

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0081  
ACC Rio Grande Campus #3

**P. C. DATE:** 09/25/12, 11/13/12, 11/27/12, 01/08/13  
03/26/13

**ADDRESS:** 1212 Rio Grande Street

**AREA:** 3.24 acres

**APPLICANT:** Austin Community College  
(William Mullane)

**AGENT:** MWM Design Group, Inc.  
(Frank Del Castillo, Jr.)

**NEIGHBORHOOD PLAN AREA:** Downtown

**CAPITOL VIEW:** Yes

**T.I.A.:** No

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** UNZ, Unzoned & UNZ-H, Unzoned, Historic Landmark.

**ZONING TO:** DMU, Downtown Mixed Use & DMU-H, Downtown Mixed use, Historic Landmark.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU-CO, Downtown Mixed Use, Conditional Overlay & DMU-H-CO, Downtown Mixed Use, Historic Landmark for Tract 1 and DMU-H-CO, Downtown Mixed Use, Historic Landmark, Conditional Overlay for Tract 2. The Conditional Overlay will limit the height to sixty feet (60') on Tract 1 and sixty feet (60') on Tract 2, require a minimum fifteen foot (15') setback on West 13<sup>th</sup> ½, Rio Grande and West 12<sup>th</sup> Streets, a ten foot (10') setback on West Avenue, prohibit the following use: 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, Residential treatment, Restaurant limited, Service station and will limit total vehicle trips to less than 2,000 per day.

**HISTORIC LANDMARK COMMISSION RECOMMENDATION:**

**PLANNING COMMISSION RECOMMENDATION:**

**DEPARTMENT COMMENTS:**

This site is within the Downtown Austin Plan. The site is located in the Northwest District of the Downtown Austin Plan. This property is not designated to convert to any new Downtown Mixed Use zoning district because it is currently unzoned. The site is currently developed with two buildings, the southern building being the former Austin High School which opened in September 1881. The current existing building was constructed in 1915. This building is now the main building of the Austin Community College Rio Grande Campus and is one of four zoning/rezoning requests submitted by Austin Community College. The southern half of this site was designated as a Historic Landmark in 1982. The Annex building to the north is not zoned historic. This site is located within the Red Bud Trail Capital View Corridor. The site would not be

affected by the Capital View Corridor since it allows for a maximum height of one hundred and fifty feet (150'). The staff is recommending a ten foot (10') setback adjacent to West Avenue fifteen foot (15') setback on West 13th ½, Rio Grande and West 12th Streets which the applicant is in agreement with. The Original Austin Neighborhood Association is supporting the request by Austin Community College. (see attached letter) This site is located within the "desired development zone" where development is encouraged to locate. Any new construction will require compliance with Green Building standards of ONE Star for all buildings constructed on this site.

### **BASIS FOR RECOMMENDATION:**

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting DMU-CO would be in keeping with the adjacent uses and zonings in the area and would be in conformance with the recently adopted Downtown Austin Plan.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	UNZ & UNZ-H	Community College
<b>NORTH</b>	LO & GO	Single family
<b>SOUTH</b>	UNZ	Elementary School
<b>EAST</b>	GO	Office
<b>WEST</b>	MF-4, LO	Multifamily/Office

### **CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-06-0177 807 West Ave.	From MF-4 to DMU-CO	Approved DMU-CO [Vote: 7-0]	Approved DMU-CO [Vote: 5-0]
C14-2007-0212 907 Rio Grande	From MF-4 to LO-MU	Approved LO-MU [Vote 7-0]	Approved LO-MU [Vote 9-0]
C14-00-2236 609 West 9 <sup>th</sup> St.	From GO to GO - MU	Approved GO - MU [Vote 9-0]	Approved GO-MU [Vote 5-0]

### **NEIGHBORHOOD ORGANIZATION:**

- Austin Neighborhoods Council
- Downtown Austin Neighborhood Assn.
- Downtown Austin Neighborhood Coalition
- West End Alliance
- Original Austin Neighborhood Assoc.

### **SCHOOLS:**

Matthews Elementary School, O Henry Middle School, Austin High School

### **SITE PLAN:**

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. The site is subject to compatibility standards. Along the west property line (zoned SF-3 and if it does not get rezoned), the following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

SP4. The site is located within Criminal Justice Overlay, and two Capitol View Corridors from Red Bud Trail; height limits are strictly enforced. Additional comments will be made at the site plan review.

SP5. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property. Please contact the Historic Preservation Officer at 974-6454 for additional information [Chapter 25-11]. And there is a moonlight tower on this site, which is required that a moonlight tower will be adequately protected from damage during construction.

SP6. This site is within the Downtown Plan (CBD/DMU). Any new construction will require compliance with Green Building standards of ONE Star is required for all buildings constructed on this site. Contact the Green Building Program at 482-5300 for additional information. For information regarding the Downtown Plan and/or Design Commission, please contact Jorge Rousselin, with Urban Design Division at 974-2975.

### **ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to floodplain maps there is no floodplain within the project area.

5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**TRANSPORTATION:**

TR1. No additional right-of-way is needed at this time.

TR2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

TR3. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
West Avenue	80	40	Collector	Yes	No	No
Rio Grande	80	40	Collector	Yes	Yes	No
12th Street	varies	MNR 4	Arterial	Yes	Yes	Yes
13th 1/2 Street	60	30	Collector	Yes	No	No

