

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Brentwood/Highland Combined (Brentwood)

**CASE#:** NPA-2023-0028.03

**DATE FILED:** February 14, 2023

**PROJECT NAME:** 5514 Grover and 5515 Roosevelt Ave

**PC DATE:** October 24, 2023  
October 10, 2023  
September 12, 2023

**ADDRESS/ES:** 5514 Grover Avenue and 5515 Roosevelt Avenue

**DISTRICT AREA:** 7

**SITE AREA:** 0.3293 acres

**OWNER/APPLICANT:** Biagini, LP, a Texas limited partnership and Laura A. and Steve D. Beuerlein

**AGENT:** Dubois Bryant & Campbell, LLP (David Hartman)

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Multifamily Residential

**Base District Zoning Change**

**Related Zoning Case:** C14-2023-0065

**From:** SF-3-NP

**To:** MF-6-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** May 13, 2004

**CITY COUNCIL DATE:** November 30, 2023

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

**October 24, 2023** – Approved on the consent agenda for the applicant’s request for Multifamily Residential land use. [G. Anderson – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] Vote: 12-0 [T. Shaw absent. C. Hempel recused from Items #8 and 9].

**October 10, 2023** –Postponed to October 24, 2023 on the consent agenda at the request of staff. [A. Azhar – 1<sup>st</sup>; F. Maxwell- 2<sup>nd</sup>] Vote: 11-0 [G. Cox and A. Phillips absent. J.P. Connolly abstained from Item #25].

**September 12, 2023** – Postponed to October 10, 2023 on the consent agenda at the request of staff. [C. Hempel – 1<sup>st</sup>; A. Azhar – 2<sup>nd</sup>] Vote: 12-0 [A. Phillips off the dais pending completion of membership requirement].

**STAFF RECOMMENDATION:** Recommended for applicant’s request for Multifamily Residential land use.

**BASIS FOR STAFF’S RECOMMENDATION:** The existing land use is Single Family and the proposed land use is Multifamily Residential. The associated zoning case C14-2023-0065 includes the 2.33-acre tract of land directly to the south that includes a 49-unit apartment complex with Multifamily Residential land use. The two tracts will be developed together. Brentwood/Highland Neighborhood Plan states the desire to preserve single family residential areas, however, this area of the planning area is a mix of multifamily and single family zoning and land uses. Staff supports the request to change the land use to Multifamily Residential.



Below are sections from the Brentwood/Highland Neighborhood Plan:

## **Brentwood Land Use Objectives and Recommendations**

**Land Use Objective B1:** Preserve single-family residential areas

### **Recommendations:**

1. Established single-family areas should retain SF-3 zoning

**Land Use Objective B3:** Ensure that there is a mix of residential and commercial zoning to accommodate both housing and the services resident's need in the neighborhood, and that commercial zoning in each area is appropriate for its location.

### **Recommendations:**

1. Maintain residential zoning in the interior of the neighborhood.
2. Maintain commercial zoning on the corridors and in transitional areas between the corridors and residential areas.
3. Allow mixed use on commercial corridors.

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

**Single family** - Detached or two family residential uses at typical urban and/or suburban densities.

### **Purpose**

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

### **Application**

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

**PROPOSED LAND USE ON THE PROPERTY**

**Multifamily Residential** - Higher-density housing with 3 or more units on one lot.

**Purpose**

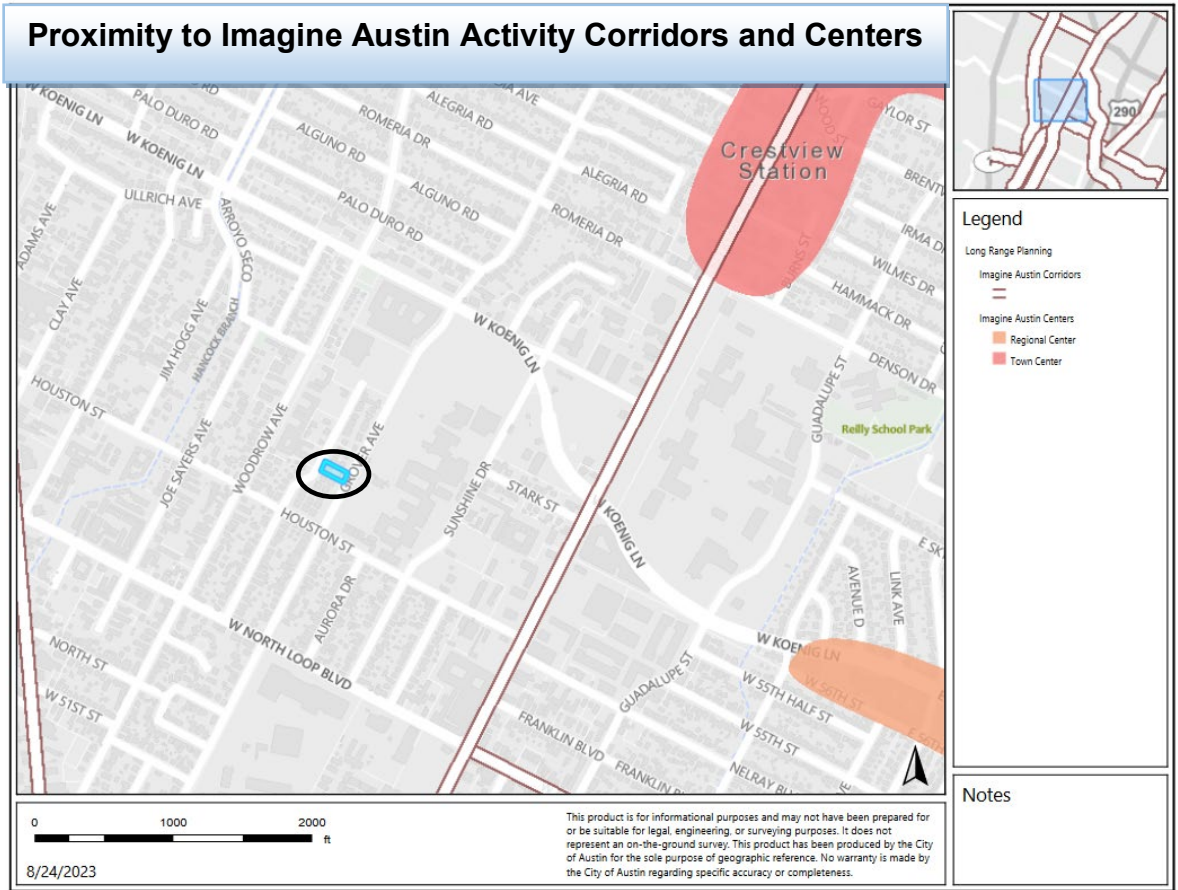
1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

