

**From:** [Alexandria Anderson](#)  
**To:** [Meredith, Maureen](#); [Tripp, Tyler](#); [Tomko, Jonathan](#)  
**Cc:** [MLK neighborhood Association](#); [EMLKCT Chair](#)  
**Subject:** May 30th City Council Meeting Voting items 142, 143, 154, 155, 149, & 157  
**Date:** Wednesday, May 29, 2024 8:00:14 AM

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Good Morning Maureen, Tyler & Jonathan,

My name is Alexandria Anderson and I hold the position as Chair of the Martin Luther King Neighborhood Association. I am writing on behalf of the neighborhood, especially the adjacent neighbors on the following items to be voted on at this Thursday's council meeting: Items 142, 143, 154 & 155, all located in my planning area.

**For items 142 & 143 Heflin Housing (5106 & 5108 Heflin Lane), we oppose the change of the FLUM and the MF-3-NP rezoning. We agree and support the Staff and Planning Commission Recommendations of Higher Density Single Family land use and SF-6-NP.** Concerns of the floodplain located across the street from this property and increased runoff to nearby properties, has the neighborhood and staff against the multifamily residential use. These properties are also located near a very busy and highly dangerous intersection with MLK/Heflin/Springdale. We support Stonegate Neighborhood Association and SHAWNA Neighborhood Association for the recommendation of SF6.

**For items 154 & 155 1702 Deloney Street, we oppose the change of the FLUM and the MF-2-NP rezoning. Our Neighborhood supports an increase in density to SF-6-NP.**

We think the SF-6-NP recommendation which allows for up to 25 units makes the most sense. The reason this makes more sense than the MF-2-NP (and up to 46 units) for this 2 acre lot is that about 1/3 of the lot is not actually developable due to the creek and set-back area, so if they actually went with the maximum 46 units, it would require higher density on the remaining space available.

- This is too dense with the amount of current development and already future approved development for these streets and this area.. With the increase in impervious cover, neighbors are already dealing with runoff from other developments in the area.
- Concerns of continued creek erosion which has already started by one of the adjacent properties the Friends Meeting of Austin
- The neighborhood has requested in several meetings a mockup rendering or

design of the development from the Drenner Group and the applicant with no compile. This is the first time as a NA since meeting with development teams we have not been presented a mockup design of the development. As we've been very earnest in trying to figure out how this new extension of our community will fit into the neighborhood, it doesn't seem like they're operating with the same level of good faith.

- Neighbors are concerned about lack of infrastructure: lack/limited street parking already, small street width for two way traffic, and lack of sidewalks = safety

**Our neighborhood association also stands in solidarity with Friends of Mystery Creek and opposes items 149 & 157.** The developer wants to put up a 6 story, 270-unit luxury high-rise on top of Mystery Creek, an ephemeral stream in the Bird Streets neighborhood. Only 10% of the units would be "affordable" at 60% MFI (\$1200 for a studio on the low end). Luxury developments also cause housing costs to increase for existing residents--this area is considered at-risk of displacement based on the Uprooted Report and an Equity/Anti-Displacement Overlay is still not in place.

Thank you for your time,

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Alexandria M Anderson

MLKNA Chair

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*"Unity Through Community"*



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