**CITY COUNCIL DATE:** April 25<sup>th</sup>, 2013

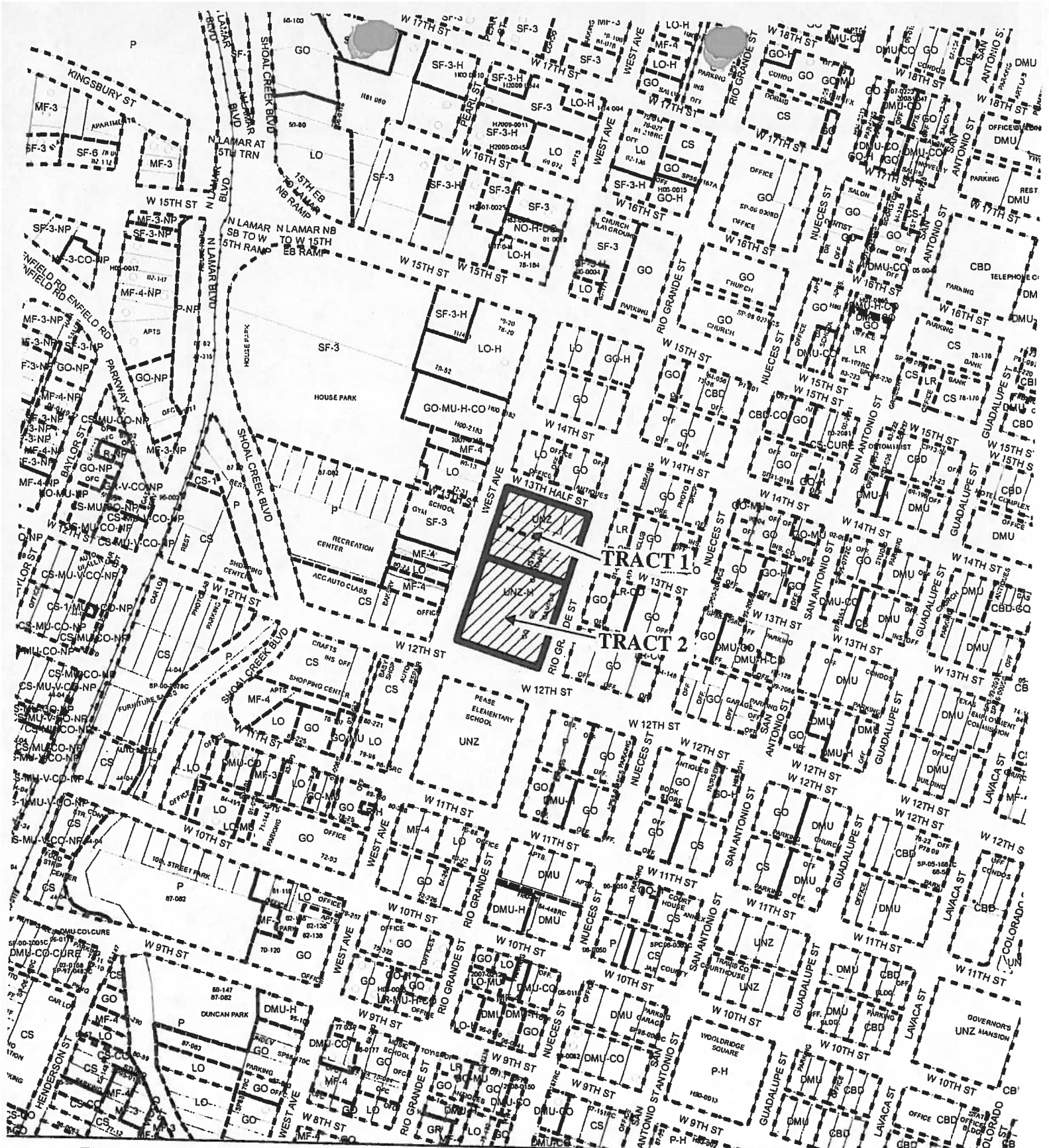
**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
Clark.patterson@ci.austin.tx.us

**PHONE:** 974-7691



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2012-0081



" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





TRACT 1

TRACT 2



CAPITAL  
VIEW  
CORRIDOR

TRACT 2

TRACT 1





**Important: Select the Viewpoint/Corridor Name (below) FIRST.**

[illegible]





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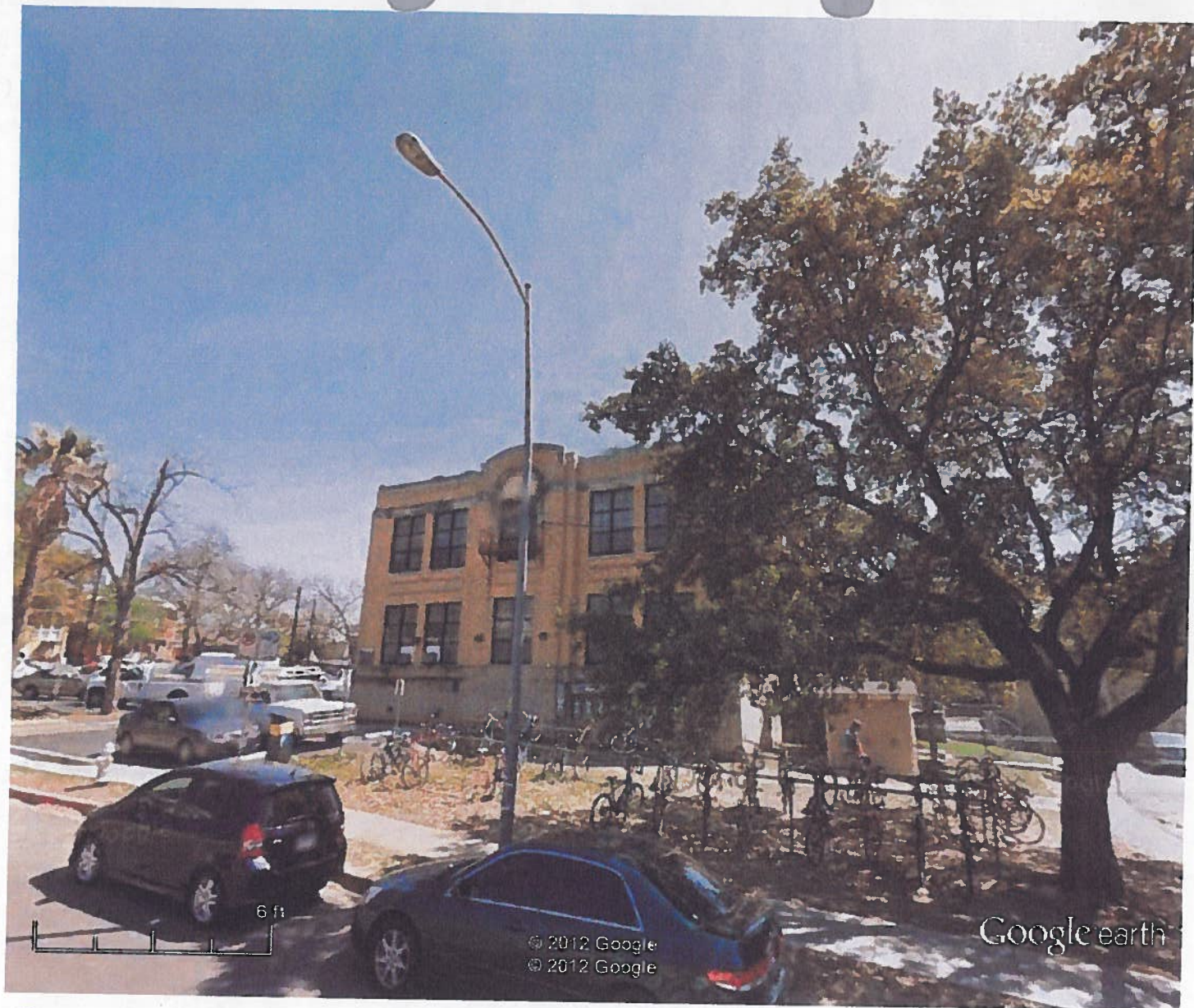
Google earth

