoning will allow for uses that are consistent with the surrounding office zoning patterns and will provide for a transition in the intensity of uses facing Jollyville Road to the residential uses to the north (Rain Tree Estates Neighborhood). This property will be subject to Compatibility Standards along the north and east property lines adjacent to the SF-2, SF-3 zoning and existing single family residential uses.

The applicant does not agree with the staff's recommendation.

EXISTING ZONING AND LAND USES:

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

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

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

multi-family, with the majority of office zoning being LO zoning. The recommendation for a 120-foot strip of LO zoning along the eastern portion of Jollyville Road was incorporated into the Jollyville Road Study, which was adopted in 1984).

TIA: Waived

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Bike Austin
 Bull Creek Foundation
 Friends of Austin Neighborhoods
 Long Canyon Homeowners Association
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation
 North Austin Coalition
 North Oaks Neighborhood Association
 NW Austin Working Group
 Raintree Estates
 SELTEXAS
 Sierra Club, Austin Regional Group
 TNR BCP – Travis County Natural Resources

SCHOOLS: Austin Independent School District

North Oaks Elementary School
 Canyon Vista Middle School
 Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0228 (11722 Bell Avenue)	SF-2 to SF-3	12/18/07: Approved staff recommendation of SF-3 zoning by consent (8-0); K. Jackson-1 st , J. Shieh-2 nd .	1/17/08: Approved SF-3 zoning by consent (7-0); all 3 readings
C14-2007-0148	SF-2, LO to LO	10/02/07: Approved staff's recommendation for LO-CO zoning with 35' height limit (6-0, C. Hammond, B. Baker-absent)	11/08/07: Approved ZAP recommendation for LO-CO zoning (7-0); 2 nd /3 rd readings
C14-2007-0123	SF-2 to GR-MU	10/02/07: Approved staff's recommendation for LO-MU-CO zoning (6-0, B. Baker, C. Hammond-absent); K. Jackson-1 st , T. Rabago-2 nd .	11/08/07: Approved ZAP recommendation of LO-MU-CO zoning (6-1, J. Kim-No) 11/29/07: Approved LO-MU-CO on 2 nd /3 rd readings (5-0, Kim, Martinez-off dais)

C14-2007-0082	LO, LR to GR-MU	7/17/07: Approved staff's recommendation of GR-MU-CO zoning with added prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	8/23/07: Approved GR-MU-CO zoning on all 3 readings (7-0)
C14-2007-0081	LR-CO to Tract 1: LO, Tract 2: GR-MU	7/17/07: Approved staff's recommendation of LO-CO zoning for Tract 1 and GR-MU-CO zoning for Tract 2 with added prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	8/23/07: Approved LO-CO and GR-MU-CO zoning on all 3 readings (7-0)
C14-06-0172	LO to Tract 1 (1.570 acres): GR-MU (for 866 to 896 ft above sea level) and MF-6 (for 896 to 986 ft above sea level) Tract 2 (0.424 acres): LO-MU (an area 120 ft in depth on the site from the property line along Jollyville Road)	10/17/06: Approved GR-MU-CO zoning on Tract 1 for an area 866 to 896 ft above sea level and MF-6-CO zoning for an area 896 to 926 ft above sea level; with conditions of a 60-foot height limit and 2,000 vehicle trip limit and approved LO-MU-CO zoning on Tract 2; with conditions of 2,000 vehicle trip limit, limit site to 'LO' district uses and residential accessory uses (prohibiting dwelling units). Vote: 9-0; K. Jackson-1 st , J. Martinez-2 nd . 1/09/07: Approved staff rec. of GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with a 2,000 vehicle trip limit per tract (6-0, B. Baker, S. Hale, J. Martinez-absent); J. Pinnelli-1 st , C. Hammond-2 nd .	1/25/07: Approved GR-MU-CO for Tract 1 and LO-CO for Tract 2 (6-0); all 3 readings
C14-06-0013	GR, SF-2 to MF-6* *On 4/27/06, the agent requested to amend the case to allow for a 65 foot strip of SF-3 zoning along the southeast property line.	5/02/06: Motion to approve MF-6-CO zoning, with a 60 foot height limit, and SF-3 zoning for an area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinez-absent); K. Jackson-1 st , B. Baker-2 nd . Motion made to rescind and reconsider previous action (8-0, J. Martinez-absent); K. Jackson-1 st , B. Baker-2 nd . Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-	6/22/06: Case withdrawn by applicant

		absent); K. Jackson-1 st , J. Pinnelli-2 nd .	
C14-02-0088	LO to LR-CO	6/18/02: Approved staff's recommendation of LR-CO zoning, by consent (8-0, A. Adams-absent)	7/18/02: Approved LR-CO, prohibiting the following uses as offered by the applicant: Restaurant (Drive-in, Fast Food), Service Station, Counseling Services, Guidance Services, and Safety Services (7-0); all 3 readings
C14-01-0160	LO to GO	Withdrawn by applicant on 12/14/01	N/A
C14-99-0040	SF-2 to GO	4/06/99: Approved staff rec. of LO (9-0)	5/06/99: Approved PC rec. of LO (6-0); all 3 readings
C14-97-0118	SF-2 to SF-3	10/07/97: Approved staff's rec. of SF-3 (8-0)	11/06/97: Approved PC rec. of SF-3 (7-0); all 3 readings
C14-97-0067	LO, SF-2 to LO	7/22/97: Approved staff rec. of LO by consent (8-0)	8/21/97: Approved LO (5-0); all 3 readings
C14-93-0141	SF-2 to GR	11/16/93: Approved LO and GR-CO: On Tract 2 - General Retail Sales (General and Convenience) uses shall be a max FAR of 13,269 sq. ft.; Restaurant (Drive-in, Fast Food) use shall be a max FAR of 3,163 sq. ft.; Restaurant (General) use shall be a max FAR of 9,735 sq. ft.; Food Sales use shall be a max FAR of 11,259 sq. ft.; Financial Services use shall be a max FAR of 11,500 sq. ft.	12/02/93: Approved LO and GR-CO (7-0); all 3 readings
C14-93-0070	LO to LI-PDA	7/20/93: Approved LI-PDA (9-0)	8/05/93: Approved LI-PDA (6-0); 1 st reading 12/16/93: Approved LI-PDA 6-0); 2 nd /3 rd readings
C14-92-0133	SF-2, SF-3, SF-6, LO, GO to MF-2	5/23/93: Approved MF-2 w/ conditions (6-0): limit density to 224 dwelling units; no structure shall be constructed within 50 feet of SF-2 zoning, any structure beyond the 50 foot setback, within 400 feet of Ladera Vista Drive shall not exceed 32 feet in height; allow only emergency access to Taylor Draper Lane; maintain a 50 foot vegetative buffer along Taylor Draper Lane; construct a six foot high privacy fence along Taylor Draper Lane; no structures within 220 feet of Taylor Draper Lane, any structure within 80 feet of the 220 foot setback shall not be 32 feet or higher within said 80	6/03/93: Approved MF-2-CO (6-0); 1 st reading 6/10/93: Approved MF-2-CO (5-0); 2 nd /3 rd readings

		foot strip of land; construct a six foot high privacy fence along the property abutting single-family zoned lots.	
C14-92-0051	SF-2 to MF-2	8/27/92: Approved MF-2-CO: limit density to 17.3 units per acre, driveway access for the property shall be reviewed and approved at the time of site plan be Transportation review.	9/03/92: Approved MF-2-CO on all 3 readings
C14-90-0056	SF-2 to LO	10/09/90: Approved LO (6-0-2, SR/HG-abstain)	10/18/90: Approved LO (6-0); 1 st reading 1/10/91: Approved LO; 2 nd /3 rd readings
C14-90-0050	LO to LI-PDA	9/11/90: Approved staff rec. of LI-PDA (7-0)	9/13/90: Approved LI-PDA (6-0); 1 st reading 4/25/91: Approved LI-PDA on 2 nd /3 rd readings
C14-89-0024	SF-2, GO to GR	5/23/89: Approved GR & SF-2	6/29/89: Approved GR & SF-2 (6-0); 1 st reading 10/04/90: Approved GR & SF-2 (7-0); 2 nd / 3 rd readings
C14-89-0022	LO to GR	6/27/89: Approved GR-CO and LR w/conditions: No direct vehicular access to Thunder Creek or Stanwood Road; Food Sales use shall be a max FAR of .041 to 1; General Retail Sales (General and Convenience) uses shall be a max FAR of .08 to 1; Restaurant (General and Limited) uses shall be a max FAR of .009 to 1; Restaurant (Drive-In, Fast Food) uses is restricted to a FAR of .003 to 1; FAR calculations shall be based on the combined area of Tract 1 (29.909 acres) and Tract 2 (1.482 acres); uses shall comply with the TIA.	7/27/89: Approved GR-CO and LR w/conditions on 1 st reading 1/18/90: Approved GR-CO and LR-CO on 2 nd /3 rd readings

RELATED CASES: C8-93-0015.0A Subdivision Case

ABUTTING STREETS:

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

CITY COUNCIL DATE: November 29, 2018

ACTION: Motion to approve GR-MU-CO zoning on 1st reading with the following conditions: 1) The maximum square footage for a Restaurant (Limited) use and Restaurant (General) use is 7,000 square feet; 2) The maximum height, as defined in City Code, of a building or structure on the property shall not exceed 55 feet; 3) The maximum height, as defined in City Code, of a building or structure within 50 feet of the northeastern most property line from Rain Forest Cove to the eastern property line shall be 29.5 feet; 4) The following GR district uses are permitted: Food Preparation, Food Sales, Indoor Entertainment, Personal, Improvement Services, Restaurant (General) and Cultural Services; 5) All other development of the Property is limited to GO permitted uses; 6) The following uses are conditional: Outdoor Entertainment and Outdoor Sports and Recreation; 7) Vehicular access from the Property to Rain Forest Cove is prohibited. All vehicular access shall be from other adjacent public streets or through other adjacent property. Vote: (10-0, E. Troxclair-off the dais) A. Alter-1st, J. Flannigan-2nd.

