

200 ACADEMY

LOCATED BETWEEN 2 ACTIVITY CORRIDORS
IN THE DOWNTOWN REGIONAL CENTER

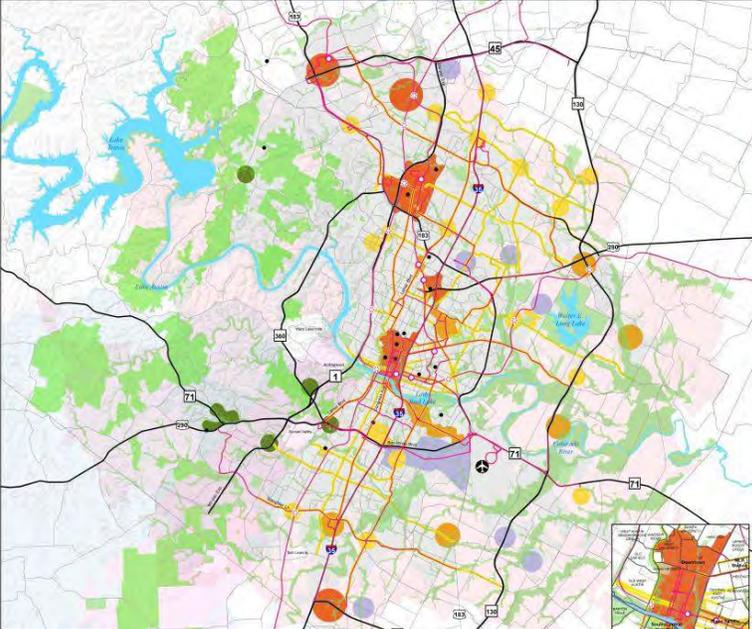
FLUM AND ZONING REQU

74
HPD

LAND USE AND TRANSPORTATION POLICIES
LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the Growth Concept Map. (See also CFS P1, CFS P21)

EXISTING ZONING
TRACT 1 CS1-NCCD-NP
TRACT 2 CS-NCCD-NP
TRACT 3 MF-4-NCCD-NP

ZONING REQUEST
TRACT 1 CS1-MU-NP
TRACT 2 CS-MU-NP
TRACT 3 MF-4-NP



IMAGINEAUSTON
Vibrant. Livable. Connected.
Growth Concept Map

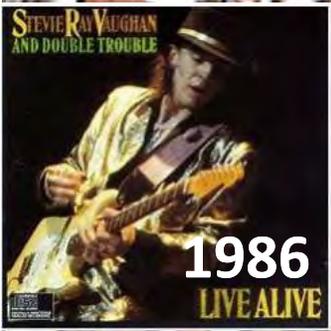


projectconnect
SYSTEM PLAN
Adopted June 10, 2020



200 ACADEMY

THE AUSTIN OPERA HOUSE HISTORY



Rocky Blair capturing the new year 1978
S&P Photo

200 ACADEMY-

1986 NCCD PREVENTS NEW DEVELOPMENT



- PRE NCCD DEVELOPMENT **EXCEEDS** THE NCCD RESTRICTIONS IN FLOOR AREA RATIO (.59) IMPERVIOUS COVER (73%), AND BUILDING COVERAGE, **PREVENTING ANY NEW DEVELOPMENT**

N.C.C.D.

CITY OF AUSTIN, TEXAS

- (2) Maximum floor to area ratio (FAR) of 0.35 to 1.00.
- (3) Maximum building coverage of thirty-five percent (35%).
- (4) Maximum impervious coverage of sixty percent (60%).
- (5) Maximum height of thirty-five (35) feet or two (2) stories.
- (6) Uses limited to office uses, excluding medical offices.

(G) Residential use, including multi-family, condominium, or townhouse uses up to a maximum density of fifteen (15) units per acre, is allowed in any nonresidential base district, subject to the requirements of the previous subsection (D) of this PART 6.

