NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Crestview/Wooten Combined (Crestview)

CASE#: NPA-2021-0017.01 **DATE FILED**: February 11, 2021 (In-cycle)

PROJECT NAME: 7113 Burnet (also known as 7115 Burnet)

PC DATE: June 8, 2021
May 25, 2021
May 11, 2021

ADDRESS: 7113 & 7115 Burnet Road

DISTRICT AREA: 7

SITE AREA: 4.388 acres

OWNER/APPLICANT: CSW Cart, Inc.

AGENT: Armbrust & Brown, PLLC (Michael J. Gaudini)

CASE MANAGER: Maureen Meredith **PHONE:** (512) 921-6223

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial **To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2021-0044
Related RCA: C14-72-032(RCT)
From: CS-1-CO-NP, CS-CO-NP and LO-CO-NP **To:** MF-6-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: April 1, 2004

PLANNING COMMISSION RECOMMENDATION:

June 8, 2021 – After discussion, approved for applicant's request for Mixed Use land use. [T. Shaw – 1st; G. Cox – 2nd] Vote: 8-0 [C. Llanes Pulido, S. Rosa Praxis, and J. Thompson abstained. Y. Flores and J. Shieh absent].

May 25, 2021- After discussion, postponed to June 8, 2021 because the public hearing was running late into the evening and there was not enough time to continue case discussion. [J. Shieh – 1st; G. Cox – 2nd] Vote: 9-0 [J.P. Connolly, Y. Flores, and C. Llanes Pulido absent]

May 11, 2021 – Postponed to May 25, 2021 on the consent agenda at the request of the neighborhood. [G. Cox – 1st; A. Azhar – 2nd] Vote: 12 – 0 [T. Shaw absent].

STAFF RECOMMENDATION: Recommended for applicant's request for Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Mixed Use land use because the property is located along Burnet Road which is a commercial corridor with a mix of uses. Burnet Road is identified as an Activity Corridor in the Imagine Austin Comprehensive Plan where a mixed of commercial, office, and residential uses are appropriate.

Below are sections of the Crestview/Wooten Neighborhood Plan that supports the applicant's request.

Land Use Objectives and Recommendations

Land Use Objective 1: Preserve the character and affordability of the Crestview and Wooten Neighborhoods.

Recommendations

1. Existing single-family residential areas should retain SF-3 zoning.
2. Allow small-lot amnesty in the Crestview and Wooten neighborhood planning areas.
3. Rezone smaller multifamily and commercially zoned lots currently used as single family residential to SF-3.
4. Rezone uses, currently zoned commercial, to multifamily or mixed use.
5. If new duplexes and garage apartments are developed in Crestview, encourage them to blend in better with the existing single-family houses.
6. Land use and zoning should comply with existing deed restrictions.

Land Use Objective 2: Encourage the development of neighborhood-serving commercial and mixed use on Anderson Lane and Burnet Road.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Commercial -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;

2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;

3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;

4. Create viable development opportunities for underused center city sites;

5. Encourage the transition from non-residential to residential uses;

6. Provide flexibility in land use standards to anticipate changes in the marketplace;

7. Create additional opportunities for the development of residential uses and affordable housing; and

8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;

2. Establish compatible mixed-use corridors along the neighborhood's edge

3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);

4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;

5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and

6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
    - ***The property is located along Burnet Road which is identified as an Activity Corridor in the Imagine Austin Comprehensive Plan. The proposed development of 330 apartment units will add to mix of housing types in Austin. Burnet Road has access to public transportation and numerous businesses.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
    - ***The property is located along Burnet Road which is identified as an Activity Corridor in the Imagine Austin Comprehensive Plan. The proposed***

development of 330 apartment units will add to mix of housing types in Austin. Burnet Road has access to public transportation and numerous businesses.

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

    - ***The property is located on an Activity Corridor as identified in the Imagine Austin Comprehensive Plan.***

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

    - ***The applicants proposed use of 330 multifamily dwelling units will expand the number of housing choices in Austin.***

5. Ensure harmonious transitions between adjacent land uses and development intensities.

    - ***Mixed Use land use is appropriate in this location along an Activity Corridor with a mixed of uses.***

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.

    - ***The property is not located in an environmentally sensitive area of the city.***

7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.

    - ***Not applicable.***

8. Protect, preserve and promote historically and culturally significant areas.

    - ***To staff's knowledge there is no historic or cultural significance to this property or buildings.***

9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

    - ***The property is located near numerous businesses within walking and biking distance from the property.***

10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

    - ***The proposed multifamily development could provide a limited number of jobs.***

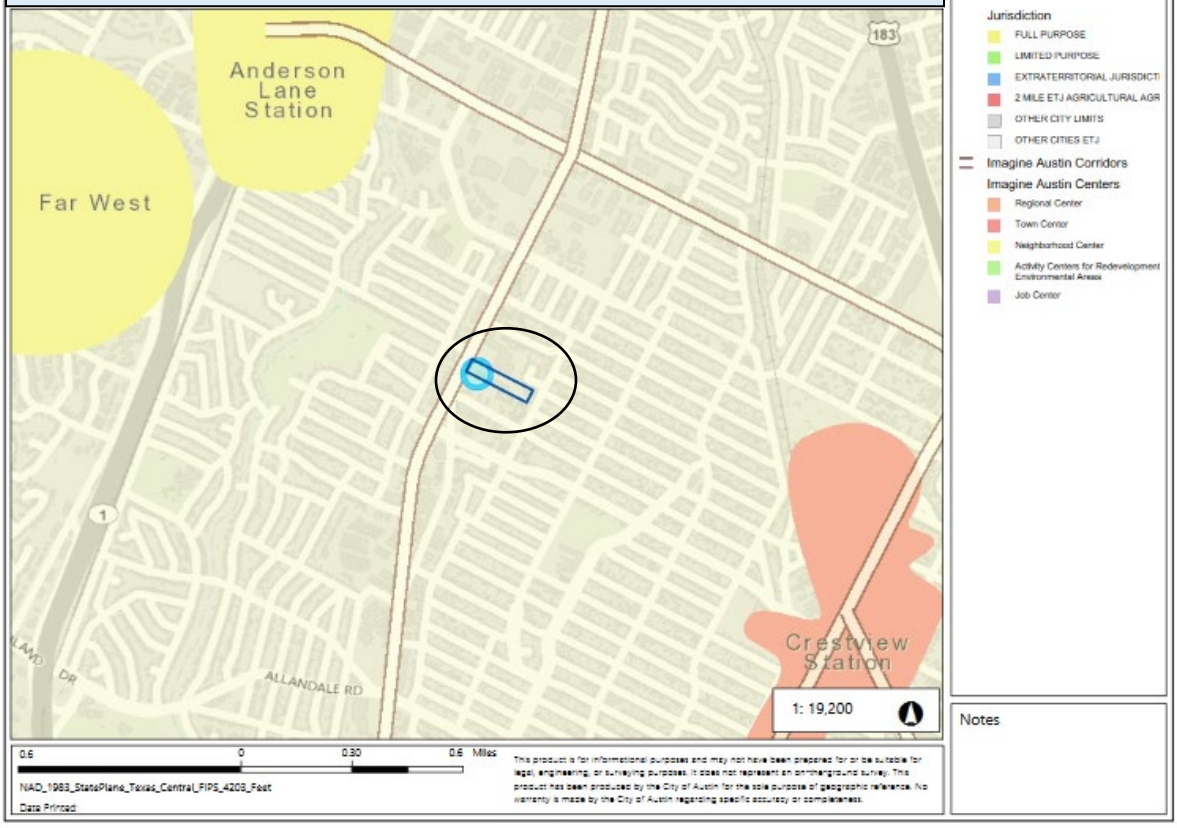
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