December 13, 2018

ORDINANCE READINGS: 1st 11/29/18

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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

STAFF RECOMMENDATION

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

BASIS FOR RECOMMENDATION

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

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

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

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

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

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

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

EXISTING CONDITIONS

Site Characteristics

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

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Comprehensive Planning

Monday July 23, 2018

LO TO GR-MU

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

Connectivity

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

Imagine Austin

The property is located along an ‘**Activity Corridor**’, (Jollyville Road) as identified on the Imagine Austin’s Growth Concept Map. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following policies apply to this request:

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

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

Environmental

Wednesday July 25, 2018

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

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

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

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

Impervious Cover

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

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

Site Plan

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

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

- No structure may be built within 25 feet of the property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- No parking or driveways are allowed within 25 feet of the property line.

A landscape area at least 25 feet wide is required along the eastern property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Stormwater Detention

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

Transportation

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

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

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

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

Existing Street Characteristics:

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

Water and Wastewater

Friday July 13, 2018

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

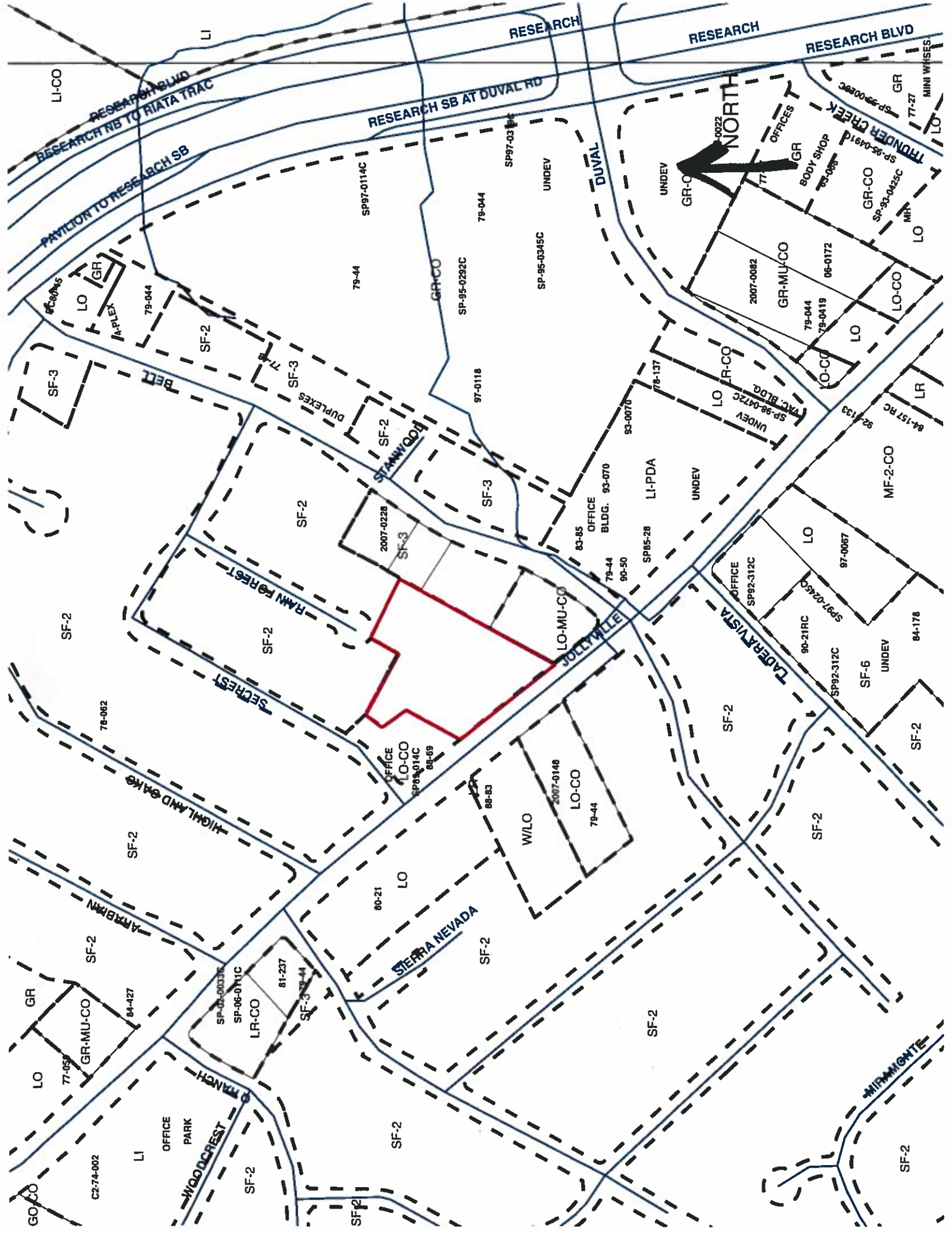

$$1'' = 200'$$

Zoning Case
C14-2018-0079



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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





STAFF RECOMMENDATION

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

BASIS FOR RECOMMENDATION

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

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

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

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

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

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

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

EXISTING CONDITIONS

Site Characteristics

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

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Comprehensive Planning

Monday July 23, 2018

LO TO GR-MU

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

Connectivity

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

Imagine Austin

The property is located along an ‘**Activity Corridor**’, (Jollyville Road) as identified on the Imagine Austin’s Growth Concept Map. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following policies apply to this request:

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

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

Environmental

Wednesday July 25, 2018

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

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

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

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

Impervious Cover

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

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

Site Plan

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

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

- No structure may be built within 25 feet of the property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- No parking or driveways are allowed within 25 feet of the property line.

A landscape area at least 25 feet wide is required along the eastern property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Stormwater Detention

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

Transportation

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

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

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

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

Existing Street Characteristics:

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

Water and Wastewater

Friday July 13, 2018

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



Asian American Cultural Center

11713 Jollyville Road • Austin, Texas 78759 USA

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

July 12, 2018

Hand Delivered

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

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

Dear Greg:

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

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

Very truly yours,

Amy Wong Mok
President & CEO

Enclosure

PUBLIC HEARING INFORMATION

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For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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

Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Nov. 9, 2018, City Council

Hall, Soheylee
Your Name (please print)

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

Subj: City Hall

9-26-2018
Date

Signature

Daytime Telephone: 512-335-4566

Comments:

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Nov. 9, 2018, City Council

Michael B'leay

Your Name (please print)

11606 Bell Ave Aus Tx 78758

Your address(es) affected by this application

9-26-18

Date

Signature

Daytime Telephone: 512 970 8550

Comments: Continue present LO.

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

This zoning change is too much density.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor of this object

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Oct 02, 2018, Zoning and Platting Commission
Nov. 9, 2018, City Council

Beth Falls

Your Name (please print)

5831 Secret Drive 78759

Your address(es) affected by this application

Beth Falls

Signature

9/30/18

Date

Daytime Telephone: 512 921 7079

Comments:

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

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Nov. 9, 2018, City Council

Shauna Aubin
Your Name (please print)

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

☐ I am in favor
☒ I object

Shauna C. Aubin
Signature

10/2/18
Date

Daytime Telephone: 512-656-4475

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

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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

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

Kyle Aubin
Your Name (please print)

☐ I am in favor
☒ I object

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

Kyle Aubin
Signature

10/2/18
Date

Daytime Telephone: 512-431-4475

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

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Nov. 9, 2018, City Council

11712 Rain Forest CV

Your Name (please print)

MARY GREGORAK

Your address(es) affected by this application

mary gregorak

Signature

Date

512-294-2552

Daytime Telephone:

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Sirwaitis, Sherri

From: Michael Pellegrini <pellegrini1@gmail.com>
Sent: Wednesday, October 10, 2018 7:09 PM
To: Sirwaitis, Sherri; Rivera, Andrew
Subject: Asian-American Cultural Center Expansion

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

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

Thanks.

