

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** Central Austin Combined (West University)

**CASE#:** NPA-2020-0019.01

**DATE FILED:** February 28, 2020 (In-cycle)

**PROJECT NAME:** 1103 W. 24<sup>th</sup> Street

**PC DATE:** August 11, 2020

**ADDRESS:** 1103 W. 24<sup>th</sup> Street

**DISTRICT AREA:** 9

**SITE AREA:** 0.69 acres

**OWNER/APPLICANT:** Texas International Education Consortium (Robin Lerner)

**AGENT:** Drenner Group, PC (Leah Bojo)

**CASE MANAGER:** Maureen Meredith **PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Office

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2020-0026

**From:** GO-CO-NP

**To:** GR-MU-V-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 26, 2004

**PLANNING COMMISSION RECOMMENDATION:**

*August 11, 2020* – Approved for applicant’s request for Mixed Use land use. [G. Anderson – 1<sup>st</sup>; C. Hempel – 2<sup>nd</sup>] Vote: 11-0 [Y. Flores and J. Shieh absent]

**STAFF RECOMMENDATION:** To grant the applicant’s request for Mixed Use land use.

**BASIS FOR STAFF’S RECOMMENDATION:** Staff supports the applicant’s request for Mixed Use land use because it is an appropriate land use for this location. To the north of the property across W. 24<sup>th</sup> Street is Mixed Use land use. To the east and south of the property is multifamily land use and to the west is office land use. The property faces W. 24<sup>th</sup> Street which has a mix of commercial, office and residential uses. The property is located within the Downtown Activity Center and is within 1000 feet of the N. Lamar Blvd which is an Activity Corridor. The property is near public transportation options and is approximately one mile from The University of Texas campus.

The Central Austin Combined Neighborhood Plan supports Mixed Use for areas that would enhance the livability of neighborhoods. Because the property is located along W. 24<sup>th</sup> Street and is an existing office use, staff believes transitioning to a mixed use building with commercial and residential uses would be appropriate.

**Objective 1.1:** Rezone property as needed to ensure that new development is compatible with the desired residential character of each neighborhood.

Recommendation 2 Identify areas where mixed use would enhance the livability of the neighborhoods and rezone accordingly.

**Objective 1.4:** Limit new commercial and multi-family spread into the single-family core of the neighborhoods by establishing a perimeter of apartments, offices, and commercial uses.

Recommendation 6 Preserve the commercial, office, and multi-family zoning surrounding the neighborhood and create a “hard edge” to prohibit incursions into the neighborhood.

The “buffer” zone along Robins Place, Leon Street, and San Gabriel should serve as a transition between the two areas. The existing single-family houses should remain and any new multi-family development should be designed to respect the scale and massing of the adjacent University neighborhood. Along 24<sup>th</sup> Street, the existing offices should be preserved to buffer the neighborhood from the traffic along 24<sup>th</sup> Street.

**Objective 1.6:** Reduce the negative effects of multi-family housing on the West University Neighborhood.

*Recommendation 8* Reduce the height and density of future multi-family projects surrounding the West University neighborhood.

*Recommendation 9* Rezone low-density multi-family (three to four units per site) properties currently zoned for much denser multi-family development to an appropriate multi-family zoning district.

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

**Office** - An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals and non-profit organizations.

#### **Purpose**

1. Encourage office-related services in areas that cannot support the traffic generation of commercial uses;
2. Provide for small lot office conversions as a transition from commercial to residential uses; and
3. Preserve sites for employment and office related services.

#### **Application**

1. Appropriate for low volume streets such as collectors and minor arterials; and
2. Can be used to provide a transition between residential uses and more intense commercial and industrial uses.

***PROPOSED LAND USE ON THE PROPERTY***

**Mixed Use** - An area that is appropriate for a mix of residential and non-residential uses.

**Purpose**

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

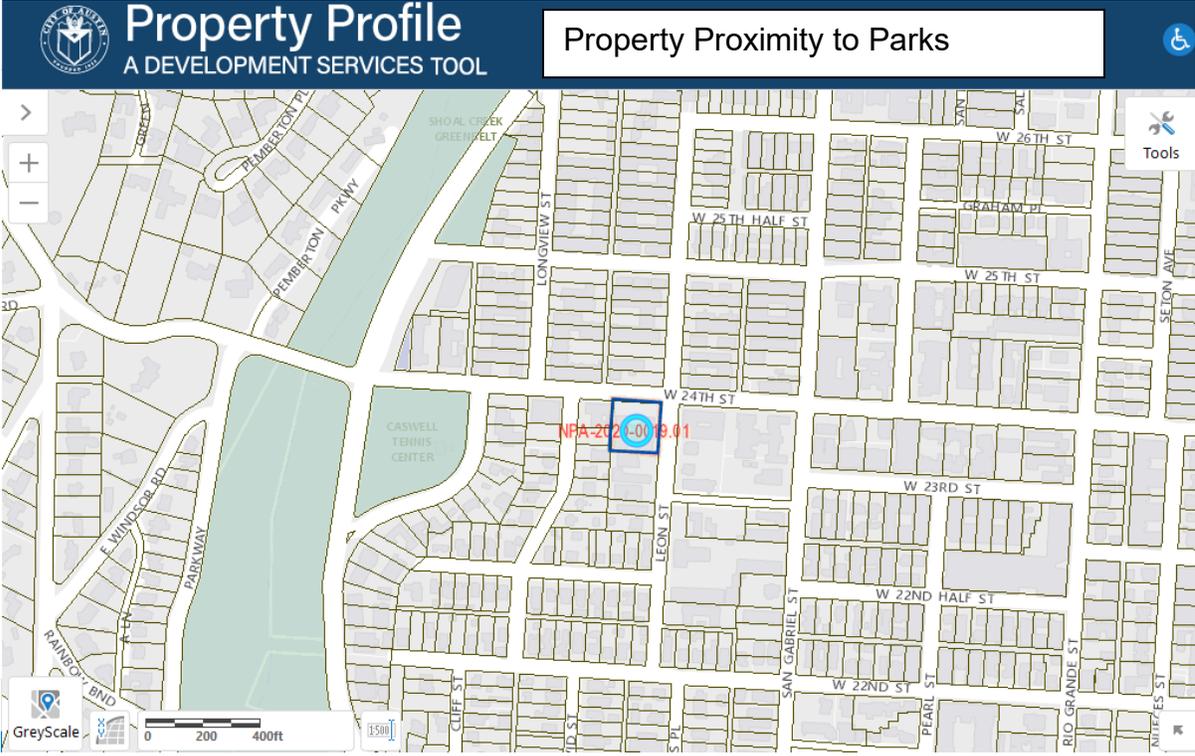
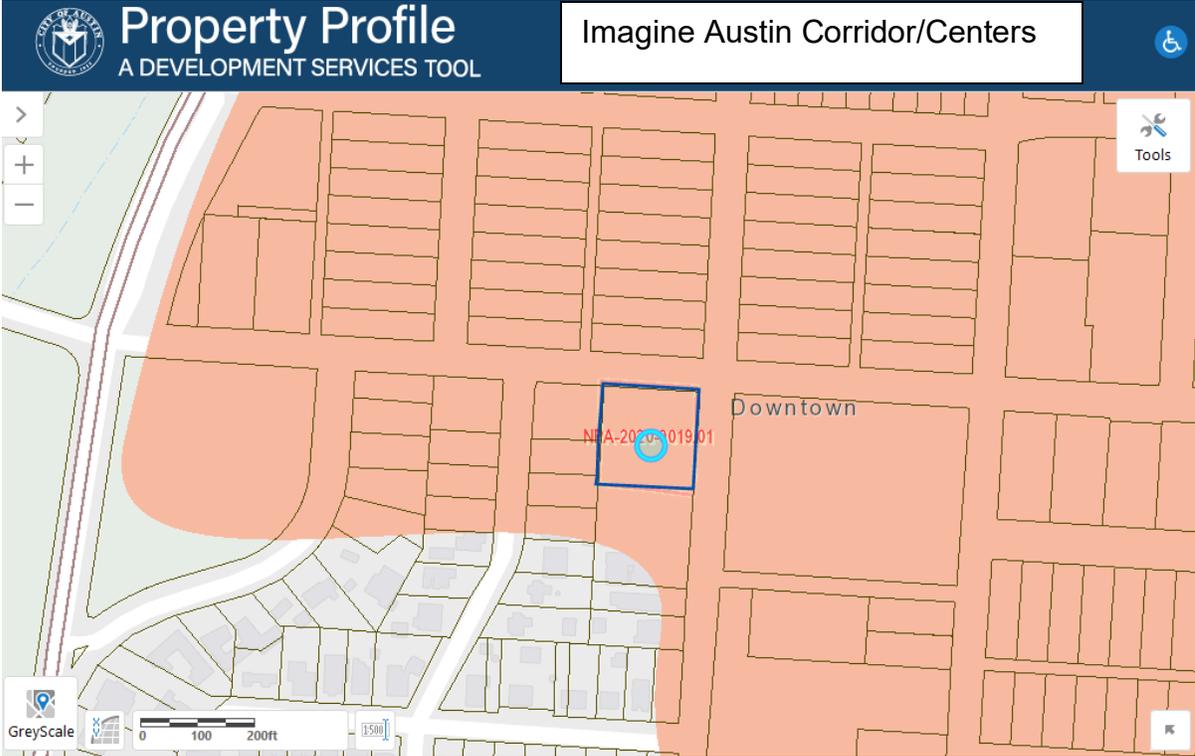
**Application**