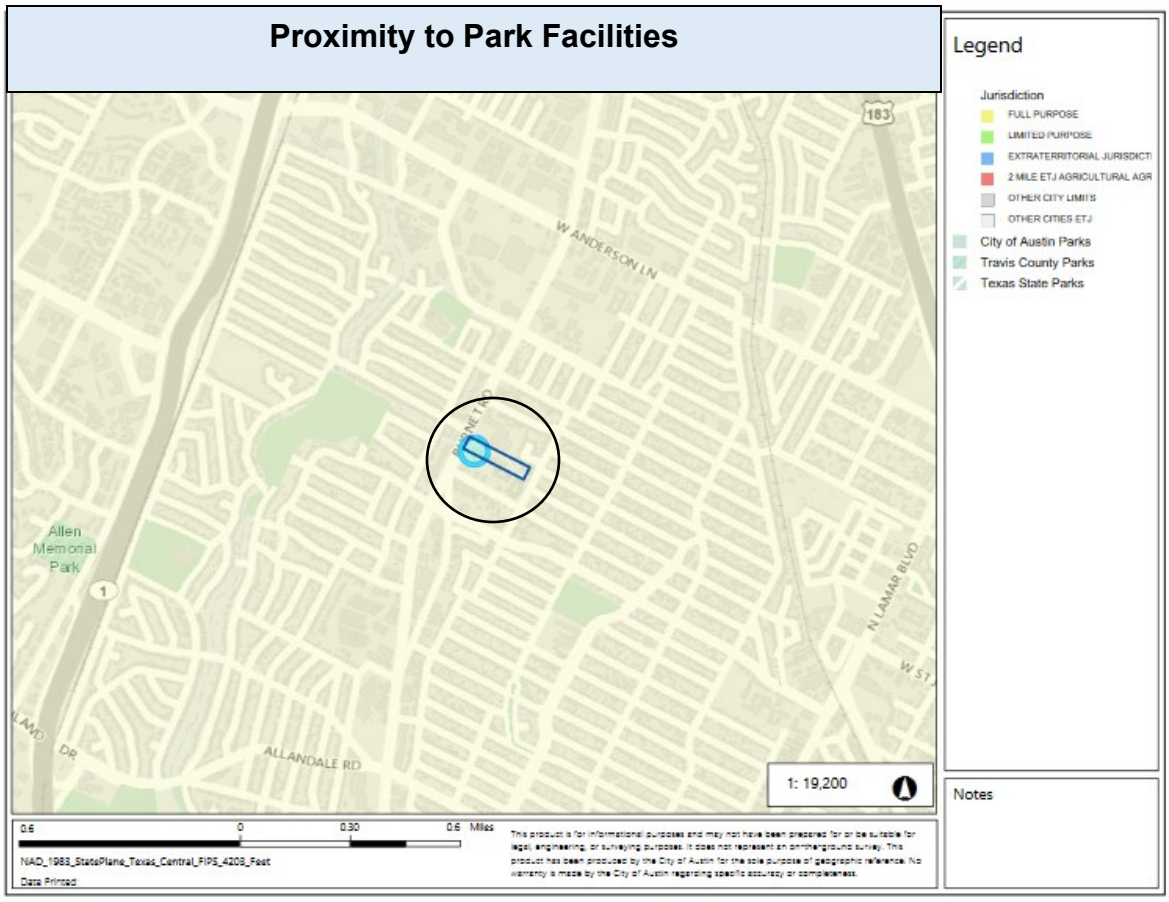
    - ***Not applicable.***

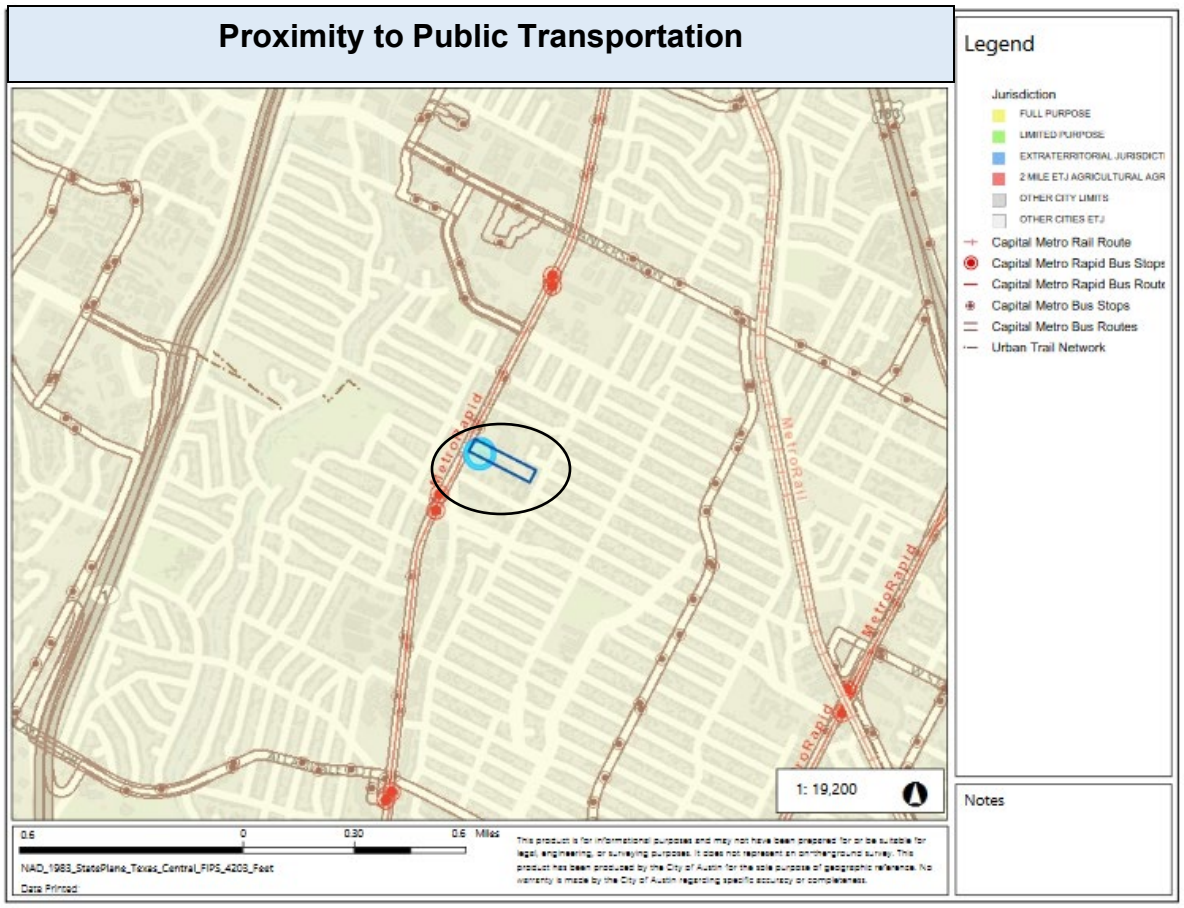
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

- ***Not applicable.***

Proximity to Imagine Austin Activity Centers and Corridors




Proximity to Park Facilities
Legend
Jurisdiction
FULL PURPOSE
LIMITED PURPOSE
EXTRATERRITORIAL JURISDICTI
2 MILE ETJ AGRICULTURAL AGR
OTHER CITY LIMITS
OTHER CITIES ETJ
City of Austin Parks
Travis County Parks
Texas State Parks
W ANDERSON LN
183
Allen Memorial Park
1
ALLANDALE RD
N LAMAR BLVD
1: 19,200
Notes
0.6 0 0.30 0.6 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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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.

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 application was filed on February 11, 2021, 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 Commercial to Mixed Use land use.

The applicant has an associated zoning case where they propose to rezone the property from CS-1-CO-NP (Commercial Liquor Sales district – Conditional Overlay- Neighborhood Plan), CS-CO-NP (General Commercial Service district – Conditional Overlay – Neighborhood Plan) and LO-CO-NP (Limited Office district – Conditional Overlay – Neighborhood Plan to

MF-6-CO-NP (Multifamily Highest Density district –Conditional Overlay- Neighborhood Plan) to build approximately 330 apartment units. For more information on the proposed zoning, please see zoning case report C14-2021-0044.

PUBLIC MEETING: The ordinance-required community meeting was virtually held on March 18, 2021. The recorded meeting can be found at www.speakupaustin.org/npa. Approximately 521 community meeting notices were mailed to people who rent or own property within 500 feet of the subject tract, in addition to neighborhood organizations and environmental groups who requested notification for the area on the Community Registry. Two city staff members attended the meeting, in addition to Michael Gaudini and Michael Whellan from Armbrust and Brown, PLLC, the applicant's agents. Also in attendance were four people associated with the application and twelve people from the neighborhood.

After city staff gave a brief presentation, Michael Gaudini gave the following presentation. He said there are three cases to discuss: a rezoning case, an outdated restrictive covenant from the 1970s restrictive covenant termination and a change to the future land use map (FLUM). The proposal is to build a 330-unit apartment complex on Burnet Road with 10% of those total number of units, 32 units, to be set aside as a long term affordable. According to the city's housing inventory, those would be the first income-restricted units in Crestview to date. Today the property allows for redevelopment as a large office and commercial building with no discretionary approvals needed because the existing zoning allows for it, but what it does not yet allow for multifamily which is why we're bringing forward these cases.

He said there was a very similar case filed last year also for MF-6 zoning. The applicant and the owner are both different from this case but the case itself is broadly similar. With the previous case the request was for MF-6 for a multifamily project 10% of total units as income restricted affordable units. The total unit count is a little bit lower than the prior project which was for 360 units. This proposed project is for 330 units which is our best guess based on the site constraints that we know of. (Please see Michael Gaudini's presentation is at the back of this report).

The previous cases went through most of the city process. The cases were approved by Planning Commission and was approved First Reading at City Council, but ultimately the prior owner decided to withdraw the cases before City Council could take it up for a final vote.

The front of the site has two of the most intensive commercial zoning districts allowed which is Commercial Services (CS-CO-NP) and CS-1-CO-NP, which allows for a bar. The eastern part has LO-CO-NP, Limited Office with a conditional overlay, which means there are some restrictions. Under the current zoning the property could be redeveloped that is fully commercial and office project by-right without any zoning approvals needed.

The existing access easement between this property and the property to the north that allows access to the light at Greenlawn Parkway will remain so people can access the traffic light.

The applicant is requesting MF-6-NP, which lowers the site intensity overall, we would give up the bar use and auto uses. The building height would increase as you get closer to Burnet Road. The use would be limited to multifamily, which in comparison is usually a lower number of trips and overall lower intensity for multifamily uses.

In terms of height compatibility we would still limit the back portions of the property keeping it mostly the same as it is today. There is a small portion of the back lot that would technically be allowed to step up to 50 feet where today it is limited to 40 feet. The main ask we have would be that additional height would be closer to Burnet Road, there would be an overall decrease in intensity and there would be the community benefit of affordable housing.

For the affordability part of this project we would enter into a restrictive covenant with a third-party enforcer that would run with the land. It would require 10% of the total number of units be made affordable at 60% of median family income. That is the same standard that the city uses for vertical mixed use projects. With the proposed 330 dwelling units total, that would mean 33 affordable units, which doubles the number of affordable units produced along Burnet Road per year on average. According to the city's housing inventory these would be the first long-term income-restricted units provided in Crestview to date.

We've been working with the Crestview Neighborhood Association throughout the project and we eventually landed on some key concessions. Even though it's a different applicant for these applications they are willing to stand by those concessions if the Neighborhood Association is willing to agree to them.

We agreed to reduce height entitlements provide buffering and fencing, ensure interior dumpster placement, comply with hooded, shielded lighting, and mobility access that would require us to get access to the signalized intersection. We extended the maximum building height of 40 feet from 100 feet to 200 feet from the single-family homes. (See applicant's presentation for more details).

