

City of Austin Planning Commission

5-25-21 Hearing on Item 12, Rezoning Application 7113 Burnet Road

Mr. Chairman and Members of the Commission, I am Janis Reinken, a resident of District 7 in Allandale; I serve as a Member of the Allandale Neighborhood Association Board. Today, I am speaking on my own behalf, and I urge you to vote NO on this request.

Your applicant, CSW Cart, has requested a zoning change for 7113 Burnet Road from Commercial use to MF-6-NP. The Senior Planner has recommended approval of MF-4-NP. MF-4-NP zoning, which would grant authority for multifamily residential use with moderately high density, in conjunction with the Crestview neighborhood plan. I urge you to follow the MF-4-NP recommendation of your professional staff; they have carefully evaluated the necessary elements of this application and made their best recommendation to you, as they are responsible for doing.

Here's why I concur with the Senior Planner's recommendation of MF-4-NP.

- a) The application does not meet the requirements for MF-6-NP zoning under Section 25-2-67. "MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) DISTRICT DESIGNATION. Multifamily residence highest density (MF-6) district is the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired."
- b) If granted, this MF-6 application would grant the highest-density residential zoning available in Austin, and allow the building of a structure of up to 90 feet high, creating a true anomaly in between established neighborhood. The agent for the applicant has said that the structure could be capped at 75 feet. The trouble is, once the MF-6-NP upzoning is approved, the authority to build up to 90 feet remains. At a height of 75 feet or perhaps 90 feet, this new structure would dwarf the surrounding buildings and overshadow the residences of Hardy Drive and Hardy Circle on the east end of the structure. The stretch of Burnet Road between Koenig Lane and Anderson is flanked by vibrant residential neighborhoods.
- c) A 75-foot or 90-foot building would cast a tall and unwelcome shadow over both the east and west sides of Burnet 24/7/365, and for no valid purpose. It's not like there is a lack of density in the nearby area. This high-level MF-6 density might be appropriate for areas closer to Research/183 and north of the juncture between that intersection and upper Burnet Road, but not along this segment of Burnet Road from Koenig Lane to Anderson. There are several multi-family housing units on Burnet Road north of Koenig, including the Marq and 6444 Burnet Road. In the nearby area west of Burnet Road, a new apartment building is under construction at 2711 W. Anderson Lane. There are apartments on Northcross and Foster Lane between Burnet Road and Great Northern. There are apartments and duplexes in Crestview.

Since the 7113 lot would be landlocked on the east end, residents would need to drive through the adjacent property on the north, going to or from the traffic signal at Greenlawn. We understand that an official easement may have been granted by that landowner to the owner of 7113 Burnet. Even with that means of access, all the traffic crossing the property line would need to navigate a concrete ramp, creating problems for delivery and moving trucks. There are curb cuts just a few feet south of the traffic light;

these currently would allow left and right turns to and from Burnet Road without any traffic signal. See photos below.

We (meaning myself and others with similar interests) appreciate that the applicant's agent and attorney firm arranged some Zoom meetings with neighborhood residents, to discuss the possibilities for build-out of the structure, and the possibility of covenants with nearby residential property owners. However, based on representations by the agent for CSW Cart, it appears that the applicant does not intend to serve as the builder / developer. This raises concerns that the application is not related to zoning required for a physical project plan, so much as it is related to a speculative request for additional building height through a zoning change.

A further concern is whether part of the purpose is to help developers set a "marker" on the stretch of Burnet Road between Koenig and Research, so that other upzoning applicants might also gain approval for more structures that would exceed COA planning staff recommendations. If that's the case, that would overstep the bounds stated in Article 10, Sec. 1 of the City Charter, which says in part that the intent is to "preserve, promote, protect and improve the public health, safety, comfort, order, appearance, convenience and general welfare; prevent the overcrowding of land and avoid undue concentration or diffusion of population or land uses."

In the interest of accountability and transparency, it would seem the Commission would expect the party seeking to implement the new zoning to appear before the Commission, and that this party would be the one responsible for compliance with Code requirements and overlay documents. However, the builder / developer of this phantom project is not identified in the application documents. At this stage, it seems this is a phantom project which may be developed according to a phantom plan by a phantom developer. Perhaps, "if you upzone it, they will come." It is not the purpose of the Planning Commission to pick winners and losers for development projects, especially if it involves overriding planning staff recommendations.

