



Brentwood Neighborhood Association

Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

To: Austin Planning Commission

From: Brentwood Neighborhood Association

Date: October 24, 2023

Re: 06 NPA-2023-0018.03 - 5514 Grover and 5515 Roosevelt Avenue;
07 C14-2023-0065 - 5506 and 5514 Grover Avenue and 5515 Roosevelt Avenue;

The Brentwood Neighborhood Association was able to meet last night with the agent and potential developer regarding this zoning case. We are thankful to the applicant for supporting a 45 foot height limit and access only to Grover Avenue.

However, after discussion with community members BNA is not supportive of this upzoning.

These are the reasons:

1. The site currently contains 59 units of older affordable fourplexes in the middle of the neighborhood. This is the housing that is supposedly missing from our communities. While the agent proposed approximately 19 units at 80% MFI, this is a large net reduction in affordable “missing middle housing”, especially because most of these units are two-story multi-bedroom with private greenspace.
2. The fourplexes are already sitting on land zoned MF-4, which already provides added entitlements.
3. The single -family homes to be upzoned would be better zoned to SF-6 than MF-6.
4. MF-6 is not appropriate zoning in the center of the neighborhood. Brentwood has supported MF-6 (some with conditional overlays) on the corridors of Lamar, Burnet and the smaller Koenig corridor. In fact redevelopment in Brentwood on the corridors has produced 2,657 new units (not all of which are built yet). This is a very large number of units in small neighborhood that had no greenfield.
5. Traffic is a major concern. Houston street is a Level 1 street with only 26 feet of pavement. Roosevelt to the West is a dead end. Grover to the east is a wider street bordering McCallum High School. The city’s definition of Level 1 streets is:



“Level 1 streets serve exclusively residential destinations, typically with no retail or mixed-use. In some examples, the street may be a shared street or operate with a yield condition. Their primary purpose is to provide block-level, local access and provide connectivity to higher level streets.”

Also, in Section 25-6-116 of the Land Development Code says:

“ streets that have a pavement width less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadway exceeds 1,200 vehicles per day”

Houston Street (McCallum High School and other childcare are located on this street), has a current traffic count of around 3,000 car trips a day. Another development was just approved on Houston Street that could add 1,600-2,000 car trips a day.

We would appreciate the Planning Commission’s support and ask them not upzone this site to MF-6, in the middle of the neighborhood, which contains affordable “missing-middle” fourplexes.

Thank you very much,

Brentwood Neighborhood Association