After Michael Gaudini's presentation the following questions were asked:

Q: Allandale has single family uses across the street form Burnet Road. What will the height be when our setbacks are considered?
A: We will be fully compliant with the compatibility standards, which can only be waived by the Board of Adjustment. The BOA is a quasi-judicial board that only looks at demonstrated hardship with regards to the physical aspect of the property.

Q: Who is the record owner of the property?
A: The real owner of the property is an entity named CSW Cart, Inc. We represent the applicant. Melissa Neslund, who is participating in this meeting, is from Stratus Properties, has the property under contract. How it typically works is the applicant will only close on the property until they have the zoning in place.

Q: Is there a possibility that someone else might take over the contract and whatever concessions we work out with you might not be honored?

A: Any zoning that is approved by City Council even with a conditional overlay, goes with the land, so even if the property changes hands, the zoning with the conditions stays in place. If the new owner wanted to change the conditions or rezone the property, they would need to start the rezoning process all over again.

Q: How high will the fence be?
A: The Land Development Code allows a 6-foot fence. If you have approval from surrounding property owners, you can have a maximum 8-foot fence. If the neighborhood wants an 8-foot fence, this is something we can work with the neighborhood on.

Q: Where will the parking garage be located?
A: The parking garage will be internal to the project and will be in the middle of the property. Our main access point will be the southernmost property boundary. The City of Austin Transportation Department said we need to have our access drive as far south as possible. There will be no vehicular access back around the building near the single family homes.

Q: Is there going to be cars driving back and forth directly behind my house? Is there going to be a road there?
A: The answer to that is "no". There is not going to be a road there because they have nowhere to go.

Q: How far from my backyard fence will the building start?
A: At minimum it will be 25 feet, based on the compatibility standards. There will be an access for emergency vehicles which adds some distance, so practically speaking it would be about 30 feet to meet radius requirements.

Q: Are the height restrictions revokable?
A: If approved by City Council, it would be law and part of City Code. Only City Council would have the authority to modify or revoke that Code and then it would run with the land.

Q: Will there be a commercial stores and services at the bottom of the buildings?
A: No, with the MF-6 zoning does not allow for commercial uses. The current zoning allows for commercial uses, so when we requested MF-6 we decreased the intensity of uses by only limiting the property to residential uses.

Q: The last plan amendment case your request was to change the future land use map to Multifamily. Now you're requesting Mixed Use. Why the change if you don't plan to have any commercial uses?
A: Mixed Use land use allows for the MF-6 zoning, so we decided to ask for Mixed Use, but we don't have a strong preference either way. However, when you look at the future land use map you see a lot of Mixed Use land use along Burnet Road. From a land use perspective Mixed Use made a little more sense. We don't want to have a lot of vacant commercial space on the first floor. We'd prefer to have ground-floor with amenities and co-working space that is helpful to our residents.

Q: How many parking spaces will be provided? Will the spaces will be on the site and will each living unit be entitled to at least one parking space?
A: At minimum we will meet what is required by the Land Development Code. Yes, each living until will have at least one parking space. We are looking at having two to three guest parking spaces on the first floor and for those who have a quick drop-off. We intend to fully park the project so there will be no spill over on Greenlawn Parkway and in the development to the north. We don't foresee any parking issues.

Q: Are there any other means of ingress or egress to the property other than by entering exiting from Burnet Road?
A: No. With the Burnet Road corridor improvements there will be a raised medium which is why Austin Transportation Department required us to get a joint access easement with the property to the north so people can access the light to allow for a safe left turn.

Q: Will the owner work through the LLC and if so then how could the city or any other party enforce commitments for fencing trash receptacles and even the affordability of a certain number of units?
A: For items that can be in a conditional overly, it will get pulled immediately at site plan. For the affordable housing element, we will enter into an agreement with a third party who knows how to operate the affordable housing agreements. This agreement cannot be dismissed by the owner or any future owner.

Q: Will the buildings be constructed of highly flammable materials such as particle board and plastic materials? If so, what solutions are there for resident an egress in the event of a fire?
A: We build high-quality projects and we will not build with plastic or particle board. At minimum we will meet Fire Code and will have a water sprinklers to meet fire code because of our building height.

Q: What augmentations will be necessary for residents to have adequate water sewer infrastructure without interfering with surrounding owners on the same mains in lines?
A: We have to go through the process of a Service Extension Request with the City of Austin Water Utility. The City then analyses if the proposed demand will ensure that the utility lines have enough capacity. If there is not enough capacity then we would be obligated to upgrade the lines.

Q: There is no height of fence that will screen nearby single family residences from the view of residents on the 10th floor of the building nearer near Burnet Road.
A: We're talking about 6-story building, not a 10-story building along Burnet Rd. For the majority of the property on the backside of the property the building height will be 40 feet which is I think a pretty reasonable. The current zoning of LO – Limited Office allows for 40 feet.

Q: Are there any conditions under which the perspective owner would agree to a maximum height of 60 feet for the entire property?

A: That is not doable for us to achieve the yield we need to make the project viable. So no, that doesn't work for us. Part of the trade-off of MF-6 zoning is you limit your impervious cover to get some more height. Compatibility standards ensure that building height is allowed where it is appropriate and a compatible distance from single family.

Q: What options are available for the use of pervious cover materials in order to reduce runoff?
A: We will be reducing impervious cover which would result in no water detention being required. We are adding water quality treatment to the site which it currently doesn't have today so we are improving the water quality. We are proposing pervious payment system that is credited towards the impervious cover numbers and are acceptable for the Environmental Criteria Manual.

Q: The Laguna Gloria water main is in very bad condition leaking nearly half of the entering water supply each day so how do you plan to get sufficient water volume and pressure to the 10th floor residents at the flush and brush hours in the morning and evening?
A: Part of the Service Extension Request is for the City to do this analysis. We have also done a hydrant test to confirm pressure in the neighborhood and it's fairly high for our site.

Q: What is the restrictive covenant that Stratus Properties seeks to terminate?
A: There's a restrictive covenant from the 1970's that is out-of-date because now we have compatibility standards. Also, there is a need to stream-line the regulations on the property, so you only have the controlling regulations.

Q: What discussions have you had with AISD regarding accommodations for the children?
A: For every zoning case you are required to file an Education Impact Statement that is sent to the school district so that they can comment on the nearby schools and their level of capacity. When we submit the zoning application there will be an updated EIS that will be part of the zoning package and included as part of staff review.

Q: Is there a requirement to have an internal parking garage or could that change to parking all along the complex with outdoor parking?
A: Yes, you could have another owner do outdoor parking but then you eat up all of your space and have nowhere to put your multifamily units. You get to a point where the project just won't work financially to make it happened. It doesn't work to have a suburban project with surface parking everywhere.

Q: Are you saying that the developer cannot make this project profitable if it cannot be built to a height of 90 feet?
A: The proposal is 75 feet, not 90 feet.

Q: If others agree, I would like to propose a 15-foot fence by the single family residences.
A: I don't think that's legally allowed, but we will work with the neighborhood to figure that out.

Q: Can we specify the unit mix in the restrictive covenant for the affordable housing part. I'd like to see family-friendly units.
A: I would expect that there would be a mix of one-and two-bedrooms, there will be very few if any three bedrooms in the entire complex. The cost of the affordable units are not subsidized by the government but will be managed financially by the market.

Q: Can we specify the points of height where it steps down where you talk about 75 feet and 40 feet within the conditional Overlay? Can we have conditions in both a restrictive covenant and the conditional overlay?
A: Yes, the conditional overlay can be specific to what the building heights are. No, the City's Law Department will not allow having conditions in both a conditional overlay and a restrictive covenant.

Comments:

- Even an 8-story building will be extremely intrusive to homeowners on the west side of Burnet Road. Essentially, it makes every backyard within 500 feet into public space. Even with an 8-foot fence nude swimming will be public. This sounds extremely entitled to visual distance. Meanwhile, the owner is offering only a pittance in reduction of impervious cover.
- As proposed even with the 75-foot height, this proposed structure will overwhelm the character of the Crestview and Allandale neighborhoods. It will stand out in such a way that it will be incompatible.
- I would be curious to see the remaining capacity of Allandale/Crestview sewers with all of the new apartments going in.
- If you are going to have 12-foot-high stories, even a 48-foot high building will be extremely intrusive.
- Would like to see some dedicated on-site park space like at The Pearl on Koenig Ln
- Allandale has concerns about turn-around traffic on Greenlawn Parkway, and possible parking on Greenlawn Parkway.
- Frankly, in one of my early projects, I placed a tall fence with razor wire between residences and a municipal landfill. The next week, I visited the site and saw how ghastly the fence was. The worst decision in my entire life. I'll be glad to take you to see this so you can imagine the curses the neighbors may have sworn in the past 40 years.

CITY COUNCIL DATE:

June 10, 2021 — **ACTION:** Postponed to July 29, 2021 at the request of the neighborhood

July 29, 2021

Summary Letter from the Application

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

February 8, 2021

Jerry Rusthoven, Assistant Director
City of Austin
Housing and Planning Department
505 Barton Springs Rd.
Austin, Texas 78704

Re: Neighborhood Plan Amendment for 7113 Burnet Rd., also known as 7115 Burnet Rd. (the "Property")

Dear Mr. Rusthoven:

I am seeking to submit a Neighborhood Plan Amendment for the Property in order to develop a multi-family project with affordable housing units.

The Property is located on Burnet Road, an Imagine Austin corridor with access to retail, rapid transit, parks, and other amenities. However, the current FLUM designation does not allow an applicant to request residential zoning for the Property. This application would amend the Crestview/Wooten Combined Neighborhood Plan's Future Land Use Map ("FLUM") to reflect Mixed-Use for the Property. I will also be filing a forthcoming application to rezone the Property from CS-1-CO-NP, CS-CO-NP, and LO-CO-NP to MF-6-CO-NP.

