

**From:** [Mark Bessen](#)  
**To:** [Tripp, Tyler](#); [Meredith, Maureen](#); [Tomko, Jonathan](#)  
**Cc:** [Alexandria Anderson](#); [Martin Luther King Neighborhood Association](#); [EMLKCT Chair](#)  
**Subject:** 1702 Deloney St, Items 154 & 155 at May 30th Council Meeting  
**Date:** Wednesday, May 29, 2024 4:29:22 PM

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### External Email - Exercise Caution

Hello Mr. Tripp & Ms. Meredith,

I am writing regarding Items 154 & 155 of the May 30th Council Meeting regarding the 1702 Deloney St property. I will unfortunately be unable to attend and speak at the meeting due to prior responsibilities, but wanted to pass along a note.

I'm the neighbor on the Deloney side south of the 1702 lot and immediately adjacent (at 1614 Deloney St), and an active participant of the MLK neighborhood association. I've been involved, along with Alexandria and other neighbors, in talks with the Drenner group, about the rezoning and how these plans will impact our neighborhood. Below are summarized recommendations for amended zoning considerations, as well as additional points.

- I think the SF-6-NP recommendation which allows for up to 25 units makes the most sense. The reason I think this makes more sense than the MF-1-NP (and up to 34 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 34 units, it would require higher density on the remaining space available.

- An MF-1-NP zoning would also be an amenable choice for the neighborhood, but, given that 1/3 of the lot is undevelopable due to the creek, it would make sense that the max units be amended to match. So, say, instead of 17 units per acre as an upper bound, 12 units per acre.

- As far as the vegetative buffer, Leah Bojo's email notes that the client has agreed to a vegetative buffer on the north side of the property. I would like to suggest that the vegetative buffer be added along both the north AND south sides of the property on both the EM Franklin and Deloney sides (essentially along all areas where the new zoning is in contact with single family home zoning).

- I would like to request that privacy fences be built by the developer along the property line at the first stage of construction -- ideally 8-10' tall (up to the residents in each adjacent property) since that property is uphill from where I and other neighbors live.

I would like to state that I am disappointed that the Drenner group has still failed to provide any semblance of mockups or design drawings for what a development could look like after our repeated requests as a neighborhood association. We didn't ask for finalized renderings, but in meeting after meeting asked for a general sense of where a condo building might go vs. single family homes vs. townhouses, just to get a sense for what this might look like, where parking might fit in on already crowded streets that lack sidewalks, etc. -- and her email communications once again refuse to offer that.

As we as a neighborhood association have 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.

I strongly believe in the need for development and increased urban density in our neighborhood. I however also believe in the need for transparency in communication, and honest, forthright conversation about the impact of such a substantial development nested within single family homes, and offset from a major corridor of either MLK or 12th St, on our existing community.

I hope that these considerations, and my thoughts, which I believe echo those I've heard from other neighbors, are brought forth in the council meeting.

Thank you very much,  
Mark Bessen



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