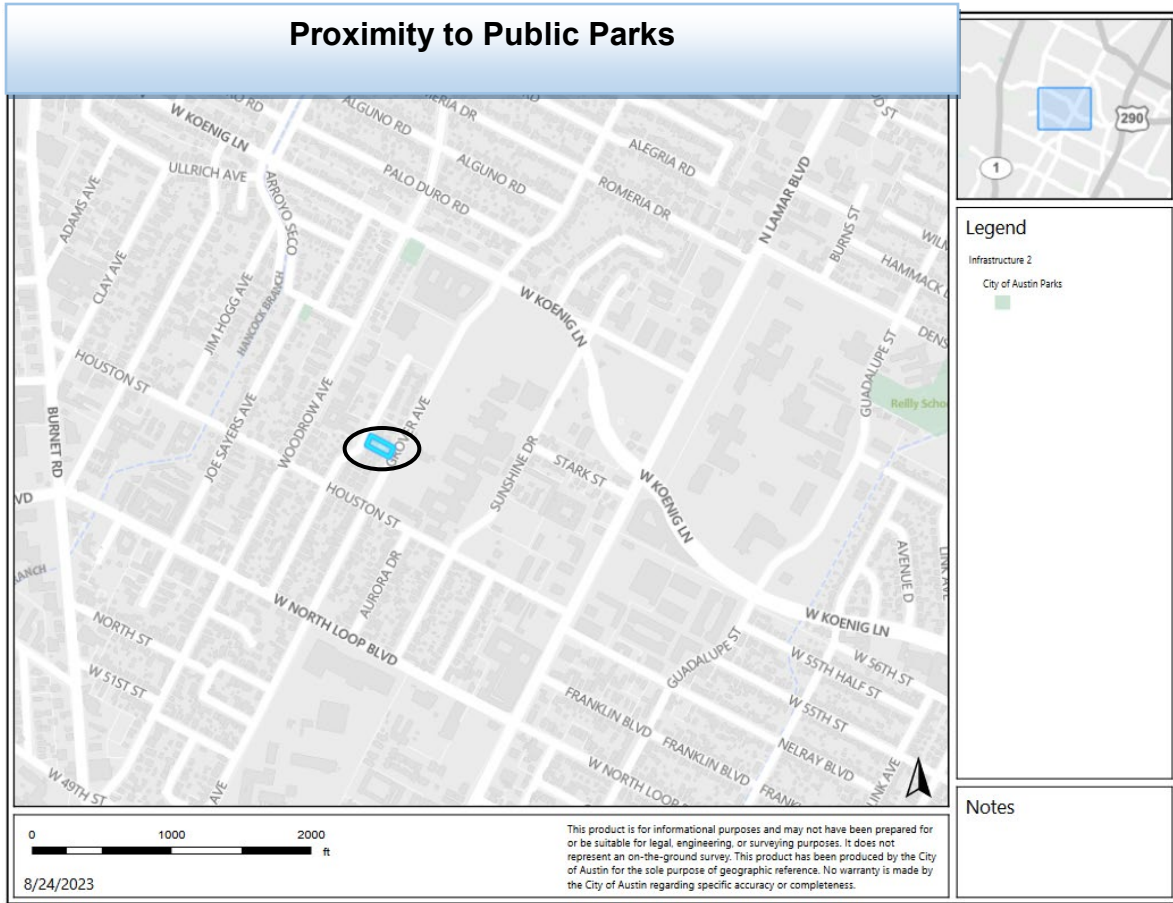
**Application**

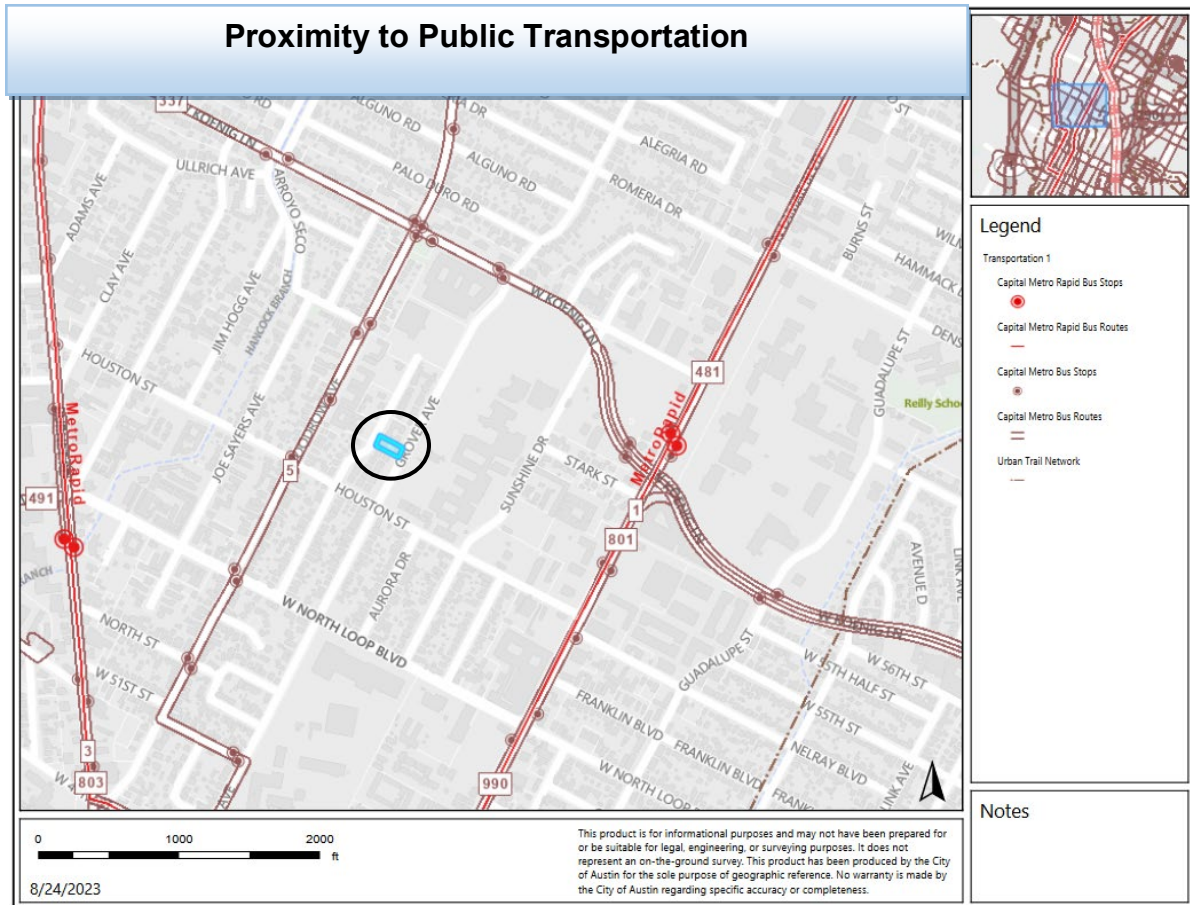
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• ~0.5 miles from N. Lamar Blvd, an activity corridor</li> <li>• ~0.5 miles from Burnet Road, an activity corridor</li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Yes	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Yes	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• McCallum High School across the street to the west</li> </ul>
Yes	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• 0.5 miles from Theckla Button Park</li> <li>• 0.5 miles from Woodrow Pocket Park</li> <li>• 1.1 miles from Reilly School Park</li> <li>• 1.1 miles from Mustang Button Park</li> </ul>
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.

Yes	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
7	<b>Number of "Yes's"</b>
<b>Imagine Austin Priority Program PUD Specific Bonus Features</b>	
n/a	<b>Public Space Features and Public Art:</b> Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	<b>Integrates and/or Expands Green Infrastructure:</b> Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
n/a	<b>Protects the Environment:</b> Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	<b>Protects Environmentally Sensitive Lands:</b> Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	<b>Water/Wastewater Infrastructure:</b> Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
PUD zoning is not requested	<b>Total Number of "Yes's"</b>







## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The plan amendment application was filed on February 24, 2023, which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family to Multifamily Residential on a 0.3293-acre tract that has two single family homes on it. Directly to the south of this tract is an existing multifamily development with 49 units, which is not included in the plan amendment application because the land use on the future land use map is Multifamily Residential. The applicant proposes a 195-unit multifamily development on the combined properties with a total of 2.33 acres.

The applicant proposes to change the zoning on the properties that are part of the plan amendment request from SF-3-NP to MF-6-NP. The applicant proposes to change the zoning on the property that is not part of the plan amendment request from MF-4-NP to MF-6-NP. For more information on the proposed zoning, see case report C14-2023-0065.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on July 26, 2023. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 823 community meeting notices were mailed to people who have utility accounts or own property within 500 feet of the subject properties in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended, Maureen Meredith and Mark Walters from the Planning Department. David Hartman, the applicant's agent attended and Steve Beuerlein one of the property owners, in addition to Trevor Dickens, the applicant's property manager. Nine people from the neighborhood attended.

Below are highlights from David Hartman's presentation. His full presentation is included in this report.

- There are two single family homes built in the 1950's.
- There is an existing 49-unit apartment building built in the 1960's which is at the end of its useful life.
- We propose a 195-unit apartment building.
- Existing tenants will have the right to return.
- We will follow the Tenant Relocation ordinance.

***Q: The current road allows two lanes of parking. There have been walking fatalities. How do you plan to control road traffic?***

A: The Dart Bowl project has pedestrian crossing, pedestrian traffic lights and beacon and parkland trail dedication. I don't have all the details of this project, but we can continue the dialog.

***Q: What is your rationale for the zoning case?***

A: The age of the structures and the housing crisis. These are old properties and the maintenance costs have skyrocketed.

***Q: Do you know where the ingress/egress will be? We want to limit traffic on Roosevelt Street.***

A: We are in the early stages of the process. The site plan stage is later on, so we don't have details. We haven't determined the access points at this time.

***Q: Is there a reason why the existing structures can't be renovated instead of the high density? We're concerned about the traffic issues especially when the school is in session.***

A: With the existing zoning, the minimum site area requirements limit what can be developed and it would be hard to redevelop the tract. MF-6-NP zoning gives more flexibility to develop the site.

***Q: During the site planning stage is it typical to widen the street?***

A: I don't have any specific roadway answers at this time. The City passed an ordinance to address roadway improvements. I will need to check with our Civil Engineer and get back to you.

***Q: Will you have Parkland Dedication?***

A: We will have to complete a site plan. We're not sure if it will be fee-in-lieu or on the property.

**Applicant Summary Letter from Application**

City of Austin Application Packet for Neighborhood Plan Amendment  
For Individual Property Owner

Page 13 of 16

---

---

**Neighborhood Plan Amendment**  
**SUMMARY LETTER**

The applicant seeks to change the Future Land Use Map of the Brentwood/Highland Combined  
Neighborhood Plan from Single-family to Multifamily.

---

---

---

---

---

---

---

---

---

---

**Letter of Recommendation from the Brentwood  
Neighborhood Plan Contact Team (NPCT)**

(No letter as of November 8, 2023)

.....