Google earth

feet 10  
meters 3





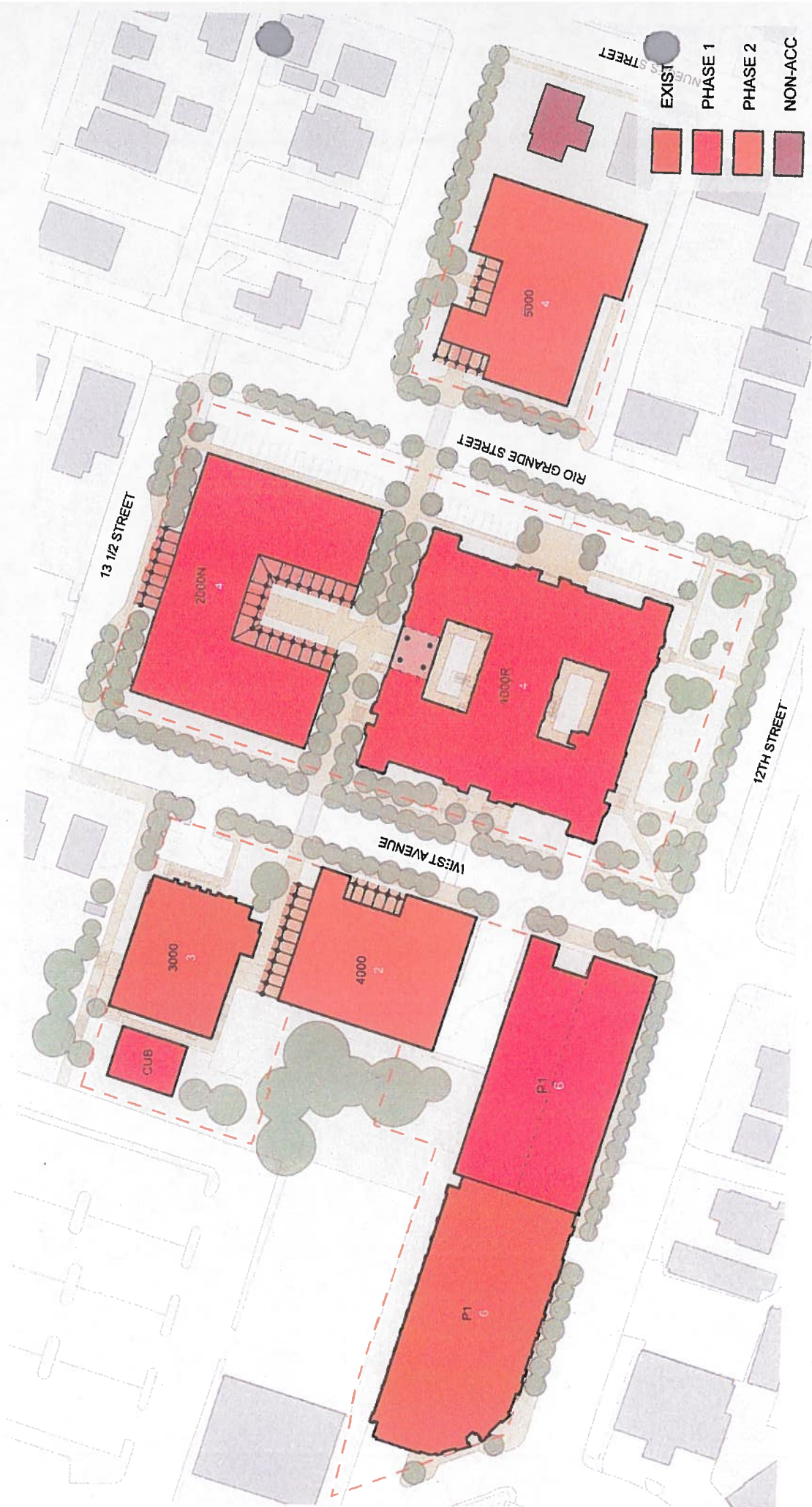


Google earth

feet 10  
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Draft - May 21, 2010