I appreciate your consideration of this application and look forward to answering your questions and providing further details.

Respectfully,



Michael J. Gaudini

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

(As of June 1, 2021 no letter has been received)

From: Mike Lavigne
Sent: Friday, May 07, 2021 11:04 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Chip Harris <austinchip@hotmail.com>; Graham, Mark <Mark.Graham@austintexas.gov>
Subject: Re: Crestview NPCT Rec Ltr: NPA-2021-0017.01_7113/7115 Burnet Rd

*** External Email - Exercise Caution ***

sorry, I've been out of town a few days and then tied up with work. I don't think we have any consensus to share with the commission at the moment.
Thanks,
Mike

Mike Lavigne
Government and Public Relations
Austin, TX
512-917-7614

On Tue, May 4, 2021 at 5:31 PM Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

Hi, Chip and Mike:

Do you plan to submit a letter of recommendation for our staff case reports for the May 11 PC hearing?

Thanks

Maureen

Maureen Meredith, Senior Planner

City of Austin, Housing & Planning Dept.

Mailing Address: P.O. Box 1088

Austin, Texas 78767

Phone: (512) 974-2695

Recommendation from the Crestview Neigh. Assn.

From: Mike Lavigne
Sent: Tuesday, May 25, 2021 5:37 PM
To: bc-James.Shieh@austintexas.gov; bc-Grayson.Cox@austintexas.gov; bc-Jennifer.Mushtaler@austintexas.gov; bc-Robert.Schneider@austintexas.gov; bc-Todd.Shaw@austintexas.gov; bc-Claire.Hempel@austintexas.gov; bc-Patrick.Howard@austintexas.gov; bc-Carmen.Llanes@austintexas.gov; bc-Awais.Azhar@austintexas.gov; bc-Jeffrey.Thompson@austintexas.gov; bc-Joao.Connolly@austintexas.gov; bc-Yvette.Flores@austintexas.gov; bc-Solveij.Praxis@austintexas.gov
Subject: 7113 Burnet Road

Commissioners,

The Crestview Neighborhood Association is not taking an official position on the proposed zoning changes at this time due to "Covid Era" rules requiring a unanimous decision for such a letter.

Therefore, despite my role as President of the CNA and my belief that my opinion represents a super majority of our Executive Council, this letter comes to you from my role as a participant in negotiations with Michael Gaudini over the last two years as this project has evolved.

Although most of the neighborhood would prefer that no structure bordering single family homes be taller than 65 feet, I recognize that in an effort to push density to transit corridors, structures will be higher to accommodate more units and additional affordable units.

Mr. Gauidini has engaged in good faith and come to an agreement in principle with the neighbors closest to the property (Hardy Circle) on a restrictive covenant ensuring that this project will not be higher than 75 feet and guaranteeing certain compatibility protections above and beyond what would be required under the zoning they seek.

I believe the most important precedent here is that the developer has kept lines of communication open, appreciated the compatability requests of the nearest neighbors and agreed that just because they could get entitlements to build higher, it just isn't suitable for this block.

For these reasons I will not stand in the way of their zoning requests and the CNA will take no position on it.

A neighborhood association's central purpose is to give neighbors a stronger voice than they would have if they stood alone. I believe the neighbors on Hardy Circle have gotten a better deal than they would have on their own.

I hope that your vote will help secure the things that they have worked hard to negotiate for.

Thank you for your consideration,

Mike Lavigne

Mike Lavigne
Government and Public Relations
Austin, TX
512-917-7614

Neighborhood Postponement Request for the May 11, 2021 Planning Commission Hearing

From: Joseph Reynolds
Sent: Thursday, May 06, 2021 2:25 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Michael Gaudini <MGaudini@abaustin.com>; Graham, Mark <Mark.Graham@austintexas.gov>; joseph reynolds
Subject: Re: Request Postponement of 7113 Burnet Hearings

Maureen, The committee is OK with May 25th.

Thanks.

Joseph Reynolds
2611 West 49th St
Austin, Texas 78731
512-454-8880 [h]
512-297-4841 [c]

On May 6, 2021, at 8:05 AM, Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

Good Morning, Joseph:
The applicant has agreed to a postponement from the May 11th PC hearing to the May 25th PC hearing date.
Please let me know if you are OK with this postponement date.

Thanks.
Maureen

-----Original Message-----
From: Joseph Reynolds
Sent: Wednesday, May 05, 2021 9:07 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Praxis, Solveij - BC <BC-Solveij.Praxis@austintexas.gov>; Mushtaler, Jennifer - BC <BC-Jennifer.Mushtaler@austintexas.gov>

Cc: Nat Frensley < >; ANA_Zoning < >
Subject: Request Postponement of 7113 Burnet Hearings

*** External Email - Exercise Caution ***

Chairman and Board Members:

The Allandale Neighborhood Assn. Zoning and Land Use Committee requests a postponement of considering the 7113 Burnet zoning until a later Planning Commission meeting.

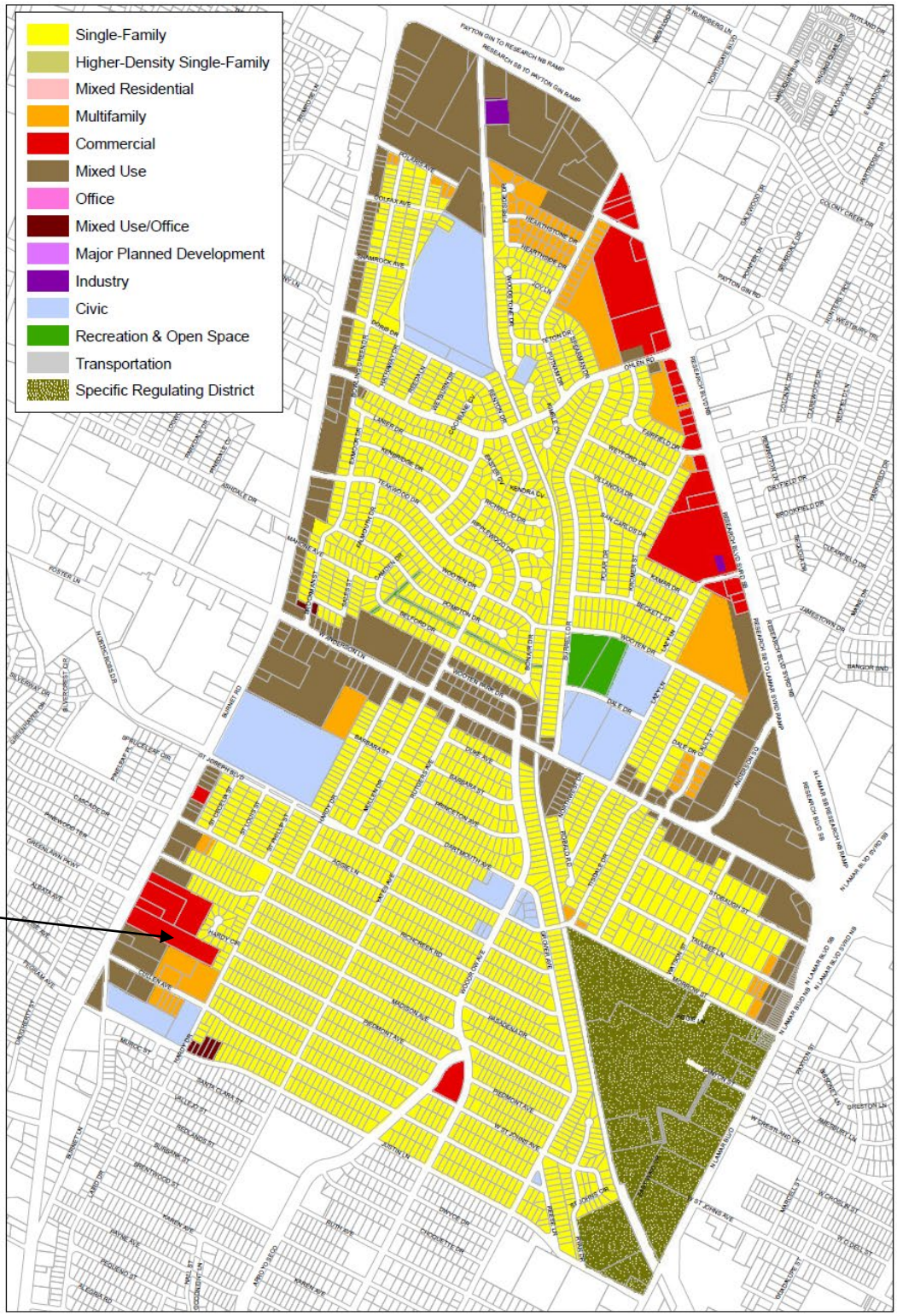
We are still evaluating our support or opposition, and need a time for further work on the various aspects of the proposed project before reaching a decision.

There are unseen medical events that have delayed our work. Our Committee Chair is hospitalized with what is likely Typhus, highly debilitating, and fatal if untreated. And, the Vice-Chair just had abdominal surgery.

Please grant our requested postponement.

Thank You.