City Charter Article 10, Section 1; City Code Sec. 25-2-67

Purposes of Planning Commission are described in Art. 10 of the City Charter: see https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=CH_ARTXPL

§ 1. - PURPOSE AND INTENT.

It is the purpose and intent of this article that the city council establish comprehensive planning as a continuous and ongoing governmental function in order to promote and strengthen the existing role, processes and powers of the City of Austin to prepare, adopt and implement a comprehensive plan to guide, regulate and manage the future development within the corporate limits and extraterritorial jurisdiction of the city to assure the most appropriate and beneficial use of land, water and other natural resources, consistent with the public interest. Through the process of comprehensive planning and the preparation, adoption and implementation of a comprehensive plan, the city intends to preserve, promote, protect and improve the public health, safety, comfort, order, appearance, convenience and general welfare; prevent the overcrowding of land and avoid undue concentration or diffusion of population or land uses; facilitate the adequate and efficient provision of transportation, water, wastewater, schools, parks, recreational facilities, housing and other facilities and services; and conserve, develop, utilize and protect natural resources.

It is further the intent of this article that the adopted comprehensive plan shall have the legal status set forth herein, and that no public or private development shall be permitted, except in conformity with such adopted comprehensive plan or element or portion thereof, prepared and adopted in conformity with the provisions of this article.

http://www.austintexas.gov/sites/default/files/files/Planning/Zoning/permitted_use_chart.pdf

§ 25-2-67 - MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) DISTRICT DESIGNATION.

Multifamily residence highest density (MF-6) district is the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired.

Source: Section 13-2-55; Ord. 990225-70; Ord. 031211-11.

https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_A_ZONING_USES_DISTRICTS_MAP_DISTRICT_DESIGNATIONS_ART2ZODI_DIV2REBADI_S25-2-67MUREHIDEDIDE

**Photos depicting Burnet Road travel south from Anderson Lane toward Koenig,
@ 5:30 PM Monday 5-24-21**

Burnet Intersection with Greenlawn Pkwy; showing drive in curb cuts south of intersection.



Burnet Road southward between Richcreek and Greenlawn intersections.



Burnet Road at Richcreek intersection, N of Greenlawn Pkwy



Burnet Road north of Richcreek intersection



Burnet Road showing The Marq apartment buildings between Justin Lane and Koenig intersections



Burnet Road at Greenlawn intersection – proposed easement from parking to traffic light



Ramp over property line between 7113 Burnet Road and shopping center lot – proposed traffic easement



Burnet Road approach to Justin Lane intersection near Mazda



Burnet Road near Intersection with Northcross Drive / St Joseph's (near St Louis' Catholic church)



Burnet Road south view past Greenlawn intersection





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

1. Caroline Reynolds, P.E.

2. **Item 12**

3. **Against**

There are serious concerns that there is inadequate water volume and pressure in the limestone-coated, 1960s designed and installed water pipes serving this development.

Austin Water is continuing to increase water pressure from 65 psi to 90 psi or more. This is only exacerbating the loss of water from broken and leaking pipes, that already stands at 6 billion gallons per year -- enough treated and chlorinated water to serve the drinking, cooking and washing needs of a town of 800,000 residents, the same size as Austin.

AW's Meszaros says that there is a plan to remediate the broken pipe and leaks over the next 40 years !

Yikes, Austin will have a dense population of 4 million in only 18 years and require four times more water. With the leakage, this will require six to eight times more water than Austin treats and pumps to residents today..... Where will the extra water come from?

There are also serious concerns that the 1960s designed and installed **sewer pipes are totally inadequate** to handle the wastewater generated at the morning "flush and brush" and shower hour as well as the evening water useage surge.

The over-subscription of the wastewater sewer will result in **sewer back ups and overflows in up-gradient neighborhoods.**

This raises the question of the adequacy of electrical power, but perhaps Austin can save it's way to success by use of LEDs.

The bottom line is that these inadequacies and design oversights raise serious questions about the competency and ethics of the applicant, as well as their agents and designers.