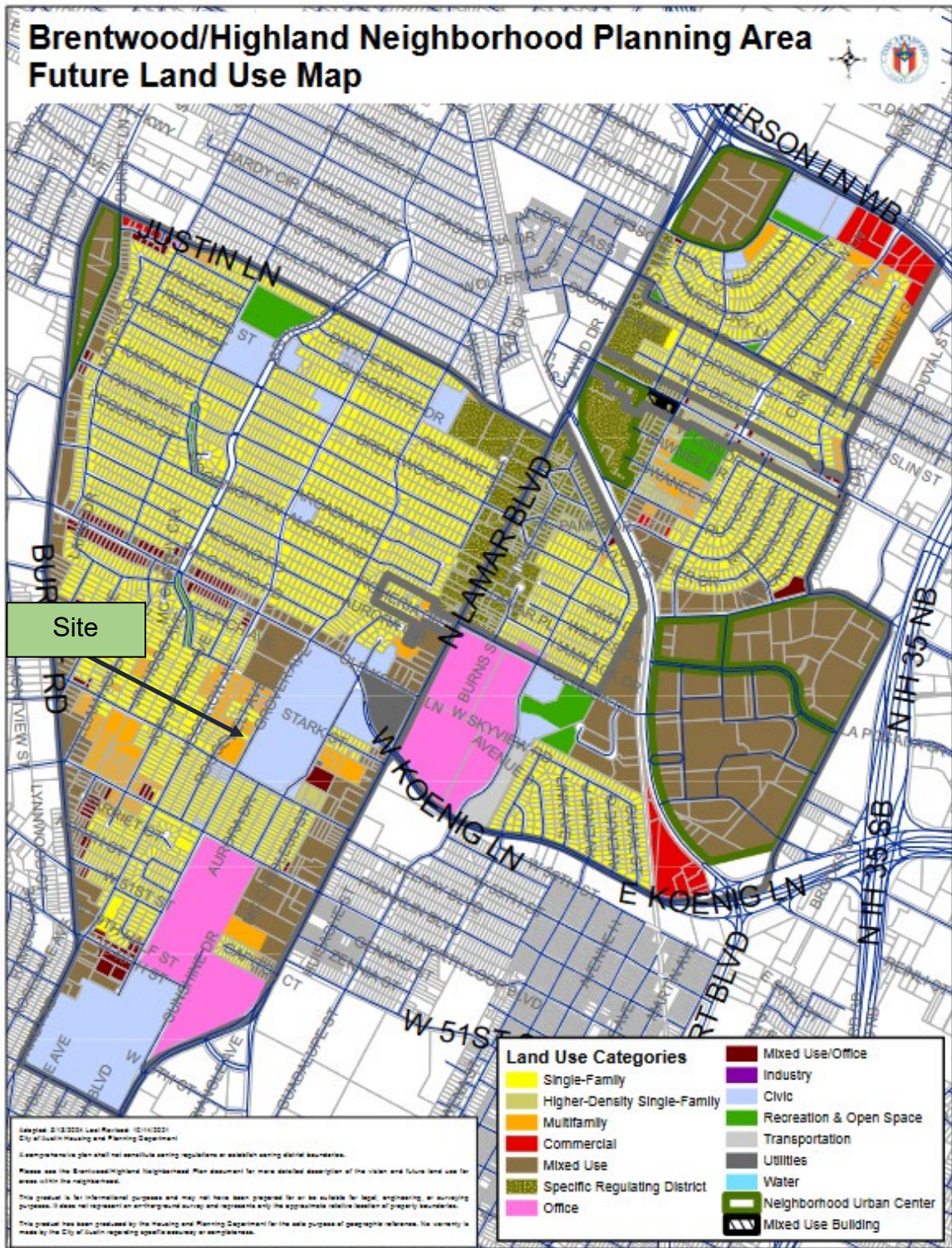
**From:** Meredith, Maureen  
**Sent:** Sunday, October 15, 2023 10:34 AM  
**Cc:** Moses, Dana <Dana.Moses@austintexas.gov>; David Hartman <dhartman@dbcllp.com>  
**Subject:** RE: Brentwood NPCT Rec?: NPA-2023-0018.03\_5514 Grover Ave

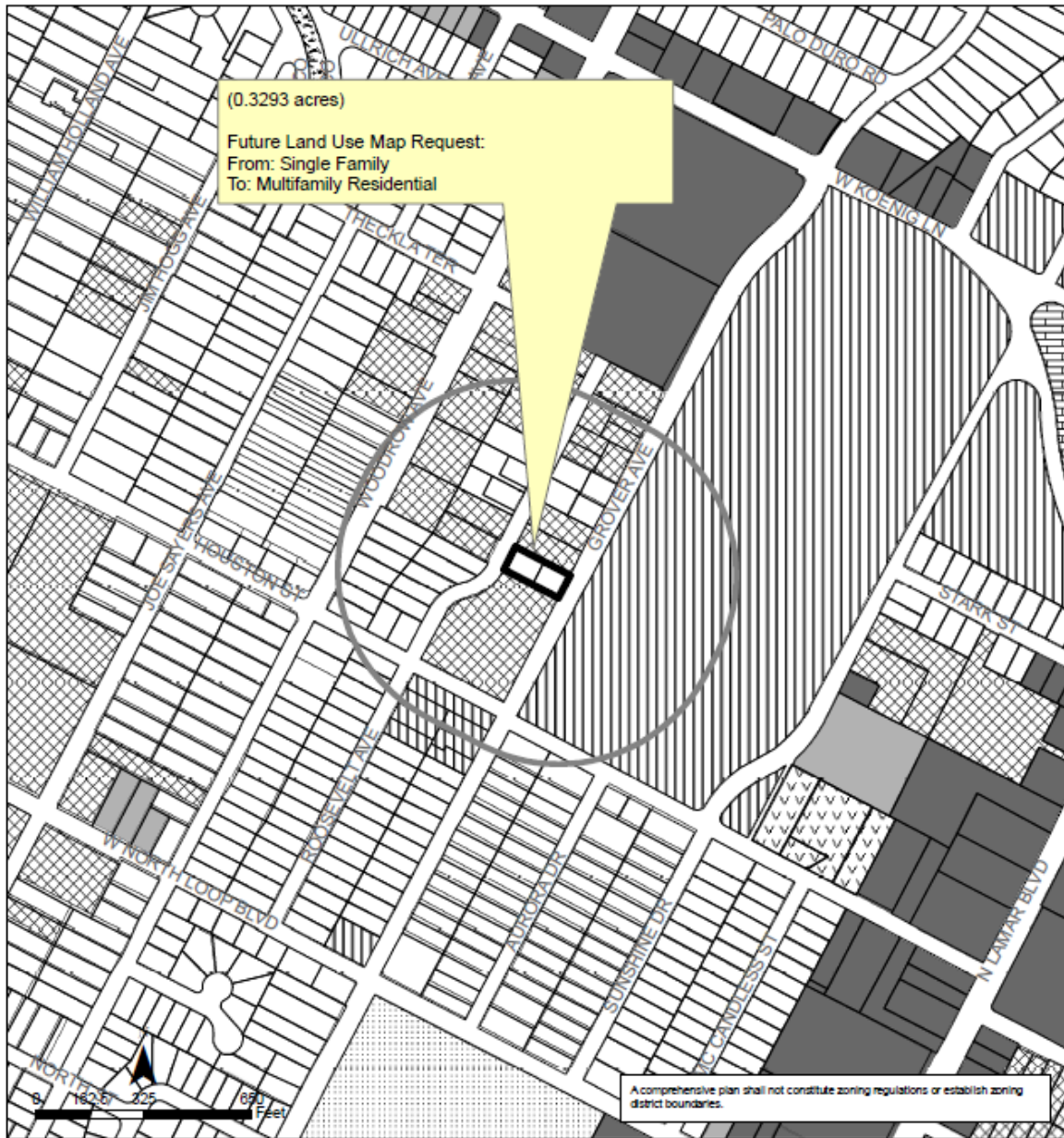
Dear Brentwood NPCT:  
I'm following up on this request to see if your team would like to submit a letter of recommendation for these cases for the Oct. 24 PC hearing date. If you'd like your letter to be included in the Oct. 24 PC reports, please email it to me and Dana ***no later than Tuesday, Oct. 17, 2023 by 4:30 pm***. If we receive it after this date and time we will submit as later material to the Planning Commissioners.  
Thanks.  
Maureen

.....