--

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

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

Davis R Nelson

Your Name (please print)

11743 Jollyville Rd

Your address(es) affected by this application

W. Austin *10/1/18*

Signature

Daytime Telephone: *512-589-6139*

Comments:

I have been next door to the subject property for 30 years. In that time the traffic on Jollyville Rd has increased resulting in numerous accidents in the black alley subject property. Final development plan well suited in more

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Nov. 9, 2018, City Council

Rita Chavez-Riley

Your Name (please print)

11606 Bell Ave Austin 78759

Your address(es) affected by this application

Rita Chavez-Riley

Signature

Date

Daytime Telephone: 512-464-4066

Comments:

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

Thank you
Rita Chavez-Riley

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwalt, 512-974-3057

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

Charisa Cervelli

Your Name (please print)

11807 Highland Oaks Trl

Your address(es) affected by this application

Charisa Cervelli

Daytime Telephone 512/953-5959

☐ I am in favor
☒ I object

10/15/18
Date

Comments:

no high rises
in a neighborhood!
please

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

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

Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing Nov 20, 2018, Zoning and Platting Commission

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

Diana Zamora Magallanes

Your Name (please print)

☐ I am in favor
☒ I object

11808 Arabian Trail Austin Texas 78759

Your address(es) affected by this application



Signature

10/17/2018

Date

Daytime Telephone: 512-563-3865

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

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

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

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City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

E-MAIL TO BOTH:

Sherri.Sirwaitis@AustinTexas.gov

Kurt.Cadena-Mitchell@austintexas.gov

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

PUBLIC HEARING INFORMATION

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Contact: Sherri Sirwalt, 512-974-3057

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

To Be Announced, City Council

Andrew & Lisa Leng Valentine
Your Name (please print)

11814 Highland Oaks Tr
Your address(es) affected by this application

Andrew & Lisa Valentine
Signature

10/15/2018
Date

Daytime Telephone: *512-297-6634*

Comments:

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City of Austin

Planning & Zoning Department

Sherri Sirwalt

P. O. Box 1088

Austin, TX 78767-8810

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MEETING UPDATES: www.JollyvilleRoad.com

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing Nov 20, 2018, Zoning and Platting Commission

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

SCOTT MORRIS

Your Name (please print)

11801 Bell Ave

Your address(es) affected by this application

[Signature]

Signature

10/19/18

Date

Daytime Telephone: 512-576-8875

Comments:

HEARING WILL BE COMPLETED ON
BELL AVE. TRAFFIC ON BELL WILL
IMPROVE - DEVELOPER WENT AT AN
LAST MEETING ABOUT HER COMMENTS
FOR THE CONSTRUCTION.

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

City of Austin

E-MAIL TO BOTH:

Planning & Zoning Department Sherri.Sirwaitis@AustinTexas.gov

Sherri Sirwaitis Kurt.Cadena-Mitchell@austintexas.gov

P. O. Box 1088

Austin, TX 78767-8810

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

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing Nov 20, 2018 Zoning and Platting Commission

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

Brenda M. Harris

Your Name (please print)

11801 Bell Avenue

Your address(es) affected by this application

Brenda M. Harris

Signature

Daytime Telephone: 512-401-8480

Date

Oct. 19, 2018

☐ I am in favor
☒ I object

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

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City of Austin

E-MAIL TO BOTH:

Planning & Zoning Department Sherri.Sirwaitis@AustinTexas.gov

Sherri Sirwaitis

Kurt.Cadena-Mitchell@austintexas.gov

P. O. Box 1088

Austin, TX 78767-8810

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

Sirwaitis, Sherri

Subject: FW: In Support of AACC Zoning Change

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

From: Sarah Oldmixon <>

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

To: District10 <District10@austintexas.gov>

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

Subject: In Support of AACC Zoning Change

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

Sarah Oldmixon

11110 Oak Knoll Dr

Austin, TX 78759

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MEETING UPDATES: www.JollyvilleRoad.com

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Case Number: C14-2018-0079

Contact: Sherri Sirwaldo, 512-974-3057

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

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

Donna Wilder

Your Name (please print)

10611 Sans Souci Pl 78759

Your address(es) affected by this application

Donna Wilder

Signature

Date

Daytime Telephone: 512 731 3058

Comments: Jollyville Road is being

over built. Too many

projects have already been

approved. This project will

directly effect a residential

area of people have moved here

for a long time. In fact you

would not want a 60 foot tall

building in your backyard

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

City of Austin

E-MAIL TO BOTH:

Planning & Zoning Department

Sherri Sirwaldo

Sherrl.Sirwaldo@AustinTexas.gov

P. O. Box 1088

Kurt.Cadena-Mitchell@AustinTexas.gov

Austin, TX 78767-8810

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

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

JENNIFER CANTRELL

Your Name (please print)

5824 SECHREST DR, AUSTIN, TX 78759

Your address(es) affected by this application

Jennifer Cantrell

Signature

Daytime Telephone: 512-484-8440

Date

10-22-2018

☐ I am in favor
☒ I object

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

DANIEL BERGER

Your Name (please print)

5805 Sierra Leon 78759

Your address(es) affected by this application

[Signature]

Signature

10/22/18

Date

Daytime Telephone: 512-694-5473

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

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Gary D Oliver
Your Name (please print)

619 Siental Rd
Your address(es) affected by this application

☐ I am in favor
☒ I object

10-22-18
Date

Signature

Daytime Telephone: 512-250-5000

Comments:

This is too big a
change for the existing City Center

You may e-mail this form to:

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

Or you may mail via post to:

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

Sirwaitis, Sherri

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

From: uksajja@gmail.com <>

Sent: Monday, October 22, 2018 4:18 PM

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

Subject: Case Number: C14-2018-0079

Hi,
Please find attached form.
Thanks,
Udaya

PUBLIC HEARING INFORMATION	
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Thanks,
Udaya Sajja

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Tim Springer
Your Name (please print)

11513 Leon Grande Cv Austin 78759

Your address(es) affected by this application

10/22/18

Date

Signature

Daytime Telephone: 512-825-7654

Comments:

☐ I am in favor
☒ I object

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

CHRISTINE BALESTRA

Your Name (please print)

11513 LEON GRANDE COVE

Your address(es) affected by this application

Christine Balestra

Signature

10/22/18

Date

Daytime Telephone: _____

Comments: _____

You may e-mail this form to:

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

☐ I am in favor
☒ I object

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Case Number: C14-2018-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

Nobendra Singh
Your Name (please print)



602 ROCK FACE CT. ROUND ROCK

Your address(es) affected by this application

[Signature] 10/22/2018
Signature Date

Daytime Telephone: _____

Comments: I support this change.

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

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

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

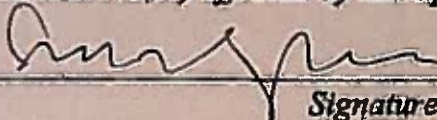
Greg Horton

Your Name (please print)

☐ I am in favor
☒ I object

5901 Miramonte Dr. Austin 78789

Your address(es) affected by this application



Signature

10/23/18

Date

Daytime Telephone: (802) 738-7713

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

STOP Please

You may e-mail this form to:

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

Or you may mail via post to:

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

PUBLIC HEARING INFORMATION

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-8057

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

Greg Holtorf

Your Name (please print)

5901 Winemonte Dr Austin 78743

Your address(es) affected by this application

[Signature]

Signature

10/23/18

Date

Daytime Telephone: (802) 738-7413

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

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

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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Case Number: C14-2018-0078

Contact: Sherri Sirwaitis, 512-974-3057

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

David Winkler

Your Name (please print)

8105A Exmor Drive, Austin, TX

Your address(es) affected by this application

David C. Winkler

Signature

Daytime Telephone: 512-987-0008

Date

10/19/2018

☐ I am in favor
☒ I object

Comments:

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

Please reject the rezoning request.

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

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

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MEETING UPDATES: www.JollyvilleRoad.com

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing Nov 20, 2018 Zoning and Platting Commission

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

SCOTT MORRIS

Your Name (please print)

11801 Bell Ave

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-576-8875

10/19/18

Date

☐ I am in favor
☒ I object

Comments:

MEETING WILL BE COMPLETED ON
BELL AVE. TRAFFIC ON BELL WILL
IMPROVE. DEVELOPER LED AT OUR
LAST MEETING ABOUT HER (MORRIS)
FOR THE CONSTRUCTION.

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

City of Austin

E-MAIL TO BOTH:

Planning & Zoning Department Sherri.Sirwaitis@AustinTexas.gov

Sherri Sirwaitis Kurt.Cadena-Mitchell@austintexas.gov

P. O. Box 1088

Austin, TX 78767-8810

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

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

Brenda H. Morris

Your Name (please print)

11801 Bell Avenue

Your address(es) affected by this application

Brenda H. Morris Oct. 19, 2018

Signature

Date

Daytime Telephone: 512-401-8480

Comments:

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

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

City of Austin

E-MAIL TO BOTH:

Planning & Zoning Department

Sherri.Sirwaitis@AustinTexas.gov

Sherri Sirwaitis

Kurt.Cadena-Mitchell@austintexas.gov

P. O. Box 1088

Austin, TX 78767-8810

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

Sirwaitis, Sherri

Subject: FW: Strongly Against Asian American Cultural Center Rezone

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

Hi District 10,

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

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

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

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

Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Vivian Holtorf

Your Name (please print)

☐ I am in favor
☒ I object

5901 Miramonte Dr, Austin

Your address(es) affected by this application

78759

[Signature]

Signature

10/23/18

Date

Daytime Telephone: (415)350-7292

Comments: We object!!!

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

You may e-mail this form to:

Wall Street

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

Or you may mail via post to:

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

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Annette Bittick
Your Name (please print)

11606 Juniper Ridge Dr

Your address(es) affected by this application

Annette M. Bittick

Signature

Daytime Telephone: 512-495-6115

Date

10-24-18

☐ I am in favor
☒ I object

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

You may e-mail this form to:

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

Or you may mail via post to:

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

Sirwaitis, Sherri

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

From: Camille Street <>

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

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

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

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

Camille Street
11501 Shade Tree Cove
Austin, TX 78759

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

Camille Street

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

Signature:
Camille Street

If I can stop one heart from breaking,
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If I can ease one life the aching,
Or cool one pain,
Or help one fainting robin
Unto his nest again,
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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Brandon Farlds
Your Name (please print)

11901 Bell Ave

Your address(es) affected by this application

Br Far

10/25/2018

Date

Signature

Daytime Telephone: 512-527-8027

Comments: I do not like the idea of a

60 foot-tall building being built along Jollyville

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

REBECCA REVE
Your Name (please print)

11518 SIERRA NEADA, Austin, TX 78759

Your address(es) affected by this application

[Signature]

Signature

10/24/18

Date

Daytime Telephone: 919-627-7678

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Alanna Heyl

Your Name (please print)

5905 Sierra Leon, Austin, 78759

Your address(es) affected by this application

Alanna Heyl

Signature

10/22/18
Date

Daytime Telephone: (512) 799-1262

Comments: I support this project!