RESTRICTIONS

200 ACADEMY- NCCD/PC REC/BASE ZONING COMPARISON

200 ACADEMY CS-1/CS TRACT 1 AND 2 COMPARISON CHART	NCCD		PLANNING COMMISSION	BASE ZONING/ APPLICANT REQUEST
	CS/CS-1 NCCD		CS/CS-1-MU NCCD	CS/CS-1 (MU)
UNITS/ACRE	15	(0 with NCCD)	43 (21-32)	(36-54)
HEIGHT/ STORIES	30'/2	(EXISTING)	60'	60'
FAR	0.35 to 1	(.59/1 EXISTING)	1.5 to 1 (25-50% UNIT LOSS)	2 to 1
IMP COVER	60%	(95% EXISTING)	95%	95%
BLDG COVER	35%	(48% EXISTING)	75%	95%

200 ACADEMY MF TRACT 3 COMPARISON CHART	NCCD		PLANNING COMMISSION	BASE ZONING/ APPLICANT REQUEST
	MF-4 NCCD		MF-4- CO	MF-4
UNITS/ACRE	22	(0 W/NCCD)	36-54 (27-38)	36-54
HEIGHT/ STORIES	30'/2	(0 W/NCCD)	40'	40-'50'
FAR	.75 to 1	(0 W/NCCD)	0.75 /1	0.75 /1
IMP COVER	60%	(SURFACE LOT)	60%	60%
BLDG COVER	70%	(0 w/NCCD)	70%	70%

ITEMS IN **RED** ARE NOT ACHIEVABLE BECAUSE PRE-NCCD DEVELOPMENT EXCEEDS NCCD RESTRICTIONS

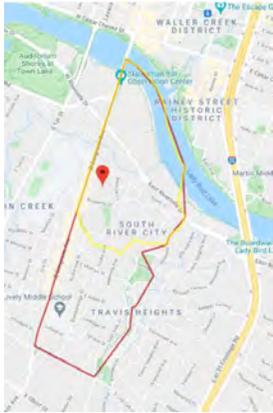
ITEMS IN **BLUE** ARE ESTIMATED UNIT LOSS BASED ON HEIGHT COMPATIBILITY AND FAR RESTRICTIONS

ITEM IN **GREEN** IS ACHIEVABLE IF TRACT 1 AND 2 ARE GRANTED THE MU DESIGNATION

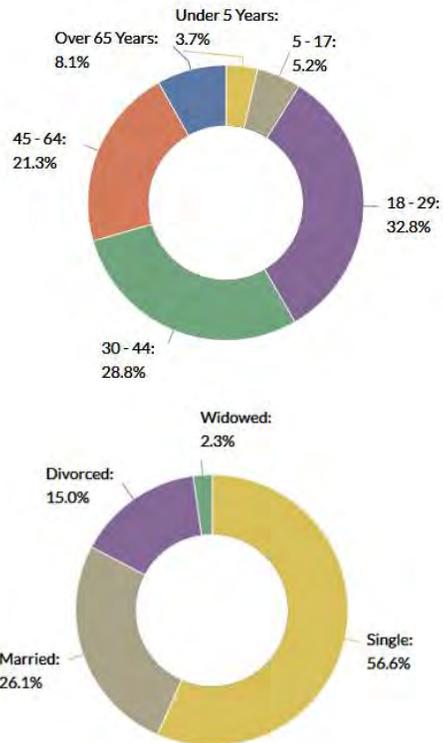
PC REC INCLUDES CS-1 USE AT 17,500, HOWEVER CONDITIONAL USE PERMIT IS **ALSO** REQUIRED AT SITE PLAN

200 ACADEMY-

TRAVIS HEIGHTS DEMOGRAPHIC STUDY



AGE



SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ①

Strong Advantage



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

AVERAGE MARKET RENT



AVERAGE MARKET RENT:

▲ \$2,808 / per month

\$714

Average Nearby Home Price per sqft

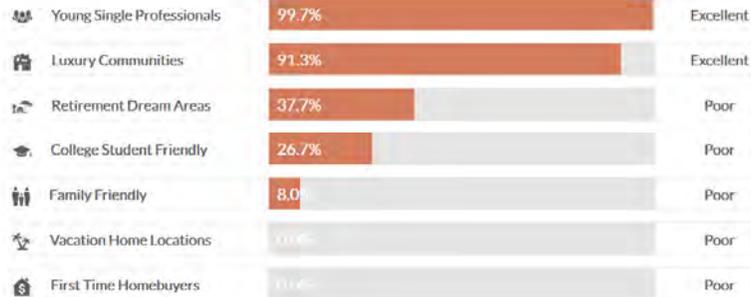
THE 200 ACADEMY DR NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics found.