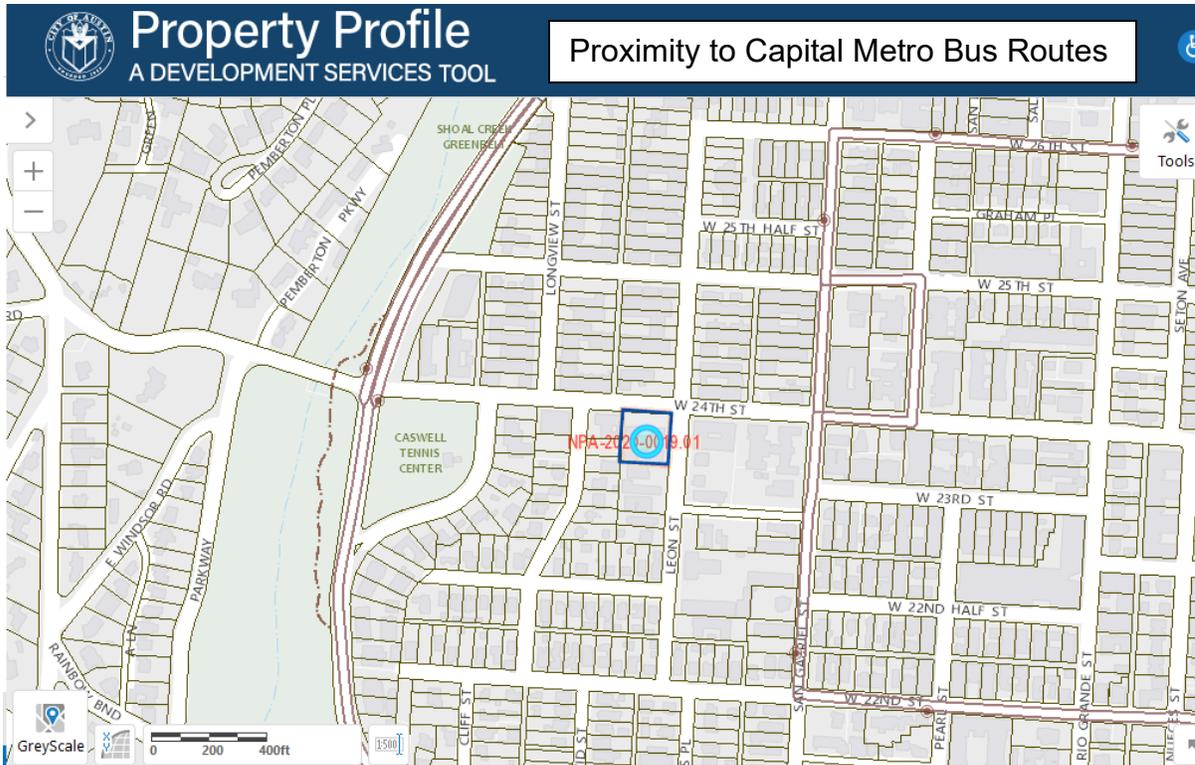
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

**IMAGINE AUSTIN PLANNING PRINCIPLES**

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - ***The applicant proposes to build a mixed use building with commercial and residential uses that could provide a mix of housing for the City and the planning area. The property is located within the Downtown Activity Center and within 1000 feet of N. Lamar Blvd which is an Activity Corridor as identified on the Growth Concept Map of the Imagine Austin Comprehensive Plan. The property is within walking distance to The University of Texas at Austin and numerous businesses, public transportation and several parks. The applicant's request for Mixed Use land use is appropriate for this area.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
  - ***The applicant proposes to build a mixed use building with commercial and residential uses that could provide a mix of housing for the City and the planning area. The property is located within the Downtown Activity Center and within 1000 feet of N. Lamar Blvd which is an Activity Corridor as identified on the Growth Concept Map of the Imagine Austin Comprehensive Plan. The property is within walking distance to The University of Texas at Austin and numerous businesses, public transportation and several parks. The applicant's request for Mixed Use land use is appropriate for this area.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
  - ***The property is located within the Downtown Activity Center and less than 1000 feet from the North Lamar Activity Corridor to the west of the property. The property is located within a dense, developed area and could be considered an infill site.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - ***The applicant proposes to rezone the property that would allow for commercial and residential uses, which could increase the number and variety of housing choices in Austin and the planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
  - ***The applicant is requesting a change in land use from Office to Mixed Use***

6. Protect Austin’s natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
  - ***The property is not located within the Drinking Water Protection Zone.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
  - ***Not applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
  - ***To staff’s knowledge, there are no historic or cultural significance to this property.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
  - ***The property is located near public parks and is walking distance to numerous businesses.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
  - ***The proposed and continue use is a non-profit international education organization that could help meet this goal.***
11. Sustain and grow Austin’s live music, festivals, theater, film, digital media, and new creative art forms.
  - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
  - ***Not applicable.***





townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The application was filed on February 28, 2020 which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the future land use map (FLUM) from Office to Mixed Use

The applicant proposes to change the zoning on the property from GO-CO-NP to GR-MU-V-NP for office and residential uses. For more information on the associated zoning case, please see case report C14-2020-0026.

**PUBLIC MEETINGS:** Due to the City of Austin’s directive to socially-distance due to the COVID-19 pandemic, the ordinance-required community meeting was delayed until staff could create a process to conduct a virtual community meeting. The community meeting

would have normally been conducted a month or two after the application was filed in February.

