

City of Austin Planning Commission

June 10, 2022

Re: Compatibility Setback Waiver for 1400 Cedar Avenue

Dear Planning Commissioners,

This letter is to inform the Commission that the Chestnut Neighborhood Plan Contact Team does not support the requested compatibility waiver for 1400 Cedar Avenue to reduce the setback from 25 feet to 7 feet.

The Chestnut Neighborhood has a long history of supporting density in our neighborhood, as seen by our adoption of all the neighborhood infill tools as well as working with the city to create the MLK TOD. That said, we believe a 7-foot setback is inappropriate in this location and unnecessary for the desired density of this project. Approving this waiver would mean these homes would not comply with Subchapter F (McMansion) or Compatibility Standards. To this end, the top of the roof ridge is proposed to be over 40 feet high, and 30 feet high at the proposed setback, which is considerably higher than allowed by McMansion. For these reasons, we don't feel the proposed project respects the neighborhood character of Chestnut. Thank you for your consideration.

Respectfully,

Chestnut Neighborhood Plan Contact Team