☒ I am in favor
☐ I object

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Daniel B. Heryl

Your Name (please print)

5905 Sierra Leon Austin TX

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-848-1452

Comments:

☒ I am in favor
☐ I object

12/22/18

You may e-mail this form to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Sherri Sirwaitis
Your Name (please print)

5802 Secret Dr.

Your address(es) affected by this application

[Signature]

Signature

10-21-18
Date

Daytime Telephone: 512-949-7865

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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Meeting updates: facebook.com/JollyvilleRoad

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

Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Ellen Smith

Your Name (please print)

5802 Seecrest Dr.

Your address(es) affected by this application

Ellen Smith

Signature

10/21/18

Date

Daytime Telephone: *512-538-7521*

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Doug Smith
Your Name (please print)

5802 Secret Dr

Your address(es) affected by this application

Jan

Signature

10/26/18
Date

Daytime Telephone: 512 949 7865

Comments:

You may e-mail this form to:

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

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City of Austin, Planning & Zoning Department, c/o Sherri Sirwaitis
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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Ellen Smith

Your Name (please print)

5802 Secret Dr

Your address(es) affected by this application

Ellen Smith

Signature

10/21/18

Date

Daytime Telephone: *512-538-7521*

Comments:

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

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<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Doug Smith

Your Name (please print)

5802 Secret Dr.

Your address(es) affected by this application

10/21/18
Date

Signature

Daytime Telephone: 512-948-7865

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

☐ I am in favor
☒ I object

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Ellen Smith

Your Name (please print)

5802 Secret Dr,

Your address(es) affected by this application

Sherri Sirwaitis

Signature

10/21/18

Date

Daytime Telephone: 512 284 8560

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

☐ I am in favor
☒ I object

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

Doug Smith
 Your Name (please print)
5902 Secret Dr.
 Your address(es) affected by this application

☐ I am in favor
☒ I object

10/21/18
 Date

Daytime Telephone: 512 949 7685

Comments: _____

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Ellen Smith

Your Name (please print)

5802 Secret Dr.

Your address(es) affected by this application

Ellen Smith

Signature

10/21/18

Date

Daytime Telephone: 512 538-7521

Comments:

☐ I am in favor
☒ I object

You may e-mail this form to:

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

Jason Butler

Your Name (please print)

5802 Sierra Lane Dr Austin TX 78782

Your address(es) affected by this application

J. Butler

Signature

10/25/18

Date

Daytime Telephone (512) 657-0743

Comments:

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

You may e-mail this form to:

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

Or you may mail via post to:

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

☐ I am in favor
☒ I object

Sirwaitis, Sherri

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

From: Sandra Roark <>

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

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

Cc: District10 <District10@austintexas.gov>

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

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

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

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

Sincerely,

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

Sirwaitis, Sherri

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

From: Roxanne Faulds < >

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

To: sherri.sirwatis@austintexas.gov

Cc: District10 <District10@austintexas.gov>

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

Dear Ms. Sirwatis,

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

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

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Jeffrey Keim

Your Name (please print)

5904 Taylor Draper Cv, 78759

Your address(es) affected by this application



Signature

10-24-18

Date

Daytime Telephone: 512-413-5285

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Kathy Hughes

Your Name (please print)

1216 LADENA WILDA DE AUSTIN TX 78759

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-970-3039

10-25-18

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

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

Tim Hughes

Your Name (please print)

11216 LADILLA Vista De Austin 78759

Your address(es) affected by this application

10/25/2015

Date

Signature

Daytime Telephone: 512 632 7617

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

MICHAEL LANDERS

Your Name (please print)

5838 SECRETS DR

Your address(es) affected by this application

Michael Jones

Signature

10/24/18

Date

Daytime Telephone: 512.590.0075

Comments:

In general I am in favor of the expansion. However, the plans will seem to be a bit vague. Further dialogue with the neighborhood is needed to document specific plans, particularly those that affect immediately adjacent neighbors.

You may e-mail this form to:

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

Or you may mail via post to:

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

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

KARLA JOHANNING

Your Name (please print)

5838 SECREST DR

Your address(es) affected by this application

Karla Johannang

Signature

Daytime Telephone: 512.510.0080

Date

10/24/18

☐ I am in favor
☐ I object

Comments: Please see comments of my

Husband, Michael Sanders. In general,

I am in favor with some reservations.

You may e-mail this form to:

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

Or you may mail via post to:

City of Austin, Planning & Zoning Department, c/o Sherri Sirwaltis

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

LAURA KENNEDY

Your Name (please print)

11010 OAK LNOLL DR, AUSTIN 78754

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: (512) 529-7765

Date

10/30/2018

☐ I am in favor
☒ I object

Comments: Rezoning to allow a taller, higher capacity building on this property will create an unnecessary and undue burden on the surrounding residential neighborhoods. When AACC can realize a scaled-down concept of its vision under current zoning, there is no reason in favor of this proposal given its disadvantages. I am particularly concerned about emergency vehicle responsiveness as Jollyville Road gets more congested.

You may e-mail this form to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Cindy Papes

Your Name (please print)

11811 Highland Oaks Trail

Your address(es) affected by this application

Cindy Papes

Signature

10/31/18

Date

Daytime Telephone:

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Chris Papas

Your Name (please print)

11811 Highland Oaks Trail

Your address(es) affected by this application

[Signature]

Signature

10/31/18

Date

Daytime Telephone: _____

Comments: _____

You may e-mail this form to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Jonathan Baney
Your Name (please print)

5908 Sierra Madre

Your address(es) affected by this application

[Signature]
Signature

Daytime Telephone: 512 996 0994

10/24/18
Date

☐ I am in favor
☒ I object

Comments: I do not want this to
set a precedent for
construction to come along
Jollyville Rd.

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Mihaela Baney

Your Name (please print)

5908 Sierra Madre

Your address(es) affected by this application

MBaney

Signature

Date

Daytime Telephone: *512-996-0994*

Comments:

I do not want big construction on Jollyville Rd. mainly for the increase in traffic and the look of the street.

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

Or you may mail via post to:

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

☐ I am in favor
☒ I object

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Patricia Overmyer

Your Name (please print)

5830 Secret Dr. Austin, TX 78759

Your address(es) affected by this application

Patricia Overmyer

Signature

Daytime Telephone: 512-954-1485

Date

10/24/2018

☐ I am in favor
☒ I object

Comments:

You may e-mail this form to:

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Your Name (please print)

TIM HUGHES
11216 LA OREA VISTA DE AUSTIN 78759

Your address(es) affected by this application

10/25/2018

Signature

Date

Daytime Telephone: 512 632 7617

Comments:

You may e-mail this form to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Kathy Hughes

Your Name (please print)

11216 LARELLA Vista De Austin TX 78759

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-970-3039

10-25-18

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Comments:

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

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Case Number: C14-2018-0078

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: October 23, 2018, Planning Commission

November 29, 2018, City Council

Heidi Morales

Your Name (please print)

3203 Pompton Dr

Your address(es) affected by this application

Heidi Morales

Signature

10-15-18

Date

Daytime Telephone: 512-339-7954

Comments:

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Harvey Raben

Your Name (please print)

11603 Juniper Ridge Dr

Your address(es) affected by this application

Harvey A. Raben

Signature

Daytime Telephone: 512-735-8422

Date

10/31/2018

☐ I am in favor
☒ I object

Comments: The Artist rendering suggests a 7 story building that is excessive for the neighborhood. A 3 story structure is more acceptable for a community center. It is not clear what the purpose of the building will be. I therefore, oppose the zoning change.

You may e-mail this form to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

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

Colleen Little

Your Name (please print)

5820 Miramonte Dr.

Your address(es) affected by this application

Colleen Little

Signature

Daytime Telephone: *512-472-9613*

Date

10/25/18

☐ I am in favor
☒ I object

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Diane Bottoms

Your Name (please print)

11609 Buttonwood Dr. 78759

Your address(es) affected by this application

Diane Bottoms

Signature

Daytime Telephone: 512 331-1081

Date

10/29/18

☐ I am in favor
☒ I object

Comments:

1) larger building means more traffic on Jollyville which will compound the recurrent traffic problems and those that will arise will be with us for years and a discussion for Jollyville & Hwy 183
2) Compatibility with current architecture

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

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Meeting updates: facebook.com/JollyvilleRoad

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

Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Your Name (please print)

Rita Chavez-Riley

Your address(es) affected by this application

11606 Bell Ave, Austin, TX 78759

Signature

Daytime Telephone: 512. 464-4066

Date 10/25/18

☐ I am in favor
☐ I object

Comments:

Please no to this project
I object

Thank you

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Mike Riley

Your Name (please print)

11606 Bell ave 78759

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 970 8550

Date

10-26-18

☐ I am in favor
☐ I object

Comments: KEEP ZONING AS IS.

