

January 10, 2023

The Planning Commission
City of Austin
Austin, TX 78701

RE: 705 Brownlee: Case Number: C14-2022-0084: Agenda Item 34

Dear Mr. Shaw & Planning Commissioners,

On behalf of the Old West Austin Neighborhood Association Zoning Committee (OWANA), I write to share our opposition to upzoning from SF-3 to MF-3 for the property located at 705 Brownlee Circle.

Recent changes to the City code for compatibility now ensure that any single-family/duplex property contained within OWANA will ONLY trigger the new standards if the base zoning is SF-5 or less restrictive, now that USE has been removed.

Many of the properties in this century-old neighborhood were blanket zoned 40 years ago as "MF". Despite this up-zone, the vast majority of properties around this case are used and have been used as single-family/duplex.

It's not clear that the compatibility and development standards imposed by MF would assist the owner. The owner does not have development plans, but only a rendering of what he wants to do. Setbacks have been added to the proposed plan to show non-conforming concerns (See included PDF). In this case, the 16 foot side setbacks do not apply to the structure for a second story addition, but they would apply for a total demolition.

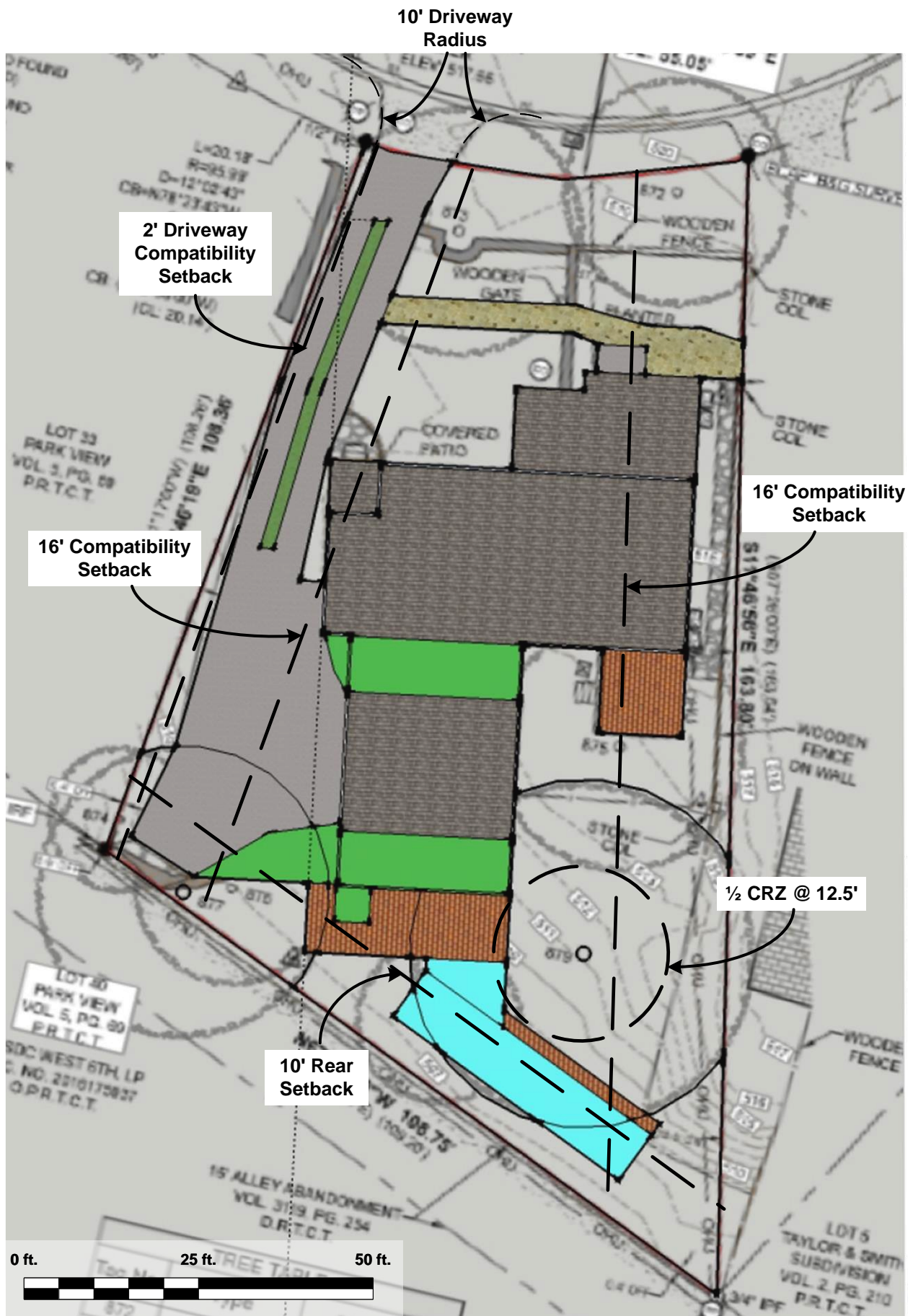
We support the ability of the owner to increase the building size and to adjust the property to suit his needs. However, we do not support removing the SF base zoning in light of the recent compatibility changes approved by this Commission and City Council.

If compatibility were further amended to define a "triggering" property as one that includes residential houses that are used as SF-5 or less restrictive, then our Zoning Committee could remain neutral on the property.

We respectfully oppose the change to MF and request that the Commission and City Staff suggest alternative ways that SF zoning could be used to accommodate the need to have a third, smaller unit on this property without having to amend the base zoning.

Sincerely,

OWANA Zoning Committee



Disclaimer: This 705 Brownlee Circle proposed plan with added setbacks is provided for general reference purposes only. It is not to be construed as a survey or legal document. OWANA assumes no liability whatsoever with the use or misuse of such data.