**From:** Meredith, Maureen  
**Sent:** Tuesday, August 22, 2023 5:26 PM  
**Cc:** Moses, Dana <Dana.Moses@austintexas.gov>; David Hartman <dhartman@dbcllp.com>  
**Subject:** Brentwood NPCT Rec?: NPA-2023-0018.03\_5514 Grover Ave

Dear Brentwood NPCT:  
**NPA-2023-0018.03** and **C14-2023-0065** **5514 Grover Ave** are on the September 12, 2023 Planning Commission hearing date. If you would like the Brentwood NPCT letter of recommendation included in our staff case reports, please email it to me and Jonathan ***no later than Tuesday, Sept. 5, 2023 by 4:30 pm***, which is when our staff reports are due. If we receive your letter after this date and time, we will submit it as late material to the Planning Commissioners.  
Thanks.  
Maureen





# **Brentwood/Highland Combined Neighborhood Planning Area** **NPA-2023-0018.03**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

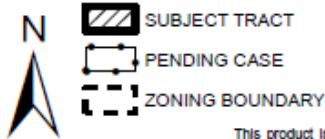
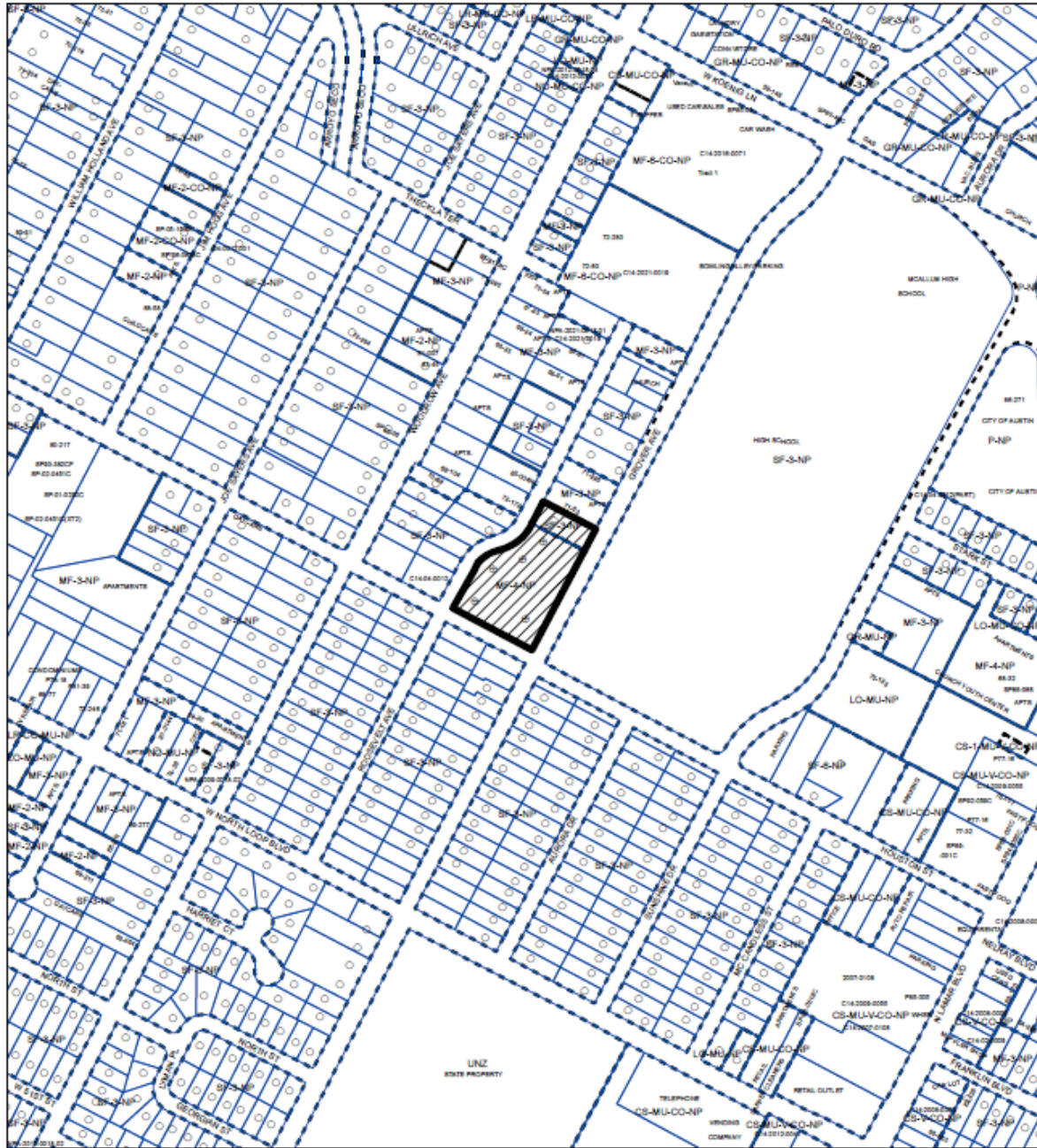


City of Austin  
Housing and Planning Department  
Created on 3/8/2023, by: meekss

City

## **Future Land Use**

	Subject Tract		Multifamily Residential
	500 ft. notif. boundary		Office
	Civic		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Mixed Use		Utilities
	Mixed Use/Office		



1" = 400'