The ordinance-required community meeting was held virtually on Wednesday, July 22, 2020. Approximately 735 meeting notices were mailed to people who own property or have a utility account within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for the area. Ten people participated in the meeting, including five Planning and Zoning staff members, Leah Bojo and Drew Raffaele, from Drenner Group, the applicant's agents, and Robin Lerner President and CEO of the Texas International Education Consortium, the applicant. The PowerPoint presentation from Leah Bojo and Robin Lerner are at the back of this report.

After staff gave a brief presentation about the applicant's plan amendment and rezoning requests, in addition to an overview of the plan amendment process, Leah Bojo and Robin Lerner gave their presentations.

Leah Bojo said the property is currently zoned GO-CO-NP and is surrounded by commercial sites. The proposed zoning is GR-MU-V-NP. The current Conditional Overlay limits the building height to 35 feet and prohibits group residential and club or lodge for private use. The current land use map shows the land use as Office, but they propose to change the FLUM to Mixed Use. The building is a legal non-conforming use, it was built to Code in 1962, but no longer complies with Code. If the site were to be redeveloped and it keeps the zoning it would not be able to be rebuilt to the same site standards as when it was built in 1962. The building is in need of significant repair which is a big part of why they are requesting the rezoning and FLUM change.

In Robin Lerner's presentation she described the organization's mission and goals. They host international students, educators and special groups and by conducting international capacity building projects. They have hosted over 30,000 international students, educators and special groups. Finding housing for their participants has become one of the costliest for their programs and is part of their desire to rezone is to host participants in their building. The building was a former dorm and was remodeled for classrooms and offices. They share office space with other non-profits. The proximity to UT is a major importance. The building is in decline and disrepair and is too costly to repair. They want to stay at this location. They would like to attract a partner to help redevelop the building with them. Without the rezoning they will more likely have to sell the property and move out because they can't afford to repair the building and the current limitations prevent co-development as it is.

After the presentation the following questions were asked:

**Q. Do you plan to build residential units?**

A. Yes, we are asking for VMU, Vertical Mixed Use overlay that requires first floor commercial and residential above the commercial.

**Q. What specifically in the plans require a zoning change?**

A. The current zoning district doesn't allow VMU and limits the building height to 35 feet. We are requesting to exceed 35 feet and there are also some changes to setbacks, but the primary reason is for the VMU and the height.

**Q. So the height would increase from 35 feet to 60 feet, can you show other heights along W. 24<sup>th</sup> Street?**

A. I have an exhibit I can share with you and I will send it to you and your group. There are a variety of heights, the building to the east across on Leon Street has a height of 60 feet, similar to what we are requesting. The UNO Overlay that applies across W. 24<sup>th</sup> Street to the north, I can send you more detail on this as well.

**Q. How many residential units and how many students is the applicant planning to house?**

A. We are not at the point in design where we have that level of information. Some people do design and planning along with their zoning cases, but with TIEC being a non-profit they are taking a risk-adverse approach and have not gotten down the design path to have this information.

**Q. Why is it important to do this at this time?**

A. The urgency is the condition of the building and they either have to continue to spend money to repair the building or figure out another place to go. They know the organization is going to continue and they are exploring how it will look like in the future.

**Q. Are you planning to demolish the building?**

A. We are non-conforming and cannot work with the existing structure. Our foundation is cracked, our roof needs repair and we have leaks. It feels like an unhealthy environment for our team and not a safe place for other non-profits. This is also a perfect location walking distance to UT and it's easy to get around.

**Q. Who do you see as likely office-sharing with you? Would it be something you rent out or something you co-own?**

A. We have two like-minded organizations with us that share the building with us and if there are other organizations that could share the first-floor with us, we would be interested in that as well. We would own the property and would lease the space.

**Q. What types of non-profits?**

A. We are an international non-profit, so we are interested in other non-profits like us.

**Q. Do you plan to flip the site once you demo the building?**

A. Our goal is to be on-site and have office-sharing. We think this is the perfect location because it's close to UT and people can walk there.

**CITY COUNCIL DATE: Pending**

**ACTION:**

Applicant Summary Letter from Application

Leah Bojo  
lbojo@drennergroupp.com  
512-807-2918

**DRENNER  
GROUP**

February 28, 2020

Ms. Denise Lucas  
Planning and Zoning Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Via Hand Delivery

Re: 1103 W. 24th Street – Zoning application for the approximately 0.695-acre property located at 1103 W. 24<sup>th</sup> Street, in Austin, Travis County, Texas (the “Property”)

Dear Ms. Lucas:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning and Neighborhood Plan Amendment (NPA) application packages. The project is titled 1103 W. 24<sup>th</sup> Street and is approximately 0.695 acres of land. Located on W. 24<sup>th</sup> Street, at the southwest corner of W. 24<sup>th</sup> Street and Leon Street. The Property is immediately to the south of the University Neighborhood Overlay (UNO) district in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned GO-CO-NP (General Office – Conditional Overlay – Neighborhood Plan). The requested rezoning is from GO-CO-NP to GR-MU-V-NP (Community Commercial – Mixed Use – Vertical Mixed-Use Overlay – Neighborhood Plan). The Property is currently developed with a non-conforming and failing office structure. The purpose of this rezoning request is to add the vertical mixed use overlay and remove the height limit of 35 feet in the conditional overlay to allow the property owner, Texas International Educational Consortium (TIEC), to redevelop the site with a new mixed-use structure allowing both office and residential use.

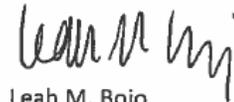
The Property is located in the West University Neighborhood, a subdistrict of the Central Austin Combined Neighborhood Plan. The Future Land Use Map (FLUM) requires an amendment to change the designation from Office to Mixed Use. Attached is our in-cycle NPA application. This proposed rezoning and NPA aligns with goal three, “Allow mixed-use development along the existing commercial corridors”, set out in the Central Austin Combined Neighborhood Plan. The Traffic Impact Analysis (“TIA”) has been waived until site plan, per the attached TIA waiver dated February 24, 2020 and executed by Amber Mitchell.

February 28, 2020

Page 2

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Leah M. Bojo". The signature is written in a cursive style with a small flourish at the end.

Leah M. Bojo

cc: Jerry Rusthoven, Planning and Zoning Department *(via electronic delivery)*  
Joi Harden, Planning and Zoning Department *(via electronic delivery)*  
Mark Graham, Planning and Zoning Department *(via electronic delivery)*

Letter of Recommendation from the Neighborhood Plan  
Contact Team (NPCT)