4. 2611 West 49th St
Austin, Texas 78731

5. 512-454-8880

Caroline Reynolds, PE
President, CR Solutions
2611 West 49th St
Austin, Texas 78731
512-454-8880

Members of the Crestview Neighborhood Association Executive Council and the Planning Commission:

The majority of the owners on Hardy Circle and Hardy Drive most affected by the above-referenced zoning change proposals DO NOT consent to current discussions with the Applicant, and specifically the recent draft of the Restrictive Covenant (attached) for the following reasons:

The applicant is requesting a zoning change to MF-6-CO-NP that would allow a 360-unit apartment complex with a maximum height of 90 feet on Burnet Road. Most importantly, it would stand right in the heart of the Crestview and Allandale neighborhoods. There are many serious concerns that are unique to this particular development location that make it highly incompatible with the surrounding areas.

INCOMPATIBILITY - MF-6 multi-family high-density zoning is incompatible with the historical single-family home Crestview neighborhood. The proposed development would be the tallest building between Downtown and the Domain. This property currently abuts the Crestview single-family home neighborhood from all sides. The back lot, known as 7113 Burnet Road, abuts Hardy Circle (a 12-home cul-de-sac), single family homes on Hardy Drive, and the single family homes, apartments, and condos on Cullen Avenue.

The existing LO-CO-NP zoning was implemented to ensure that the back half of the lot remains zoned for “an office that serves the neighborhood or community needs and that is located in or adjacent to residential neighborhoods”, and that it is “designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.” Changing the zoning of the lot at 7113 Burnet Rd changes the intent of the Crestview-Wooten Neighborhood plan. The proposed zoning changes do not adhere to the neighborhood plan, and the neighborhood plan was created by its residents through authority given by the City of Austin to reflect the sentiments and necessities of the people that live in and own property in the neighborhood.

HEIGHT - A massive multi-story building overlooking the adjacent streets compromises the privacy of all of the families living nearby. This project would compromise the safety of the children playing in the streets and cul-de-sac. This project would compromise the privacy of families using their backyards at all times. For homes immediately adjacent to the property, this project compromises the privacy of families even being able to live inside their homes - for fear of the apartment units looking down from the multiple stories in through their windows.

TRAFFIC - The current proposal suggests that residents of the 360-unit complex would be able to ingress and egress Burnet Road via an easement with the adjacent property to use its traffic light. The amount of use with only one traffic light between a 360-unit apartment complex and a shopping center would overwhelm this concentrated area. There currently is not a traffic light at 7115 Burnet Road, so people would also be attempting to leave the lot from its driveway in addition to the adjacent traffic light. This will cause further disruption and traffic hazards. One can only expect it to simply be a matter of time before the property owner looks for other ways to create means of ingress and egress to solve this problem. Therefore, it is highly likely that the property owner will attempt to coerce property owners on Hardy Circle and/or Hardy Drive to sell their homes - only to demolish them and pave a new road to link to the apartment complex property. This would destroy the neighborhood feel and compatibility and bring a surge of new traffic throughout the neighborhood.

PROXIMITY - The current proposal would allow for building at an encroaching distance of 25 feet from the property lines of homeowners. The incredibly close proximity of a 360-unit apartment complex to single

family homes allows for serious concerns regarding loss of privacy, noise disruption, and safety. A much greater distance is both justifiable and necessary to protect the rights of home owners in such a vulnerable circumstance.

PARKING - Even if adequate parking is maintained by the project, there is potential for a parking crisis to overwhelm the nearby Crestview and Allandale neighborhoods. People would be forced to park on nearby Hardy Circle, Hardy Drive, Pasadena Drive, and Cullen Avenue in Crestview. People would also be forced to park in nearby Allandale streets - Greenlawn Parkway, Albata Avenue, Pinewood Terrace, and Daugherty Street. This increased parking congestion and foot traffic would cause obvious safety, compatibility, and comfortability concerns.

NOISE POLLUTION - The last concern involves noise. By changing the zoning of the lot at 7113 Burnet Road, there is a high probability that noise pollution will greatly increase and bleed into the adjacent streets. The sound of vehicles for residents of 360 units coming in and out at all hours of the day and night, residents hanging out on their balconies, residents walking their pets, and other various activities would cause disruption and discomfort to nearby property owners. This significant increase in noise pollution would dramatically affect "the character of the neighborhood" that our neighborhood plan and the city development code call for developers to respect.

