



Brentwood Neighborhood Association

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

To: Austin City Council
From: Brentwood Neighborhood Association
Date: November 29, 2023
Re: Item [109](#) November 30, 2023 C14-2022-0140 - Brentwood Multifamily

The Brentwood Neighborhood Association has met with the applicants and their agents several times. We appreciate working with the developer's agent and support the height limit that was presented in the conditional overlay for this property:

"The conditional overlay will restrict the maximum height of the building or structure to 45 feet and 4 stories."

The neighbors have met several times and are not supportive of the upzoning of this property from MF-4 to MF-6.

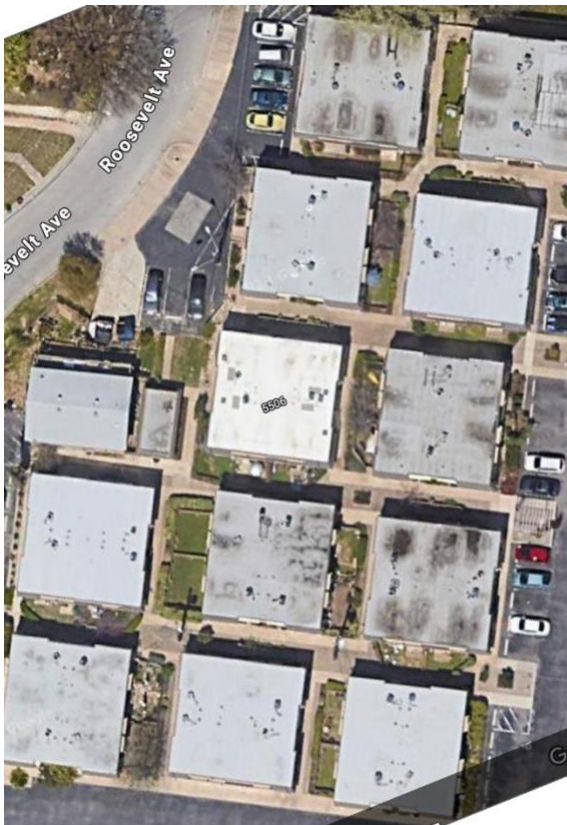
- 1) We have requested that access only be on Grover – which is proposed in the application and we appreciate. This property is not located on an arterial, but central in the neighborhood. Increased traffic would have a negative impact in the center of the neighborhood. The [neighborhood traffic analysis](#) showed traffic concerns for the area. The streets that bound the project are
 - a) Roosevelt is a dead end street.
 - b) Houston is a Level One streets with only ~26 feet of pavement“
From the city: “ 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 3,404 car trips a day. The neighborhood traffic report simply said for a large project recently approved said: “Houston St is currently operating at undesirable levels and will continue to do so with the addition of site traffic.” It affectively operates as a one way street in proximity to this location for most of the day because of McCallum High School.
 - c) Grover Street is a neighborhood street between this project and McCallum High School is also operating at an undesirable level with 2,825 trips per day.

There are two projects approved, one in construction on Grover to the north close to Koenig with hundreds of units and one on William Holland and Houston with hundreds of units. Those will push the traffic much higher.

- 2) This property, known as the “Brentwood Townhomes currently has “missing middle housing” consisting of two story 4-plexes with private outdoor yards.



This property has provided affordable housing in the community for many years, and the neighborhood residents are concerned about the removal of this housing when the higher zoning is granted for replacement with the “luxury units” being built in the vicinity.



We appreciate working with the owner and agent on this project. We appreciate the height constraint and the access limited to Grover (though we are concerned about the increased traffic in general) that was offered.

However, this property is already zoned MF-4 and upzoning to MF-6 would lead to the demolition and redevelopment of this accessible housing in the center of the community that we cannot support, as the neighborhood supports this alternative housing. There have been 2,700 apartments approved in this area in recent times.

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