KEEP "LO" ZONING

There are already traffic jams for an hour twice a day.

TOO MUCH TRAFFIC

[Handwritten mark]

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Susan B. Graham

Your Name (please print)

5800 Sierra Leon, Austin 78759

Your address(es) affected by this application

Susan B. Graham

Signature

Daytime Telephone: 512-257-3094

Date

10/30/18

☐ I am in favor
☒ I object

Comments: I oppose the zoning change. Currently the property owner could build a 3 story residential building at the front of the property. Why is it necessary to add another story of rental units? A 4 story building would lead to more 4 story buildings which would change the current appearance of Jollyville Rd. Currently the many trees along Jollyville give it a beautiful look. A 4 story building would dominate the landscape and destroy the pretty natural look of Jollyville Rd.

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Yi Chen
Your Name (please print)

11727 Bell Ave. Unit B, 78759
Your address(es) affected by this application

Yi Chen
Signature

10/22/18
Date

Daytime Telephone: _____

Comments: The new project will finally address the special needs of an under-served group the first-generation Asian senior immigrants who speak limited English and have no driver's license. Those Asian seniors' next two generations are naturalized and native-born citizens who make positive contributions to the society. Giving them a place to gather and to be cared for is the best thing our society can offer.

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

City of Austin
Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Sirwaitis, Sherri

Subject: FW: Objecting The Rezoning Request Position Case #C14-2018-0079

From: T. Nguyen < >

Sent: Sunday, November 04, 2018 6:20 PM

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

Cc: District10 <District10@austintexas.gov>

Subject: Objecting The Rezoning Request Position Case #C14-2018-0079

Dear Sirwaitis:

I object the rezoning request case C14-2018-9979.

(A print copy of my objection for the rezoning request will be mailed tomorrow.)

Sincerely yours,

Truc Nguyen

11910 Arabian Trail
Austin, TX 78759

PUBLIC HEARING INFORMATION

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TEA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Lake Buford
Your Name (please print)

11424 Miramonte Cove, 78759
Your address(es) affected by this application

Buford

Signature

Daytime Telephone: (512) 762-5253

11/4/2018
Date

Comments: I do not believe that Jollyville Road can handle the additional traffic that such a dense development would bring. There are already plans to build a four story hotel at Jollyville and Duvall Road. This there been a traffic study to see how building of this height would effect traffic.

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Weston M. Buford

Your Name (please print)

11404 Miramonte Cove Austin 78759

Your address(es) affected by this application

West M. Buford

Signature

11/14/2018

Date

Daytime Telephone: (512) 970-9800

Comments:

I do not believe that Jollyville Road can handle the additional traffic that such dense development would bring. There are already plans to build a four-story hotel at Jollyville and Duval Road. Has there been a traffic study to see how a building of this height would affect traffic?

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

☐ I am in favor
☒ I object

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Case Number: C14-2018-0079

Contact: Sherri Sirwaldis, 512-974-3057

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

Takashi Tani

Your Name (Please print)

11300 Nutwood CV

Your address(es) affected by this application

Takashi Tani

Signature

Date

Daytime Telephone: 512-517-5132

Comments:

☒ I am in favor
☐ I object

2018-11-04

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

City of Austin

Planning & Zoning Department

Sherri Sirwaldis

P. O. Box 1088

Austin, TX 78767-0810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3037

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

KARSTEN J. HOPE BOARD

Your Name (please print)

☐ I am in favor
☐ I object

10531 GARDEN OAK CRE
Your address(es) affected by this application AUSTIN, TX

Tim J. Hope
Signature 11/9/2018
Date

Daytime Telephone: 650.613.2670

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaldis, 512-974-3057

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

Sherri Goh

Your Name (please print)

9311 Cleavrock Dr

Your address(es) affected by this application

Sherri Goh

Signature

Daytime Telephone: 512-799-4742

Comments:

I am in neighboring district
CA - I use the Jollyville route
for commuting. I think this
change to mixed residential
use of community cluster is
a wonderful idea to develop
the neighborhood further, meets
the needs of the community &
benefits many.

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

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

☒ I am in favor
☐ I object

11/1/18
Date

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Case Number: C14-2018-0079

Contact: Sherri Sirwaldis, 512-974-3057

Public Hearings: November 6, 2018, Zoning and Planning Commission

November 15, 2018, City Council

Sherri Sirwaldis
Your Name (please print)

16409 Along Creek Cove

Your address(es) affected by this application: Austin, TX 78717

11/4/18

[Signature] Date

Signature

Daytime Telephone: _____

Comments: _____

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

City of Austin
Planning & Zoning Department
Sherri Sirwaldis
P. O. Box 1083
Austin, TX 78767-8810

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Case Number: C14-2018-0079
Contact: Sherri Strawits, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Planning Commission
November 15, 2018, City Council

Jim Schwartz

Your Name (please print)

11409 Cuared Oak Dr

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone:

Comments:

☒ I am in favor
☐ I object

11-4-18

Date

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

City of Austin
Planning & Zoning Department
Sherri Strawits
P. O. Box 1088
Austin, TX 78767-0810

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Case Number: CX4-2018-0979

Contact: Sherri Strawits, 512-974-3057

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

Your Name (please print): Samantha Taylor

Your address (or affected by this application): 7007 Shoalwood Ave

Signature: [Signature] Date: 11-4-18

Daytime Telephone: 512-608-1792

Comments:

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

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

Sirwaitis, Sherri

Subject: FW: Asian American Community Center - Case #C14-2018-0079

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

From: Thomas Cameron <>

Sent: Monday, November 05, 2018 11:32 AM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>

Subject: Asian American Community Center - Case #C14-2018-0079

I am writing to express my support for the Asian American Community Center's plan to expand. I am in favor of changing the zoning of their property to allow for buildings up to 60 feet high.

The Asian American community wants to have living facilities to keep their families close. I am 100% in favor of this. We have adult living facilities going in on Jollyville at Great Hills Baptist Church, and no one objected to them. We have an adult living facility on Great Hills Trail, and no one objected to them.

Now that the Asian American Community Center wants one, there have been pretty overtly racist comments made, and the same small but incredibly vocal minority is agitating against the AACC. That's not Austin. We're supposed to be open, inclusive, and welcoming.

I support allowing the AACC to expand, including buildings up to 60 feet high.

Thomas Cameron
6004 Ivy Hills Drive
Austin, Texas 78759

512-585-5631

PUBLIC HEARING INFORMATION

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Meeting updates: facebook.com/JollyvilleRoad

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

Case Number: C14-2018-0079

Contact: Sherri Sirwaltis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

ROSALIND S. BALDARUF
Your Name (please print)

☐ I am in favor
☒ I object

11803 BELL AVE AUS. TX.

Your address(es) affected by this application

78759

Rosalind Baldaruf

Signature

Date

512-913-0842

Daytime Telephone:

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

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Meeting updates: facebook.com/JollyvilleRoad

This doesn't even start on how grounded & dangerous Jollyville already is (bad)

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Karen Yeager

Your Name (please print)

11803A Bell Ave.

Your address(es) affected by this application

KM Yeager

Signature

10/23/18

Date

Daytime Telephone: 512. 773.5174

Comments:

Rain = flooding as we don't have sewers or curbs. It is extremely dangerous to walk. Heavier traffic speed by through will happen not to mention (3) noise - we hear the drums & fireworks at the center. More people / traffic = noise, more congestion, more dangerous / or quality of life, more flooding. TOTALLY AGAINST

Or you may mail via post to:

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

1/7/11

Sirwaitis, Sherri

Subject: FW: Asian American Cultural Center - Case #C14-2018-0079

From: M H <>

Sent: Monday, November 05, 2018 2:04 PM

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

Cc: Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>

Subject: Asian American Cultural Center - Case #C14-2018-0079

I am writing to express my support for the Asian American Cultural Center's plan to expand. My children have attended the AACC for over three years now, and the programming they have there is wonderful and inclusive.

I would love for my children to have the opportunity to interact with the older residents - I believe strongly that it is a good thing for BOTH groups. What a wonderful way to allow children to learn and interact with their elders, and to give the older population a young, vibrant base of children to help keep them young.

I am in favor of changing the zoning of their property to allow for buildings up to 60 feet high. The Asian American community wants to have living facilities to keep their families close. I am 100% in favor of this.

We have adult living facilities going in on Jollyville at Great Hills Baptist Church, and no one objected to them. We have an adult living facility on Great Hills Trail, and no one objected to them.

Now that the Asian American Cultural Center wants one, there have been pretty overtly racist comments made, and the same small but incredibly vocal minority is agitating against the AACC. That's not Austin. We're supposed to be open, inclusive, and welcoming. I am disgusted by this behavior - and vehemently object to any racial agenda attached to objections here.

I support allowing the AACC to expand, including buildings up to 60 feet high.

Sincerely,
Meghen Hiller

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

ERICA HAGEMAN

Your Name (please print)

11604 BELL AVE.

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 914 5493

Date

10/30/18

Comments: It will open it up for

more taller buildings along
Jollyville increasing traffic.

☐ I am in favor
☒ I object

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

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

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Case Number: C14-2018-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

Your Name (please print) Linda Webb

☒ I am in favor
☐ I object

Please to my work address at the domain

Your address(es) affected by this application

Guada Wada 6 Nov 2018 Date

Daytime Telephone: 512-505-1177 512-470-1704

Comments:

I am in favor of a zoning change
requested by Amy Vag Mok to permit a
Child Development Center, Culture Center,
and Senior living facility.