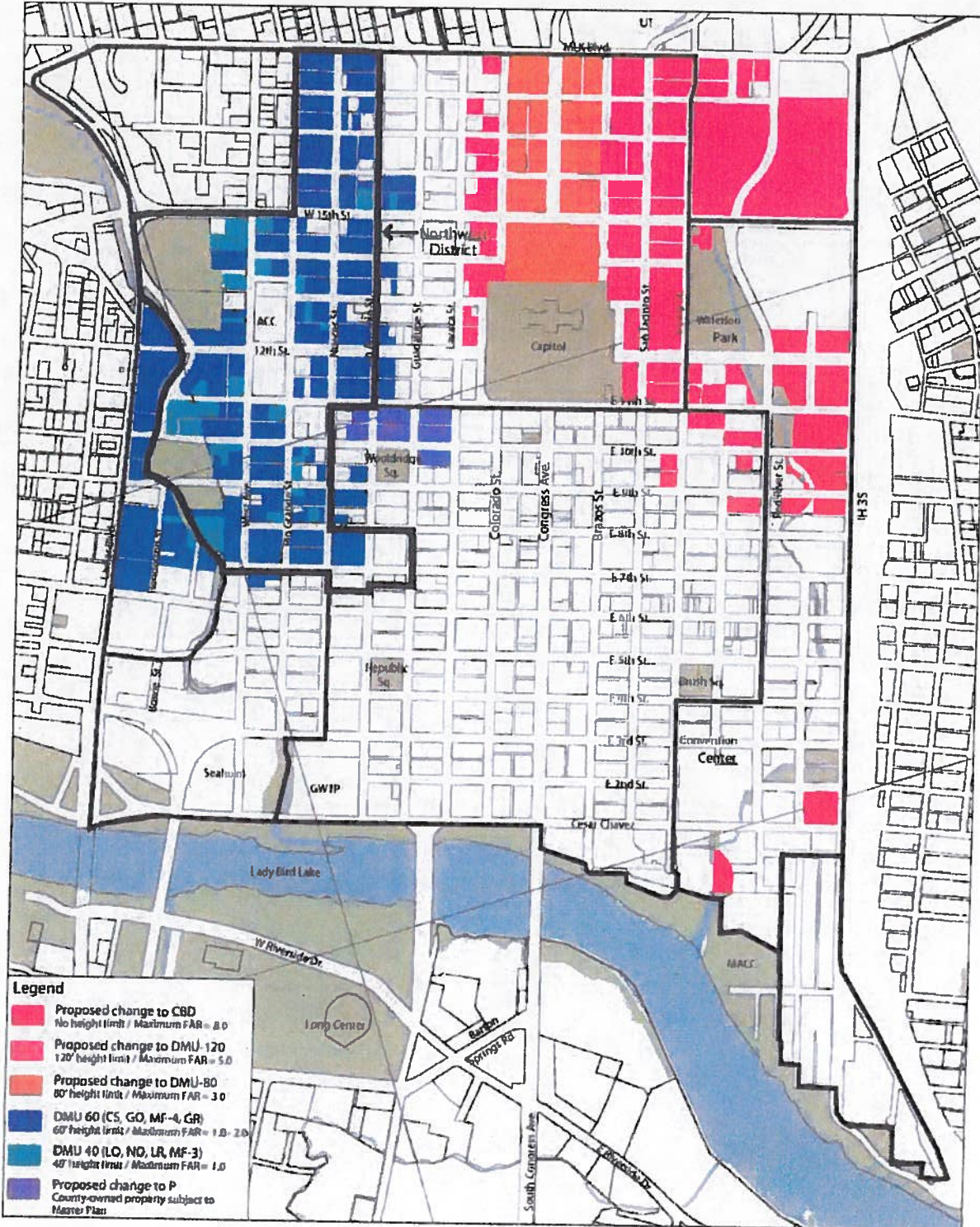
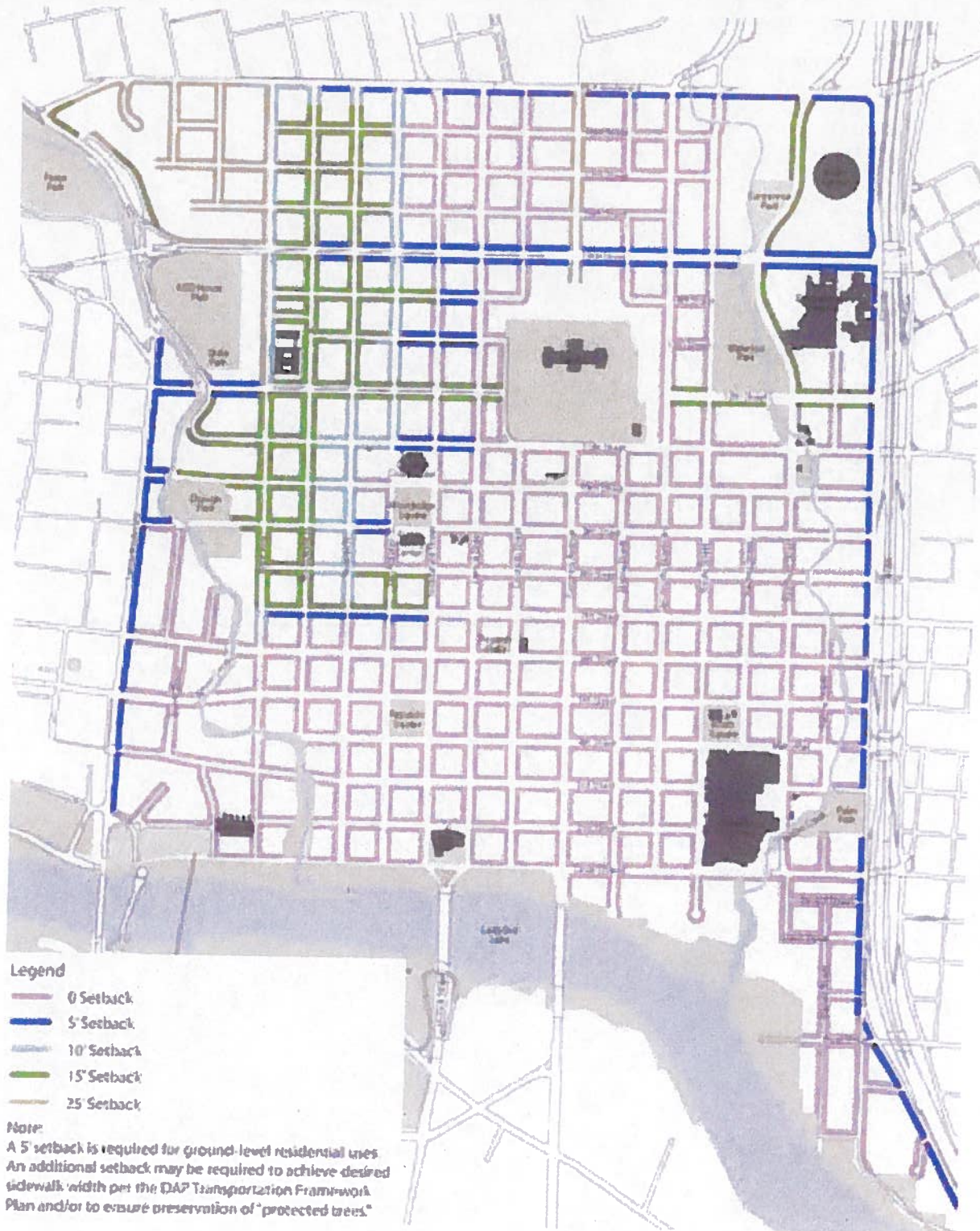


Figure 7:  
Northwest District Proposed Zoning Changes



## Amendment 42



Streetfront Setback Requirements Map



Post Office Box 1282  
Austin, TX 78767  
[www.originalaustin.org](http://www.originalaustin.org)

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

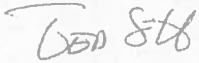
The Proposed Downtown Compatibility Zones and Standards provide for maximum height limitations that will affect your property because of the incorrect SF-3 Zoning that currently exists on the House Park property. We understand that you will be requesting a waiver to the Downtown Compatibility standards 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,

A handwritten signature in blue ink, appearing to read "Ted Siff".

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.**



**Patterson, Clark**

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**From:** Scotty Sayers <scotty.sayers@gmail.com> on behalf of Scott Sayers  
<sayers@bencrenshaw.com>  
**Sent:** Wednesday, December 12, 2012 9:52 PM  
**To:** Patterson, Clark; tori.hasse@austintexas.gov  
**Subject:** Case Numbers C-14-2012-0079,-0080,-0081,-0082

Clark,

As executive director of the Stephen Austin Alumni Association and president of the West Downtown Alliance, I would like to express my opinion that it would be a huge mistake for the City of Austin to allow demolition of the Old Austin High Annex.

The architectural integrity of the historic high school building (used as Austin High from 1925-1975) has remained mostly intact, at least from the outside, and should be preserved, especially given the actions of our city government in recent years. Austin High was the high school of Austin natives Zachary Scott, Harvey Penick, Don Baylor, Jake Pickle, Ben Crenshaw, Morris Williams, Nellie Connally, Verne Lundquist, Cactus Pryor and 44,000 other students. What a travesty it would be to erect an unsightly high rise and ignore our history.

Perhaps a building on the grounds of Highland Mall would be more appropriate and functional.

Scotty Sayers

**Patterson, Clark**

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**From:** Jay Tassin <[REDACTED]>  
**Sent:** Thursday, December 13, 2012 10:45 AM  
**To:** Haase, Victoria (Tori)  
**Cc:** Patterson, Clark  
**Subject:** Re: Case Numbers C14-2012-0079, -0080, -0081 and -0082  
**Attachments:** Compatibility Zones dap\_final\_report\_11-15-10.jpg; DAP II front setbacks 2-16-10 \_rev2-23-10.pdf; ACC Rio Grande All Phases 2012.jpg; Resolution ACC Rio Grande.docx

Dear Historic Landmark Commissioners,

I'm a resident of downtown Austin and a member of the Heritage Society. I ask that you that you require ACC to adhere to the Downtown Austin Plan (DAP) as while changing its zoning categories for the Rio Grande campus. This will ensure that it respects both the history of the old Austin High School, one of our most important historic landmarks, and the integrity of the painstaking, expensive public process that, following input from various commissions such as yours, led to adoption of the DAP by our City Council.

