

From: [Ned Radich](#)
To: [Graham, Mark](#)
Subject: 7113 Burnett Road
Date: Monday, July 5, 2021 4:17:20 PM

*** External Email - Exercise Caution ***

Mr Graham,

I live two blocks from 7113 Burnett Road and remain opposed to MF-6-NP zoning for the site, which would increase the maximum building height from 60 feet to 90 feet, and instead support the city planning staff recommendation for MF-4-NP zoning. The Allandale Neighborhood Association also supports the staff recommendation. Also, please require adequate on-site parking for that site. Thank you.

Ned Radich
2509 Ellise Ave

Sent from my iPhone

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From: [John Tate](#)
To: [Graham, Mark](#)
Cc: [Carolyn Croom](#); [Brinsmade, Louisa](#); [Pool, Leslie](#); [District 7](#)
Subject: Rezoning Case C14-2021-0044 (7113 Burnet Road) - supporting the staff recommendation
Date: Tuesday, July 6, 2021 7:02:58 PM

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Dear Mr. Graham,

I support the staff recommendation of MF-4 for the property at 7113 Burnet Road. This would limit the height of a structure on the property to 60 feet. The existence of other multi-story apartment buildings on Burnet Road between Anderson Lane and North Loop that meet the 60-foot height limit shows that a building at that height would be economically viable.

The staff recommendation of MF-4 is based on the stated criteria for that zoning, relative to the surroundings of the parcel. The site does not meet the criteria for MF-6 zoning. Moreover, granting MF-6 would risk setting a precedent for MF-6 zoning elsewhere along Burnet Road, in surroundings that also don't meet the criteria for MF-6.

I understand that the proposed re-zoning includes proposed conditional overlays that would limit construction on the site to a maximum height of 75 feet, and that the current owners of the property and some nearby residents in the Crestview neighborhood are negotiating a restrictive covenant to include the restriction to a maximum height of 75 feet and other provisions. This is all very well for them, but it does not address the fundamental issue: the site does not meet the criteria for the proposed zoning, and there is no community interest sufficient to justify zoning beyond MF-4.

I ask the council members to vote against the proposed rezoning to MF-6, and instead support a zoning of MF-4.

Thank you for collecting and forwarding our input on this issue to the council.

John Tate
2502 Albata Avenue
Austin, Texas 78757-2103
Council District 7

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From: [Carolyn Croom](#)
To: [Graham, Mark](#)
Subject: Rezoning Case C14-2021-0044 (7113 Burnet Rd): In Favor of MF-4
Date: Tuesday, July 6, 2021 8:56:28 PM

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Dear Mr. Graham,

Please add this to the Staff Report. I do have comments in the Report already, but the comments below make different points, and I would like to have both in the Report. Thank you.

Dear City Council Members:

Please vote against MF-6-NP zoning with or without any conditional overlays for 7113 Burnet Road, and instead support the city planning staff recommendation for MF-4-NP zoning. The property does not meet any of the criteria to qualify for MF-6, as it is not near a commercial facility, a major institutional or employment center, or the central business district.

The city staff have thoughtfully balanced the need for sustainable growth with the realities of the site. Traffic access to the site is a major problem and would result in considerable public expense to correct the traffic issue. Delivery trucks would be only able to enter the property going north, so if they were going the wrong direction, they would take a path through Allandale. Car trips in and out of the site would likely be around 1000 trips/day and add a significant burden to Burnet Road and Allandale traffic. The proposed huge 350-unit apartment tower would have a big impact on the nature of the existing neighborhoods and businesses nearby, significantly increasing traffic congestion, increasing noise pollution from cars and balconies, and decreasing the privacy of current residents in their homes and yards. There would also be much increased parking and foot traffic in the neighborhoods, reducing safety and making it difficult to use front yards for social gatherings. With the MF-6 zoning, this property would dwarf other buildings in the area. If this zoning were granted, there would be a precedent to build similarly high buildings elsewhere on Burnet Road, further impacting the neighborhoods along it, as well as making it much more difficult for small businesses to afford leases on Burnet Road.