CANPAC

Central Austin Neighborhood Planning Advisory Committee

NPA -2020-0019.01

C14-2020-0026

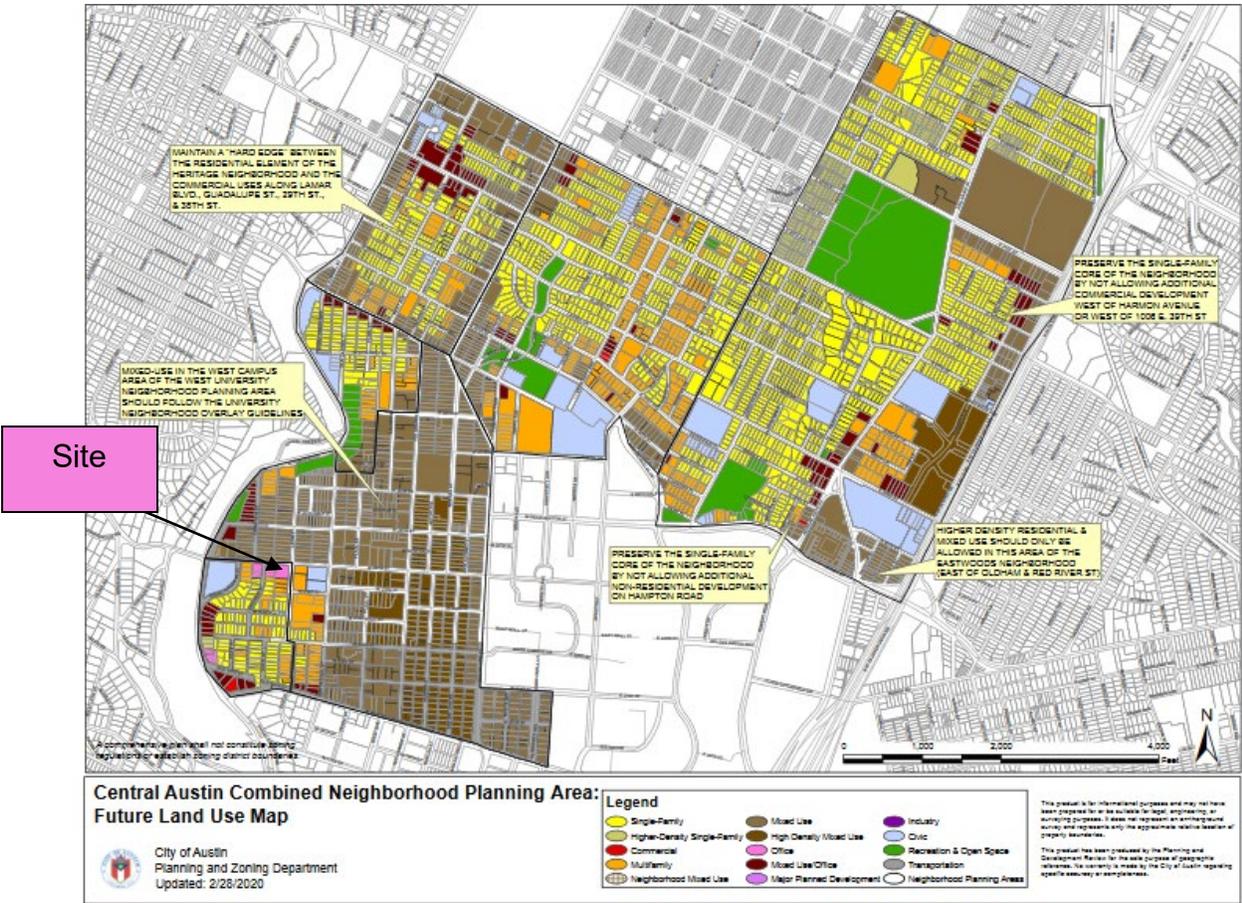
1103 W. 24<sup>th</sup> Street

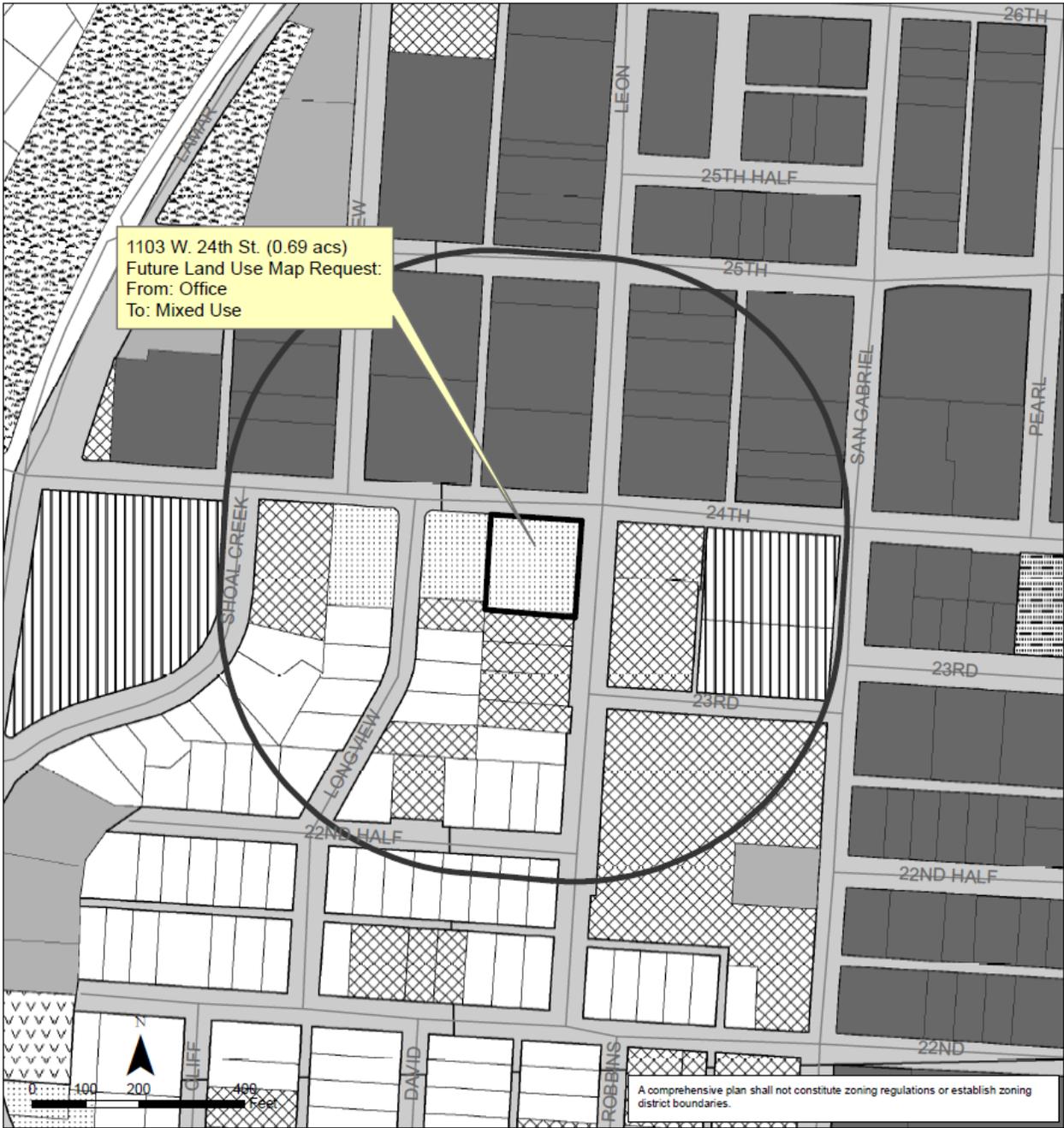
Planning Commission,

CANPAC supports OWUNA's (Original West University Neighborhood Association) position to approve of the rezoning and related Neighborhood Plan Amendment for this property.