In general, I support the increased zoning to Downtown Mixed Use and the increased flexibility it will afford ACC in generating a more dynamic, pedestrian- and cyclist-friendly campus. The Original Austin Neighborhood Association has asked that some of the more worrisome uses (Bail Bondsman, for instance) be removed for these sites, which seems prudent for a school. I also agree with the plan to eventually generate additional parking (attachment 1 from the ACC website, the brick red building labeled P1) for the many working students who, while juggling dual obligations in a high-traffic city, can only reach campus in a timely fashion by car.

The two issues that most concern me are street setbacks and height limits. To abrogate either would undermine the integrity of the thoughtfully designed public plan.

Appropriate street setbacks (attachment 2) were carefully determined by the city's consultants after thorough public input. These setbacks compensate for asymmetry in the position of street rights-of-way and honor the predominant setback of structures on each roadway in historic areas of the Northwest District and Judges Hill. ACC's application asks to reduce setbacks from 25 feet to 5 feet and from 15 feet to 10 feet, thereby making its expansions "sore thumbs" that protrude beyond predominant setbacks on West Avenue and Rio Grande Street.

Such protrusions destroy the character of these streets and their tree canopies in a slippery slope fashion. Once you make exceptions, the logic behind this type of character preservation crumbles, and each subsequent applicant asks to "max out" based on the new precedent. It is counter to the spirit of the DAP, which preserves what is good and unique in each of the various parts of downtown, while encouraging density appropriate to a given area or block.

My second concern is the request to increase heights from 40 or 60 feet to as much as 120 feet (!). We spent hundreds of hours as citizens participating with our appointed and elected leaders to develop the approved plan with its cogent logic and sense of balance. Now is no time to renege on that commitment. Old Austin High looks to be less than 40 feet tall. To abut it with a large-



footprint (attachment 1 from the ACC website, the brick red building labeled 2000N), 120-foot-tall building would destroy the visual integrity of the historic structure in a downtown district where planners and leaders agree that history is especially important.

ACC is a government entity that purports to abide by all City of Austin rules. With their new campuses, including over 80 acres at nearby Highland Mall, ACC cannot claim that it lacks space for central expansion. Approving this application unchanged would create an especially dangerous precedent. Zoning is by its nature subject to the domino theory, and an inappropriate government exception is the most injurious kind. If ACC, with its enormous opportunities for expansion nearby, is allowed to ignore the rules, the next applicant for such an egregious variance will be able to claim onerous discrimination if denied similar treatment. It's hypocritical for government to make rules for its citizens yet exempt itself for no defensible reason, especially in a setting where no credible hardship can be imagined.

In developing the DAP, residents of single family homes gave up existing property rights to replace Compatibility Standards with Compatibility Zones in portions of Judges Hill and the Northwest District. These zones, by eliminating roll-back zoning or single family use as generators of compatibility effects, reduce homeowner protections but allow developers increased flexibility and predictability.

The ACC application seeks to ignore Compatibility Zones A and B, which limit heights to 40 feet on either side of West Avenue and 60 feet on the west side of Rio Grande (the old Austin High and its northern annex, shown in blue, are split by the border between these zones in attachment 3). These zones run continuously north into Judges Hill and allow heights to step up in a rapid, orderly progression from areas dense with smaller scale historic structures and dense tree canopies toward the densest areas of the urban core. If you allow a local government entity to punch holes in the zones, you will undermine the commitment made to homeowners who supported the compatibility concessions. Others will then run roughshod over the reduced protections, breaking the promise on a wider scale and discouraging future cooperation from central Austin homeowners.

In summary, I ask that you honor the public process that got us here and support the appropriate increase in entitlements (DMU-40 and DMU-60) for ACC's expansion while respecting the DAP and, in particular its specific street setbacks and compatibility zone height limits. Attachment 4 summarizes this in a resolution by the Judges Hill Neighborhood Association.

Thank you for your service to Austin,

Jay Tassin

Downtown Officer, Judges Hill Neighborhood Association

<<...>> <<...>> <<...>> <<...>>

Whereas Judges Hill Neighborhood Association shares compatibility zones in the Downtown Austin Plan with Austin Community College, the JHN Association requests that the City of Austin honor the Downtown Austin Plan's height requirements (40 feet and 60 feet) and street setback requirements, and that any entitlements granted to Austin Community College respect the visual historic integrity of the old Austin High School.



**Patterson, Clark**

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**From:** David Holt ~~dholt@fastmail.fm~~  
**Sent:** Tuesday, December 11, 2012 8:13 PM  
**To:** Patterson, Clark  
**Subject:** Concerning Case Numbers C14-2012-0079, -0080, -0081 and -0082

Dear Historic Commission and Planning Commission,

Concerning Case Numbers C14-2012-0079, -0080, -0081 and -0082

Please vote against the zoning changes requested by ACC Rio Grande, in order to honor the City of Austin's Downtown Austin Plan's height requirements (40 feet and 60 feet) and street setback requirements, and that any entitlements granted to Austin Community College respect the visual historic integrity of the old Austin High School.

Sincerely,

David Holt  
Old Austin High Class of 1965  
2305 Toulouse Drive  
Austin, Texas 78748  
512-280-3161

[dholt@fastmail.fm](mailto:dholt@fastmail.fm)

## **Patterson, Clark**

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**From:** Alice M. Davis <[REDACTED]>  
**Sent:** Friday, December 14, 2012 11:28 AM  
**To:** Haase, Victoria (Tori); Patterson, Clark  
**Subject:** Proposed construction on ACC Rio Grande Campus site

This letter is in regard to Case Numbers C14-2012-0079, 0080,-0081, and -0082.

As 1959 and 1960 graduates of Austin High School's Rio Grande campus, we would like to voice our objection to the possible destruction of the annex and arcade and the construction of a 120 foot high building on the site by ACC. While we are very supportive of ACC, we support the Heritage Society of Austin's objections to this proposal.

We do not want the Annex and the Arcade to be demolished nor do we support the building of a very high structure which would be incompatible in scale with the historic Main Building. The current plan does not appear to be consistent with the Downtown Austin Plan. Such changes would critically damage the campus which is a Recorded Texas Historic Landmark eligible for listing in the National Register of Historic Places.

Since ACC has access to a large amount of land at the Highland Mall Campus, we do not believe this construction is warranted and certainly does not require the destruction of the Annex and Arcade.

Please consider our opinions and those of thousands of other Rio Grande campus graduates and reject this proposal in its current form.

Thank you.

Alice Marshall Davis '60 member Austin High Hall of Honor Honored Faculty  
Board member Austin High Continuing Education Foundation

John M. Davis '59 member Austin High Hall of Honor Distinguished Alumni



**Patterson, Clark**

---

**From:** Mollie Tower ~~mailto:smollie@att.net~~  
**Sent:** Tuesday, December 11, 2012 7:23 PM  
**To:** Patterson, Clark  
**Subject:** Austin High School Changes

Dear Historic Commission and Planning Commission, Concerning Case Numbers C14-2012-0079, -0080, -0081 and -0082 Please vote against the zoning changes requested by ACC Rio Grande, in order to honor the City of Austin's Downtown Austin Plan's height requirements (40 feet and 60 feet) and street setback requirements. Any entitlements granted to Austin Community College needs to respect the visual historic integrity of the old Austin High School.