Please follow the professional recommendation of our city staff for MF-4 zoning, and deny the MF-6 request. Please also support adequate on-site parking for that site. Thank you.

Respectfully,

Carolyn Croom
2502 Albata Avenue
Austin, TX 78757

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From: [Radich, Kathy \[JANUS\]](#)
To: [Graham, Mark](#)
Subject: 7113 Burnett Road
Date: Wednesday, July 7, 2021 7:14:06 AM

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Mr Graham,

I live two blocks from 7113 Burnett Road and remain opposed to MF-6-NP zoning for the site, which would increase the maximum building height from 60 feet to 90 feet, and instead support the city planning staff recommendation for MF-4-NP zoning. The Allandale Neighborhood Association also supports the staff recommendation. Also, please require adequate on-site parking for that site. Thank you.

2509 Ellise Ave

Kathy Radich
559-287-9621

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From: [Stephanie Lucke](#)
To: [Graham, Mark](#)
Subject: Comments about rezoning of the 7113 Burnet Rd. property
Date: Wednesday, July 7, 2021 9:28:24 PM

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My husband and I live at 2604 Albata Ave, Austin, TX 78757. We have some concerns about the rezoning of the 7113 Burnet Rd. property. Here are our concerns:

1. The application does not meet any of the criteria to qualify for MF-6 zoning. MF-6 may be applied to a use near commercial facilities, an area adjacent to the central business district or a major institutional or employment center.
2. Full “party” balconies would be allowed facing Allandale.
3. Delivery trucks would be only able to enter the property going north, so if they were going the wrong direction, they would take a path through Allandale, down Greenlawn, Daugherty, and Pegram.
4. Car trips in and out of the site would be at least 1000 trips/day and add a significant burden to Burnet Rd. and Allandale traffic.
5. While Council Member Pool’s staff person, Louisa Brinsmade, claims that MF-6 doesn’t allow a reduction in parking requirements, the Council could override this, so it’s possible that there would be inadequate parking for residents and a spillover into Allandale, especially for my area of Allandale (Green Acres) and nearby surrounding streets.

Please consider our neighborhood as you consider how and what to zone this property. Thank you!

Stephanie Lucke
Owner and Resident at 2604 Albata Ave.
Austin, TX 78757

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From: [J Wall](#)
To: [Graham, Mark](#)
Subject: 7113 Burnet Rd. Privacy Concern
Date: Thursday, July 8, 2021 9:33:13 AM

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Mark,

I have been told you are making a decision regarding the MF-6-NP zoning for 7113 Burnet Road, which would increase the maximum building height from 60 feet to 90 feet. I live on the corner of Daugherty and Greenlawn and have several concerns.

The proposed 360-unit apartment complex would have a big impact on the nature of the existing neighborhoods and businesses nearby, significantly increasing traffic congestion, increasing noise pollution from cars and balconies, and decreasing the privacy of current residents in their homes and yards. There would also be much increased parking and foot traffic in the neighborhoods, reducing safety and making it difficult to use front yards for social gatherings. Of course there is a similar (though smaller) apartment building further south on Burnett, but that building is overlooking an entire block of commercial property. This apartment would be looking directly down on my backyard. With the variance, this property would be the tallest building between downtown and the Domain, dwarfing other buildings in the area. If the height variance were granted, there would be a precedent to build similarly high buildings elsewhere on Burnet Road, further impacting the neighborhoods along it, as well as making it much more difficult for small businesses to afford leases on Burnet Road.

Please consider how this MF-4-NP zoning would impact our neighborhood, and stop this height variance, which would have a big negative impact on the character of the neighborhood and the quality of life of its residents. Please also support adequate on-site parking for that site. Thank you.

Respectfully,
Jonathan Wallis

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From: [Stephanie Ryan](#)
To: [Graham, Mark](#)
Subject: Re: Zoning Request - 7113/7115 Burnet Rd.
Date: Thursday, July 8, 2021 11:57:12 AM

*** External Email - Exercise Caution ***

Mark - Good morning. Your contact information was provided to me by a member of the Allandale Neighborhood Assn. (ANA) Zoning Committee as the CoA staff person to whom comments should be sent regarding the MF-6 zoning request pending Council for the property located at 7113-7115 Burnet Rd.

