



**Allandale Neighborhood Association • P.O. Box 10886 • Austin, Texas 78766**

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July 14, 2020

Reference:

Austin Planning Commission Meeting of July 14 2020

Items B6-7-8

PROJECT NAME: 7113 Burnet

Dear Chairman and Planning Commission Members,

I am writing on behalf of the Allandale Neighborhood Association regarding items B6-7-8 on the agenda for the July 14th meeting.

While our neighborhood association supports a transition from commercial to multi-family zoning on this property, we do not support the MF-6 zoning that is requested. Instead, we favor the city staff recommendation to grant multifamily residence, moderate high density - neighborhood plan (MF-4-NP) district zoning.

A 90-foot height limit far exceeds any other nearby development and is not in keeping with the neighborhood. Further, we are concerned that the applicant suggests that this project is not in an environmentally sensitive area. Flooding, water quality and utility infrastructure are all key concerns to Allandale residents and others in the Shoal Creek watershed.

Per the staff recommendation, the proposed zoning should be consistent with the purpose statement of the district sought. We oppose the applicant's request for MF-6-NP – Multifamily Residence (Highest Density) district that would enable building 360 residential units on the property (an estimated 81 units per acre).

We concur with the staff recommendation for a change to MF-4 – Multifamily Residence (Moderate-High Density) district, which can accommodate multifamily residential use with a maximum density of 36 - 54 units per acre, depending on unit size.

This change will allow for moderate-high density housing near supporting transportation and commercial facilities, while supporting and respecting the adjacent neighborhoods. The MF-4-NP zoning is more compatible with our neighborhoods and nearby businesses,

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providing for increased setbacks near the Single-Family zones and reduced building heights.

There are many questions remaining about ingress/egress to Burnet Road and related traffic problems that will cause – predominantly to Allandale residents.

For these and other reasons, we urge you to vote against the proposal to grant MF-6-NP zoning and to support MF-4-Multifamily Residence zoning on this project.

Allandale Neighborhood Association

Board of Directors