2 Condition Alerts found.!



LIFESTYLE



SPECIAL CHARACTER



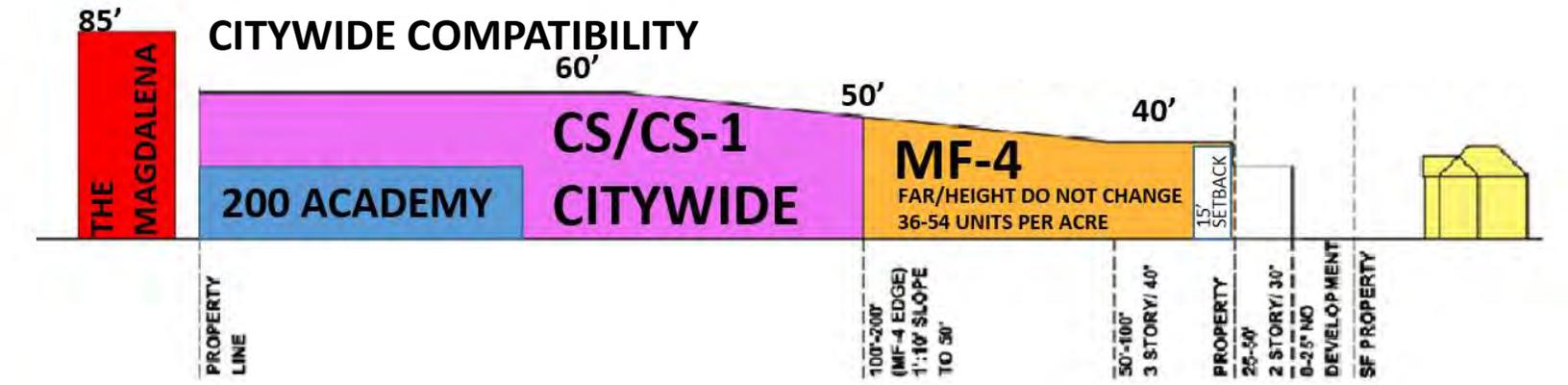
This neighborhood's median real estate price is \$663,017, which is more expensive than 96.9% of the neighborhoods in

Texas and 88.6% of the neighborhoods in the U.S.

200 ACADEMY

NCCD COMPATIBILITY CANYON

NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD) restrictions prohibit redevelopment at 200 Academy