Joseph Reynolds
2611 West 49th St
Austin, Texas 78731
512-454-8880 [h]
512-297-4841 [c]



Crestview/Wooten Neighborhood Planning Area
Future Land Use Map

Adopted April 1, 2004
Updated May 12, 2011



Crestview/Wooten Combined (Crestview)
Neighborhood Planning Area
NPA-2021-0017.01

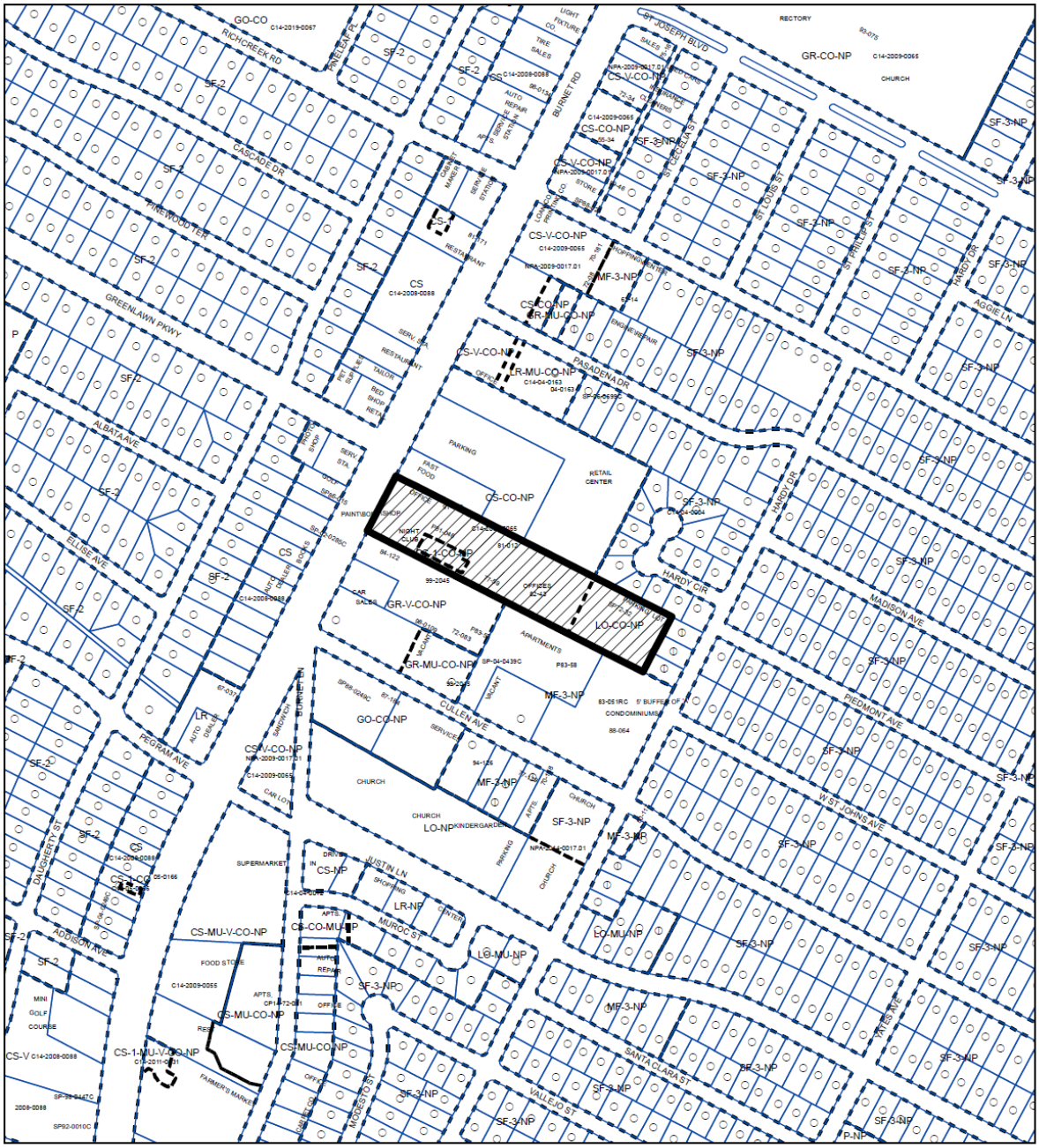
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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 2/25/2021, by: MeeksS

Future Land Use

- Subject Tract
- Civic
- Commercial
- Mixed Use
- Mixed Use/Office
- Multi-Family
- Office
- Single-Family
- 500 ft. notif. boundary



