

**UNIVERSITY AREA PARTNERS, INC.**2026 Guadalupe #303B Austin, Texas 78705 (512) 474-6682 ⁵⁵⁴⁻⁸⁴⁴⁰

Planning Commission
City of Austin
P.O. Box 1088
Austin, TX 78767

May 21, 2020

RE: C14-2019-0108, Parker House 2404 Rio Grande

Dear Commissioners,

I have been directed by the Board of Directors of University Area Partners to respond to the above referenced zoning change request.

UAP would like an opportunity to review the zoning request so that we can fully understand what is being requested. To date we have had no communications with the applicant or owner and think it is only appropriate that this occur. Typically UAP works with the development community to help implement the UNO portion of the Central Austin Combined NP and provide a high density urban environment adjacent to the UT Campus. UAP always seeks to have the provisions of the UNO District incorporated into any plan. Since UAP has not had any communication with this proposed project and they are seeking a "one off" rezoning and modification of existing H zoned property; UAP requests a postponement for 2 weeks to allow us to have some dialogue.

The specific UAP concerns are in alignment with the HLC as it relates to the Historic preservation of the Parker Home.

The request for MU is always a red flag for UAP as it seems to indicate that the project wants to have housing without the UNO affordability requirements or design standards or LA for the streetscape. This is confusing as in UNO and Affordability Unleashed residential is allowed administratively. The request for GR from GO is also confusing as UNO allows for 25 local uses which are the non residential uses compatible with high density pedestrian areas without a rezoning. UAP is concerned that the rezoning request is not necessary for any reasonable use of the property.

Given these concerns and the lack of communication with the applicant, UAP can't support the applicant's request. We urge the Commission to suggest that the applicant meet with UAP and subsequently with the NP contact team to reach an agreement on a redevelopment that will benefit the community and the UNO area.

Best regards,

Mike McHone, V.P. University Area Partners