Thank you,

Adam Stephens and Bart Whatley co-chairs





1103 W. 24th St. (0.69 acs)  
 Future Land Use Map Request:  
 From: Office  
 To: Mixed Use

**Central Austin Combined Neighborhood Planning Area  
 NPA-2020-0019.01**

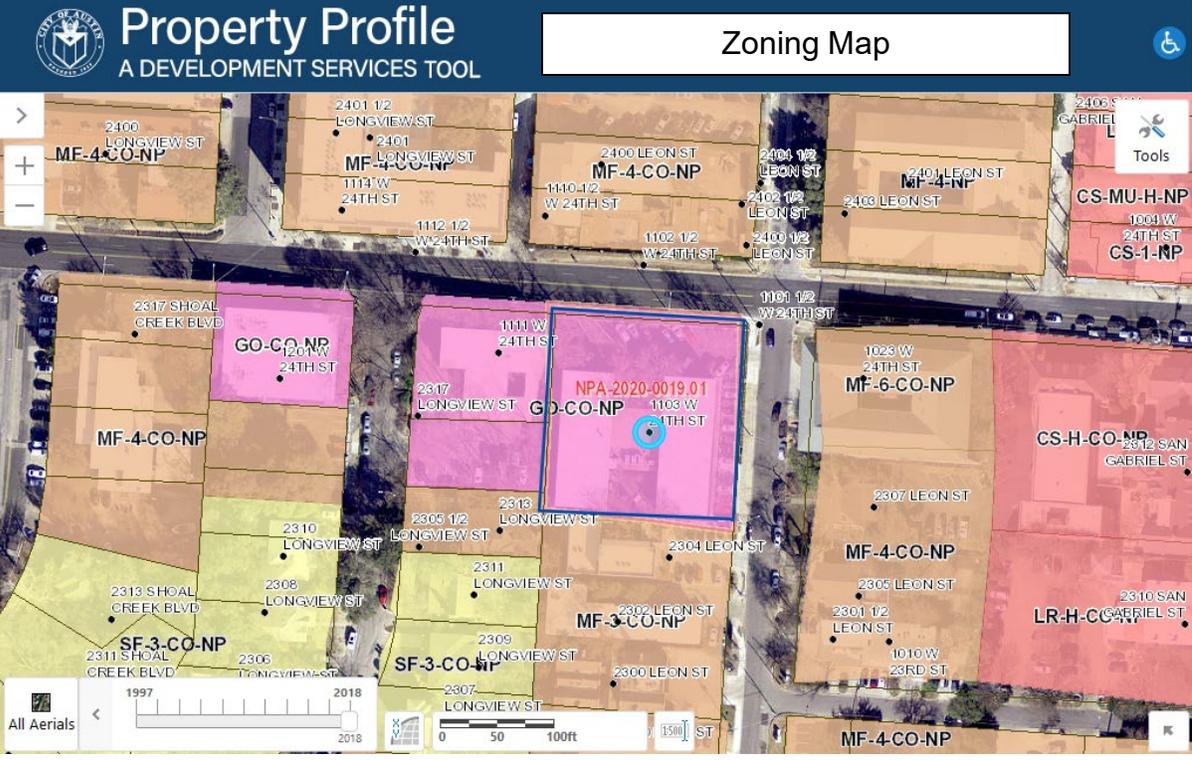
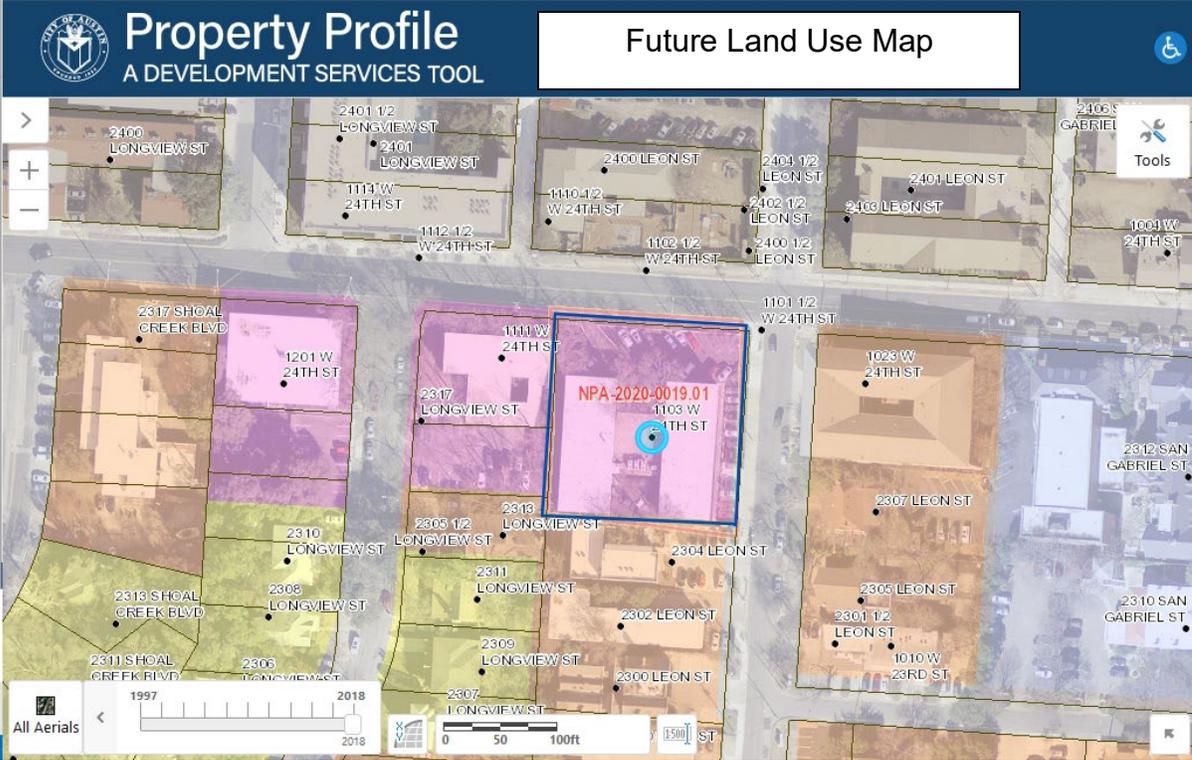
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Future Land Use		
	500 ft. notifi. boundary	
	Subject Property	
	Single-Family	
	Higher-Density Single-Family	
	Multi-Family	
	Commercial	
	Mixed Use	

City of Austin  
 Planning and Zoning Department  
 Created on 3/10/2020, by: meredithm





