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## C14-2025-0094: concerns

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**From** Fabrizio Bisetti [REDACTED]  
**Date** Mon 5/18/2026 10:16 PM  
**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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Dear Ms. Hadri:

I hope my email finds you well.

I am writing to express my concerns related to case C14-2025-0094, for which there is a scheduled hearing on May 21.

My concerns pertain to three points

### **1) Neighborhood Traffic Analysis Memorandum.**

The NTAM predicts an increase of traffic from 1,025 vpd (documented) to 1,975 vpd (estimated), which is nearly a doubling in traffic and this is only an estimate. The NTAM also does not provide any clear indication on how the developer plans on meeting the 20% TDM trip reduction target, which is also only a recommendation.

As in Tab. 2, the memorandum documents 1,025 vehicles per day cumulatively on the 3 adjacent streets (W 48th, W 49th, and Ramsey). Among those, W 49th is the only street with access to Burnet Rd.

Table 1 of the memorandum estimates 1,975 vehicles per day, of which 70% are expected on W 49th, or 1,382 vpd. Taking the 643 vpd measured on W 49th, that would more than doubling traffic on W 49th.

### **2) Scale and size of a 75 ft, 435 units building.**

Such a building would be incongruous in a neighborhood of single family homes, where most homes are no taller than 20 ft.

### **3) A few final considerations.**

Although a naturalized U.S. Citizen, I grew up in Italy and, specifically, in Milano, so that I am very used to dense urban landscapes, which offer lots' of advantages.

I say this because my concerns are not an example of NIMBY-ism. Personally (and culturally), I am very much in favor of increasing the density of our neighborhood, which would bring more housing, more people, more business, and more services. It would also revitalize the section of Burnet Rd between 45th and 49th, where business have struggled.

However, there are much better ways of achieving higher density, e.g., with smaller sized (hence more affable), 1,800 sqft townhomes integrated with a modest park. Those could be starter homes for young families in a welcoming neighborhood.

In this sense, I am also worried about the AISD's own assessment that this new development would bring 24 additional students for 435 units. This seems an awfully low number, possibly related to the fact that families would not live in those luxury apartments.

Is rezoning to allow for a 75 ft, 435 units luxury apartmentls the only way to achieve density. Is this what affordability looks like?

Thank you for your attention.

Warm regards,  
Fabrizio

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