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Julia Buchanan

Your Name (please print)

4225 John's Light Dr., Austin TX

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: *512-619-6455*

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Hillary Thompson
Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

Hillary Thompson
11-S-12
Date

Daytime Telephone: _____

Comments: _____

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Ashley Brown
Your Name (please print)

Cedar Park, TX
Your address(es) affected by this application

Ashley Brown 11/5/18
Signature Date

Daytime Telephone: _____

Comments: _____

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

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

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Meeting updates: facebook.com/JollyvilleRoad

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Karil Cabrera@gmail.com

Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

Kari Cabrera

Your Name (please print)

5904 Sierra Leon

Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

Date

Daytime Telephone:

2817061864

Comments:

I live off of Jollyville Rd

I love the idea of a server drug club but with a maximum of 3 stories.

Thank you Kari

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Nov. 9, 2018, City Council

Timothius Xgavict

Your Name (please print)

11804 ARABIAN TRAIL - 78759

Your address(es) affected by this application

11-05-18

Date

Daytime Telephone: (512) 689-6899

Comments: I do NOT want any zoning on billyville road that will allow buildings over 30' feet tall. I love the idea of an expanded cultural center, but only at the current LO zoning. I do live in the Raintree Estates neighborhood, where the center is located. Thank you, Tim Xgavict



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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Dana Bervo

Your Name (please print)

11205 Oak View Dr.

Your address(es) affected by this application



11.5.18

Date

Signature

Daytime Telephone: 512-768-7258

Comments:

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

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

Sirwaitis, Sherri

Subject: FW: AACC case c14-2018-0079

From: Sien <>

Sent: Tuesday, November 06, 2018 9:03 AM

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

Subject: AACC case c14-2018-0079

Hi Sherri,

I had taken some Taichi lessons in this center. It is old and it's time to do some renovation.

I believe this project will not only benefit the Asian community also the communities surrounding.

I

I do understand the concern for construction and traffic, but from what I heard from last meeting. I believe the rules imposed by city of Austin are well regulated and strict enough.

I support the rezone.

Thank you,

Sien Zhang

512.743.6789

10421 Charette CV.

Austin, TX 78759

Sirwaitis, Sherri

Subject: FW: False information are being spread with regard to AACC Rezoning C14-2018-0079
Attachments: alternative fact 001.jpg; Alternative Form 001.jpg; 捕获2.PNG

From: Yi Chen < >
Sent: Monday, November 05, 2018 11:22 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: False information are being spread with regard to AACC Rezoning C14-2018-0079

Hi Sherri,

Attached are flyers I received on my door before the 10/24 AACC town-hall meeting, made by "co-presidents" from the so-called Raintree Estates Neighborhood Alliance.

First, I live in this neighborhood and there is no such organization acknowledged by my own neighbors (some have lived her for more than 20 years) and none of them even know those co-presidents. As far as I know we don't have any kind of neighborhood association or HOA, and I am not paying any fees.

Secondly, this flyer was made after the AACC town-hall meeting on 10/10/18 and I was in the same room with the co-president Timo Zxavier. We all had learned that AACC's new design would be restrained by compatibility study on height and neighbors could negotiate Conditional Overlay to further limit the height and density on top of the proposed zoning GR-MU. However, as you can see those flyers deliberately omit the key information but give misleading information that 60-feet tall building will be built.

So I believe, when the city makes decision on this rezoning case, among those opposing people that used forms made by Timo Zxavier, the city has to discern how many of them actually attended any one of the two meetings, because those who did not simply made their decisions purely based on the false information given by Timo. Those opposing forms should be considered as invalid.

Besides, as I have wrote to Ms Alison Alter and Mr Kurt, some people openly made racially charged comments on Asians during the 10/10 meeting so such a sentiment must be discounted accordingly. I believe the city will give fair treatment to AACC and the Asian community.

I have also attached the record of a threatening message Timo sent to me on NextDoor after I pointed out the Asian targeting during the 10/10 meeting. He deleted the message later on.

Please include the flyers in the backup material.

Thank you!

--
Yi

Hello Jollyville Neighbor!

Please join your neighbors and Council Member Alison Alter for a neighborhood meeting regarding the Asian American Cultural Center's requested zoning change to **allow 60-foot-tall buildings along Jollyville Rd.**

WHERE: Asian American Cultural Center's Social Hall
(11713 Jollyville Road, 78759).

WHEN: Wednesday, October 24, 2018

TIME: 7 PM – 8:30 PM

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

In the meantime, we'll keep you informed of two upcoming hearings at City Hall, via email:

1. Zoning and Platting Commission (ZAP)
2. City Council Meeting/Vote

Follow Us: **Facebook.com/JollyvilleRoad**
(click on the Events link on our page to RSVP).

Subscribe to our Neighborhood-Wide Alliance emails:
www.JollyvilleRoad.com.

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Your Name (please print) _____

<input type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your address(es) affected by this application _____

Signature _____ Date _____

Daytime Telephone: _____

Comments: _____

You may e-mail this form to:

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

Or you may mail via post to:

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

C. C. Zhang
Your Name (please print)

13010 Rosenda Blvd Austin TX 78740
Your address(es) affected by this application



[Signature]
Signature

11/6/18
Date

Daytime Telephone: 512-769-3139

Comments:

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

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Planning & Zoning Department
Sherri Sirwaitis
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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Peter Anzalone

Your Name (please print)

6117 Harrogate Drive, Austin, Texas 78759

Your address(es) affected by this application

Sherri Sirwaitis

Signature

Daytime Telephone: 512-779-8151

11/5/18

Date

☐ I am in favor
☒ I object

Comments: Thank you for hearing my input against the zoning change for the AACC. While I wholeheartedly support the expansion of the AACC in its current location, I would ask that all structures be developed and managed by the same rules. The proposed AACC structure would dwarf anything in the area, drastically change the look of the area and usher in further zoning changes to allow for other projects far beyond what is the norm & rule for this area. The proposed traffic (both retail & residential) will further cripple an already overcrowded Jollyville corridor. You may e-mail this form to:

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

Sirwaitis, Sherri

Subject: FW: Objection to C14-2018-0079
Attachments: AACC Objection.xps

From: Peter Anzalone <>
Sent: Monday, November 05, 2018 10:52 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Cc: kurt.candena-mitchell@austintexas.gov; District10 <District10@austintexas.gov>
Subject: Objection to C14-2018-0079

Please accept the attached in preparation for the November 6th presentation.

Thank you for hearing my input against the zoning change for the AACC. While I whole-heartedly support the expansion of the AACC in its current location, I would ask that all structures be developed and managed by the same rules. The proposed AACC structure would dwarf anything in the area, drastically change the look of the area and usher in further zoning changes to allow for other projects far beyond what is the norm & rule for this area. The proposed traffic (both retail & residential) will further cripple an already overcrowded Jollyville corridor.

Thank you,
Peter Anzalone
6117 Harrogate Drive
Austin, Texas 78759

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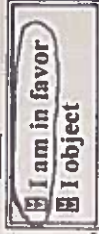
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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Yi Chen
Your Name (please print)



11727 Bell Ave, Unit B, 78759
Your address(es) affected by this application

Yi Chen 10/22/18
Signature Date

Daytime Telephone: _____

Comments: The new project will finally address the special needs of an under-served group the first-generation Asian senior immigrants who speak limited English and have no driver's license. Those Asian seniors' next two generations are naturalized and native-born citizens who make positive contributions to the society. Giving them a place to gather and to be cared for is the best thing our society can offer.

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

City of Austin
Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirvaitis, 512-974-3057

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

Jane Riti

Your Name (please print)

7209 Boniface Ln

Your address(es) affected by this application

11/5/18

Date

Signature

512-785-7560

Daytime Telephone:

Comments: I am in favor of the zoning change to
allow for senior living and expanded
childcare at this location.

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

City of Austin

Planning & Zoning Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

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Meeting updates: facebook.com/JollyvilleRoad

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Case Number: 3142018-0079
Contact: Sherri Sinwallis, 512-974-3057
Public Hearing: TBA, 2018, Zoning and Planning Commission
TBA, 2018, City Council

Your Name (Please Print): Dagria Chen

☒ I am in favor
☐ I object

105D3 Spicewood Mesa

Your address (affected by this application)

10/5/2018

Date

Dagria Chen

Signature

512 826 8586

Daytime Telephone

Comments:

Joined the hearing meeting in person, love the project, being touched by Amy's ~~efforts~~ dedication to Asian Community

You may e-mail the form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirvaitis, 512-974-3057

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

C. C. Zhang
Your Name (please print)

☐ I am in favor
☐ I object

13010 Roswood Blvd Austin TX 78720
Your address(es) affected by this application

[Signature]
Signature

11/16/18
Date

Daytime Telephone: 512-769-3131

Comments:

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Barbara Nichols
Your name (please print)

☒ I am in favor
☐ I object

8401 Laguna Ave, TX Austin 78799
Your address(es) affected by this application

Barbara Nichols
Signature

11/3/2018
Date

Daytime Telephone: *512-230-1000*

Comments:

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Shawna Aubin
Your Name (please print)

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

Shawna C. Aubin
Signature

10/25/18
Date

Daytime Telephone: _____

Comments: _____

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

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

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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MEETING UPDATES: www.JollyvilleRoad.com

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing Nov 20, 2018, Zoning and Platting Commission

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

KINDRA POAGE

Your Name (please print)

7309 YAPOX LANE

Your address(es) affected by this application

Kurtia Poage

Signature

11.5.18

Date

Daytime Telephone: (512) 799-1229

Comments: Jollyville Road is already too congested. Our neighbors do not need any added traffic. Also covering up more land could cause drainage/flooding problems.

