

**City of Austin Planning Commission**  
**Continued Hearing on Rezoning Application 7113 Burnet Road, Item 2 - June 8, 2021**  
**Comments by Janis Reinken**

Mr. Chairman and Members of the Commission, I am Janis Reinken, a resident of District 7 in Allandale; I serve on the Allandale Neighborhood Association Board. Today, I represent myself, and I urge you to vote NO on this MF-6 request, and adopt the recommendation of your Senior Planner for MF-4.

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, which would grant authority for multifamily residential use with moderately high density, in conjunction with the Crestview neighborhood plan. The 60-foot maximum height of a MF-4 structure matches the current Commercial zoning allowance of 60-foot height for this property.

Here's why I concur with the Senior Planner's recommendation of MF-4-NP. The Burnet Road area has several apartment complexes: The Marq; 6444 Burnet Road; many apartments and condos on Northcross Drive and Foster Lane west of Burnet; and a large complex under construction on Anderson Lane west of Wal-Mart. And just so you know, the price of a 1/1 at the Marq is going for over \$1600/mo; a 2/2 costs more than \$2200/mo. There is also a huge apartment complex east of Burnet on Koenig, The Pearl.

Your decision will have broader impact than just the future development of this particular tract. With MF-6 upzoning, this has the potential of setting in motion irreversible, adverse effects on three neighborhoods: Crestview, Allandale, and Brentwood. It seems that there is a push in the development community to upzone not just this property to MF-6, but other properties along Burnet Road between Koenig Lane and Anderson Lane. This would be the first domino. The height (whether 75 feet or up to 90 feet) would overshadow residential properties and commercial properties. It would be overwhelming for small business owners and for homeowners.

If the City seeks to build communities, this upzoning over and above staff recommendations will do the opposite. This stretch of Burnet Road is the "main street" for these neighborhoods – it is where we do commerce with drycleaners, restaurants, phone and watch repair shops, insurance, healthcare, retail merchants, and more. It is served by CapMetro bus lines and Burnet Road traffic flow is moderate, as you can see from photos I submitted for the May 25<sup>th</sup> hearing. There will be no rail lines on this segment of Burnet Road. MF-4 density would still be in alignment with the ASMP and Imagine Austin concepts. MF-6 is not necessary to achieve those goals.

Further, and this is your take-away: this location is not "ripe" for designation as a Transit Oriented Destination, because the CapMetro bus routes and schedules are subject to change. Considering this location as a TOD site would be premature and outside the scope of this Commission's decision-making process. The TOD resolution is still a work in progress.

This application is an effort to build more housing density in order to support use of transit options. Transit services should support the people's needs, not the other way around. This location can support the MF-4 zoning change, and that matches the COA staff recommendation.

**From:** Rebecca Shieber  
**Sent:** Monday, June 7, 2021 5:11 PM  
**To:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>  
**Subject:** former Dallas night club

\*\*\* External Email - Exercise Caution \*\*\*

I am very concerned by the request for MF-6 zoning by the developers of the former Dallas night club property. Having the tallest building between the Domain and downtown is not consonant with the neighborhood quality of Allandale. While I concur with having the most dense development along transportation corridors, I do wonder how much density is appropriate in a corridor slated to soon have traffic lanes removed and a lengthy redevelopment of its own. There is already plenty of spillover traffic and parking all along the Burnet Road corridor, and the plans for Burnet are about to make this a lot worse. Having too much density in this development all at once seems like a bad idea. Surely MF-4 is sufficient, and has the support of the actual residents in the area via the Allandale NA. Thank you.

Rebecca Shieber  
5701 Nasco Drive

**From:** Stephanie Ryan <  
**Sent:** Monday, June 7, 2021 4:35 PM  
**To:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>  
**Subject:** 7113-7115 Burnet Rd. Rezoning Request

\*\*\* External Email - Exercise Caution \*\*\*

Good afternoon, Mr. Rivera. Below is my submission for consideration by the Planning Commission at tomorrow evening's meeting, June 8th (6 PM). Thank you for distributing this to the PC members.