Sincerely,

Mollie Tower

Austin HS, Class of '63

October 29, 2012

To the Austin Planning Commission and the Austin City Council:

Re:

Proposed DMU 60 Zoning Plan  
C16 C14-2012-0079 HCC Rio Grande  
C17 C14-2012-0080 HCC Rio Grande  
C18 C14-2012-0081 HCC Rio Grande  
C19 C14-2012-0082 HCC Rio Grande

My name is Roger Pinckney. I have Power of Attorney for Mr. Robert Gage. Mr. Gage is 97 yearsold and is a life long resident of Austin. He has lived at 1304 Rio Grande for almost 50 years and owns three properties within three hundred feet of the old Austin High School now Austin Community College at the corner of Rio Grande and E. 12th.

Mr. Gage and I and some of his neighbors are opposed to the zoning changes proposed by Austin Community College. We are not opposed to their planned improvements, but to the zoning chages proposed by the City Planning Department. The proposed DMU 60 zoning plan needs a fresh review by the City Planning Department and the City Council. This new plan covers a huge area from the river to Martin Luther King St. and from Lamar Blvd. to near Guadalupe St. with the exception of Judge's Hill. This new zoning category allows all kinds of uses, including car repair businesses, restaurants, bars, etc. This is a classic example of SPOT ZONING" and is a horrible way to do city planning. The neighbors do not want to fight every zoning case that comes before the zoning board. It would be difficult and time consuming to remain organized for each case year after year.

This area has some beautiful residential neighborhoods with many private homes, offices, condos and apartments. It already has a high density usage and cannot remain an attractive place for people to want to live in if there is increased demand for parking spaces, increased noise levels from bars, restaurants, etc.

I was born in Austin and helped start one of the first neighborhood organizations, North University Neighborhood Association, NUNA, in the 1970s. It was from Red River St. to Duval



and 26th St to 38th St. This area was saved from turning into a bar scene with only offices and fraternities into the desirable inner city place to live that it is today.

We urge that the City Planning Department and City Council take a fresh look at this interesting area of old Austin and come up with a plan that preserves these areas. Other cities such as New Orleans with the French Quarter and San Antonio with its King William District have been able to preserve these interesting downtown spots as livable, quiet spots. Please consider our request to table the proposed DMU 60 Zoning Plan.



Roger Pinckney

P.O. Box 691

LLANO, TX 78643

325-247 4540

cell 325-248-1400

## Patterson, Clark

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**From:** Judith Tasch  
**Sent:** Friday, December 14, 2012 2:55 PM  
**To:** Haase, Victoria (Tori)  
**Cc:** Patterson, Clark  
**Subject:** AHS Historic Annex Building Protest

This letter is to protest the proposed changes/demolition of the Annex Building and Historic Arcade at AHS.

ACC's plans are in direct conflict with City of Austin Landmark Status;  
Please reference cases C14-2012-0079,-0080,0081,0082

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ACC is proposing the construction of a 120 foot building on the north end of the Rio Grande Campus site and is currently seeking both rezoning for the site to allow this height and a demolition permit for the Annex and Arcade. I and others oppose their plans – *as proposed*. This is not a referendum on ACC, campus expansion or the way ACC is funded – this is strictly about a proposed project on the Rio Grande Campus. I would encourage you, if you are so inclined, to oppose the project as proposed and to encourage other Austin High alums to do so as well. The Planning Commission and Historic Landmark Commission will be hearing this matter shortly so time is of the essence.

If ACC is to proceed with the construction of a new building on the Rio Grande Campus site, the City should limit the height of any proposed redevelopment to 40 feet and 60 feet *as stipulated in the Downtown Austin Plan (DAP)* and that appropriate setbacks and other defined elements are included in any final architecturally compatible design. Also any contemplated redevelopment must refrain from demolition of the Annex and Arcade.

ACC's proposed expansion as contemplated:

- Does not respect the City of Austin's DAP, a costly plan that was years in making with broad community stakeholder engagement and support;
- Is incompatible in scale with the historic Main Building constructed in 1917 that lies adjacent;
- Necessitates the demolition of the historic Annex and Arcade designed by the noted Austin architectural firm Glesecke & Harris and built in 1939 using Federal funds through the Public Works Administration;
- Diminishes the fabric of a facility that is a Recorded Texas Historic Landmark (Marker 6416) and is eligible for listing in the National Register of Historic Places; and
- Is not imperative given that sufficient brownfield is available for the construction of such a facility at ACC's recently acquired Highland Mall Campus.

ACC's proposed expansion does not comply with the City of Austin's DAP. ACC was launched with the intent of being reflective of Austin's community values. The DAP is itself representative of those values and any changes to the historic ACC Rio Grande Campus should comply.

The DAP clearly states that Downtown Austin is "a beloved fabric of historic places, buildings, and landscapes that celebrate the unique journey Austin has taken over the past 200 years." The DAP has a specifically identified goal "to preserve and enhance the unique historical and cultural heritage of Downtown" and it emphasizes that new development should respect "the scale and character of historic buildings, districts and landscapes". Specific provisions should ensure "that new buildings built adjacent to a landmarked building should provide a transition in scale through the use of stepbacks, and that new development that is constructed on a landmarked property should be required to preserve the historic building façade and to set back any new additions from the existing parapet to clearly distinguish new construction from the original building." It should be added that the Campus lies within an area of downtown specifically exempted from the density bonus program, underscoring a desire for sensitivity to the impact of height and scale.



There are quite a few adverse consequences for building on the Rio Grande site. If ACC wants to build a substantial facility like this, it can do so on the Highland Mall site, a multi-million dollar property it took off the tax rolls when it acquired that site. If they feel that there is no option but to increase facilities on the Rio Grande Campus, they should be required to abide by the DAP.

Thank you,

Judith K. Tasch

3208 Clearview Drive

Austin, TX 78703

## Patterson, Clark

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**From:** Charles Darling <cdarling@acc.austin.tx.us>  
**Sent:** Friday, December 14, 2012 4:15 PM  
**To:** Haase, Victoria (Tori); Patterson, Clark  
**Subject:** Proposed ACC changes to Rio Grande campus

RE: Case #'s **C14-2012-0079, C14-2012-0080, C14-2012-0081 and C14-2012-0082.**

As a 1960 graduate of S. F. Austin High School, I am registering my unequivocal opposition to the proposed changes to the ACC Rio Grande Campus. The popular slogan is "Don't Mess With Texas", and this significant part of Texas' history in the form of a school in its capitol city, a campus which is listed on historical registries and recognized as such a site, should not be 'messed with' under any circumstances. Most especially it should not be 'messed with' in the form of sticking a high-rise building that will be completely out of character with the architecture of the area. Please consider the following:

ACC is proposing the construction of a 120 foot building on the north end of the Rio Grande Campus site and is currently seeking both rezoning for the site to allow this height and a demolition permit for the Annex and Arcade. I and others oppose their plans – *as proposed*. This is not a referendum on ACC, campus expansion or the way ACC is funded – this is strictly about a proposed project on the Rio Grande Campus.