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

City of Austin

E-MAIL TO BOTH:

Planning & Zoning Department Sherri.Sirwaitis@AustinTexas.gov

Sherri Sirwaitis

Kurt.Cadena-Mitchell@austintexas.gov

P.O. Box 1088

Austin, TX 78767-8810

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Oct 02, 2018, Zoning and Platting Commission
Nov. 9, 2018, City Council

MIKE TOPEL

Your Name (please print)

11804 ARABIAN TRL

Your address(es) affected by this application

[Signature]

Signature

11-5-2018

Date

Daytime Telephone: **512 350 0265**

Comments:

I OBJECT TO THE CENTER EXCEEDING 3 STOREYS.

I DO NOT OBJECT TO ALLOWING BUILDING AN EXPANDED CENTER.

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Nov. 9, 2018, City Council

MIKE TOPEL

Your Name (please print)

11804 ARABIAN TRL

Your address(es) affected by this application

☐ I am in favor
☒ I am in object

[Signature]

Signature

11-5-2018

Date

Daytime Telephone: **512 350 0265**

Comments:

**I OBJECT TO THE CENTER
EXCEEDING 3 STOREYS.
I DO NOT OBJECT TO
ALLOWING BUILDING AN
EXPANDED CENTER**

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

MICHAEL AOSTA

Your Name (please print)

10450 WALPOLE

Your address(es) affected by this application

[Signature] 10/11/6/18

Signature

Date

Daytime Telephone: 7

Comments:

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Delina Maldonado
Your Name (please print)

☒ I am in favor
☐ I object

12313 Bedrock Trl Austin
Your address(es) affected by this application T478727

11/6/18
Date

(979) 201-4590
Daytime Telephone:

Comments: Austin needs more
affordable senior living. This
is a great opportunity for our
community!

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirvaitis, 512-974-3057

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

Andrea Beadler
Your Name (please print)

☒ I am in favor
☐ I object

908 Catalpa

Your address(es) affected by this application

[Signature] 11/6/18
Signature Date

Daytime Telephone: 3-7391

Comments:

We need affordable senior housing.

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Sarah Potter

Your Name (please print)

2703 PINEWOOD Rd

Your address(es) affected by this application

11.6.18

Date

[Signature]

Signature

Daytime Telephone: _____

Comments: I support the building of this senior living community as a great option for our aging population.

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

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P. O. Box 1088
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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

SETH KLEMPNER

Your Name (please print)

4711 Spiveewood Spire

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 805 895 0376

Comments:

☒ I am in favor
☐ I object

11/6/18

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Sherri Sirwaitis
P. O. Box 1088
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Case Number: C14-2018-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Planning Commission
November 15, 2018, City Council

Jill Chrisman

Your Name (please print) Austin
9912 Pickfair Drive 78750

Your address(es) affected by this application

Signature Date
11/6/18
Daytime Telephone: 512-797-0795

Comments:

I strongly support the Asian American Cultural Centers zoning change request to accommodate a senior living facility and other cultural resources in Austin.

As a parent in the community, I want these cultural opportunities and support systems available to my family and neighbors.

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

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

Sirwaitis, Sherri

Subject: FW: Zoning Change Proposal

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

From: Lisa Williamson <>

Sent: Tuesday, November 06, 2018 11:59 AM

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

Subject: Zoning Change Proposal

Case #C14-2018-0079

Planning & Zoning Dept.

Sherri Sirwaitis

Public Hearing postponed from 11-6-18

I am Lisa Williamson. I live at 11805 Arabian Trail Austin, TX 78759 in the neighborhood most directly affected by this proposal.

My phone number is 512-249-7158.

I am OPPOSED to this zoning change.

The zoning change is requested so they can put a day school, a community center, a restaurant with a liquor license (adjacent a day school!) and an apartment house on the property . Also, the site has to have sufficient parking for all these things, all the required recycling dumpsters, and some water detention area. There are several heritage trees on the property which the owner claims a fondness for.

All this on a lot bordered on three sides by a residential neighborhood that was originally established in the late 1950's. Per the presentation made to us last month, to make all this 'compatible' with the neighborhood the tallest building has to be sited as close to the road as possible. That would necessitate the removal of approximately 7 trees ,with at least one a heritage, JUST for THAT building.

What that does is make the project incompatible with the entirety of Jollyville Road, not just our section of it. If you drive the length of it you will note that everything is back from the road with trees lining the road. Gas stations, strip centers, multi-story offices, etc. Even the new, really tall (comparably) senior living apartments (built in an appropriate area) has trees between it and the road. I feel the zoning the city put on the properties along Jollyville Road has been appropriate. With the exception of the Grandfathered GR parcels, the GR type businesses have one or all access points on to streets that go directly to 183. The only access this property has is on to Jollyville Road , the side where the tallest building has to be built!

I am happy to have the day school updated and the community center would be welcomed but if they want more than that, they need to do what the Jewish Community Center that occupied the property before did. Find another parcel of land that will support all they want to do. Since there are investors to satisfy my fear is, if they get the zoning change and it gets hard to fit everything in, the school and the center will be the things to go and we will be left with an apartment house and a restaurant which is NOT compatible OR desirable at all!

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Case Number: C14-2018-0079
Contact: Sherri Sirvaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

KATHERINE CULLEN
Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

Katherine Cullen

Signature

Date

Daytime Telephone:

Comments:

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

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

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

Evan Anderson
Your Name (please print)

☒ I am in favor
☐ I object

11/6/18
Your Address(es) affected by this application

Signature

Date

Daytime Telephone: *512-417-8741*

Comments:

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

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 Contact: Sherri Sirwaitis, 512-974-3057
 Public Hearing: November 6, 2018, Zoning and Platting Commission
 November 15, 2018, City Council

Arlene N. Vazquez
 Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

Date

Signature

Daytime Telephone:

Comments:

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

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

Erin Meagher
Your Name (please print)
☒ I am in favor
☐ I object

527 Old Spicewood Springs Rd + 528
Your address(es) affected by this application
11/6/18
Date

Erin Meagher
Signature
Daytime Telephone: 512-715-7038

Comments:

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

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Contact: Sherri Sirvaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

Your Name (please print)

Sherri Sirvaitis

12101 N. Lamar Ave #1034 78753

Your address(es) affected by this application

12101 N. Lamar Ave #1034

Signature

11/6/18

Date

Daytime Telephone:

Comments:

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

JAMIE STEINBERG

Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

11/6/18

Date

Signature

Daytime Telephone:

Comments:

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

Francisco Salas

Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

Signature Date
11/06/2018

Daytime Telephone:

Comments:

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Sherri Sirwaitis
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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

ASIN ALBERTSON
Your Name (please print)

☒ I am in favor
☐ I object

12610 RIADA TRAIL PKW AUSTIN, TX 78727
Your address(es) affected by this application

11/5/2018
Date

[Signature]
Signature

Daytime Telephone: _____

Comments: _____

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

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 6, 2018, Zoning and Platting Commission

November 15, 2018, City Council

Cameron Shepherd
Your Name (please print)

1820 Montana Sky Dr. 78727
Your address(es) affected by this application

[Signature]
Signature

11/6/18
Date

Daytime Telephone: _____

Comments: _____

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Planning & Zoning Department
Sherri Sirwaitis
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Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirvaitis, 512-974-3057

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

Lyndsi McNaughton
Your Name (please print)

6308 Speer Trail Austin TX
Your address(es) affected by this application

Sydney Wilson
Signature

11/6/18
Date

Daytime Telephone: 512-809-0430

Comments: This would be a wonderful addition to our community!

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

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

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Case Number: C14-2018-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

Your Name (please print) Maxlin Abbott

12610 Rota Trace Rockwood #102 Austin TX 78757
Your address(es) affected by this application

M. Abbott Signature 11/06/18 Date

Daytime Telephone: _____

Comments: _____

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

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

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Case Number: C14-2018-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Platting Commission
November 15, 2018, City Council

Kendra Davidson-Banks
Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

H. Q. - Bk 11-7-18
Signature Date

Daytime Telephone: _____

Comments: _____

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

William McGar

Your Name (please print)

11408 Abreu Square Austin TX

Your address(es) affected by this application

11/7/18

Date

[Signature]

Signature

Daytime Telephone: 512 505 1445

Comments: MAK IT SO!!

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

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

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

Meeting updates: facebook.com/JollyvilleRoad

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

Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

NIA STRACOVSKY (married name)

Your Name (please print)

Goce Sierra Leon

☐ I am in favor
☒ I object

Your address(es) affected by this application

1111/2018

Date

Signature

Daytime Telephone: 503-806-3058

Comments:

I am against building a 4-story building on a stretch of residential area. The two-story building based on current zoning fits much better with the neighborhood. Chinese people like me do NOT drink sake at a public restaurant.