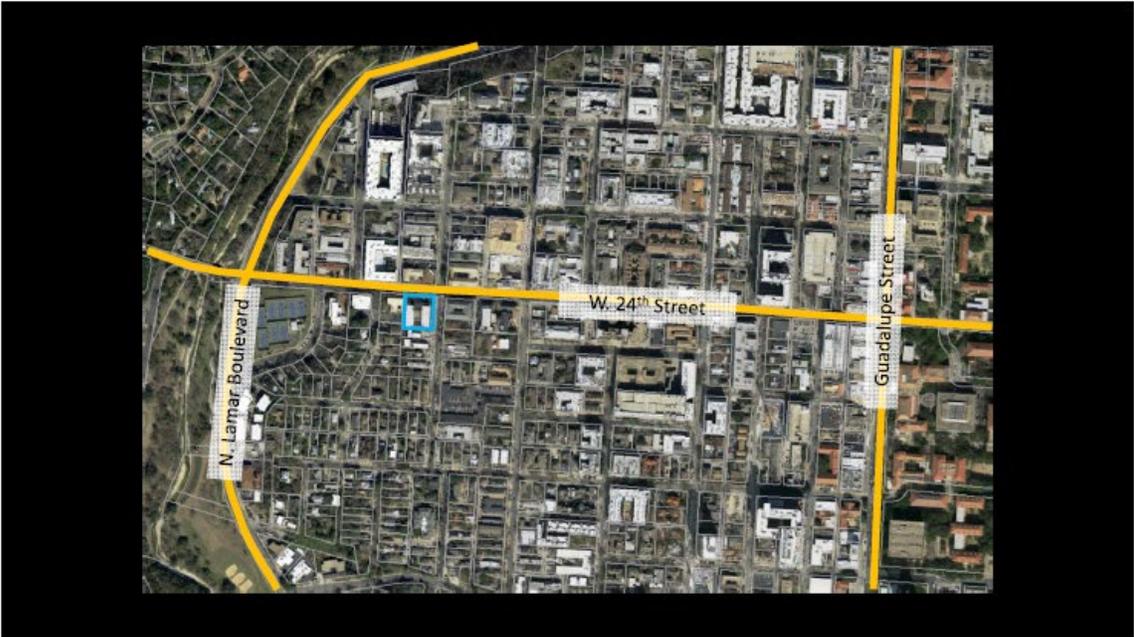


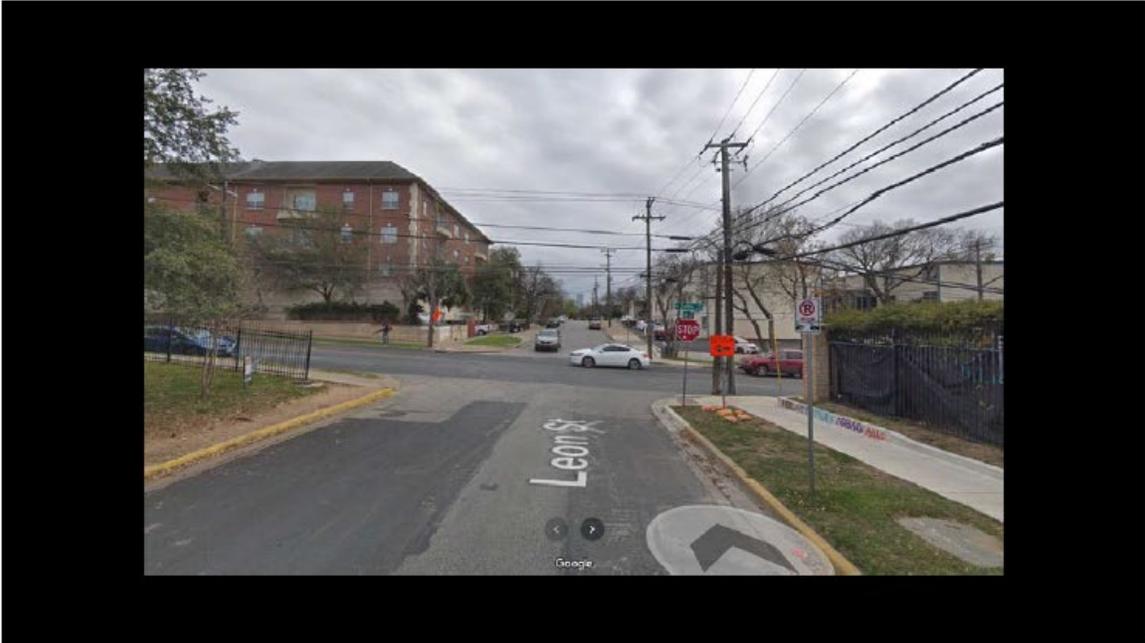
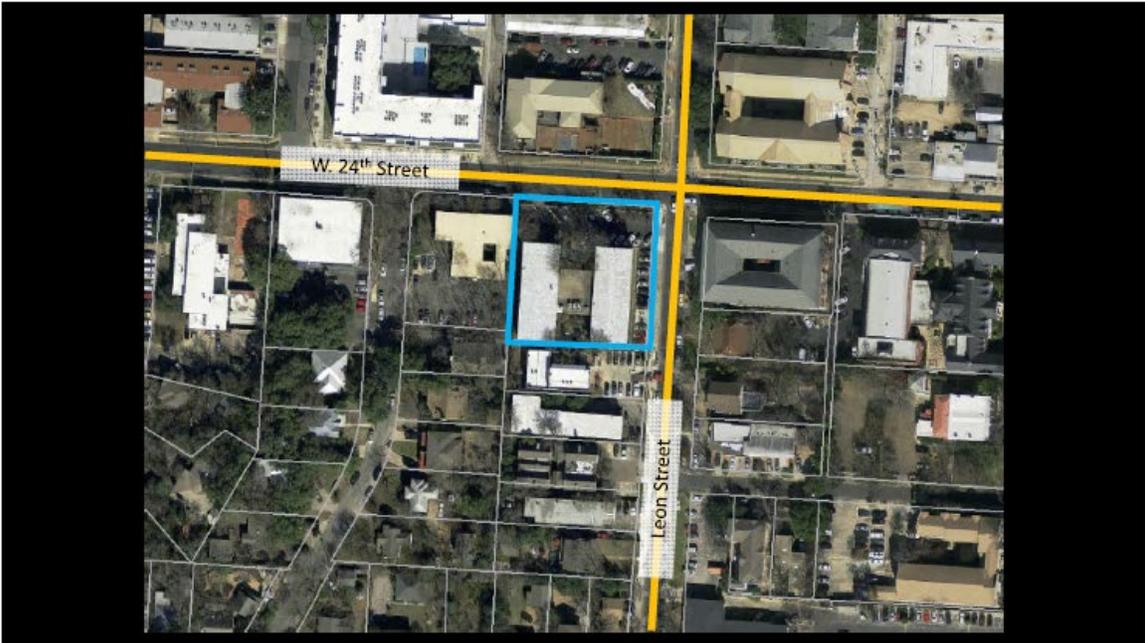
1103 W. 24<sup>th</sup> Street

Applicant's Presentation

# 1103 W. 24<sup>th</sup> Street

C14-2020-0026  
NPA-2020-0019.01







### Current Conditional Overlay

- Height is limited to 35 feet.
- Group Residential use is prohibited.
- Club or Lodge use and Community Recreation (private) use are prohibited uses.



## Site and Proposal

- 0.69 acres
- Legal non-conforming office building
  - Circa 1962
  - In need of significant repair
- TIEC (Texas International Education Consortium) proposes redevelopment to include mixed uses, office and multifamily.

**Agenda**

**TODAY'S TOPICS**  
Who is TIEC?  
Our Building: The Good  
Our Building: The Bad  
Vision  
Questions

tiec

The Texas International Education Consortium (TIEC), is a non-profit organization comprised of 31 Texas Universities.

TIEC is committed to creating lasting relationships between Texas higher education and counterparts around the world through collaboration, co-creation, and the sharing of knowledge.

# Our History: A Place to Bring Cultures Together

OVER 30,000 STUDENTS  
Through our doors in our 35-year history



# Our Building



# Building Challenges

- Physical structure in decline and disrepair
- Renovations too costly to make investment in current building worthwhile
- Dated and unappealing interior and exterior
- Missed potential for welcoming international visitors
- Too large to maintain alone
- Current zoning prevents the option for a development investment



# Vision



## Current/Requested Entitlements

**Current Zoning:**

- GO-CO-NP;
- General Office – Conditional Overlay – Neighborhood Plan

**Current FLUM Designation:**

- Office

**Proposed Zoning:**

- GR-MU-V-NP;
- Community Commercial – Mixed Use – Vertical Mixed-Use Overlay – Neighborhood Plan

**Proposed FLUM Designation:**

- Mixed Use

## Site Development Standards

STANDARD	Current Building	GO-CO-NP	GR-MU-V-NP
Height	Approx. 30-35 feet	60 feet <i>(35 feet per CO)</i>	60 feet
FAR*	Approx. 1.23:1.0	1:1	1:1
Impervious Cover	Approx. 95%	80%	90%
Building Cover*	Approx. 43%	60%	75%
Front Setback*	Approx. 54 feet	15 feet	10 feet
Street Side Setback*	Approx. 22 feet	15 feet	10 feet
Interior Side Setback*	Approx. 13 feet	5 feet	–
Rear Setback	Approx. 5 feet	5 feet	–
Residential Uses Allowed	No	No	Yes

*\*Vertical Mixed-Use Overlay allows for these development standards to be waived in exchange for meeting affordable housing requirements.*

## OWUNA Recommendation

7/13 – Attended virtual OWUNA meeting

- Received vote of unanimous support

## Contact Info

Project: 1103 W. 24<sup>th</sup> Street  
Agent: Leah Bojo  
Email: [lbojo@drennergroupp.com](mailto:lbojo@drennergroupp.com)  
Phone: 512-807-2918

Correspondence Received



**Neill-Cochran House Museum**

2310 San Gabriel Street  
Austin, Texas 78705-5014

July 30, 2020

TO: City of Austin Planning & Zoning, via email to  
[mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)  
[Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov)

RE: 1103 W. 24th Street, Case Number C14-2020-0026.

