

Southeast Combined Neighborhood Plan Contact Team

Ana Aguirre
Immediate Past Chair
PO Box 19748
Austin, TX 78760
512-708-0647

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Steve Adler, Mayor
Natasha Harper-Madison, Mayor Pro Tem and Council Member District 1
Vanessa Fuentes, Council Member District 2
Sabino "Pio" Renteria, Council Member District 3
Greg Casar, Council Member District 4
Ann Kitchen, Council Member District 5
Mackenzie Kelly, Council Member District 6
Leslie Pool, Council Member District 7
Paige Ellis, Council Member District 8
Kathie Tovo, Council Member District 9
Alison Alter, Council Member District 10

RE: Neighborhood Plan Amendment Case Number: NPA-2020-0014.02
Rezoning Case Number: C14-2020-0101
Project Location: 7800 Burleson Rd

Dear Honorable Mayor Adler, Mayor Pro Tem Harper-Madison, and Council Members:

The Southeast Combined Neighborhood Plan Contact Team (SCNPCT) has a history of supporting responsible development. Our Future Land Use Map (FLUM) area consists of single-family, multifamily, mixed use, commercial, office, civic, warehouse/limited office, and industry zones. The SCNPCT also serves students that attend the Austin and Del Valle Independent School Districts. With Austin Bergstrom International Airport (ABIA) being so close, we also have to consider the Airport Overlay.

With this in mind, the SCNPCT met on Monday, November 9, 2020, to discuss the presentation and information received during a neighborhood meeting held on October 19, 2020. The applicant and the owner also participated in the November 9, 2020 meeting to answer any additional questions. The SCNPCT considered the two following requests pertaining to the property located at 7800 Burleson Rd.: 1) Neighborhood Plan Amendment to change the land use designation on the FLUM from Industry to Mixed Use; and 2) Rezoning from limited industrial district - neighborhood plan (LI-CO-NP) zoning to community commercial district-mixed use-neighborhood plan (GR-MU-NP)

for mixed use (multi-family) and ground floor commercial (part of a larger site). Currently, 7800 Burleson Rd. is zoned partially for LI-CO-NP and partially for GR-MU. The Future Land Use Map (FLUM) designates it partially for Industry and partially for Mixed-Use. The applicant has requested removing the LI-CO-NP and Industry designations and instead extending GR-MU and Mixed-Use across the entire site.

With a quorum present, and based on the information provided, the SCNPT membership voted with a majority in favor of the FLUM and zoning change requests. The SCNPT also took into consideration input from neighborhood associations representing residents within the SCNPT boundary. The SCNPT sees the value in changing the FLUM and zoning from industrial to multifamily recognizing the need for more housing stock in Austin, particularly in light of the pending completion of the TXDOT headquarters at the Burleson and Stassney intersection, which is located in close proximity to this project. Additionally, the SCNPT noted the following: (1) Part of the site is already zoned for GR-MU and designated for Mixed-Use, as are other nearby properties. A proposed multi-family development is pending at 7733 Burleson Rd. Approving the requested zoning and FLUM designation would be consistent with the existing zoning on part of the site and other nearby properties; (2) Portions of the site are in the floodplain and the Critical Water Quality Zone. The applicant will be leaving these areas undeveloped, which we support. We also believe that it is more appropriate to provide mixed-use zoning in the vicinity of these environmentally sensitive areas, rather than a higher-impact industrial zoning. The applicant's request is consistent with existing zoning on and near the property and provides a better fit given the site's environmental sensitivity. The SCNPT supports this. Your consideration supporting this request would be greatly appreciated. Thank you.

Respectfully submitted,



Ana Aguirre, Immediate Past Chair
Southeast Combined Neighborhood Plan Contact Team (SCNPCT)

CC: Wendy Rhoades, Planning and Zoning Department
Michael Whellan, Applicant