ZONING

ZONING CASE#: C14-2021-0044

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

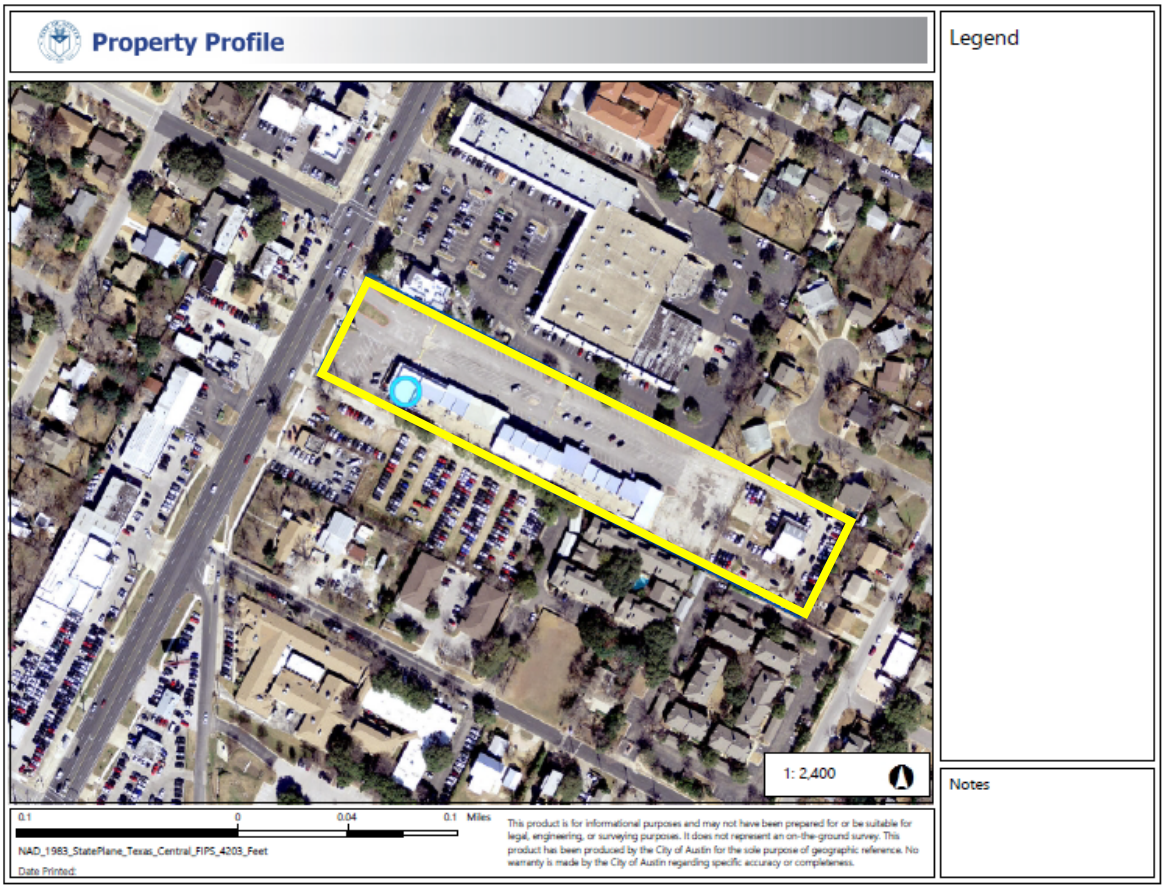
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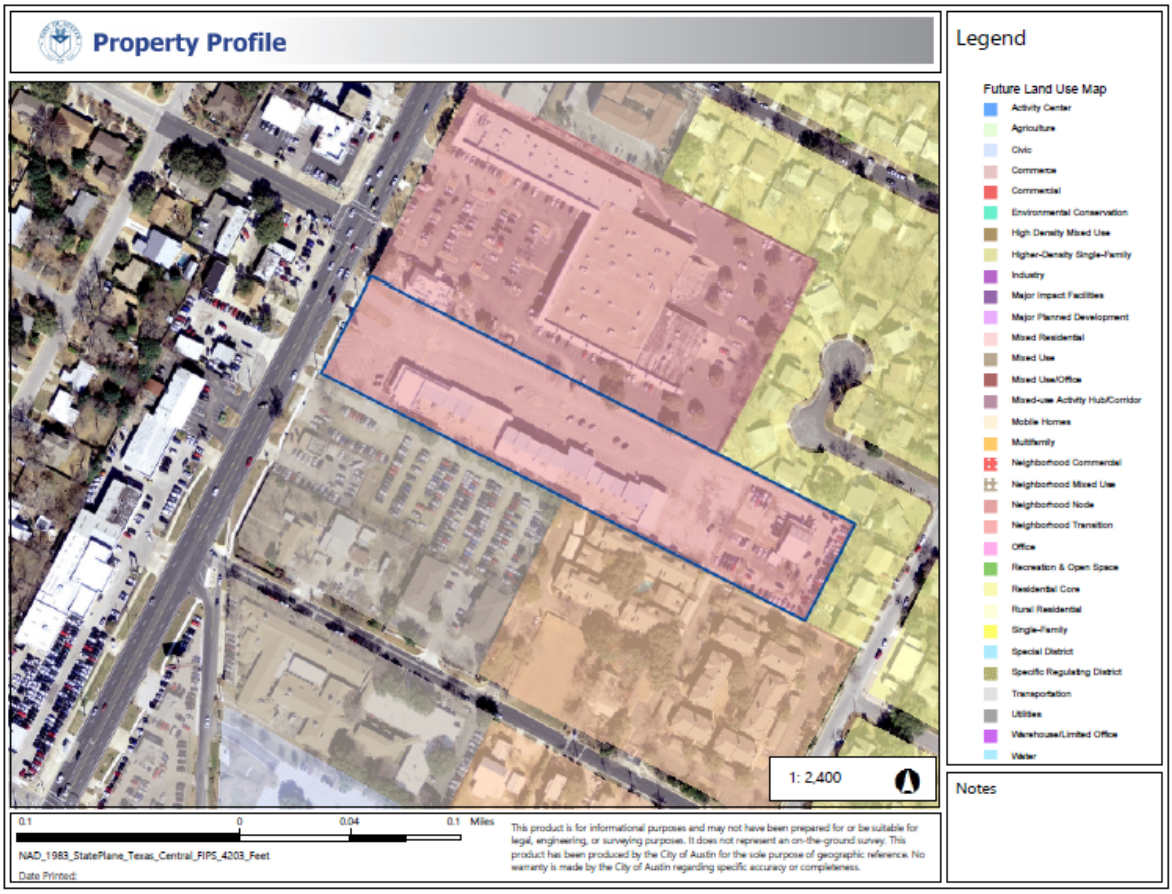
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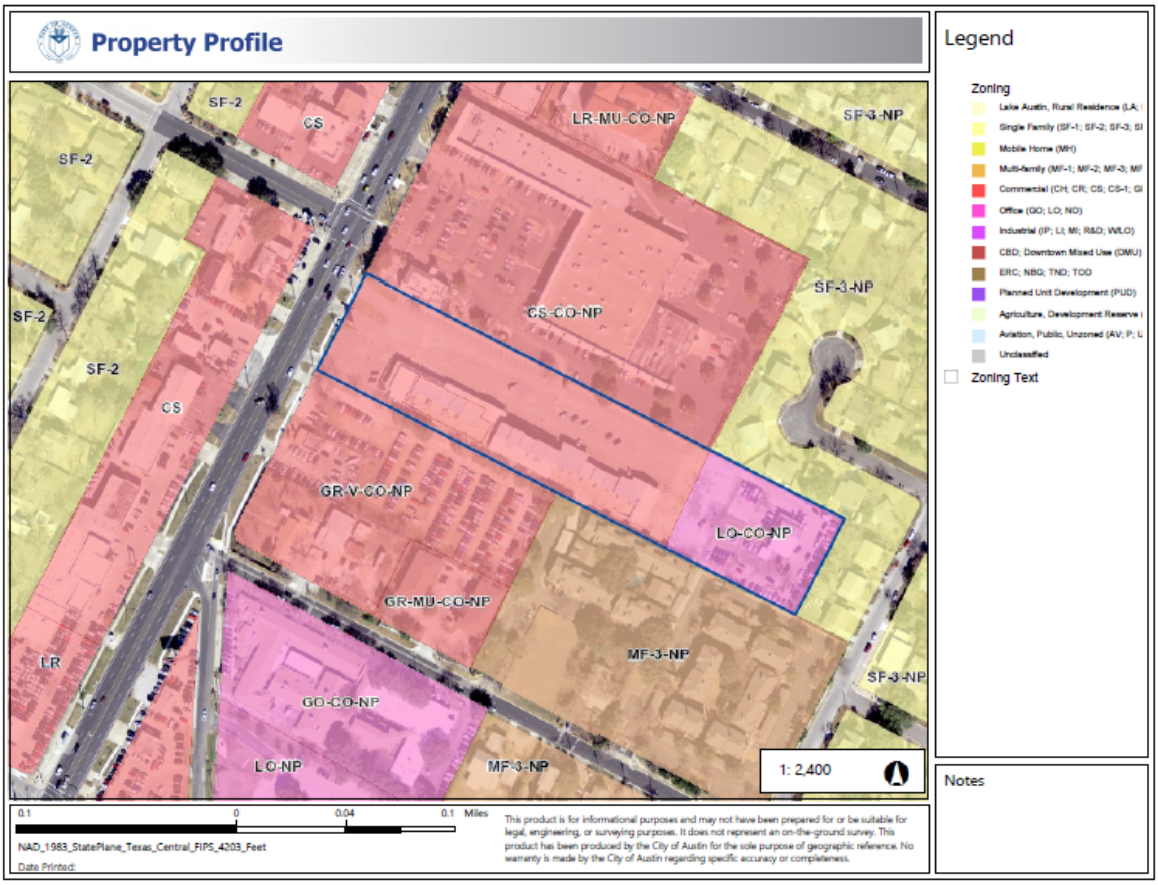
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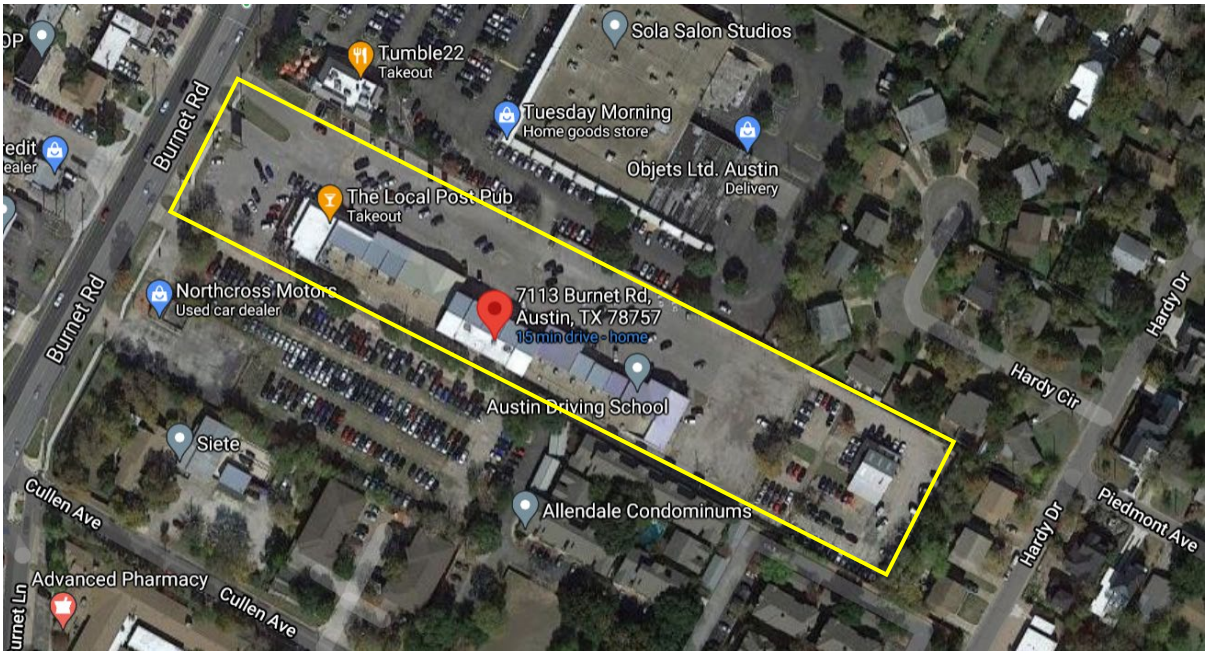
CITY OF AUSTIN FOUNDED 1839

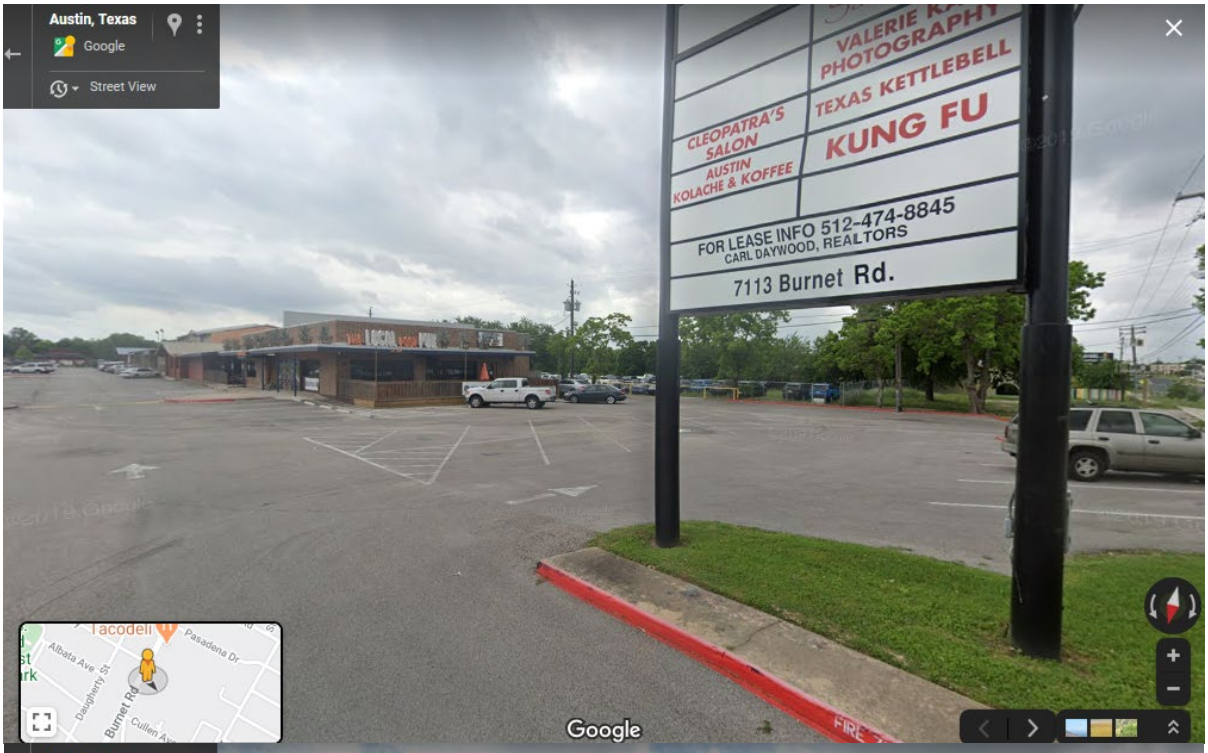
Created: 3/24/2021


Property Profile
Legend
1: 2,400
Notes
0.1 0 0.04 0.1 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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Property Profile
Legend
Future Land Use Map
Activity Center
Agriculture
Civic
Commerce
Commercial
Environmental Conservation
High Density Mixed Use
Higher-Density Single-Family
Industry
Major Impact Facilities
Major Planned Development
Mixed Residential
Mixed Use
Mixed Use/Office
Mixed-use Activity Hub/Corridor
Mobile Homes
Multifamily
Neighborhood Commercial
Neighborhood Mixed Use
Neighborhood Node
Neighborhood Transition
Office
Recreation & Open Space
Residential Core
Rural Residential
Single-Family
Special District
Specific Regulating District
Transportation
Utilities
Warehouse/Limited Office
Water
1: 2,400
Notes
0.1 0 0.04 0.1 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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Property Profile
Legend
Zoning
Zoning Text
SF-2
CS
LR-MU-CO-NP
SF-3-NP
CS-CO-NP
GR-V-CO-NP
LO-CO-NP
GR-MU-CO-NP
MF-3-NP
LR
GO-CO-NP
LO-NP
1: 2,400
Notes
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:


Sola Salon Studios
Tumble22
Takeout
Tuesday Morning
Home goods store
Objets Ltd. Austin
Delivery
The Local Post Pub
Takeout
Burnet Rd
Northcross Motors
Used car dealer
7113 Burnet Rd,
Austin, TX 78757
15 min drive - home
Austin Driving School
Hardy Dr
Hardy Cir
Siete
Cullen Ave
Allendale Condominums
Piedmont Ave
Advanced Pharmacy


Austin, Texas
Google
Street View
VALERIE
PHOTOGRAPHY
TEXAS KETTLEBELL
CLEOPATRA'S SALON
AUSTIN KOLACHE & KOFFEE
KUNG FU
FOR LEASE INFO 512-474-8845
CARL DAYWOOD, REALTORS
7113 Burnet Rd.
Tacodeli
Pasadena Dr
Albata Ave
Daugherty St
Burnet Rd
Google


Austin, Texas
Google
Street View
MOY YAT VING TSUN KUNG
Tacodeli
Pasadena Dr
Albata Ave
Daugherty St
Burnet Rd
Google


Austin, Texas
Google
Street View
Pasadena Dr
7113 Burne
Burnet Rd
Cullen Ave
Hardy Dr
W St John
Google

Applicant's Virtual Community Meeting Presentation on Mar. 18, 20217

7113 Burnet

Zoning & FLUM Amendment

1

Overview

- **Request**:
  - Rezone from CS-1-CO-NP/CS-CO-NP/LO-CO-NP to MF-6-CO-NP.
  - Amend the Future Land Use Map (FLUM) to reflect Mixed-Use.
  - Terminate an outdated restrictive covenant.
- **Proposal**: The applicant is requesting the ability to provide a 330-unit apartment on Burnet, with 10 percent of units affordable at 60 percent MFI.
- **Rationale**: This proposal would downzone the roughly 4-acre property, decrease overall site intensity, and provide the first income-restricted units in Crestview in exchange for additional height up on Burnet Road.

2

Background

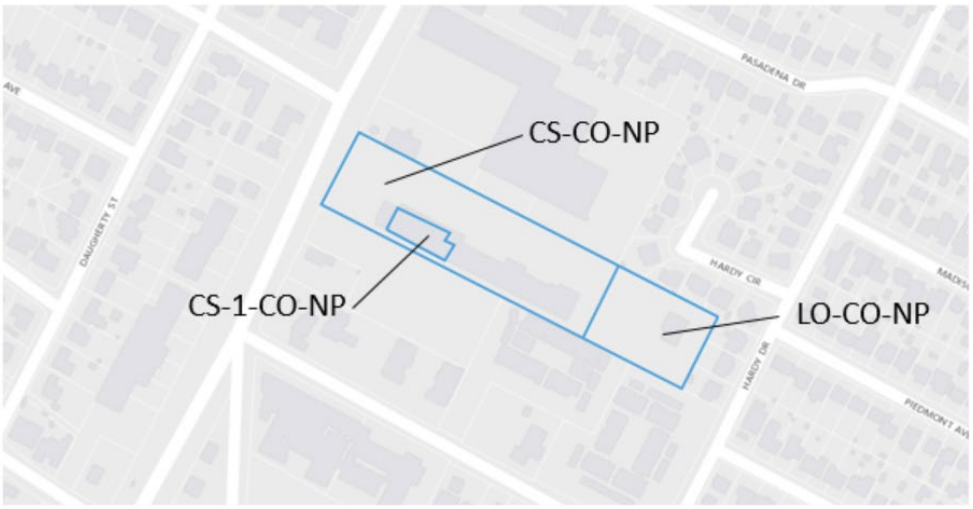
- **Prior Case**
  - February 2020: Case filed.
  - July 2020: Planning Commission recommends case.
  - August 2020: City Council approves case on first reading.
  - October 2020: Owner withdraws case.

- **Current Case – New Applicant, Similar Project**

Subject	Prior Case	Current Case
Zoning Requested	MF-6-NP	MF-6-CO-NP
Proposal	Multi-Family	Multi-Family
Unit Count	360	330
Affordable Housing	10% at 60% MFI	10% at 60% MFI

3

Current Zoning



4

Existing Uses: Bar/Auto Sales/Commercial



5

MF-6 Lowers Site Intensity Overall

Regulation	Existing Zoning	MF-6	
Height			
Up to 200 ft. from SF	Step Up to 40 or 50 ft.	Step Up to 50 ft.	≈
200 ft. to 300 ft.	Step Up to 60 ft.	Step Up to 60 ft.	=
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	88%	80%	↓
Building Cover	83%	70%	↓
FAR	1.6	-	↑
Use Intensity	Bar/Commercial	Multi-Family	↓

6

MF-6 Lowers Site Intensity Overall

Regulation	Existing Zoning	MF-6	
Height			
Up to 200 ft. from SF	Step Up to 40 or 50 ft.	Step Up to 50 ft.	≈
200 ft. to 300 ft.	Step Up to 60 ft.	Step Up to 60 ft.	=
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
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Building Cover	83%	70%	↓
FAR	1.6	-	↑
Use Intensity	Bar/Commercial	Multi-Family	↓

7

MF-6 Lowers Site Intensity Overall

Regulation	Existing Zoning	MF-6	
Height			
Up to 200 ft. from SF	Step Up to 40 or 50 ft.	Step Up to 50 ft.	≈
200 ft. to 300 ft.	Step Up to 60 ft.	Step Up to 60 ft.	=
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	88%	80%	↓
Building Cover	83%	70%	↓
FAR	1.6	-	↑
Use Intensity	Bar/Commercial	Multi-Family	↓

8

MF-6 Lowers Site Intensity Overall

Regulation	CS-1-V-MU	MF-6	
Height			
Up to 200 ft. from SF	Step Up to 40 or 50 ft.	Step Up to 50 ft.	≈
200 ft. to 300 ft.	Step Up to 60 ft.	Step Up to 60 ft.	=
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	95%	80%	↓
Building Cover	95%	70%	↓
FAR	-	-	=
Use Intensity	Bar/Commercial/MF	Multi-Family	↓

**VMU allows the applicant to waive FAR by providing affordable housing, as is already proposed here.*

9

MF-6 Lowers Site Intensity Overall

Regulation	CS-1-V-MU	MF-6	
Height			
Up to 200 ft. from SF	Step Up to 40 or 50 ft.	Step Up to 50 ft.	≈
200 ft. to 300 ft.	Step Up to 60 ft.	Step Up to 60 ft.	=
300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	95%	80%	↓
Building Cover	95%	70%	↓
FAR	-	-	=
Use Intensity	Bar/Commercial/MF	Multi-Family	↓

**VMU allows the applicant to waive FAR by providing affordable housing, as is already proposed here.*

10

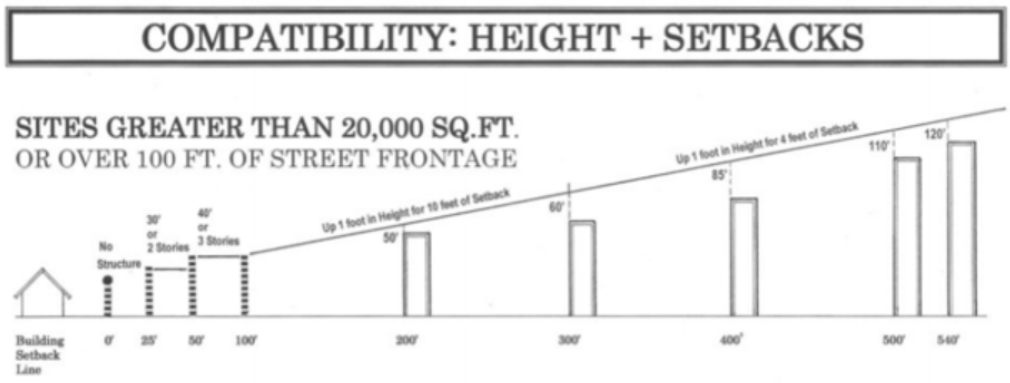
MF-6 Lowers Site Intensity Overall

Regulation	CS-1-V-MU	MF-6	
Height			
Up to 200 ft. from SF	Step Up to 40 or 50 ft.	Step Up to 50 ft.	≈
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300 ft. to 420 ft.	Remain at 60 ft.	Step Up to 90 ft.	↑
Impervious Cover	95%	80%	↓
Building Cover	95%	70%	↓
FAR	-	-	=
Use Intensity	Bar/Commercial/MF	Multi-Family	↓

**VMU allows the applicant to waive FAR by providing affordable housing, as is already proposed here.*

11

Compatibility Standards



Compatibility standards require a gradual step-up in height.
A project can reach 75 ft. of height at 360 ft. from single-family and 90 ft. at 420 ft. from single-family.