PRECEDENCE - If this proposal is granted, developers will continue to build and expand their 90-foot commercial empires throughout the Crestview-Allandale neighborhoods, irreparably changing these historical neighborhoods forever. Although growth and change are exciting prospects, it is of most importance that city leaders and developers foster a mindset that respects the considerations and rights of current residents whose lives will be directly impacted by these changes.

Restrictive Covenant proposal language (in the Alternative)

In the event that the Planning Commission and City Council decide that they want to approve the Applicant's proposals, the residents of Hardy Circle and Hardy Drive present the following demands for the language of the Restrictive Covenant:

Beneficiaries of the Restrictive Covenant be ALL individually-named property owners within 200 feet of 7113 Burnet Road AND the Crestview Neighborhood Association.

All lighting be downward facing lighting only, and not be placed within 25 feet of the property boundaries.

No external swimming pools on the property.

No external parking on the property.

No lanes of travel within 50 feet of property boundary lines, except for any emergency fire lane required by the City. The emergency fire lane will be equipped with posted signage designed for "Emergency Use Only."

No balconies with a floor - aka Juliet Balconies only - until 100 feet from the boundary lines.

No commercial businesses along boundary lines.

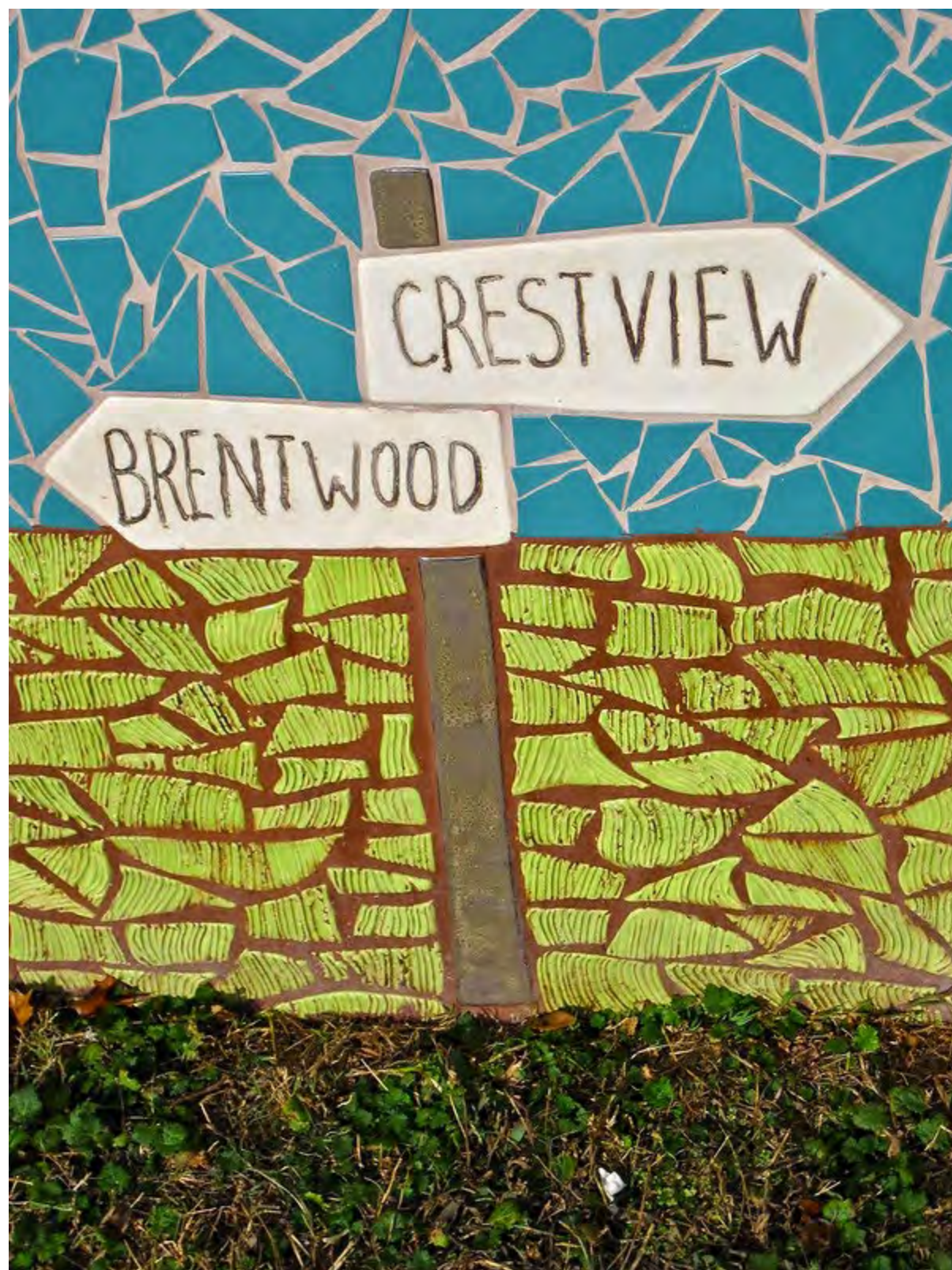
Landscaped Buffer of trees along boundary lines must be installed - prior to Certificate of Occupancy with mature trees with at least 10 feet in height.