If ACC is to proceed with the construction of a new building on the Rio Grande Campus site, the City should limit the height of any proposed redevelopment to 40 feet and 60 feet *as stipulated in the Downtown Austin Plan (DAP)* and that appropriate setbacks and other defined elements are included in any final architecturally compatible design. Also any contemplated redevelopment must refrain from demolition of the Annex and Arcade.

ACC's proposed expansion as contemplated:

- Ø Does not respect the City of Austin's DAP, a costly plan that was years in making with broad community stakeholder engagement and support;
- Ø Is incompatible in scale with the historic Main Building constructed in 1917 that lies adjacent;
- Ø Necessitates the demolition of the historic Annex and Arcade designed by the noted Austin architectural firm Giesecke & Harris and built in 1939 using Federal funds through the Public Works Administration;
- Ø Diminishes the fabric of a facility that is a Recorded Texas Historic Landmark (Marker 6416) and is eligible for listing in the National Register of Historic Places; and
- Ø Is not imperative given that sufficient brownfield is available for the construction of such a facility at ACC's recently acquired Highland Mall Campus.

ACC's proposed expansion does not comply with the City of Austin's DAP. ACC was launched with the intent of being reflective of Austin's community values. The DAP is itself representative of those values and any changes to the historic ACC Rio Grande Campus should comply.

The DAP clearly states that Downtown Austin is "a beloved fabric of historic places, buildings, and landscapes that celebrate the unique journey Austin has taken over the past 200 years." The DAP has a specifically identified goal "to preserve and enhance the unique historical and cultural heritage of Downtown" and it emphasizes that new development should respect "the scale and character of historic buildings, districts and landscapes". Specific provisions



should ensure "that new buildings built adjacent to a landmarked building should provide a transition in scale through the use of stepbacks, and that new development that is constructed on a landmarked property should be required to preserve the historic building façade and to set back any new additions from the existing parapet to clearly distinguish new construction from the original building." It should be added that the Campus lies within an area of downtown specifically exempted from the density bonus program, underscoring a desire for sensitivity to the impact of height and scale.

There are quite a few adverse consequences for building on the Rio Grande site. If ACC wants to build a substantial facility like this, it can do so on the Highland Mall site, a multi-million dollar property it took off the tax rolls when it acquired that site. If they feel that there is no option but to increase facilities on the Rio Grande Campus, they should be required to abide by the DAP.

Since I no longer live in the City of Austin, but in its ETJ, I cannot vote in elections that determine the political direction of those bodies whose decisions impact my life regardless of my current residence. I DO live within the taxing jurisdiction of the ACC, however, and will make my voice heard in those halls in proper fashion and in a timely way, if this proposed desecration of the Rio Grande Campus is allowed to proceed as it is presently proposed.

Thank you for the time you have taken to read this and I ask only that my opinion be heard and given serious consideration.

Charles Darling, Jr.  
AHS 1960

**Patterson, Clark**

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**From:** Kathy Bork <~~kathryn@augustinhighschool.org~~>  
**Sent:** Friday, December 14, 2012 5:46 PM  
**To:** Haase, Victoria (Tori); Patterson, Clark  
**Subject:** Austin High School

**Dear Historic Commission and Planning Commission,**

**Concerning Case Numbers C14-2012-0079, -0080, -0081 and -0082**

**Please vote against the zoning changes requested by ACC Rio Grande, in order to honor the City of Austin's Downtown Austin Plan's height requirements (40 feet and 60 feet) and street setback requirements, and that any entitlements granted to Austin Community College respect the visual historic integrity of the old Austin High School.**

**Sincerely,**

Kathryn Richards Bork  
1008 E. Nations  
Alpine TX 79830

AHS Class of 1965

**Patterson, Clark**

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**From:** Mollie Tower  
**Sent:** Friday, December 14, 2012 11:09 PM  
**To:** Patterson, Clark  
**Subject:** Re: Case Numbers C-14-2012-0081 ACC

Thanks so much. Do you want us to continue to spread the word and get emails for you to take to the meeting in Jan.? MT

On Friday 14/12/2012 at 2:42 pm, "Patterson, Clark" wrote:  
All:

Please be advised that the above mentioned case for Austin Community College that is scheduled for the December 17th Historic Landmark Commission will NOT be heard. The case is being postponed to the January 28th Historic Landmark Commission meeting and will start at 7:00 p.m. Please mark your calendars accordingly. If you have questions or comments, call or email me. Thanks.

Clark Patterson, AICP  
505 Barton Springs Road, 5th floor (visit)  
P. O. Box 1088 (mail)  
Austin, Texas 78767  
512.974.7691 (talk)  
512.974.6054 (fax)  
[clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov) (email)  
<http://www.cityofaustin.org> (web)



**Patterson, Clark**

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**From:** Tim Eakin <[REDACTED]>  
**Sent:** Saturday, December 15, 2012 10:23 AM  
**To:** Haase, Victoria (Tori); Patterson, Clark  
**Subject:** ACC proposals for Rio Grande campus development

Dear Ms. Haase and Mr. Patterson:

I would like to add my voice to the numerous ones that you are undoubtedly hearing which express concern about Austin Community College's intention to demolish the venerable old Annex Building on its Rio Grande campus. This tract formerly housed Austin High School during the half century from 1925-1975, which is the reason that I am personally adversely impacted by this situation. For reference, the plans being considered are case numbers C14-2012-0079, C14-2012-0080, C14-2012-0081 and C14-2012-0082.

This former Austin High School campus was an iconic landmark and part of the Austin cultural fabric during its AISD days, and for much of the time, up until 1953, it was the only public high school in Austin for Anglo students. It most certainly deserves a historical marker plaque and historic landmark status.

Once it was constructed around 1939 the Annex Building was used as the venue for most, if not all, of the AHS mathematics classroom instruction. Thus, this building and its classrooms served as sort of an incubator where generations of Austin High School students who went on to careers in mathematics, sciences, and engineering (myself included) found inspiration and developed their intellect and skills.

At our decennial reunions my Austin High School class of 1960 always includes a walk through of the Annex Building as part of the organized activities, and that elicits a lot of strong and happy memories for many. Certainly this must be a common ritual for reunions of other pre-1976 AHS class years as well. It would be a shame to destroy this architecturally unique building that is so meaningful in the personal heritage of many former AHS students who are still alive, particularly those still living here in Austin. Sadly we have already lost the old Band Hall to demolition. Please help save this Annex Building from the same fate. If ACC feels the need for a new building on the Rio Grande campus there is a large parking lot between the Annex and W 13 1/2 Street and another between the old Gym Building on West Avenue and House Park which could be used as a construction site without the need for razing the Annex.