You may e-mail this form to:

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

It is used as an excuse

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Jill C. Hudson
Your Name (please print)

11403 Bee Ave
Your address(es) affected by this application

☐ I am in favor
☒ I object

Jill C. Hudson
Signature

11/1/2018
Date

Daytime Telephone: 729470999

Comments:

Does not reflect the community
Too tall, too much increased
traffic. Tollgate is already
the 183 replacement. Even a senior
citizen community will add
traffic

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: TBA, 2018, Zoning and Platting Commission

TBA, 2018, City Council

TRUC NGUYEN

Your Name (please print)

11910 ARABIAN TR

Your address(es) affected by this application

[Signature]

Signature

11/4/2017

Date

Daytime Telephone: _____

Comments: The new building will be to tall for the neighborhood and people around the establishment

The neighborhood will be ruined forever!!

You may e-mail this form to:

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

Or you may mail via post to:

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Nov. 9, 2018, City Council

Donald H. Williamsan

Your Name (please print)

11805 Arabia in Trail

Your address(es) affected by this application

Donald H. Williamsan

Signature

Date

11-06-18

Daytime Telephone: (512) 413 8280

Comments:

Please! Jollyville road is mostly L.O. and where there is G.R.

there is easy access to Research Blvd

Since the 1980's aside from grandfathered, the city has steered

G.R. away from this heavy commuter route.

Many buses and postal vehicles use this stretch including busy bike lanes.

At this site there is only one way in and out. At peak hours

it is dangerous to turn against such traffic

Pedestrian pathways are unsafe because of missing sidewalk sections,

sloped ditches and roadside grasses.

There are many better sites for their plans. Thank You

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Mirza Asadullah Khan

Your Name (please print)

11201. *Calandrinia* Cove

Your address(es) affected by this application

Wm. Duke Dunn

Signature

Daytime Telephone: 737-772-3993

Comments: MY Family & I DID NOT MOVE TO

THIS NEWBORN HAD 27 YEARS ALO TO

SOME-ONE LOOK AT A BUILDING AS ONE

8081131511

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

City of Austin
Planning & Zoning Department

Sherri Sirwaitis

P.O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

10/30/2018
Date



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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'



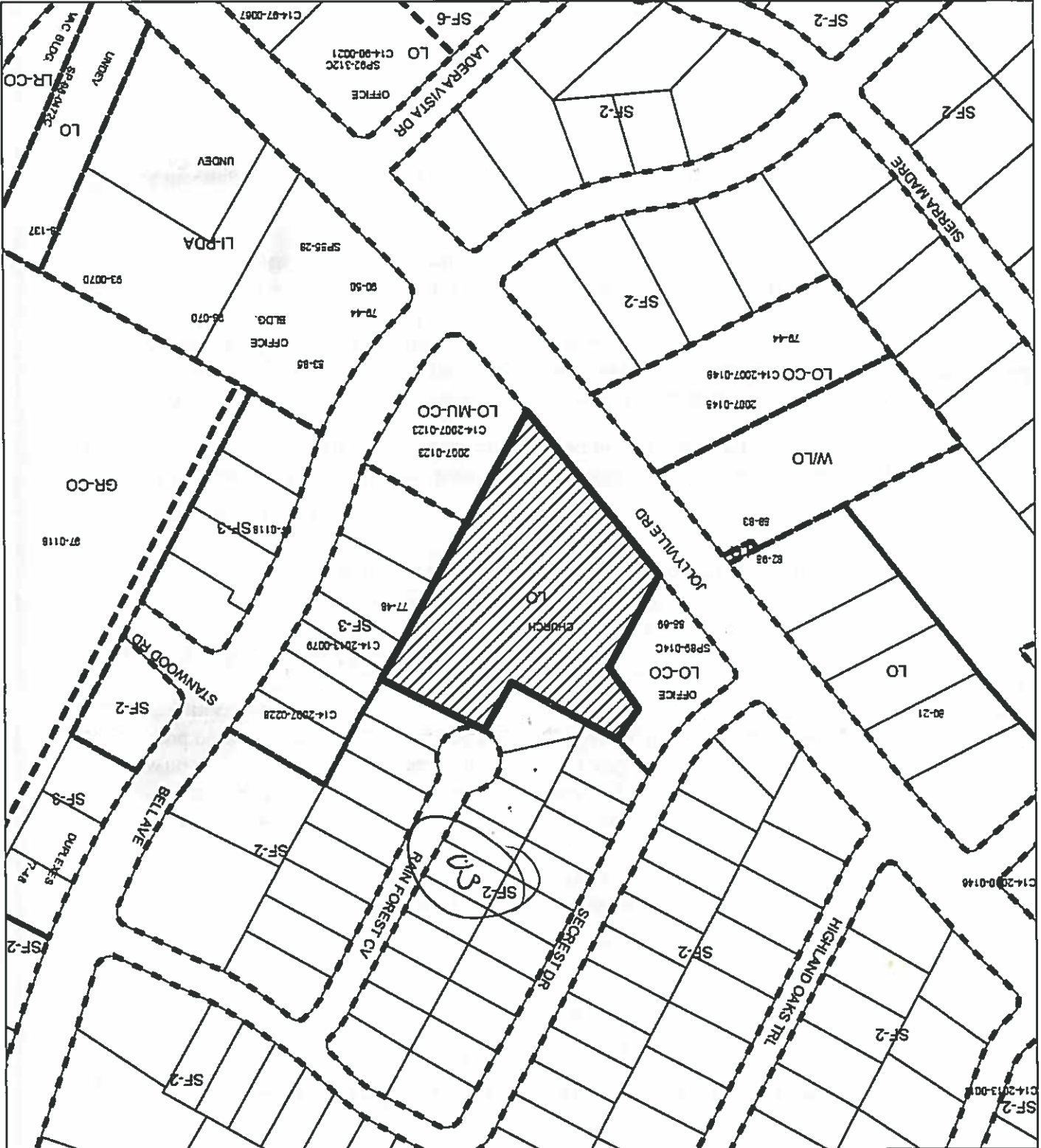
ZONING BOUNDARY

PENDING CASE

SUBJECT TRACT

C14-2018-0079

Zoning Case



cherri.sirwaitis@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: G14-2018-0079
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Planning Commission
November 15, 2018, City Council

Your Name (please print) Sirwaitis, Lu

☒ I am in favor
☐ I object

11209 Crossland Dr.

Your address(es) affected by this application

Celia Signature 11-8-2018 Date

Daytime Telephone: (578) 301 4557

Comments: As a member of the Asian American community living in Northwest Austin, I feel that the ATCC expansion project serves the needs of our community well, and also serves to increase the diversity of the city in general. Therefore, I'd like to express my support for this project.

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

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

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

ANUSHA UNNAM

Your Name (please print)

4201 Monterey Oaks Blvd Apt 2202

Your address(es) affected by this application Austin TX - 78744

U. Anusha 11/8/2018

Signature

Date

Daytime Telephone:

Comments:

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

sherri.sirwaitis@austintexas.gov

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

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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

Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Tuo Liu

Your Name (please print)

12600 Avery Ranch, Cedar Park

Your address(es) affected by this application

Tuo Liu

11/13/2018

Signature

Date

Daytime Telephone: 423-653-7874

Comments:

I heard Timo edited the public hearing form and used a edited one to against the Proposed Zoning change about the Asian American Cultural Center. It is a dishonor behavior. Hence I submit this form to support Mrs Amy for her good will and her ~~project~~ project. Thank you.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object

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

Meeting updates: facebook.com/JollyvilleRoad

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Your Name (please print)

Robert and Jody Dorch

☐ I am in favor
☒ I object

11108 Grapevine bl
Your address(es), affixed to this application
Austin, TX 78759

Signature

Date

Daytime Telephone: 512 9180384

Comments:

You may e-mail this form to:

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

Or you may mail via post to:

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

HONGDA LU

Your Name (please print)

7000 Villa Maria Ct, Austin

Your address(es) affected by this application Tx 78753

11.12.18

Date

Signature

512-905-3055

Daytime Telephone:

Comments: I support rezoning for AACC

project.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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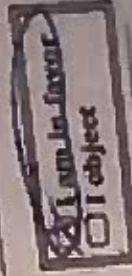
During its public hearing, the City Council may grant or deny a zoning request, or remove the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

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

Case Number: C14-2018-0079
Contact: Sherri Sirmak, 512-974-3057
Public Hearing: November 6, 2018, Zoning and Planning Commission
November 15, 2018, City Council



WEI WEI

Your Name (please print)

5785 Dell Tech Apt 15103

Your address(es) affected by this application

Nov 13, 2018

Date

[Signature]

Signature

Daytime Telephone: 650-665-3629

Comments:

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

City of Austin
Planning & Zoning Department
Sherri Sirmak
P. O. Box 1088
Austin, TX 78767-8510



Hi Sheri,

I'm writing to express that I am in favor
of Case Number C14-2018-0079.

My two small (non-Asian) children
both attend the wonderful preschool
at the Asian American Cultural Center
and I have been thrilled with the
vibrance of the community that Ms. Anne
Wongmok has created.

Best, Joanna James

512.751.4298

joanna@
gmail.
com

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Case Number: C14-2018-0079

Contact: Sherri Sirwaitis, 512-974-3057

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

Susan Walsh

Your Name (please print)

☐ I am in favor
☒ I object

5708 Tahoma Pl (78759)

Your address(es) affected by this application

[Signature]

Signature

10-24-2018

Date

Daytime Telephone: 512-968-2518

Comments: Austin should not be making single
zoning changes for a particular project.
I think having an Asian American Cultural
Center in our neighborhood is wonderful,
however the plans need to adhere to current
zoning ^{and} ~~or~~ look for property without
height restrictions. Thank you.

You may e-mail this form to:

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

Or you may mail via post to:

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