No structure above 30 feet (2 stories) may be built within 100 feet of boundary lines, with this height restriction extending out to 200 feet from boundary lines.













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

May 20, 2021

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Allandale Neighborhood Association Zoning and Land Use Committee

From: [Tanner Blair](#)
To: [Meredith, Maureen](#)
Cc: [Graham, Mark](#)
Subject: RE: Mar 18 Cmty Mtg: NPA-2021-0017.01_7113/7115 Burnet Rd
Date: Sunday, May 23, 2021 5:16:05 PM

*** External Email - Exercise Caution ***

Hello Maureen and Mark,

I hope this finds you well. I see this is up for consideration at PC this Tuesday, and I wanted to once again voice my support for this project. This is a great opportunity to add 330 units, especially considering that 33 of those will be income-restricted to MFI of 60%. This is a high-opportunity area with great access to transit, jobs, and good schools – where better to add new homes?

I'm looking forward to seeing this project come to fruition and am excited to welcome more neighbors!

Regards,
Tanner Blair

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Thursday, March 4, 2021 5:14 PM
Cc: Michael Gaudini <MGaudini@abaustin.com>; Michael Whellan <MWhellan@abaustin.com>; Graham, Mark <Mark.Graham@austintexas.gov>
Subject: Mar 18 Cmty Mtg: NPA-2021-0017.01_7113/7115 Burnet Rd

Dear Crestview NPCT and Interested Parties:

Attached is the virtual community meeting notice for a plan amendment application filed at 7113 & 7115 Burnet Road. You received this email because you contacted me about the previous plan amendment application filed on this property in 2020 which was withdrawn.

If you live within 500 feet of the property, you will get this virtual community meeting notice in the mail.

Please let me know if you have any questions.

Maureen

Maureen Meredith, Senior Planner
City of Austin, Housing & Planning Dept.
Mailing Address: P.O. Box 1088
Austin, Texas 78767

Phone: (512) 974-2695

Maureen.meredith@austintexas.gov

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From: [Andrew Lambdin-Abraham](#)
To: [Meredith, Maureen](#); [Graham, Mark](#)
Cc: [District 7](#)
Subject: In favor of 7113 Burnet rezoning
Date: Sunday, May 23, 2021 7:04:10 PM

*** External Email - Exercise Caution ***

Hi Maureen & Mark,

I have been an Austin resident my entire life, and used to visit the Dallas Nightclub when I was a student at UT. I also am a regular visitor to the North Burnet neighborhood and fan of the local businesses. Given the massive demand for housing in Austin and the ideal location of so many local establishments and transit access, this site is a perfect location for housing and especially affordable housing. Being able to get 33 income restricted units would be extremely significant for this neighborhood, which is very exclusive and difficult to access for income restricted people. I have a friend who is currently living in Brentwood and being priced out, and offering affordable housing in the area is something that smaller, lesser proposals or neighborhood claims about compatibility do not provide. The Burnet area is an ideal place for Austin to meet it's housing needs.

Andrew Lambdin-Abraham
14105 Naruna Way
District 7

Sent from my iPhone

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From: [Meredith, Maureen](#)
To: [Rivera, Andrew](#)
Cc: [Alma Isabel Aldrich](#); [Graham, Mark](#)
Subject: May 25 PC Late Back Up - 7113 Burnet Rd Project
Date: Monday, May 24, 2021 9:50:00 AM

Andrew:
Please upload this email as late back up for the May 25 PC hearing.
Maureen

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

From: Alma Isabel Aldrich [<mailto:almaisabel@icloud.com>]
Sent: Monday, May 24, 2021 7:57 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>
Subject: 7113 Burnet Rd Project

*** External Email - Exercise Caution ***

Hi Maureen, Mark,

I hope this email finds you well. As a very close neighbor to the proposed new block of housing, I want to express my most enthusiastic and overwhelming support for the project.