## ZONING

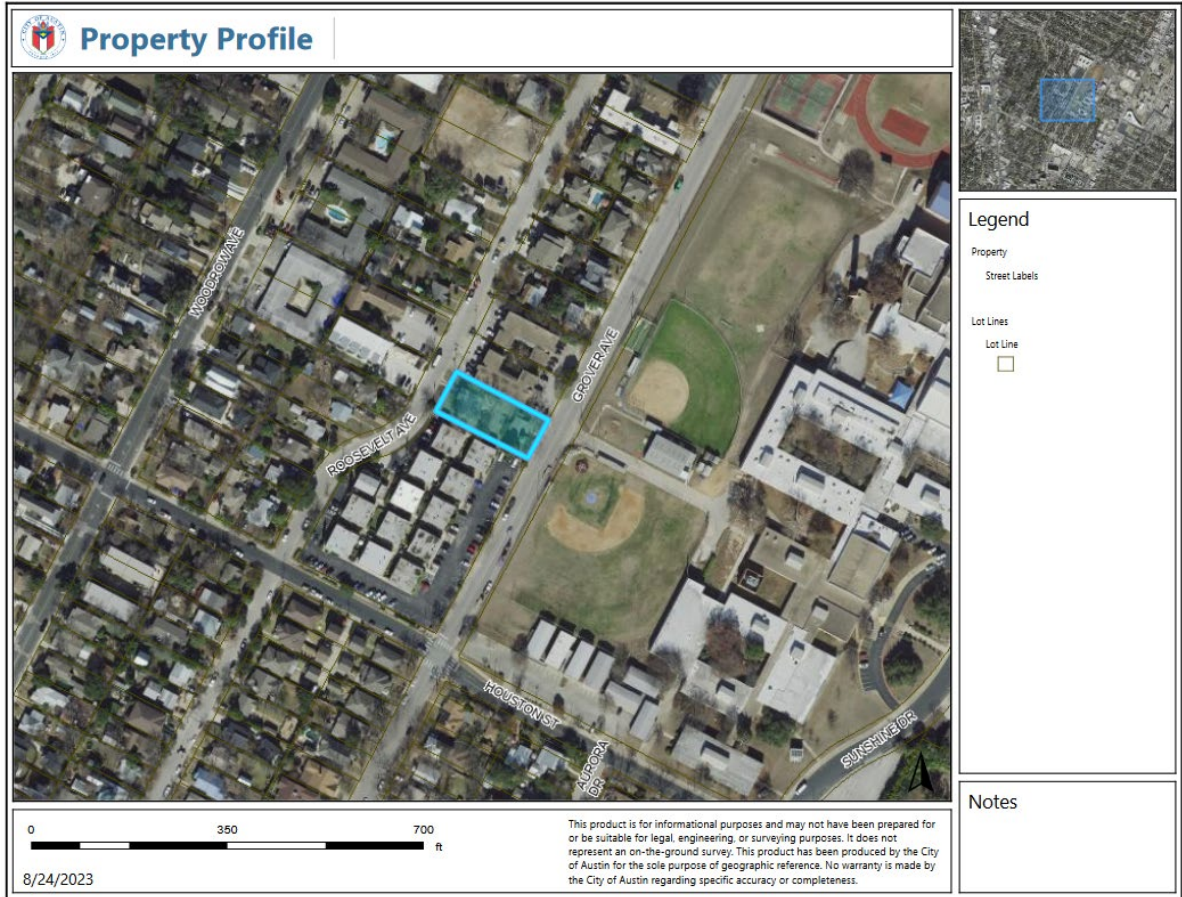
ZONING CASE#: C14-2023-0065

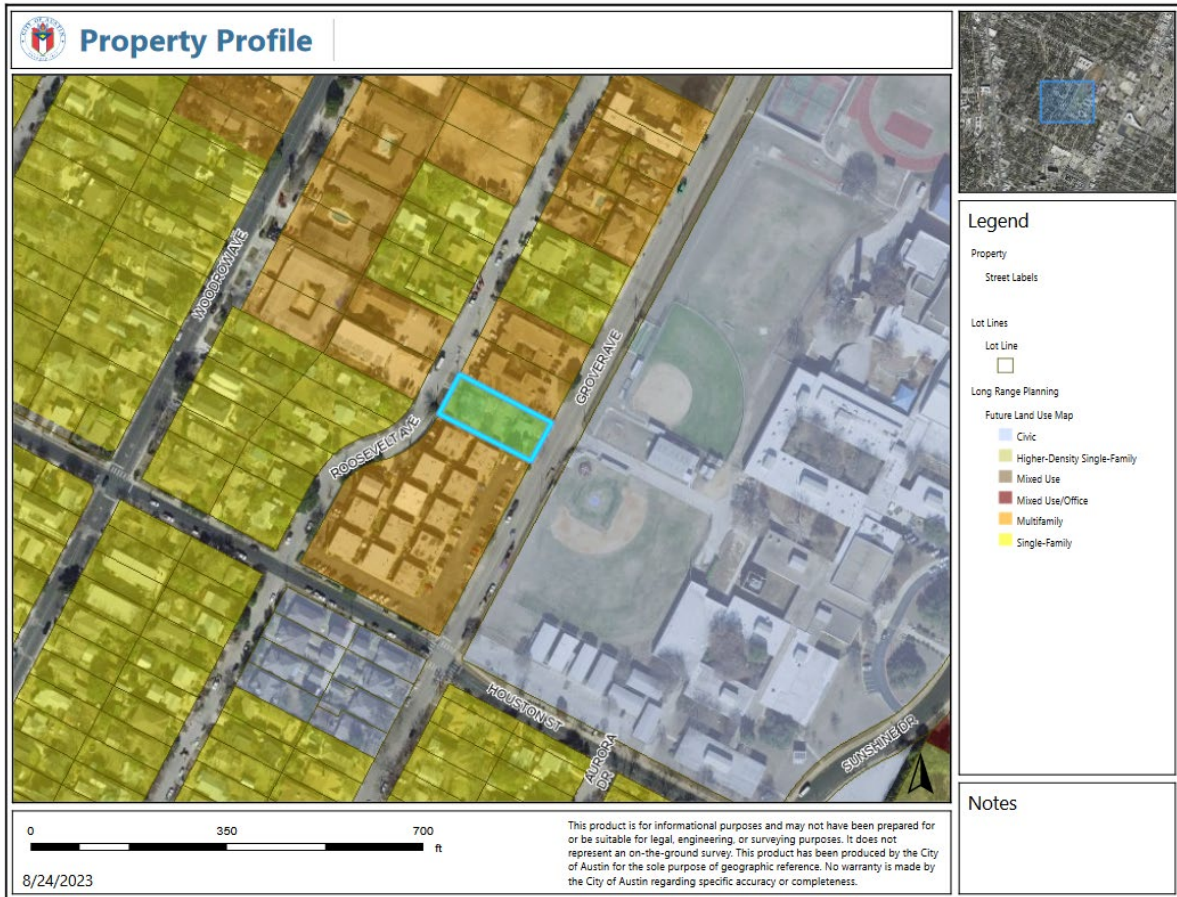
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

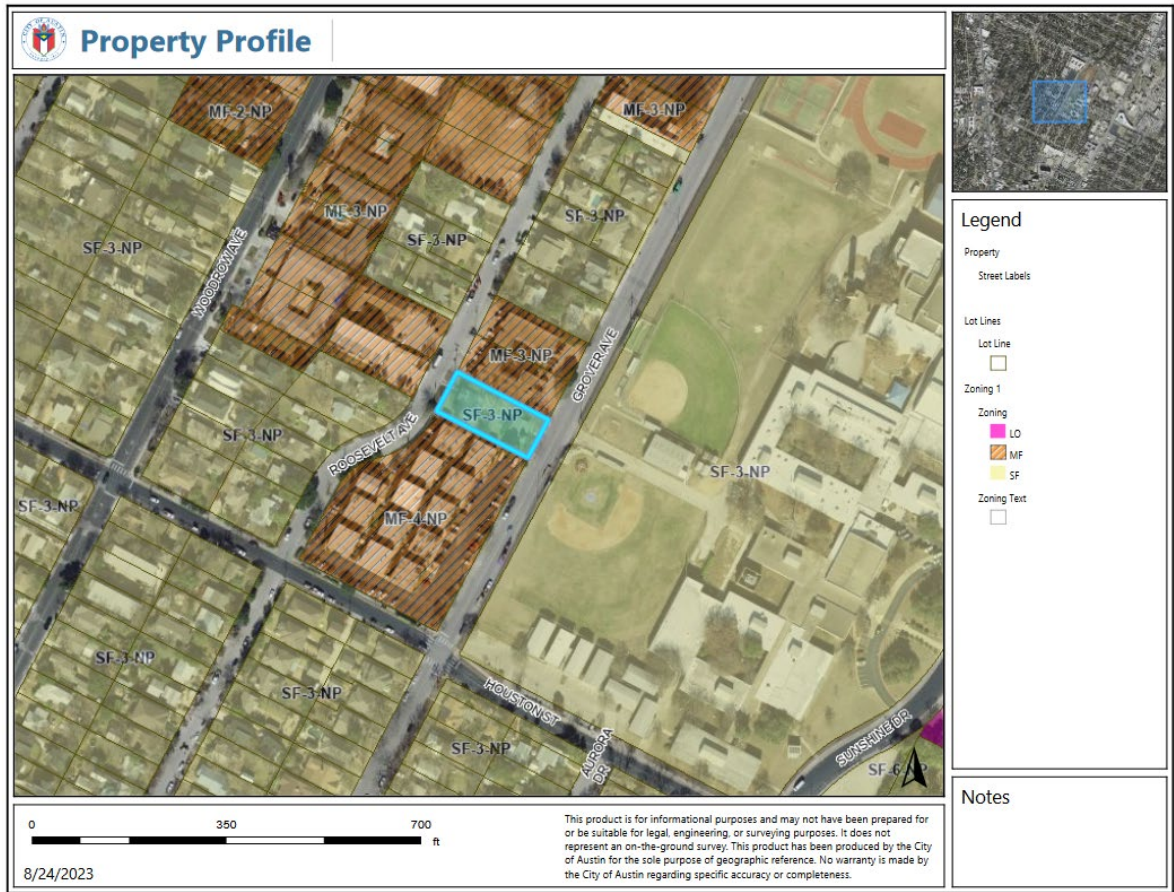
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 5/23/2023







**David Hartman's presentation at the July 26, 2023  
Virtual Community Meeting**

**5506, 5514 Grover and 5515 Roosevelt Ave.  
C14-2023-0065 and NPA-2023-0018.03**

Virtual Community Meeting  
July 26, 2023



1

## Project Overview

2.3313 acres on 3 lots located at 5506 and 5514 Grover Ave. and 5515 Roosevelt Ave. 49 existing multifamily units constructed 1966, and 2 rental houses constructed 1950.

Currently zoned "MF-4-NP" and "SF-3-NP."

Brentwood/Highland Combined Neighborhood Plan "Multifamily" and "Single-Family" Future Land Use Map.

Adjacent zoning includes MF-6-CO-NP, MF-3-NP and SF-3-NP.

Adjacent uses include McCallum H.S. baseball fields (east), multifamily (north), townhome and single family (south), and condominium and single family (west).

Applications:

	Current	Proposed
Zoning	MF-4-NP, SF-3-NP	MF-6-NP
NPA	Multifamily (5506 Grover Ave.)	Multifamily
	Single-Family (5514 Grover Ave and 5515 Roosevelt Ave.)	

Proposed development of approximately 195 multifamily units.

