

Late Backup

Allandale Neighborhood Association
P.O. Box 10886
Austin, TX 78766

Item # 73

February 11, 2015

Members, City Council
City of Austin
City Hall - 301 W. 2nd Street
Austin, Texas 78701

VIA EMAIL

**RE: February 12, 2015 Agenda Item 73: C14-2014-0157: Allandale
Neighborhood Adopted Motion Concerning 8528 Burnet Rd**

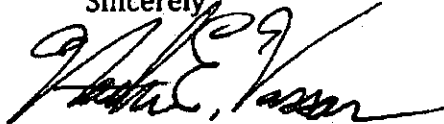
Dear Honorable Council Members:

The Allandale Neighborhood Association Executive Committee (the "ANA") voted unanimously to support the following motion in support of the enclosed North Shoal Creek Neighborhood Association ("NSCNA") resolution on Monday, February 9, 2015 regarding the proposed rezoning of 8528 Burnet Road:

Motion to support the NSCNA's Resolution Against Rezoning of Crump/Gordon Property (Zoning Case C14-2014-0157, 8528 Burnet Rd) as written by the NSCNA.

A copy of NSCNAs Resolution is enclosed. The ANA appreciates your consideration of the ANA's position regarding this proposed rezoning.

Sincerely,



Nathan E. Vassar
Zoning Chair,
Allandale Neighborhood Association

c: Kevin Wier, North Shoal Creek Neighborhood Association

Enclosure

**Resolution Against Rezoning of Crump/Gordon Property
Zoning Case: C14-2014-0157 (8528 Burnet Rd.)**

Whereas, North Shoal Creek, Wooten, Allandale, Crestview, and Brentwood Neighborhood Associations, together with Sustainable Neighborhoods of North Austin have worked for years to preserve the quality of life in our neighborhoods, including preserving and promoting trees, green space, walkability, safety, and child/family/elderly-friendly environments; and

Whereas, Burnet Road is the central connecting corridor or "spine" that runs through the center of our collective neighborhoods; and

Whereas, the Burnet Road corridor is undergoing rapid redevelopment including increased density, mixed use development; high density apartment developments; and

Whereas, this redevelopment of Burnet Road is causing traffic congestion to the point of near failure at several major Burnet Road intersections, including Highway 183, Anderson Lane, and Koenig Lane; and

Whereas, this traffic congestion is diverting traffic from Burnet Road to neighborhood residential streets; and

Whereas, the above stated neighborhood groups have met with the city about being proactively involved in a Burnet Road Corridor Plan to help decide what is the best uses and zoning along Burnet Road; yet, the city has not involved the neighborhood groups in any Burnet Road Corridor planning; and

Whereas, North Shoal Creek Neighborhood Association (NSCNA) first requested permission to develop a neighborhood plan 9 years ago in 2006, was approved for a planning process 4 times, and was approved by city council in 2014 to start the planning process for a North Shoal Creek Neighborhood plan; yet the city has not begun that process; and

Whereas, the above stated neighborhoods have asked the city that their neighborhood plans be respected, and not be violated by the Burnet Road Corridor plan; and

Whereas, 8528 Burnet Road property is within the North Shoal Creek Neighborhood's boundaries and therefore any rezoning should be governed by not only the North Shoal Creek Neighborhood plan, but also the Burnet Road Corridor plan as well as the Imagine Austin plan; and

Whereas, the Imagine Austin plan guides development along major transportation corridors to have dense development compacted together at major transportation nodes; and

Whereas, 8528 Burnet Road is not designated in Imagine Austin as a major transportation node; and

Whereas, 8528 Burnet Road is at the corner of Rockwood Lane; and the proposed development will divert traffic down Rockwood Lane, thereby cutting through the heart of North Shoal Creek neighborhood, and past Pillow Elementary school; and

Whereas, North Shoal Creek neighborhood already has a large traffic cut-through problem on Rockwood Lane as evidenced by the fact that North Shoal Creek Neighborhood Association has worked for years to get traffic calming/mitigation measures undertaken on Rockwood Lane with some measures having been undertaken but not yet completed; and

Whereas, the North Shoal Creek neighborhood is already in line with Imagine Austin in that it is densely developed and possesses a variety of housing types including duplexes, triplexes, apartments and condominiums; has 56% of its residents renting vs. owning their housing; and has nearly twice the population density (4,302 vs. 2,610.4) and twice the household density (2,247 vs. 1,100.7) compared to the Austin average (Source: Wikipedia.org citing the 2,000 U.S. Census); a MF-3 or MF-4 owner occupied development would be preferable at this site; and

Whereas, MF-6 zoning is unprecedented and unnecessary in our area and will increase existing traffic congestion; and

Whereas, ad hoc zoning variances without comprehensive planning is detrimental to the quality of life for citizens in an area as well as a violation of City of Austin zoning principles; and

Whereas, ad hoc zoning variances have been recognized as a major problem that both Imagine Austin and CodeNext are intended to solve; and

Whereas, upzoning requests for the North Shoal Creek area could have a substantial negative impact on the quality of life of its residents and its property value as well as similarly impacting all the neighborhoods along the Burnet Road corridor;

Therefore be it resolved that the Austin City Council:

- 1) Will not approve high density MF-5 or MF-6 zoning for 8528 Burnet Road.

Therefore be it further resolved that the Austin City Council:

- 2) Will direct City of Austin staff to immediately begin the process of developing a neighborhood plan for the North Shoal Creek neighborhood area in conjunction with the North Shoal Creek Neighborhood Association; and
- 3) Will direct City of Austin staff to immediately begin involving Burnet Road Corridor neighborhood associations in the planning process for the Burnet Road Corridor plan; and, will direct City of Austin staff to provide written assurance (a written promise) to the North Shoal Creek neighborhood that its future plan will be fully respected, and take precedence over any conflicting direction that may arise from the Burnet Road Corridor plan; and
- 4) Will direct City of Austin staff to provide written assurance (a written promise) to all Burnet Road Corridor neighborhood associations that their neighborhood plans will be fully respected and will take precedence over any conflicting direction that may arise from the CodeNext process; and
- 5) Will direct City of Austin staff to take into consideration when considering future high density zoning requests along the Burnet Road Corridor that MF-3 and MF-4 housing can also increase density while 1) being more affordable; 2) preserving a more balanced demographic by age; and 3) halving the traffic impact; and will also direct staff to follow CodeNext's recommendation that MF-5/-6 and VMU developments be located near designated transit nodes and not applied scatter-shot along the Burnet Road Corridor.