I am so excited about the addition of more, desperately needed housing on Burnet, and in particular the availability of affordable housing units in my neighborhood. I hope this is the first of many projects like this.

Sincerely,

Alma Aldrich
2205 Pasadena Dr
Austin, TX 78757
917.232.8906

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From: [Sara D Gore](#)
To: aureen.meredith@austintexas.gov; [Graham, Mark](#); [Rivera, Andrew](#)
Subject: PC items 11, 12, and 13 for Tuesday meeting
Date: Monday, May 24, 2021 1:57:06 PM

*** External Email - Exercise Caution ***

Hello all,

I am a homeowner in Brentwood. I live a few blocks off of Burnet. I wanted to voice my support for the project to build housing over the lot at 7113 and 7115 Burnet Road. Our neighborhood definitely needs more affordable housing, and more residents who live in a spot with good public transit access like we enjoy here in this area. The additional residents can provide more customers to the area businesses (as opposed to using the spot to build another furniture store or restaurant), and this particular location displaces and harms no current residents.

Thank you,

Sara Gore

5400 Roosevelt Ave, Austin, TX 78756

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From: [Brad Russell](#)
To: [Rivera, Andrew](#); [Graham, Mark](#)
Subject: C14-2021-0044; NPA-2021-0017.01 - Documents for review by Planning Commission
Date: Thursday, May 20, 2021 1:28:28 PM
Attachments: [Statement regarding 7113 Burnet Road Development.pdf](#)

*** External Email - Exercise Caution ***

Please see the attached document for review by the Planning Commission regarding C14-2021-0044; NPA-2021-0017.01 at the hearing on 5/25/21. I have already sent an email out to each Planning Commissioner with this information as well.

Brad Russell
2007 Hardy Cir, Austin, TX 78757
713-248-5024

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Item 12: 7113 Burnet Rezoning

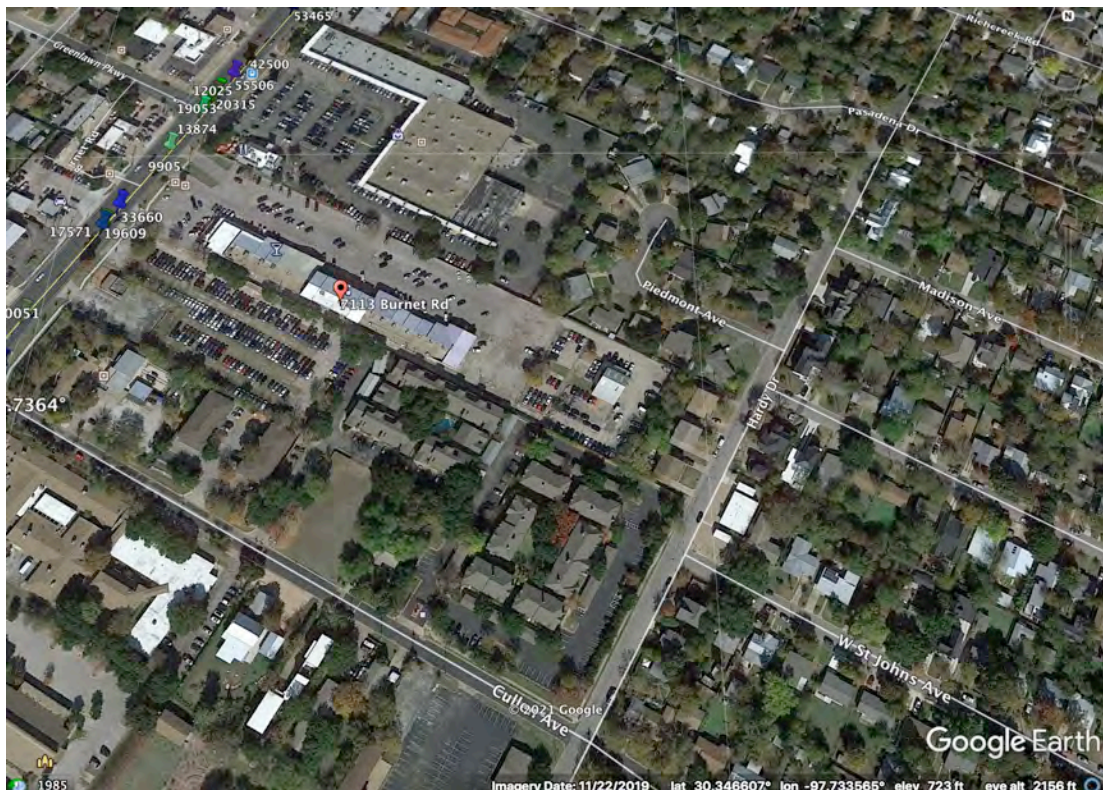
1] The lot penetrates deep into a residential neighborhood. The lot is 990ft deep. That makes a long perimeter, and extensive space for disruptive impact.