The old Dallas Nightclub lot at 7113/7115 Burnet Rd. is being rezoned for apartments, estimated to be approx. 350 units. The city staff recommendation (Housing and Planning Dept.) has recommended MF-4-NP zoning which is supported by the ANA. Recognizing the municipal push for more density in mass transit areas, i can

understand the need for more multi-family housing along major (commuter) streets – **but capped at 60'** via the MF-4 zoning. And in recognition (by the CoA in prior Burnet Rd. studies) that car use will continue to be the most common mode of transport for many years to come, any up-zoning should include **sufficient parking on the property.**

The applicant, however, is requesting MF-6-zoning which would allow the highest density building of up to 90' in height. As this could be the tallest building between downtown and the Domain, this would lack context sensitivity, increase traffic congestion/noise, and could very well impact Allandale residences proximate to Burnet (like mine) if parking is forced into the neighborhood streets. This could occur given the likelihood that parking space within this property would be limited, forcing car owners to use nearby neighborhood streets for parking.

For these reasons, i do NOT support the applicant's request and ask that the PC respect the city staff's recommendation, also supported by the Allandale Neighborhood Assn.

Stephanie Ryan

District 7

**From:** Mark Kirk <

**Sent:** Monday, June 7, 2021 8:43 PM

**To:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>

**Subject:** 7113/7115 Burnet Rd - Do NOT allow rezoning to MF-6 and 90' height

\*\*\* External Email - Exercise Caution \*\*\*

Dear Mr. Rivera,

I am extremely concerned about the requested rezoning of the 7113/7115 Burnet Rd property from MF-4 to MF-6 with a 90' height. I strongly oppose granting the developer's request to rezone this property.

\* The requested MF-6 density would cause residents of the proposed apartments to flood our neighborhood with street parking for their cars. This is unfair to the residents of surrounding

neighborhoods, and streets crowded with parked cars are a danger to the many children and adults who cycle and walk in our neighborhood. My 8-yo son and his friends frequently ride their bikes in our neighborhood, and I do not want him to be forced to give that up because of streets lined with cars.

\* The 90' height would be the tallest building from downtown to the domain and is grossly out of scale with the Burnet corridor.

The 60' height limit and MF-4 zoning with required adequate parking should be enforced and maintained. Neighborhood residents should not be forced to subsidize the profits of real estate developers -- they're doing quite already.

Let's not ruin Austin neighborhoods for existing residents in the rush to bring in more people.

Respectfully,

Mark Kirk

6010 Cary Dr.

Austin, TX 78757

**From:** brentwood austin <

**Sent:** Monday, June 7, 2021 10:41 AM

**To:** Graham, Mark <Mark.Graham@austintexas.gov>; Rivera, Andrew  
<Andrew.Rivera@austintexas.gov>

**Subject:** C14-2021-0018

\*\*\* External Email - Exercise Caution \*\*\*

The new owners of 5610 Roosevelt Ave have requested a change to the FLUM as well as a zoning change for the property, currently zoned SF-3. This property recently was sold after the previous owner flipped it after owning it a year.

To wit, at the time of the meeting to discuss the initial FLUM change and re-zoning, the initial applicant was unable to provide even the most basic information about a supposed development, such as the building size, number of units, or parking plan. Numbers were casually thrown into the discussion, and promptly changed during the course of the Meeting.

As such, there could be no substantive discussion of possible flooding or traffic issues that might impact the surrounding properties. We have not heard from the new owners

As such, the BNA believes that this re-zoning and FLUM change request is premature. Without an actual evidence of intent to develop the property, this is an example of land speculation that is driving up the

cost of land and displacing tenants in Austin without any actual improvements to the land. FLUM changes and re-zonings should be reserved for development that is in the interest of the City, and not be part of a personal enrichment scheme to trade in property entitlements.