I'm an ANA member, serve on the Safety Cmte. and live at 7305 Daugherty St. - in very close proximity to the property at hand. Thanks to a couple of ANA Zoning Cmte. folks whom i know well, i've remained informed on- and opposed to - this application for MF-6 zoning, approved by the Planning Commission (PC) last month.

There is no need for MF-6 zoning along this stretch of Burnet Rd. (no planned rail lines with 3 neighborhoods impacted (Crestview, Brentwood, and Allandale) and moreover, it would introduce a precedent with future land use consequences and is incompatible with the local context. Further, my understanding is the traffic study has been deferred until after the decision on the zoning application has been finalized.

Since CoA staff recommended MF-4 zoning, did the PC even ask the applicant why this was not acceptable? This would still allow a couple of hundred+ units, and no doubt, to include two-bedroom as well as one, thus increasing the number of vehicles in need of parking, traveling on Burnet Rd., and requiring ingress/egress under somewhat constrained conditions. Additionally, i've read the applicant is willing to designate 10% of the units as affordable for tenants at 60% of the MFI. Will this be legally enforceable or is it just an 'agreement'? And what if the applicant's intent is to sell the property at the conclusion of this process - what 'agreements' will remain? And with an MF-4 zoning and approximately 200 units, cannot the applicant also agree that 10% of these be 'affordable'?

The additional units available under the MF-6 zoning, to include two-bedroom apts., could easily result in 150+ more vehicles at this location. Will the parking be sufficient to contain the personal vehicles on site, or will there be parking overflow onto, for example, Daugherty St. changing our neighborhood character and introducing safety concerns. Anyone who thinks residents who can afford a personal vehicle will opt out of car ownership in the city of Austin, even on a road with a bus route, is either naive or simply unwilling to recognize the crucial nature of transport by car for any number of reasons and purposes.

The PC has approved the MF-6 zoning with the condition the height be limited to 75' instead of 90' (still too high for this area - and with the property penetrating into a neighborhood) . Should the Council disregard local concerns and CoA planning staff recommendations, could the maximum height be allowed in lieu of 75'?

I support you and other knowledgeable city planners and the ANA zoning committee by opposing this and any other zoning application requests for MF-6 along the mid-Burnet Rd. segment. It is important for all stakeholders (property owners, the PC, and Council alike) to

abide by the zoning principles set forth in the CoA Guide to Zoning, to include:

- 1) Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.
- 2) Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.
- 3) Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

Thank you, Mark, for your work on this project and your serious consideration of my request that Council support the city-recommended MF-4 zoning on this property.

Sincerely,
Stephanie Ryan
District 7
512-921-7209

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From: [Don Harkey](#)
To: [Graham, Mark](#)
Subject: MF-6
Date: Thursday, July 8, 2021 3:53:54 PM

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Dear Sir,

The action of this building makes me tired. I'm disgusted with the way we are treated by one's who do not live here and don't have to put up with the terrible results.

Please vote against MF-6 for the following reasons. Thank you!

1. The application does not meet any of the criteria to qualify for MF-6 zoning. MF-6 may be applied to a use near commercial facilities, an area adjacent to the central business district or a major institutional or employment center.
2. Full "party" balconies would be allowed facing Allandale.
3. Delivery trucks would be only able to enter the property going north, so if they were going the wrong direction, they would take a path through Allandale, down Greenlawn, Daugherty, and Pegram.
4. Car trips in and out of the site would be at least 1000 trips/day and add a significant burden to Burnet Rd. and Allandale traffic.
5. While Council Member Pool's staff person, Louisa Brinsmade, claims that MF-6 doesn't allow a reduction in parking requirements, the Council could override this, so it's possible that there would be inadequate parking for residents and a spillover into Allandale, especially for Green Acres and nearby surrounding streets.
6. The City Council could approve MF-6 with the 75' overlay or MF-6 without the overlay, permitting the apartment tower to be 90', or they could approve the city staff recommendation of MF-4.

Don Harkey

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