STAFF 36 UNIT/ACRE RECOMMENDATION IS NOT ACHEIVABLE IF THE PROPERTY REMAINS IN NCCD

200 ACADEMY-



42,000 SF BLDG



AUSTIN OPERA HOUSE 1978 PLAN
1978 PLAN

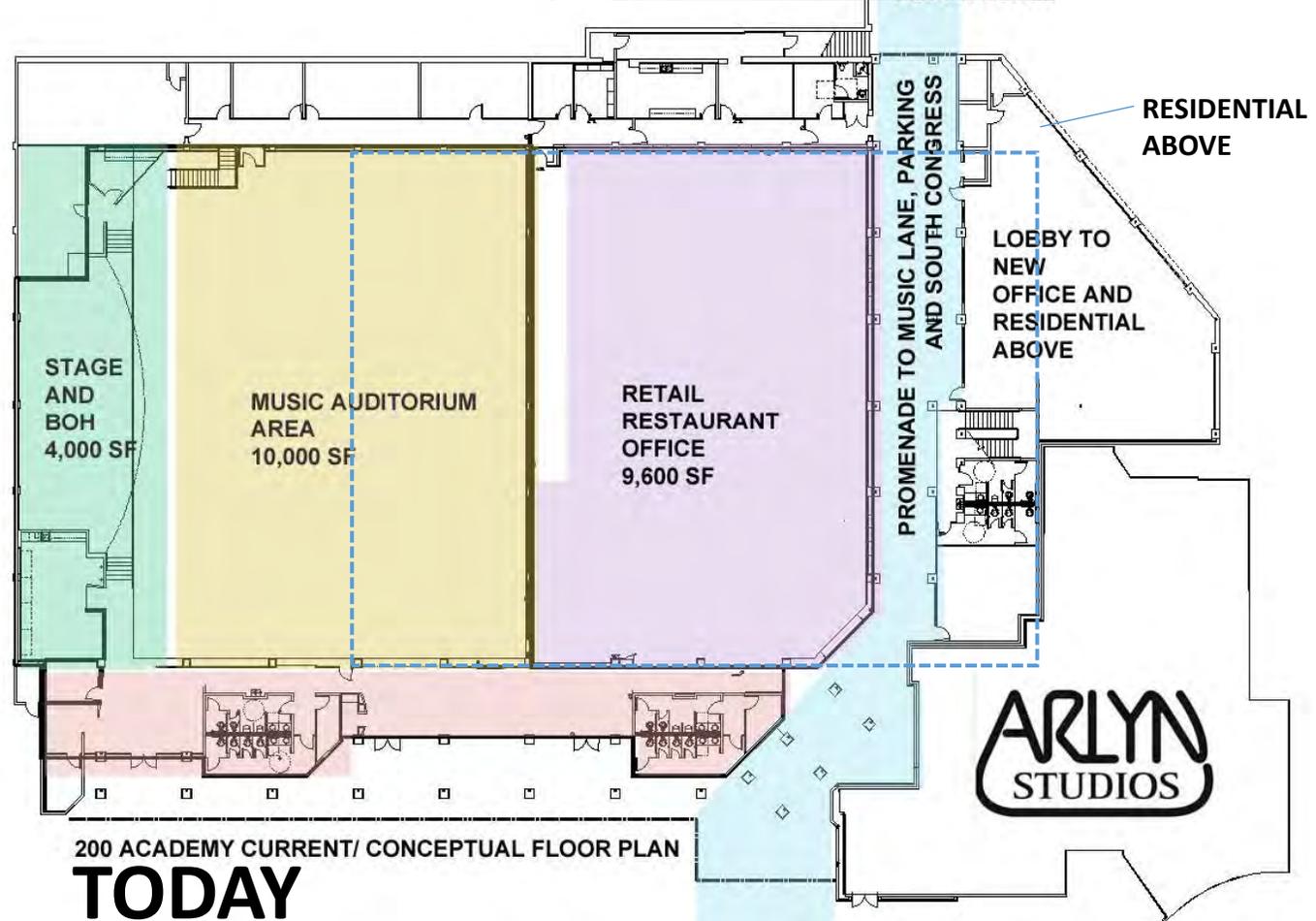
AUSTIN OPERA HOUSE VENUE SIZE

LOBBY/ RESTROOMS	3500 SF
STAGE/BACK OF HOUSE	4000 SF