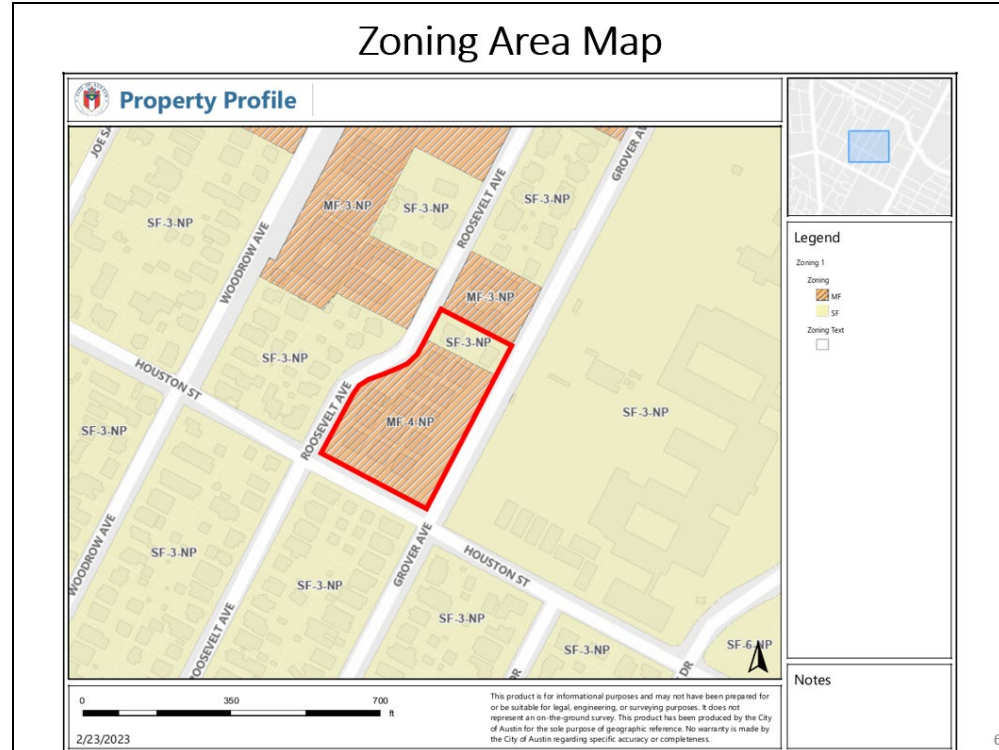
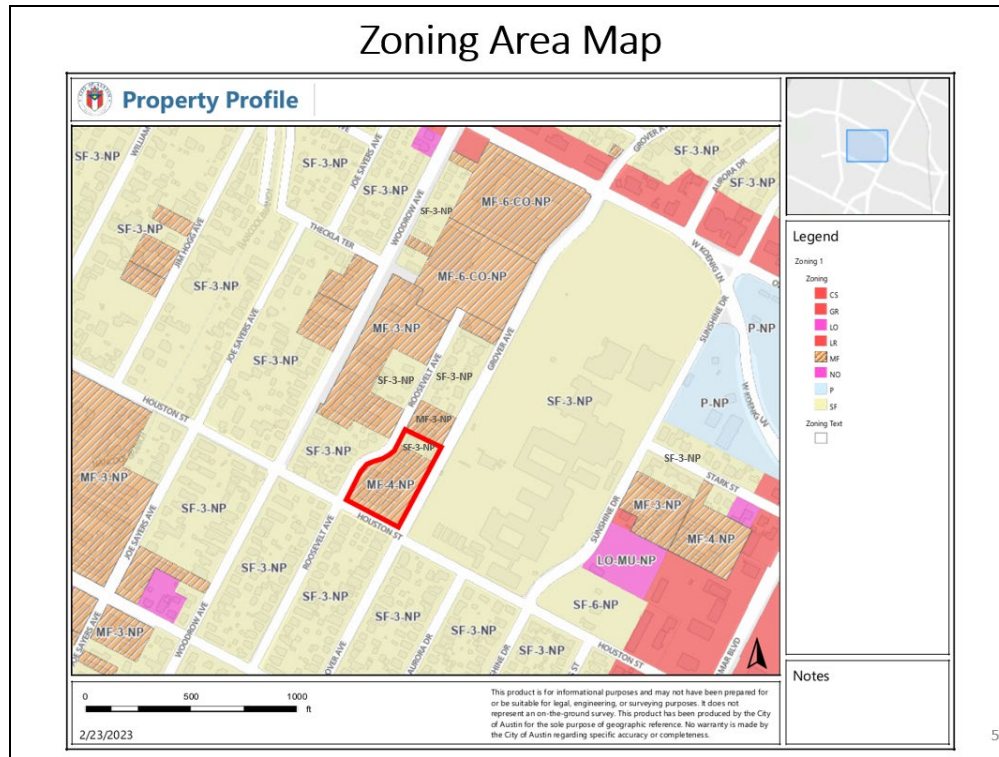
2

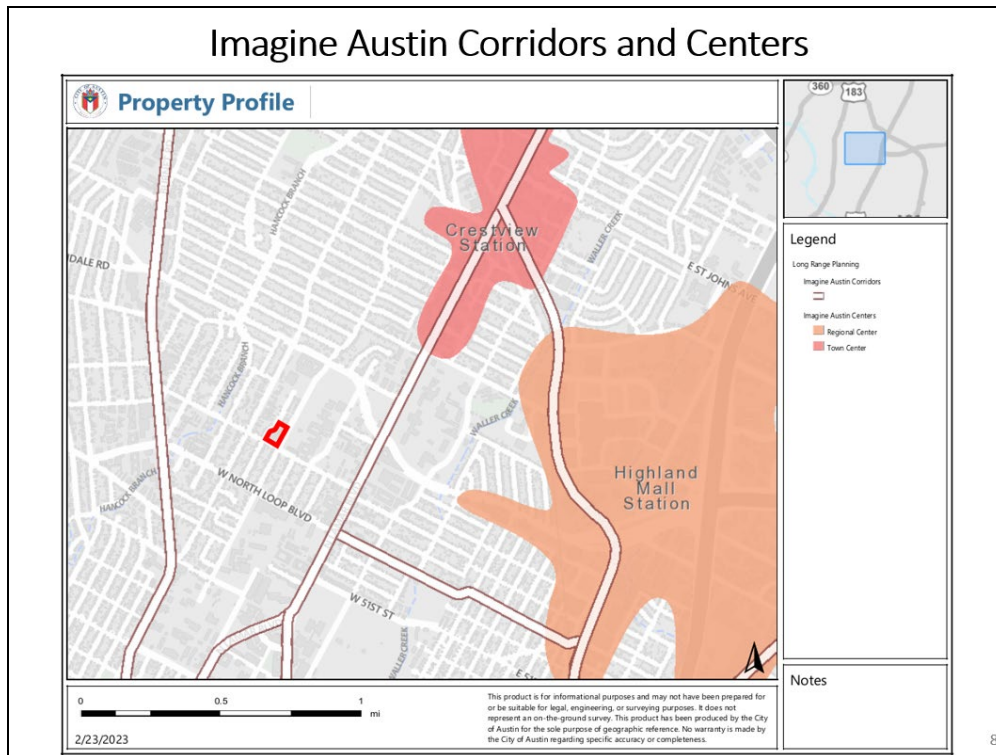
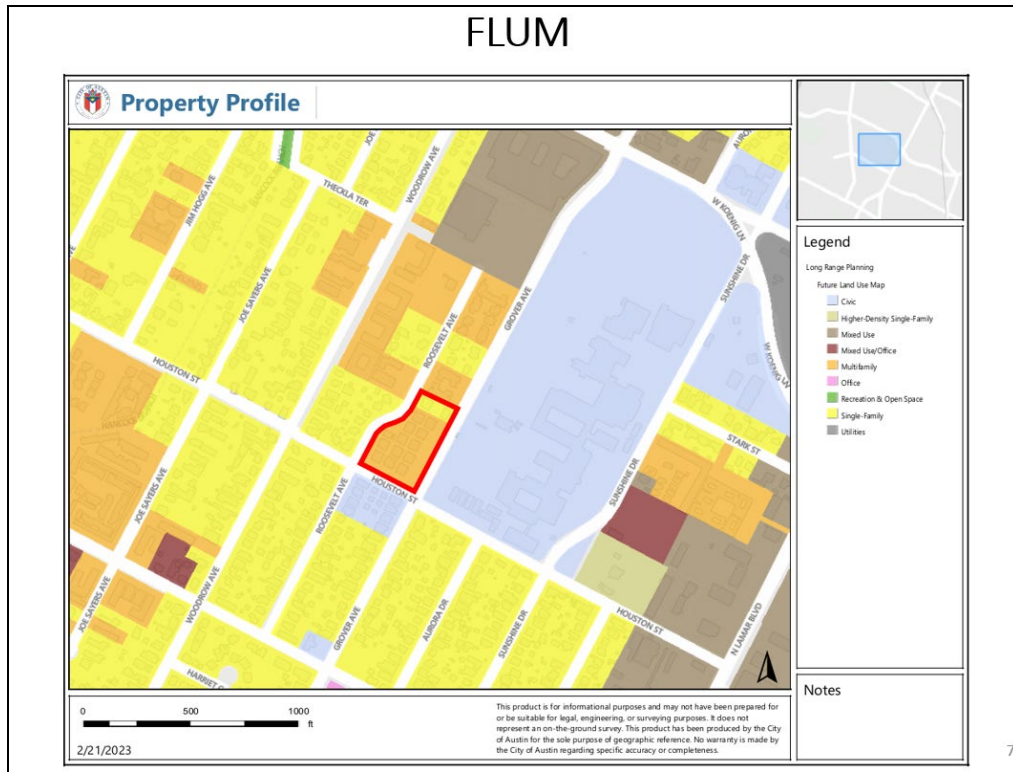
## Aerial



