

From: Jackie Burniske

Sent: Monday, February 10, 2025 7:57 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Boudreaux, Marcelle <Marcelle.Boudreaux@austintexas.gov>; Kirk Watson <campaign@kirkwatson.com>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Barge, Sara <sara.barge@austintexas.gov>; Phillips, Alberta - BC <BC-Alberta.Phillips@austintexas.gov>; Beeler, Melissa <Melissa.Beeler@austintexas.gov>

Subject: Hancock Homeowner Opposition to Red River Development

Greetings,

I am writing in opposition to the Single Family to Neighborhood Mixed Use land use of 4305, 4307, 4309 Red River Street, on the Planning Committee Meeting agenda being held February 11, 2025.

I am unable to attend the meeting and am submitting this opinion.

6) Plan Amendment: NPA-2024-0019.01 - Red River; District 9 Location: 4305, 4307, 4309 Red River Street, Boggy Creek Watershed; Central Austin Combined (Hancock) Neighborhood Plan Owner/Applicant: Sierra Halo, LLC Agent: Thrower Design, LLC (Victoria Haase and Ron Thrower) Request: Single Family to Neighborhood Mixed Use land use Staff Rec.: Recommended Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department

7. Rezoning: C14-2024-0121 - Red River; District 9 Location: 4305, 4307, 4309 Red River Street, Boggy Creek Watershed; Central Austin Combined (Hancock) Neighborhood Planning Area Owner/Applicant: Sierra Halo, LLC (C. Copeland) Agent: Thrower Design, LLC (Victoria Haase) Request: SF-3-CO-NP to LR-MU-DB90-NP Staff Rec.: Staff recommends LR-MU-V-CO-NP Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov Planning Department

I live at 800 East 44th St and I am a home owner at this address since 2012.

STAFF RECOMMENDATION: Staff supports the applicant's request for Neighborhood Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Neighborhood Mixed Use land use because the property is located on Red River Street which has a mix of land uses. The property is near public transportation and could provide additional housing units for the City.

I am in opposition to the rezoning of the 3 small houses on Red River to 7 stories mixed use.

70 feet is more than double any building in the area, and there is no parking for this development.

The current owner is hoping to rezone the property without a specific plan. City staff is approving the plan, stating the development would provide additional housing. The owner of the property

does not have a plan for the property, so we don't know that it will be housing. The owner plans to sell the property once it is rezoned, at a higher price to someone else to develop.

I understand the goal to increase housing in the area but the city should know what the plans of the developer are before rezoning.

I am a member of the Hancock Neighborhood Association (HNA) and I am in agreement with the opposition that HNA stated.

- 1) HNA membership voted against the rezoning
- 2) The developer's representative spoke to HNA meeting on January 27th and said they didn't want to spend the money to develop potential plans that would provide additional information about the development;
- 3) There's no more reason to up-zone this property without a plan than to up-zone every other SF-3 property in the neighborhood for purely speculative reasons.

Thank you,

Jackie Burniske

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