



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

May 20, 2021

Reference:

Austin Planning Commission Meeting of May 25, 2021

C14-2021-0044 - 7113 Burnet Rd; District 7

PROJECT NAME: 7113 Burnet

Chairman and Planning Commission Members,

The Allandale Neighborhood Zoning and Land Use Committee is writing regarding the rezoning of 7113 Burnet Rd..

We support a transition from commercial to multi-family zoning on this property, but we do not support the requested MF-6 zoning because of the additional height. Instead, we concur with the city staff recommendation to grant multifamily residence, moderate high density -neighborhood plan (MF-4-NP) district zoning. The MF-4 unit density is such that 200 or so units can be constructed and have space for such on-site amenities as shared-work spaces, exercise and health facilities, and secure parking. There would be space for a grass lined detention of storm water, that would also serve as a dog park.

A 90-foot height limit far exceeds any other nearby development and is not in keeping with the neighborhood. We can accept the customary 60 to 65ft height of similar properties.

This change will allow for moderate-high density housing near supporting transit and commercial facilities, while supporting and respecting the adjacent neighborhoods. The MF-4-NP zoning is more compatible with our neighborhoods and nearby businesses, because it provides increased setbacks near the Single-Family zones and reduced building heights.

Traffic Impact Studies have been delayed so Allandale's concerns about traffic and ingress/egress to Burnet Road are not yet addressed. Shared transit of apartment residents through the 7115 parking lot to the Greenlawn traffic signal is unproven and acceptance by drivers as a primary route is not assured.

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

Allandale Neighborhood Association Zoning and Land Use Committee