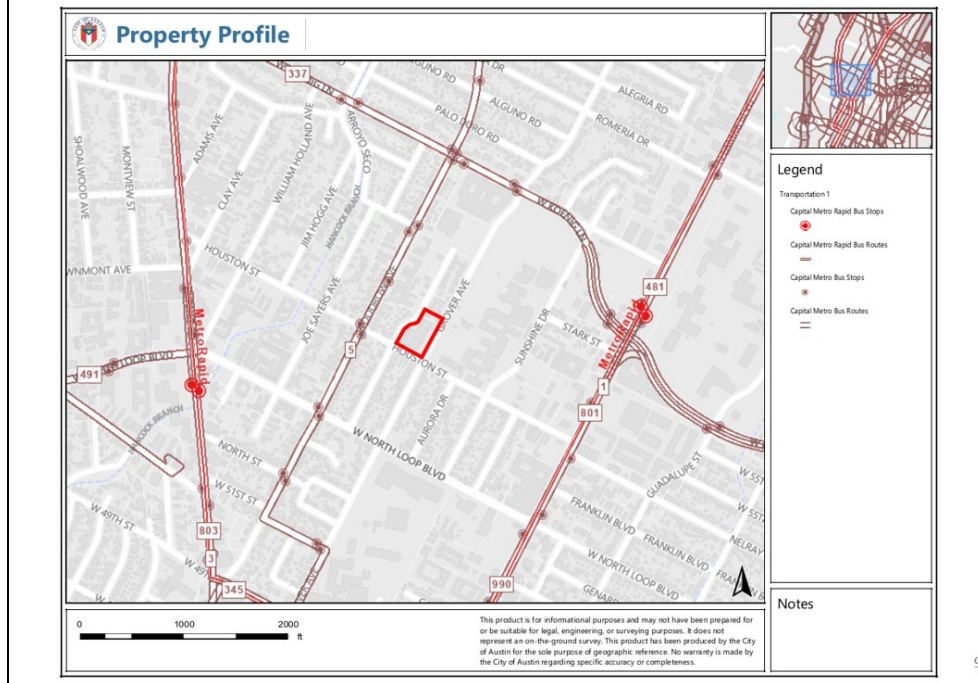
## Aerial







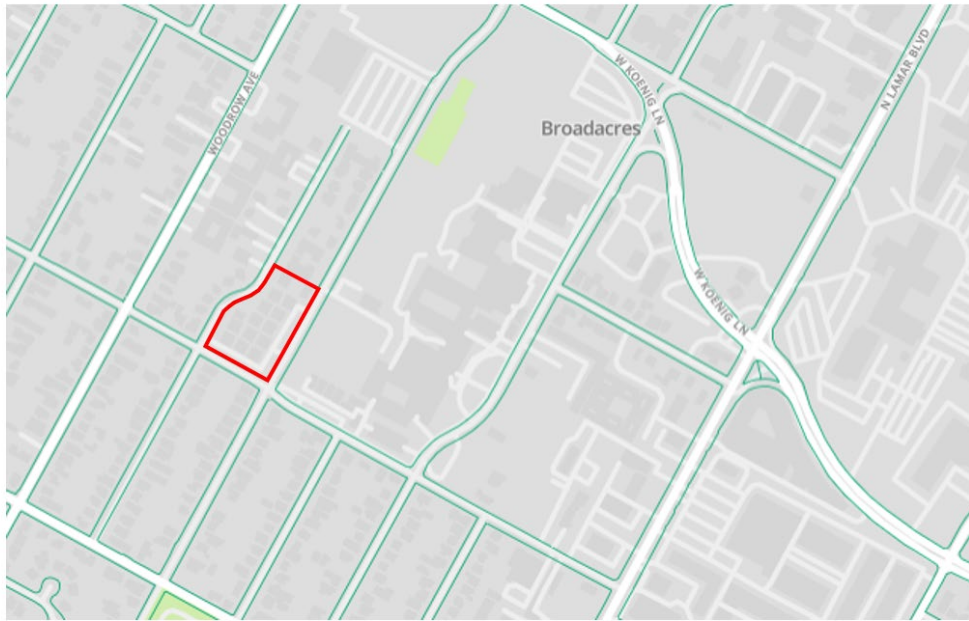
## Capital Metro Routes and Stops



## Bike Routes



## Adjacent Sidewalks



11

## Project Connect

### Orange Line Stations (North Lamar Working Group)

Note: Station areas are for illustrative purposes only; station locations and names subject to change



12

## Contact Information:

**David Hartman**

Dubois Bryant & Campbell LLP

303 Colorado St., Ste. 2300

Austin, TX 78701

(512) 685-3409

[dhartman@dbcllp.com](mailto:dhartman@dbcllp.com)

**Correspondence Received**

**From:** Camille Botts <**Sent:** Monday, July 31, 2023 3:01 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** NPA-2023-0018.03

To:  
City of Austin  
Maureen Meredith  
Street Jones Bldg  
Planning Department

Public Hearing: Aug 08,2023- Planning Commission  
NPA-2023-0018.03

Camille Botts  
5307 Aurora Dr, Austin, TX 78756

I object to this proposed amendment.

This will create too much congestion in my neighborhood. Already our neighborhood has significant congestion caused by McCallum and other high volume multi family units. Additionally, there are more high volume multi-family apartments being built off of Grover Avenue, which will contribute to congestion. This will add to already unsafe conditions for walkers and bikers. Additionally, it will add unnecessary traffic to our neighborhood.

Signed by Camille Botts  
5307 Aurora Dr, Austin, TX 78756

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

From: Doug Campbell  
Sent: Sunday, August 6, 2023 5:17 PM  
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
Cc: Kenny III <  
Subject: Case Number C14-2023-0065

August 6, 2023

Maureen Meredith  
[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)

City of Austin Housing and Planning

CASE SUMMARIES

RE: NPA-2023-0065

Case Number C14-2023-0065

Project Location: 5506 and 5514 Grover Ave & 5515 Roosevelt Avenue Proposed Zoning Change From MF-4-NP To MF-6-NP

D. W. Campbell K. W. MacKenzie III

1306 Houston Street

Austin, TX 7756

August 06, 2023

RE: Case Number C14-2023-0065

Project Location: 5506 and 5514 Grover Ave and 5515 Roosevelt Avenue Proposed Zoning Change From SF3-NP (Family Residence district Neighborhood Plan to MF-6-NP (Multifamily Residence Highest Density district Neighborhood Plan) for multifamily use.

Dear Maureen

We are residents of the Brentwood neighborhood, living within 500 feet of the Brentwood Town homes and wish to register our objection to the proposed changes.

The developer seeks to circumvent existing zoning by combining several adjacent lots of single family residence and combine with the existing Brentwood Town Homes plat to create one mega super structure and request rezoning to MF-6-NP highest density multifamily residence. A development of this size would be completely out of scale and out of character to the existing neighborhood. It would destroy livability for existing residence and pose a threat to the surrounding community.

The balance of the Brentwood neighborhood depends on respect for existing zoning to foster a sense of inclusivity with renters and homeowners and prevention of oversized structural enclaves. Single family residence like those targeted should not be erased from Austin's established neighborhoods and lots combined with small apartment complexes to create super structures.

Flood mitigation and water shed will be exacerbated with a MF-6 at the top of Houston Street and Grover Avenue. This location runs off into the arroyo tributary of Shoal Creek. We have witnessed this creek overflowing its banks several times in the past and those most vulnerable to catastrophic damage are more than 500 feet from the proposed development.

Yards, trees, and green spaces will disappear in favor of parking garages, concrete balconies and patios. The local wildlife of the neighborhood that help the biodiversity will be endangered and pushed out leaving nothing more than scavenger animals and pest. This is already apparent as redevelopment at Grover and Koenig is displacing a multitude of wildlife from the area.

Auto-pedestrian and bicycle accidents will become more prevalent as traffic inside the center of Brentwood becomes more congested. Houston Street could see an increase of more than 500 auto trips per week.

The highest standards should be met when developers seek legal and regulatory processes to ensure that any changes or deviations are in line with the broader interest of the community and neighborhoods. This proposal is not. We respectfully request the application for rezoning be rejected.

Sincerely,

Douglas Campbell  
Kenneth MacKenzie

PUBLIC HEARING COMMENT FORM	
If you use this form to comment, it may be submitted to: City of Austin Maureen Meredith Street Jones Bldg. Planning Department P. O. Box 1088 Austin, TX 78767-8810	
If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.	
Case Number: NPA-2023-0018.03 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: Aug 08, 2023 - Planning Commission	
Your Name (please print) <u>Ricky Boyd</u>	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
Your address(es) affected by this application	
Signature <u>[Signature]</u>	Date <u>08/07/2023</u>
Comments: <u>See Attached letter.</u>	

Ricky Boyd  
5401 Woodrow Ave.  
Austin, TX 78756

08/08/2023

City of Austin  
Maureen Meredith

Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

RE: Case Number: NPA-2023-0018.03

Dear Maureen,

I'm writing you today to voice my opposition to the proposed neighborhood plan amendment.

- I'm primarily objecting the proposed changes due to the impact to Grover Avenue. The City approved zoning changes to the Dart Bowl site (C14-2021-0019), that according to the TIA worksheet, will add 1633 trips per day.
- In addition, there is another zoning change to the 1200 W Koenig (C8-2023-0061.0A) that is a proposed 80 unit project as well.

Grover is already an extremely busy street. McCallum high school has a capacity of 1,542 and had an enrollment of 1,824 students last year. The street can't support additional traffic, I know that a TIA is not required due to the proposed number of trips that Case Number: NPA-2023-0018.03 would create. There is no sidewalk along Grover Ave. on the school's side which means students have to walk along the street, in traffic, just to traverse from the parking area to school.

Also, what is the proposed amendments for parking along Houston St. adjacent from the proposed plan? This street essentially turns into a one way street during the start of McCallum and at the end of day. Adding additional residences along with additional traffic is creating an extremely dangerous situation. I believe it warrants another assessment after the Dart Bowl site (C14-2021-0019) has been completed and the residences are mostly occupied.

Lastly, the application for Case Number: NPA-2023-0018.03 noted that the project wouldn't start until 2027 at the earliest. DuBois, Bryant & Campbell, L.L.P. and the firm representative, David Hartman, should be aware of the challenges as they were the firm representative for the Dart Bowl site (C14-2021-0019). By making the proposed changes to the neighborhood plan amendment now, they could potentially circumvent any issues once the other projects referenced above are completed. Why not amend the neighborhood plan at a later date once the additional traffic from the other projects is established.

Thank you!

