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**January 17, 2013**

Mr. Bill Mullane  
Executive Director, Facilities and Construction  
Austin Community College District  
9101 Tuscany Way  
Austin, Texas 78754

**RE: Rezoning of ACC – Rio Grande Campus: C14-2012-082**  
**Revision of Original Letter of Conditional Support dated June 6, 2012**

Dear Mr. Mullane:

The Original Austin Neighborhood Association (OANA) Board of Directors met on January 8, 2013 and reviewed its position on the ACC-Rio Grande Campus plan, as well as the zoning case associated with it. Thank you for attending our meeting. As you know, we had further discussion of the ACC Rio Grande Campus master plan, and are submitting the following restatement and additions to our letter of June 6, 2012 in which we conditionally endorsed the master plan.

Like in the original letter, I've organized our response into three sections: zoning, setbacks and compatibility. Here it is:

### **Zoning**

We thank you for working with OANA over the last 3 years. We appreciate the opportunities we've had to discuss your plans and to provide input. We anticipate that you will be submitting a request to rezone nine (9) parcels of land in connection with your Rio Grande Campus plan. Our understanding of your zoning change requests is as follows:

1204 West Ave	from LO, MF-4, CS	to DMU
1206 West Ave	from LO, MF-4	to DMU
1215½ West Ave	from UNZ	to DMU
1218 West Ave	from SF-3, P	to DMU
1212 Rio Grande St	from UNZ-H	to DMU-H
1216 Rio Grande St	from UNZ	to DMU
1209 Rio Grande St	from GO	to DMU
1215 Rio Grande St	from GO	to DMU
605 West 13 <sup>th</sup> St	from LR-CO	to DMU

### **With regard to these zoning requests, we support them, subject to the following conditions and reservations**

1. Height: We support your effort to accommodate an increasing number of students and we support the Downtown Austin Plan's (DAP) recommendations regarding building height. The condition we propose is to restrict height to 60' on all 9 ACC-RGC properties, and therefore don't support your request for greater height on the 1216 Rio Grande Street property. This would make all your zoning requests conform to the DAP.

We understand that requiring DMU-60 on the 1216 Rio Grande property with the retention of the Annex Building (which we request in the Use conditions below) itself limits your student capacity, but it is hoped that an architecturally compatible addition to the Annex Building can meet most of your on the main campus expansion criteria.

2. Uses:

After further discussion and review, we do not support your planned demolition of the Annex Building at 1216 Rio Grande Street and we ask you to restore and integrate the Annex Building into the ACC-RGC master plan.

In addition, we propose is that the following potential uses of the property be prohibited:

- |   |                         |  |
|---|-------------------------|--|
| - Automotive Repair Services                    | - Automotive Sales      | - Automotive Washing                     |
| - Bail Bond Services                            | - Counseling Services   | - Drop-Off Recycling Collection Facility |
| - Exterminating Services                        | - Funeral Services      | - Financial Services                     |
| - Guidance Services                             | - Liquor Sales          | - Local Utility Services                 |
| - Outdoor Entertainment                         | - Pawn Shop Services    | - Residential Treatment                  |
| - Telecommunications Tower                      | - Restaurant (Drive-in) | - Service Station                        |
| - and any use requiring an outdoor music permit |                         |  |

We also ask that on the main campus, defined by West 12th, Rio Grande and West 13th ½ Streets and West Avenue, the main building's current restrictive covenant be extended over the entire main campus to allow only educational uses, educational use being defined in such a way as to discourage future use of the campus for nonstandard educational purposes.

3. Great Streets: We ask that that any and all development on each property include participation in the Austin Great Streets Program.

**Setback requirements**

The street right-of-way for West Avenue is 80' with a pavement width of 40'. This provides for 20' of open space between the curb and the property line on each side of the street. In addition, the Downtown Austin Plan requires an additional 25' of building setback on the west side of West Avenue and an additional 10' of setback on the east side of West Avenue, for a total distance from the curb to any proposed building of 45' on the west side and 30' on the east side of the street, as shown on the Street front Setback Requirements Map. We understand that you will be requesting a modification to the Northwest District Street Front Setback Requirements as follows:

1204 West Ave	from 25 feet setback	to 5 feet setback or 25-feet from curb
1206 West Ave	from 25 feet setback	to 5 feet setback or 25-feet from curb
1218 West Ave	from 25 feet setback	to 5 feet setback or 25-feet from curb

**We support these requests for changes in the setback requirements** because they will benefit pedestrians and allow for more effective utilization of the properties.

**Compatibility**

The Proposed Downtown Compatibility Zones and Standards provide for maximum height limitations that will affect your property because of the incorrect SF-3 Zoning that currently exists on the House Park property. We understand that you will be requesting a waiver to the Downtown Compatibility standards to eliminate the height limitations in relation to any parcel zoned or designated use as single-family. The waiver will only apply to Block 153.

OANA simply observes that the House Park property is incorrectly zoned and that this mistake should be corrected. Therefore, **OANA recommends that the City of Austin correct the zoning on the House Park property by changing it to P-Public**, which would remove 'compatibility' as an issue.

As stated and conditioned above, OANA supports Austin Community College's rezoning request, and looks forward to the proposed improvements of the Rio Grande Campus. If we need to provide support by attending a Planning Commission meeting or City Council meeting, let us know when the meeting(s) will be and we will have one of our representatives present.

Should you have any questions, please contact me.

Sincerely,



**Ted Siff, President**

**Board of Directors\***

**Albert Stowell, Treasurer**

**Blake Tollett, Secretary**

**Ray Canfield**

**Rick Hardin**

**Paul Isham**

**Perry Lorenz**

**John Horton**

**Bill Schnell**

**\*Karen Armstrong and Tom Borders were elected to the OANA Board of Directors at OANA's General Membership Meeting on January 8<sup>th</sup>, but after the board meeting, and did not participate in this discussion or vote.**