12

Compatibility Distance

Compatibility standards build in meaningful distance prior to allowing height.



13

7113 Burnet Supports Affordability Goals

ON-SITE | **60% MFI** | **10% OF ALL UNITS**

Total Proposed Housing:	**~330 units**
Proposed Affordable Housing:	**~33 units**
Average Annual Affordable Unit Production (Burnet):	***~15 units***

14

Stakeholder Engagement

For Crestview Neighborhood Association Consideration Prior to Planning Commission:

- **Overall Height Cap** of 75 ft. instead of 90 ft.
- **Rear Height Cap** of 40 ft. within 200 ft. from single-family residences.
- **Green Buffers, Screening, and Fencing**. Replace existing fencing, maintain new fencing, and provide a landscaped buffer with understory and shade trees along single-family property lines. Fully comply with the city code's requirement for hooded/shielded lighting.
- **Dumpster Placement**. Trash enclosures provided internal to the garage.

15

Overall Height – Under Full MF-6

Compatibility standards allow a gradual step-up to the full height of 90 ft.



16

Overall Height – Under Proposal

Proposal for neighborhood consideration prior to Planning Commission



17

Rear Height – Under Existing Zoning

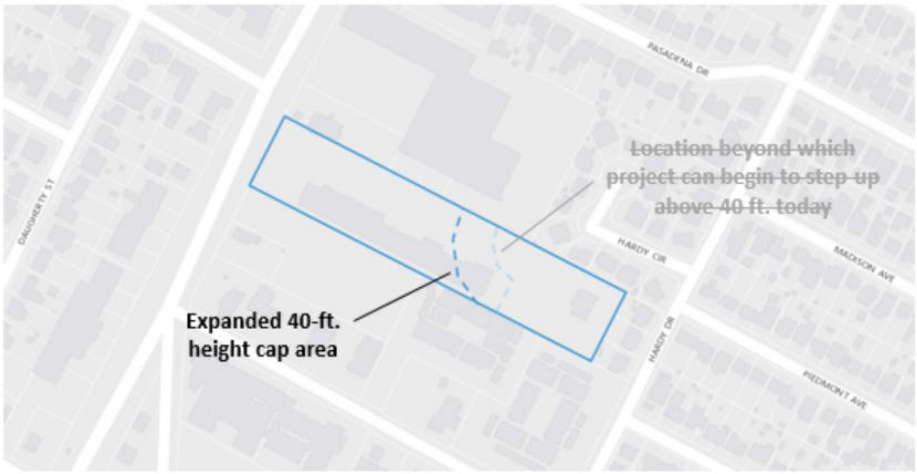
Compatibility standards provide a gradual step-up in height.



18

Rear Height – Under Proposal

Proposal for neighborhood consideration prior to Planning Commission



19

Recap

The applicant is requesting a downzoning to MF-6-CO-NP zoning to build an apartment with the first income-restricted units available in Crestview.

20

Recap

The applicant is requesting a downzoning to MF-6-CO-NP zoning to build an apartment with the first income-restricted units available in Crestview.

This proposal lowers the overall intensity of the site in exchange for additional height up on Burnet Road.

21

Recap

The applicant is requesting a downzoning to MF-6-CO-NP zoning to build an apartment with the first income-restricted units available in Crestview.

This proposal lowers the overall intensity of the site in exchange for additional height up on Burnet Road.

The next stage in the city's process is for Planning Commission to consider the applicant's MF-6 request. The applicant has put forward a proposed compromise plan for Crestview Neighborhood Association consideration prior to PC.

22

Correspondence Received

-----Original Message-----
From: Alma Isabel Aldrich
Sent: Monday, May 24, 2021 7:57 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>
Subject: 7113 Burnet Rd Project

*** External Email - Exercise Caution ***

Hi Maureen, Mark,

I hope this email finds you well. As a very close neighbor to the proposed new block of housing, I want to express my most enthusiastic and overwhelming support for the project.

I am so excited about the addition of more, desperately needed housing on Burnet, and in particular the availability of affordable housing units in my neighborhood. I hope this is the first of many projects like this.

Sincerely,

Alma Aldrich
2205 Pasadena Dr
Austin, TX 78757

From: Tanner Blair
Sent: Sunday, May 23, 2021 5:16 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Graham, Mark <Mark.Graham@austintexas.gov>
Subject: RE: Mar 18 Cmty Mtg: NPA-2021-0017.01_7113/7115 Burnet Rd

*** External Email - Exercise Caution ***

Hello Maureen and Mark,

I hope this finds you well. I see this is up for consideration at PC this Tuesday, and I wanted to once again voice my support for this project. This is a great opportunity to add 330 units, especially considering that 33 of those will be income-restricted to MFI of 60%. This is a high-opportunity area with great access to transit, jobs, and good schools – where better to add new homes?

I'm looking forward to seeing this project come to fruition and am excited to welcome more neighbors!

Regards,
Tanner Blair

From: Sara D Gore
Sent: Monday, May 24, 2021 2:00 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: PC items 11, 12, and 13 for Tuesday

*** External Email - Exercise Caution ***

Hello all,
I am a homeowner in Brentwood. I live a few blocks off of Burnet. I wanted to voice my support for the project to build housing over the lot at 7113 and 7115 Burnet Road. Our neighborhood definitely needs more affordable housing, and more residents who live in a spot with good public transit access like we enjoy here in this area. The additional residents can provide more customers to the area businesses (as opposed to using the spot to build another furniture store or restaurant), and this particular location displaces and harms no current residents.

Thank you,
Sara Gore
5400 Roosevelt Ave, Austin, TX 78756

From: Dan Keshet
Sent: Wednesday, May 26, 2021 2:28 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>
Subject: In favor of 7113 Burnet Rd rezoning

*** External Email - Exercise Caution ***

Hi!

I am writing to support the rezoning of 7113 Burnet Rd. I have lived in Austin for almost 15 years without a car and this is one of the few places that works well for that. It's right on the 803 to campus / downtown, very close to Northcross Mall and a ton of great restaurants and shops. With the ASMP recognizing Austin's need for a shift from driving to bikes and buses, we can't afford to lose any opportunity to take the best advantage of the places we have like this one that allow people to live without cars.

Additionally, I'd like to address a point I've seen made in opposition to this rezoning: the false idea that our water pipes could just chug along forever as long as we don't add more water users. This is simply untrue. As was made dreadfully clear during the winter freeze, water pipes do not work forever. We have tons of pipes that stand ready to burst at the next big weather event. When West Campus was rezoned for denser development, the bonanza of new tax dollars those apartments created more than paid for the replacement of the pipes in that neighborhood.

Pipes need replacement over time whether there are more users or not. If there are new users,the costs can be paid for out of new taxes; if not, the replacements must be postponed or paid for by all other water users.

Thank you!

Dan Keshet
908 Nueces St #22

-----Original Message-----
From: Ben Shelton
Sent: Wednesday, May 26, 2021 9:58 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>
Subject: 7113 Burnet Road

*** External Email - Exercise Caution ***

Hi,

I just wanted to write in support of the proposed project at 7113 Burnet Road. I live in 78757 as well (I own a home just up Burnet in North Shoal Creek), and I would welcome the new neighbors, and the affordable / income-restricted units would be especially good to have as the property values and rents in the area continue to rise. Additionally, the project is right off of the MetroRapid line, which would give easy access to transit. I think the project would be a win for the area and for the City.

Best,
Ben Shelton

-----Original Message-----
From: Andrew Lambdin-Abraham
Sent: Sunday, May 23, 2021 7:04 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>

Cc: District 7 <District7@austintexas.gov>
Subject: In favor of 7113 Burnet rezoning

*** External Email - Exercise Caution ***

Hi Maureen & Mark,

I have been an Austin resident my entire life, and used to visit the Dallas Nightclub when I was a student at UT. I also am a regular visitor to the North Burnet neighborhood and fan of the local businesses. Given the massive demand for housing in Austin and the ideal location of so many local establishments and transit access, this site is a perfect location for housing and especially affordable housing. Being able to get 33 income restricted units would be extremely significant for this neighborhood, which is very exclusive and difficult to access for income restricted people. I have a friend who is currently living in Brentwood and being priced out, and offering affordable housing in the area is something that smaller, lesser proposals or neighborhood claims about compatibility do not provide. The Burnet area is an ideal place for Austin to meet it's housing needs.

Andrew Lambdin-Abraham
14105 Naruna Way
District 7

From: Adrian Dukes
Sent: Friday, April 02, 2021 8:58 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: NPA-2010-0017.001

*** External Email - Exercise Caution ***

Good morning Maureen,

I received a notice in the mail about this application for neighborhood plan amendment and wanted to know more information. Are there any more details you're able to share with me? I just built my home on the 2200 block of Pasadena, love the fact that my backyard faces the commercial parking lot, but concerned about privacy and property values with potential of a several-stories-high building towering over this block's backyard.

I know there is a process and there will be a hearing that my neighbors and I will be able to attend, I just wanted to see if there was any additional information. I know CWS is an apartment conglomerate so I'm assuming we'd be looking at a mixed-use property like Burnet Flats?

Best,

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
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-2021-0017.01
Contact: Maureen Meredith, PH: 512-974-2695
Public Hearings: May 11, 2021 - Planning Commission
June 10, 2021- City Council

☒ **I am in favor**
☐ **I object**

JEANNE Cobb
Your Name *(please print)*

2000 Cullen Ave #24
Your address(es) affected by this application

Jeanne Cobb — 5/5/21
Signature — Date

Comments: I support a mixed use of this property.