I am writing as the chair of the working board of the nationally-recognized historic Neill-Cochran House Museum & Slave Quarters (Abner Cook, 1856) to express my **opposition to rezoning pertaining to the proposed project at 1103 West 24<sup>th</sup> Street**, one and a half blocks from this historic site and active family-oriented Museum. The NCHM, founded in 1962, fulfills its mission of historic preservation through tours, its decorative arts collection, and family-oriented educational programming about the history of Austin. The Museum's current momentum is devoted to the most thorough possible reinterpretation of the Slave Quarters (only extant such structure in Austin), involving collaborations with University Texas historians, major cultural institutions, creatives and leaders in the African American community, and others. A priority in our programming is the widest possible sharing of this history as a contribution toward a truer and more inclusive history of our city.

The current tenants at 1103 West 24<sup>th</sup> Street have been excellent neighbors and I support their desire to improve their facility. I am not, however, supportive of any zoning change that would allow for the possibility that the site might at a later date be used for transitional housing.

When the University Neighborhood Overlay was put into place in 2006, the City made a commitment to the neighborhood as well as to the larger Austin community that this area would remain reserved for student housing. We already have a great housing shortage for University students, and both our city and UT's students benefit from the concentration of housing in West Campus. I am against any changes to zoning that would allow for the possibility that property would not be used for that purpose in the future.

While I feel most strongly about the issue of student housing, I support all of the Caswell Heights Neighborhood Association's list of prohibited uses (agreed to by the applicant) and ask that these prohibitions be honored:

- Club or Lodge
- Community Recreation (private)
- Cocktail Lounge
- Group Residential
- Transitional Housing

The NCHM is eager to participate in reaching solutions to the challenges of growth and planning to which our historic neighborhood is being exposed, but its staff, its working board, and its owners (630 individuals across the state) cannot support the existing plan without the safeguards articulated by the Caswell Heights Neighborhood Association.

**In summary, I am opposed to any zoning change that would allow for the possibility that the site might at a later date be used for transitional housing**, which would make it a source of concern about the NCHM's ability to continue in its mission with safety and security for all.

Sincerely,

A handwritten signature in black ink that reads "Karen Pope".

Karen Reznitzer Pope, PhD, NCHM Board Chair

**From:** Rowena Dasch  
**Sent:** Thursday, July 30, 2020 9:45 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** RE: 1103 W. 24th Street, Case # C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Meredith,

I am writing regarding the proposed project at 1103 W. 24th Street, Case Number C14-2020-0026. The current tenants at that site have been excellent neighbors and I am in support of their desire to improve their facility. I am not, however, in support of any zoning change that would allow for the possibility that the site might at a later date be used for transitional housing.

When the University Neighborhood Overlay was put into place in 2006, the City made a commitment to the neighborhood as well as to the larger Austin community that this area would remain reserved for student housing. I am against any changes to zoning that would allow for the possibility that property would not be used for that purpose in the future. We already have a great housing shortage for University students, and both our city and UT's students benefit from the concentration of housing in West Campus.

While I feel most strongly about the issue of student housing, I also support all of the Caswell Heights Neighborhood Association's list of prohibited uses and ask that CANPAC use this list when discussing the future of the project with the City.

**Caswell Heights Neighborhood Association Requested Prohibited Uses:**

Club or Lodge  
Community Recreation (private)  
Cocktail Lounge  
Group Residential  
Transitional Housing  
Short Term Rental

Thank you for your consideration.

Best,  
Rowena Dasch  
Executive Director, Neill-Cochran House Museum

--

Rowena Houghton Dasch, PhD  
Executive Director, Neill-Cochran House Museum  
2310 San Gabriel Street  
Austin, Texas 78705  
(512) 478-2335  
[www.nchmuseum.org](http://www.nchmuseum.org)

**From:** damronhome@

**Sent:** Tuesday, August 04, 2020 7:47 PM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>

**Subject:** Fwd: 1103 W. 24TH. ST., Case Number: C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

Subject: Re: 1103 W. 24TH. ST., Case Number: C14-2020-0026

Attn: Maureen Meredith & Mark Graham,

Caswell Heights Neighborhood Association will support the above rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning commission and Austin City Council.
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STR's that are not affiliated with the programs through Texas International Educational Consortium (TIEC.)

Thank you both for your assistance.

Regards  
Tressie Damron, President  
Caswell Heights Neighborhood Association

-----Original Message-----

From: Karen Pope

Sent: Wednesday, August 05, 2020 11:02 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>

Subject: 1103 West 24th Street Case # C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding  
1103 West 24th Street Case # C14-2020-0026:

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,

Karen Pope, PhD

Chair, Neill-Cochran House Museum Board

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).

**From:** Anne Folkes

**Sent:** Wednesday, August 05, 2020 11:25 AM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>

**Subject:** 1103 West 24th Street Case # C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding 1103 West 24th Street Case # C14-2020-0026:

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,

Anne Boyce Folkes  
Neill-Cochran House Museum Board Member

**From:** treasurer@

**Sent:** Wednesday, August 05, 2020 12:01 PM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>

**Subject:** 1103 West 24th Street Case # C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding 1103 West 24th Street Case # C14-2020-0026:

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,

Elizabeth C Hickman

Treasurer, The National Society of The Colonial Dames of America in the State of Texas  
Member, Neill-Cochran House Museum Board

**From:** William Hastings

**Sent:** Wednesday, August 05, 2020 12:13 PM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>

**Subject:** Subject: 1103 West 24th Street Case # C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

Hi my name is William Hastings and I have owned and occupied a home on nearby Shoal Creek Boulevard for 30 years. I am writing to express my support for the position proposed by the Caswell Heights Neighborhood Association.

Specifically, I would support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,  
William Hastings  
2303 Shoal Creek Blvd.  
Austin, TX 78705

**From:** Susan Spruance  
**Sent:** Wednesday, August 05, 2020 1:09 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>  
**Subject:** 1103 West 24th Street Case # C14-2020-0026

**\*\*\* External Email - Exercise Caution \*\*\***

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding 1103 West 24th Street Case # C14-2020-0026:

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,  
Susan C. Spruance  
NSCDA-TX Vice President & State Archivist  
Neill-Cochran House Museum

**From:** Linda Condit  
**Sent:** Thursday, August 06, 2020 2:53 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>  
**Subject:** 1103 West 24th Street Case # C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Meredith and Mr. Graham:

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding 1103 West 24th Street Case # C14-2020-0026:

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,

Linda F. Condit  
Neill-Cochran House Museum Board



**Neill-Cochran House Museum**

2310 San Gabriel Street  
Austin, Texas 78705-5014

July 30, 2020

TO: City of Austin Planning & Zoning, via email to  
[mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)  
[Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov)  
RE: 1103 W. 24th Street, Case Number C14-2020-0026.