Ricky Boyd

.....  
**From:** Simon Waxman  
**Sent:** Monday, July 17, 2023 10:34 AM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** Chelsea Burns <>; Moses, Dana <Dana.Moses@austintexas.gov>  
**Subject:** Re: Rezoning meeting

Thanks, Maureen. In general, we support development changes that support density where environmentally prudent.

-Simon  
.....

**From:** Paul Barr <  
**Sent:** Wednesday, August 2, 2023 11:44 AM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Barba, Ricky <Ricky.Barba@austintexas.gov>  
**Subject:** C14-2023-0065

 Hello Maureen & Ricky,

I am writing in regards to the Neighborhood Plan Amendment and Rezoning by Steve Beuerlein of the property he owns at 5506 Grover, 5514 Grover and 5515 Roosevelt. I own the adjacent property on Grover at 5516 & 5600, as well as a small apartment building across from the subject property at 5516 Roosevelt.

I've known Steve personally for many years but am not in favor of a large apartment development right in the middle of an established residential neighborhood. I don't think any of us want what we're seeing happen to the former Dart Bowl.

I'm not going to speak out too loudly since as I said, I know Steve and consider him to be somewhat of a friend so I think I'll just say that my thoughts would align with the Brentwood Neighborhood Association and whatever their opinion of the case would be. They probably have a much better feel for the land use codes than I do anyway.

I also am aware that as regards the City of Austin, any protest will more than likely fall on deaf ears. It's obvious that there is a huge push for more density due to the unfortunate number of new residents who have moved here over the last few years.

Thanks for your time and any questions, please let me know.

Take care,  
Paul Barr  
.....

**From:** Chelsea Burns  
**Sent:** Sunday, July 16, 2023 5:12 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** Simon Waxman  
**Subject:** Rezoning meeting

Dear Maureen,

My partner and I received notice about a virtual community meeting, and we are unable to attend, so we wanted to send an e-mail with our thoughts about the proposal.

We are Simon Waxman and Chelsea Burns, living at 5309 Aurora Drive, 78756.

We support the rezoning plan for 5514 Grover Ave and 5515 Roosevelt Ave, from single-family to multifamily residential use (SF-3-NP to MF-6-NP) and have no concerns about this change in the Brentwood/Highland Neighborhood Plan.

Please feel free to be in touch if we can provide anything additional—all best,  
Chelsea and Simon

--

Chelsea Burns  
Assistant Professor of Music Theory

August 6, 2023

Maureen Meredith  
Maureen.Meredith@austintexas.gov  
City of Austin Housing and Planning

**CASE SUMMARIES**

**RE: NPA-2023-0065**

**Case Number C14-2023-0065**

Project Location: 5506 and 5514 Grover Ave & 5515 Roosevelt Avenue  
Proposed Zoning Change From MF-4-NP To MF-6-NP

---

D. W. Campbell  
K. W. MacKenzie III  
1306 Houston Street  
Austin, TX 7756

August 06, 2023

RE: Case Number C14-2023-0065

Project Location: 5506 and 5514 Grover Ave and 5515 Roosevelt Avenue

Proposed Zoning Change From SF3-NP (Family Residence district Neighborhood Plan to MF-6-NP (Multifamily Residence Highest Density district Neighborhood Plan) for multifamily use.

Dear Maureen

We are residents of the Brentwood neighborhood, living within 500 feet of the Brentwood Townhomes and wish to register our objection to the proposed changes.

The developer seeks to circumvent existing zoning by combining several adjacent lots of single family residence and combine with the existing Brentwood Town Homes plat to create one mega super structure and request rezoning to MF-6-NP highest density multifamily residence. A development of this size would be completely out of scale and out of character to the existing neighborhood. It would destroy livability for existing residence and pose a threat to the surrounding community.

The balance of the Brentwood neighborhood depends on respect for existing zoning to foster a sense of inclusivity with renters and homeowners and prevention of oversized structural enclaves. Single family residence like those targeted should not be erased from Austin's established neighborhoods and lots combined with small apartment complexes to create super structures.

Flood mitigation and water shed will be exacerbated with a MF-6 at the top of Houston Street and Grover Avenue. This location runs off into the arroyo tributary of Shoal Creek. We have

witnessed this creek overflowing its banks several times in the past and those most vulnerable to catastrophic damage are more than 500 feet from the proposed development.

Yards, trees, and green spaces will disappear in favor of parking garages, concrete balconies and patios. The local wildlife of the neighborhood that help the biodiversity will be endangered and pushed out leaving nothing more than scavenger animals and pest. This is already apparent as redevelopment at Grover and Koenig is displacing a multitude of wildlife from the area.

Auto-pedestrian and bicycle accidents will become more prevalent as traffic inside the center of Brentwood becomes more congested. Houston Street could see an increase of more than 500 auto trips per week.

The highest standards should be met when developers seek legal and regulatory processes to ensure that any changes or deviations are in line with the broader interest of the community and neighborhoods. This proposal is not. We respectfully request the application for rezoning be rejected.

Sincerely,

Douglas Campbell  
Kenneth MacKenzie

PUBLIC HEARING COMMENT FORM	
If you use this form to comment, it may be submitted to: City of Austin Maureen Meredith Street Jones Bldg. Planning Department P. O. Box 1088 Austin, TX 78767-8810	
If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.	
Case Number: NPA-2023-0018.03 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: Aug 08, 2023 - Planning Commission	
<div><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</div>	
Your Name (please print) DOUGLAS W CAMPBELL KENNETH W MACKENZIE	
Your address(es) affected by this application 1306 HOUSTON ST AUSTIN, TX 78756	
Your Signature <i>Douglas W Campbell</i> Date 8/17/23	
Comments: SEE ATTACHED LETTER	

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:

City of Austin  
Maureen Meredith  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0018.03  
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov  
Public Hearing: Aug 08, 2023 - Planning Commission

☐ I am in favor  
☒ I object

Your Name (please print) Calvin Jophle 78756

Your address(es) affected by this application 5400 AWRORA DR.

Calvin Jophle Signature 7-30-23 Date

Comments: Stop taking single units  
too much traffic - can not get in  
now for carson both sides of street  
also school across street.  
Old PAT Bowl - Bowling Alley to  
Great Everying More Drags  
Leave single unit for people that  
have lived there for years

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:

City of Austin  
Maureen Meredith  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0018.03  
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov  
Public Hearing: Aug 08, 2023 - Planning Commission

☐ I am in favor  
☒ I object

Your Name (please print) Hazel Rowell 78756

Your address(es) affected by this application 5408 Joe Sayers Ave Austin TX 78749

Hazel Rowell Signature August 4, 2023 Date

Comments: Macaleon High School uses  
at parking - Burnet Road  
intersection - no minimal new eff  
its water way - in flooding  
1981

# PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin  
Maureen Meredith  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0018.03  
Contact: Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: Aug 08, 2023 - Planning Commission

☐ I am in favor  
☒ I object

Your Name (please print)  
Anne Harrison

5314 Roosevelt Ave. 78756

Your address(es) affected by this application

Anne Harrison 8/1/23  
Signature Date

Comments: Please, please reject this  
requested change to the Brentwood/Highland  
Neighborhood Plan! This area simply cannot  
handle more traffic and congestion. The  
McCallum HS + Dart Pool development already  
has taxed our neighborhood streets with  
traffic, parking, and this will most def-  
initely impact the walkability and bikeability  
of this part of the neighborhood!!

# PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin  
Maureen Meredith  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0018.03  
Contact: Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: Aug 08, 2023 - Planning Commission

☐ I am in favor  
☒ I object

Your Name (please print)  
Stella Seeger

5506 Gunter Ave Apt. 101 78756

Your address(es) affected by this application

Stella Seeger 7/29/23  
Signature Date

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin  
Maureen Meredith  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0018.03  
Contact: Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: Aug 08, 2023 - Planning Commission

☐ I am in favor  
☒ I object

Your Name (please print) Valerie Harrington  
Your address(es) affected by this application 5318 Roosevelt Ave

Valerie Harrington 8/3/23  
Signature Date

Comments: With all of the new apartment buildings that are currently being built within 500 feet of this property, and with McCallum High School, this neighborhood's infrastructure does NOT support more multi-family construction.

# PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin  
Maureen Meredith  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0018.03  
Contact: Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: Aug 08, 2023 - Planning Commission

☐ I am in favor  
☒ I object

Your Name (please print) James William (Bill) Harrison  
Your address(es) affected by this application 5314 Roosevelt Ave

Bill Harrison 8/3/23  
Signature Date

Comments: Already congested traffic related to proximity of High School & other apt's. This project will only aggravate this.

# **PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:

City of Austin  
Maureen Meredith  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0018.03  
Contact: Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: Aug 08, 2023 - Planning Commission

☐ I am in favor  
☒ I object

Valerie Harrington  
Your Name (please print)

5315 Roosevelt Ave  
Your address(es) affected by this application

Valerie Harrington 8/3/23  
Signature Date

Comments: With all of the new apartment buildings that are currently being built within 500 feet of this property, and with MacArthur High School, this neighborhood's infrastructure does NOT support more multi-family construction.