The BNA actively works with developers to protect the character of the Neighborhood, while ensuring that developers' expectations are also met. We have negotiated a development that is sensitive to the needs of our community and supports new housing (300 new units) at the former site of the Dart Bowl. We are open to discussions, should the owner wish to work with us towards development of the 5610 Roosevelt property.

But we feel that any move to change the FLUM and up-zone this property is premature at this time and should be denied.

Brentwood Neighborhood Association

Steering Committee

**From:** Rebecca Shieber <  
**Sent:** Monday, June 7, 2021 5:11 PM  
**To:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>  
**Subject:** former Dallas night club

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I am very concerned by the request for MF-6 zoning by the developers of the former Dallas night club property. Having the tallest building between the Domain and downtown is not consonant with the neighborhood quality of Allandale. While I concur with having the most dense development along transportation corridors, I do wonder how much density is appropriate in a corridor slated to soon have traffic lanes removed and a lengthy redevelopment of its own. There is already plenty of spillover traffic and parking all along the Burnet Road corridor, and the plans for Burnet are about to make this a lot worse. Having too much density in this development all at once seems like a bad idea. Surely MF-4 is sufficient, and has the support of the actual residents in the area via the Allandale NA. Thank you.

Rebecca Shieber

5701 Nasco Drive

**From:** Tanner Blair <  
**Sent:** Sunday, June 6, 2021 10:08 PM  
**To:** Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Mushtaler, Jennifer - BC <BC-Jennifer.Mushtaler@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Howard,

Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Praxis, Solveij - BC <BC-Solveij.Praxis@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>  
**Subject:** Support for 7113 Burnet Road - Agenda Items 1, 2, and 3

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Members of Staff and the Planning Commission,

Good evening, and I hope this finds you well. I intend to testify in favor of these items during Tuesday's meeting, but I wanted to share the overwhelming support I've seen for this project before then. A few other neighbors and I asked those who support this project to [sign a petition](#) with the following language and as of this email there are **86** signatures:

*"We ask that you support rezoning 7113 Burnet Road to MF-6 to enable more housing in our community.*

*This site is on Burnet, which is an Imagine Austin Corridor, a Transit Priority Network Corridor, and is rated as Very Walkable and Very Bikeable by WalkScore.*

*This includes 33 units at 60% of the Median Family Income in Austin, providing an opportunity for mixed income families to live in a high-opportunity area. Austin has a goal of 110 annual affordable units along the Burnet Road corridor, and 25% of those are supposed to be in high-opportunity areas such as Crestview. So far, the average is 15/year along Burnet, and only 9% in high-opportunity areas. This one project would double that.*

*This project is a step toward meeting our housing, transit, and climate goals as a city, and we look forward to welcoming our new neighbors!"*

I intend to share some of these during my testimony Tuesday, but here are some of the highlights:

*"I live in Crestview, close to this lot. This will be a big improvement on the current site use and make my walks on Burnet much more pleasant."*

*"Austin has a housing crisis. Please approve this project because we need more housing!"*

*"Community is great, and more neighbors means more community."*

*"When I lived in Crestview, I used to think about how this site could be used for so much more... now I live just a bit north of here and hoping to someday be able to move a bit farther south again. we desperately need housing! Please approve this plan & zoning."*

*"I live off of Burnet and have biked by this vacant parking lot of empty commercial space often. This is a perfect location to both boost Austin's affordable housing objectives, and revitalize this part of Burnet with more residents to frequent the businesses in this area. This sounds like a win for housing, business and maintains the beauty of this area!"*

*"We need more housing in Austin to ensure that everyone can continue to live here & doesn't get pushed out in a big game of musical chairs."*

*"We need to legalize these kinds of developments throughout Austin, but especially along transit corridors. This one's a no-brainer."*

Thank you for your work, and I look forward to testifying in favor of the virtues and community support for the transit-supportive density that MF-6 would provide at this site.

Regards,

Tanner Blair