Thank you for your attention.

Tim Eakin

**Patterson, Clark**

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**From:** dena hardin <dena.hardin@cityofaustin.org>  
**Sent:** Saturday, December 15, 2012 10:32 AM  
**To:** Patterson, Clark  
**Subject:** C14-2012-0079,-0080,-0081,-0082

Dear Historic Commission and Planning Commission,  
Concerning the above case numbers, please vote against the zoning changes requested by ACC Rio Grande, in order to honor the City of Austin's Downtown Austin Plan's height requirements (40 feet and 60 feet) and street requirements. Also, that any entitlements granted to Austin Community College respect the visual historic integrity of the old Austin High School.

Sincerely,

Sue Hardin  
PO Box 14103  
Austin, Texas 78761

CLASS OF 65

## **Patterson, Clark**

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**From:** Husted's <[REDACTED]>  
**Sent:** Saturday, December 15, 2012 1:05 PM  
**To:** Patterson, Clark  
**Subject:** Case Numbers C14-2012-0079, -0080, -0081 and -0082

As a fourth generation Austinite who graduated from Austin High School Rio Grande campus(as did my parents), I am heartsick and appalled that plans are even being considered to demolish the historic Annex and Arcade at the Rio Grande campus and to build in its place a 120 foot building which would be incompatible with the historic Main Building. It is my opinion that the rezoning being requested by ACC should be denied and respectfully request your support in protecting the historic Annex and Arcade at the Rio Grande campus. The wonderful Austin of my childhood is getting harder and harder for me to see and to show to my grandchildren. I am proud of my home town and its growth and vitality but do not agree that the historical fabric of our beautiful city and its downtown area must be sacrificed for growth. Surely there is a better way!

Respectfully,  
Alexandria Schieffer Husted



**Patterson, Clark**

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**From:** Robin Teague <[REDACTED]>  
**Sent:** Monday, December 17, 2012 5:29 PM  
**To:** Haase, Victoria (Tori); Patterson, Clark  
**Cc:** austinhigh1965@yahoo.com; robin@teaguelaw.com  
**Subject:** Austin High School proposed zoning

**Dear Historic Commission and Planning Commission,**

**Concerning Case Numbers C14-2012-0079, -0080, -0081 and -0082-Austin High School**

**I am an Austin Maroon. I graduated in 1965. I am pleased that the City of Austin and AISD have preserved the campus where we attended high school. This is an historic school and campus. Please honor that history by preserving the campus and surrounding area in the present condition. Please vote against the zoning changes.-Carl Robin Teague, 306 West Kings Highway, San Antonio TX 78212.**

Carl Robin Teague, Attorney at Law  
Suite 1739 The Milam Building  
115 East Travis St.  
San Antonio TX 78205-2383  
Tele: 210.222.1739  
Telefax: 210.222.1729  
Website: [www.teaguelaw.com](http://www.teaguelaw.com)  
Email: [robin@teaguelaw.com](mailto:robin@teaguelaw.com)  
State bar no. 19749500

**Patterson, Clark**

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**From:** Eva Mohrlök <[REDACTED]>  
**Sent:** Monday, December 17, 2012 7:28 PM  
**To:** Patterson; Clark; Haase, Victoria (Tori)  
**Subject:** Zoning for Austin Community College

Dear Historic Commission and Planning Commission,

Concerning Case Numbers C14-2012-0079, -0080, -0081 and -0082

Please vote against the zoning changes requested by ACC Rio Grande, in order to honor the City of Austin's Downtown Austin Plan's height requirements (40 feet and 60 feet) and street setback requirements, and that any entitlements granted to Austin Community College respect the visual historic integrity of the old Austin High School.

Sincerely,  
Eva (Miller) Mohrlök  
Austin High School, Class of 1965  
1018 East 44th St.  
Austin, Texas 78751-4420

## Patterson, Clark

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**From:** James K. Valentine <jvalentine@azdessa@gmail.com>  
**Sent:** Tuesday, December 18, 2012 2:07 PM  
**To:** Patterson, Clark  
**Subject:** Austin High School on Rio Grande

Dear Clark;

You may have already received this before, however It reflects my feeling as well!!

I'm sure the ACC has other sites they can use without destroying this Historical Schools contribution to the Community & State!

Jim ♥ Class of '60

A letter from Happy Harris (a little younger than us) ....

Dear Friends:

The following is exclusively my personal position only and is in response to the numerous inquiries I have received.

ACC is proposing the construction of a 120 foot building on the north end of the Rio Grande Campus site and is currently seeking both rezoning for the site to allow this height and a demolition permit for the Annex and Arcade. I and others oppose their plans – *as proposed*. This is not a referendum on ACC, campus expansion or the way ACC is funded – this is strictly about a proposed project on the Rio Grande Campus. I would encourage you, if you are so inclined, to oppose the project as proposed and to encourage other Austin High alums to do so as well. The Planning Commission and Historic Landmark Commission will be hearing this matter shortly so time is of the essence.

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What can you do? Please write an email or send a letter IMMEDIATELY opposing the zoning changes and include the case numbers Case Numbers C14-2012-0079, C14-2012-0080, C14-2012-0081 and C14-2012-0082. Then email it to "Victoria (Tori) Haase" <[tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)> and Clark Patterson [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov). They will make sure that your emails get to the Commissioners.

Loyal Forever!!!

August W. Harris III  
Covenant Financial Solutions LLC  
P.O. Box 302317  
Austin, Texas 78703  
Phone: 512.320.8808  
Fax: 512.320.8684  
[www.cfs-texas.com](http://www.cfs-texas.com)

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Best regards

The Gratitude Salute for our Service Members: [www.youtube.com/watch?v=MSfFYxSdKdo](http://www.youtube.com/watch?v=MSfFYxSdKdo)

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James K. Valentine Pres/CEO  
Dos Corazones S.A. Eng. Consultants  
12708 Bruce B. Downs Blvd.  
Apt. #107  
Tampa, FL 33612-4747  
T/F: 813-972-3149  
Cell: 813-420-0205  
Alt. Email: [doscorazonessa@](mailto:doscorazonessa@)  
SKYPE: doscorazonessa  
<http://www.facebook.com/jkvalentine>

**Patterson, Clark**

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**From:** Jan Wright <[REDACTED]>  
**Sent:** Tuesday, December 18, 2012 7:18 PM  
**To:** Patterson, Clark  
**Subject:** ACC Zoning Changes

**Dear Historic Commission and Planning Commission,**

**Concerning Case Numbers C14-2012-0079, -0080, -0081 and -0082**

**Please vote against the zoning changes requested by ACC Rio Grande, in order to honor the City of Austin's Downtown Austin Plan's height requirements (40 feet and 60 feet) and street setback requirements, and that any entitlements granted to Austin Community College respect the visual historic integrity of the old Austin High School.**

**Sincerely,**

**Jan Wright**

**13602 Road 33.6**

**Mancos, CO 81328**