I am writing as the chair of the working board of the nationally-recognized historic Neill-Cochran House Museum & Slave Quarters (Abner Cook, 1856) to express my **opposition to rezoning pertaining to the proposed project at 1103 West 24<sup>th</sup> Street**, one and a half blocks from this historic site and active family-oriented Museum. The NCHM, founded in 1962, fulfills its mission of historic preservation through tours, its decorative arts collection, and family-oriented educational programming about the history of Austin. The Museum's current momentum is devoted to the most thorough possible reinterpretation of the Slave Quarters (only extant such structure in Austin), involving collaborations with University Texas historians, major cultural institutions, creatives and leaders in the African American community, and others. A priority in our programming is the widest possible sharing of this history as a contribution toward a truer and more inclusive history of our city.

The current tenants at 1103 West 24<sup>th</sup> Street have been excellent neighbors and I support their desire to improve their facility. I am not, however, supportive of any zoning change that would allow for the possibility that the site might at a later date be used for transitional housing.

When the University Neighborhood Overlay was put into place in 2006, the City made a commitment to the neighborhood as well as to the larger Austin community that this area would remain reserved for student housing. We already have a great housing shortage for University students, and both our city and UT's students benefit from the concentration of housing in West Campus. I am against any changes to zoning that would allow for the possibility that property would not be used for that purpose in the future.

While I feel most strongly about the issue of student housing, I support all of the Caswell Heights Neighborhood Association's list of prohibited uses (agreed to by the applicant) and ask that these prohibitions be honored:

- Club or Lodge
- Community Recreation (private)
- Cocktail Lounge
- Group Residential
- Transitional Housing

The NCHM is eager to participate in reaching solutions to the challenges of growth and planning to which our historic neighborhood is being exposed, but its staff, its working board, and its owners (630 individuals across the state) cannot support the existing plan without the safeguards articulated by the Caswell Heights Neighborhood Association.

**In summary, I am opposed to any zoning change that would allow for the possibility that the site might at a later date be used for transitional housing**, which would make it a source of concern about the NCHM's ability to continue in its mission with safety and security for all.

Sincerely,

Karen Rechner Pope, PhD, NCHM Board Chair

[www.nchmuseum.org](http://www.nchmuseum.org)

[info@nchmuseum.org](mailto:info@nchmuseum.org)

(512) 478-2335

**From:** Gray Fadden  
**Sent:** Wednesday, August 05, 2020 1:04 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>  
**Subject:** 103 West 24th Street Case # C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding 1103 West 24th Street Case # C14-2020-0026:

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,

Gray Fadden  
Chair, Friends of Neill-Cochran House Museum

--

Gray Fadden  
1410 West 13th St.  
Austin, TX 78703

Mobile: (203) 912-5937

**From:** Gayle K. Randol  
**Sent:** Wednesday, August 05, 2020 1:35 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** 1103 West 24th Street Case # C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

Ms. Meredith:

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding 1103 West 24th Street Case # C14-2020-0026.

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Thank you,

Gayle Randol

Co-owner of the Neill-Cochran House Museum,  
Board of Managers

**From:** Eliza Morehead  
**Sent:** Wednesday, August 05, 2020 1:37 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** 1103 West 24th Street; Case #C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

Subject line:

1103 West 24th Street Case # C14-2020-0026

Message:

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding 1103 West 24th Street Case # C14-2020-0026:

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,  
Eliza Morehead, AM

To: [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); [mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)

Subject: 1103 West 24th Street Case # C14-2020-0028

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding  
1103 West 24th Street Case # C14-2020-0028:

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,

*Dennis Worham*  
*member of Caswell Heights Neighborhood Assoc.*

**From:** Denise Dowsett

**Sent:** Wednesday, August 05, 2020 12:16 PM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; mark.graham@austinrexxas.gov

**Subject:**

\*\*\* External Email - Exercise Caution \*\*\*

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding

[1103 West 24th Street Case](#) # C14-2020-0026:

-----

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,  
Denise Dowsett

1902, 1902 1/2 and 1904 David Street, Austin , TX

**From:** Bridges, Barbara S  
**Sent:** Tuesday, August 11, 2020 3:22 PM  
**To:** Graham, Mark <Mark.Graham@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Texas International Education Consortium requests for changes to neighborhood plan and rezoning on Planning Commission's agenda tonight

\*\*\* External Email - Exercise Caution \*\*\*

Dear Case Managers:

I am writing to address cases C14-2020-0026 and NPA-2020-0019.01 which are of great concern to me as a homeowner who lives behind the property in question on the other side of the block. I have lived in the neighborhood for 49 years and have been an active participant in neighborhood issues. I was an original member of the Neighborhood Planning Team (CANPAC) from the beginning of the planning effort and continued to serve on it for a few years after our plan was passed. Our neighborhood association represented the West University Neighborhood Association (whose name was changed to Caswell Heights Neighborhood Association in 1996). I spent hundreds of hours at Council, Planning Commission, etc. while the plan was going through and have spent many hours working on zoning requests in our neighborhood since the plan was passed. I spent 20 years as Coordinator of our neighborhood until I stepped down in 1996 so I feel I know our neighborhood.

It seems to me that some of the basic themes of our neighborhood plan are being overlooked by those in favor of all of these requests. One of the overriding goals of this plan is that the residential neighborhoods would be protected as a trade off for allowing UNO in the plan. Countless hours were spent making sure that the UNO map would allow less height and density as one of these neighborhoods was approached. Consequently building heights in the UNO area are to be lowered as W. 24<sup>th</sup> goes east as it approaches the neighborhood and the neighborhood side of the street is not supposed to mirror what is in the UNO area across the street.. Needless to say I am concerned about the requested height requested in these cases. I also do not feel that many uses possible to the requested zoning category would be neighborhood friendly. The current owner of the property has been a good neighbor but may not always be the owner and I am well aware that the zoning goes with the property when it is sold.

Caswell Heights Neighborhood Association (CHNA) has agreed to support the application with the two conditions below and I certainly hope they will be passed:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council.

**2.** That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Thank you for your attention to all of my comments.

Barbara S. Bridges  
1106 W. 22 ½ St.  
Caswell Heights Neighborhood

**From:** Anne Folkes

**Sent:** Wednesday, August 05, 2020 11:25 AM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Graham, Mark <Mark.Graham@austintexas.gov>

**Subject:** 1103 West 24th Street Case # C14-2020-0026

\*\*\* External Email - Exercise Caution \*\*\*

I am writing to express my support for the position expressed by the Caswell Heights Neighborhood Association regarding 1103 West 24th Street Case # C14-2020-0026:

I support this rezoning request with the following changes:

1. That Club or Lodge and Community Recreation (private) will be listed as prohibited uses in a Conditional Overlay (CO) as part of the rezoning with the approval of the Planning Commission and the Austin City Council
2. That the Vertical Mixed Use (V) be excluded from the proposed zoning change.
3. That a Private Restrictive Covenant between Texas International Education Consortium (TIEC) and Caswell Heights Neighborhood Association be agreed upon to prohibit any outdoor amplified sound, and any STRs that are not affiliated with the programs through TIEC.

Sincerely,

Anne Boyce Folkes  
Neill-Cochran House Museum Board Member