2] The sketchy project presented at Public Hearing doesn't require extreme height. The agent kept mentioning 330 to 360 apartment units, ambiguous about parking. Two recent projects in Brentwood of comparable scope are at 48ft.

Easy study of this lot at 65ft height, with a 40ft wide perimeter road, and 190x150 ft grassy detention pond/dog park in back, showed 340 1-BR, plus 84 2-BR, plus 65 3-BR apartments [total just under 500 units], and parking for 395 vehicles as big a Ford pickup.

3] Staff recommendation fits neighborhood impact and other issues such as utilities. Allandale supports the staff recommendation as it keeps the height to what is common along Burnet for similar projects, and the code elements fit neighborhood requirements, without special features such as Conditional Overlays. Keep it simple.

4] Proposed height out of scope – you must to go north to The Domain to find similar height. The proposal is for dramatic disruptive intrusion into a settled neighborhood. Existing uses on the lot have parking and similar low impact items in proximity to residences, churches, and other neighborhood activity. An important aspect of good zoning and planning is proper interface between uses. This proposal violates that.



Item 12: Traffic and 7113 Burnet

Traffic is a major concern with the 7113 Burnet property.

1] The lot has an awkward placement relative to a major traffic corner, and its' northbound left-turn lane. Greenlawn Pkwy. is one of the few links from Burnet Rd. to Shoal Creek Blvd and to Great Northern Blvd.



2] An agreement for shared access to the Greenlawn traffic signal via the parking lot of 7115 Burnet is in place, but may be useless. The route through the parking lot is restricted and crowded. It is clear that no study of pedestrian safety was done before this agreement was implemented. The lot-lot traffic exchange ramp is small, and wider or additional shared ramps would negatively impact commercial store stock loading uses at 7115.

3] To be effective, available access routes must be chosen and used by drivers. The route through 7115 parking lot could be attractive to drivers on the North side of the development, but not at all useful for those on the South side. So, it might be used by half the drivers.

4] Direct access with Burnet, instead of through the adjacent parking lot, is required for large trucks:

- A] The Access Agreement prohibits construction vehicles.
- B] Trucks moving household belongings need level route, wide turns.
- C] Dumpsters
- D] Fire Trucks

5] Dual, shared and direct, vehicle access has major impact on building design and on-site traffic routes.

A] Direct access into the building from Burnet degrades the Shared Use route. The common architectural device of driving directly into the building for parking and loading should be avoided. Such a scheme, as is seen at 5350 Burnet and other locations, should be avoided here.

B] 'South Side' residents are likely to avoid the 'North Side' shared route. "Why 'drive around' when I can just scoot out? No one is coming!" The Burnet Rd Corridor Study counted 3 accidents there.

6] Safety get complicated when traffic gets into a neighborhood they don't want to be in. If southbound exit and entrance traffic to the project with Burnet is blocked by City of Austin Traffic Dept., drivers will use Greenlawn and Daugherty intersections for u-turns, and private driveways for pull-in/back-out turn around. Both mean new added danger. Which is easier, going all the way around to the shared route through the 7115 parking lot and waiting on a green light, or sneaking a turn round on Greenlawn?

If the drivers skip the turn-around, then they become extra traffic on residential streets. That's hundreds of cars per day on narrow streets with children, pets, and pedestrians.