MUSIC AUDITORIUM	10,000 SF
TOTAL VENUE *	17,500 SF

*REDUCED FROM ORIGINAL 42K



DIRECT ACCESS TO 500+ PUBLIC PARKING SPACES, RIDE SHARE AND SOCO/ MUSIC LN RETAIL+DINING

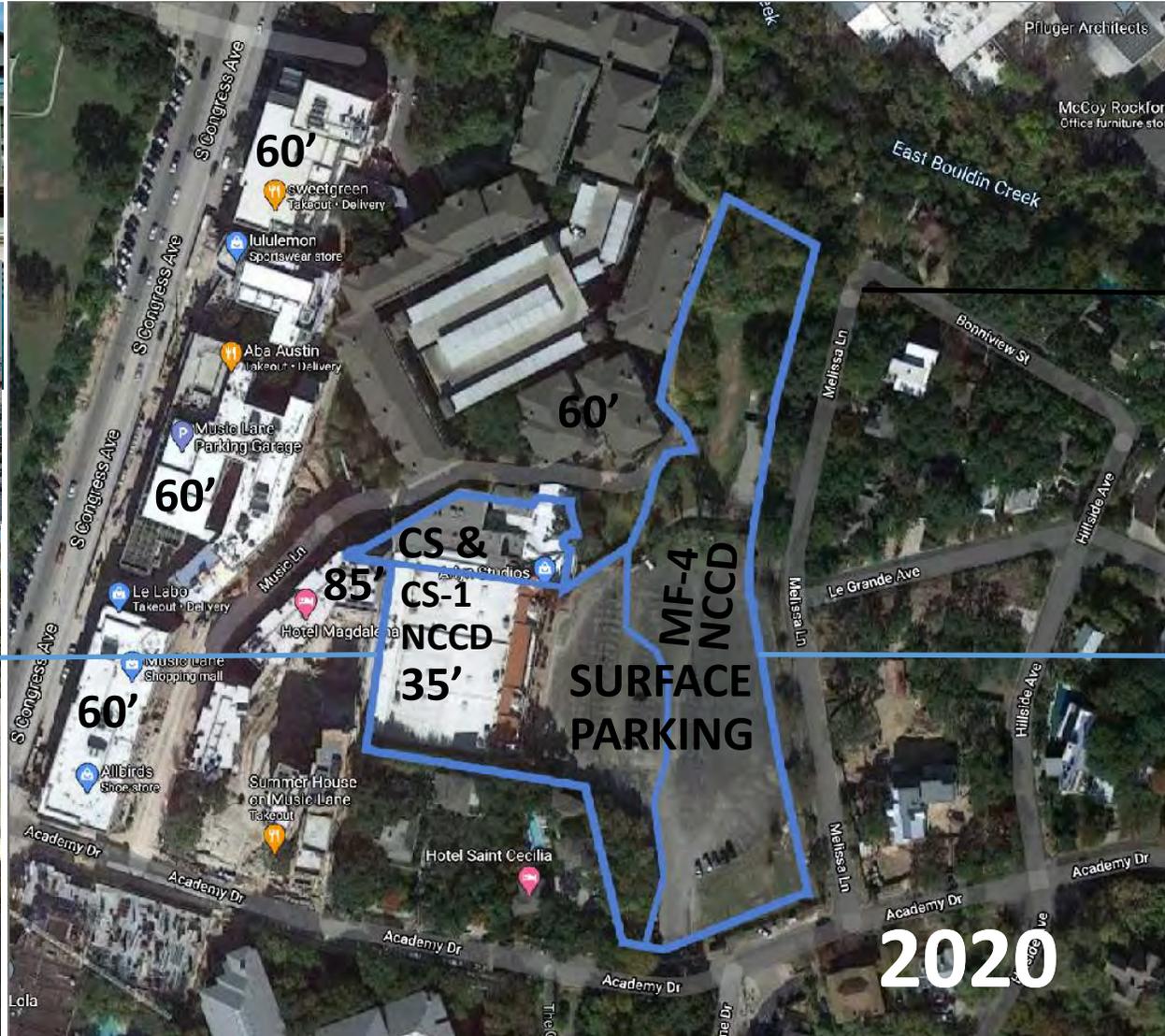
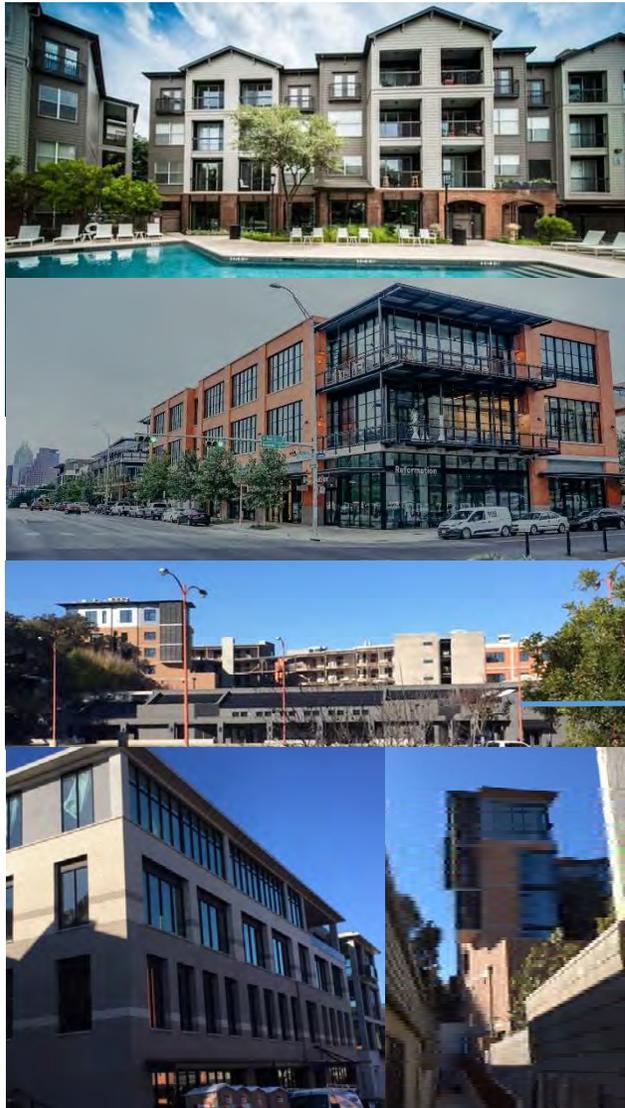


200 ACADEMY CURRENT/ CONCEPTUAL FLOOR PLAN
TODAY

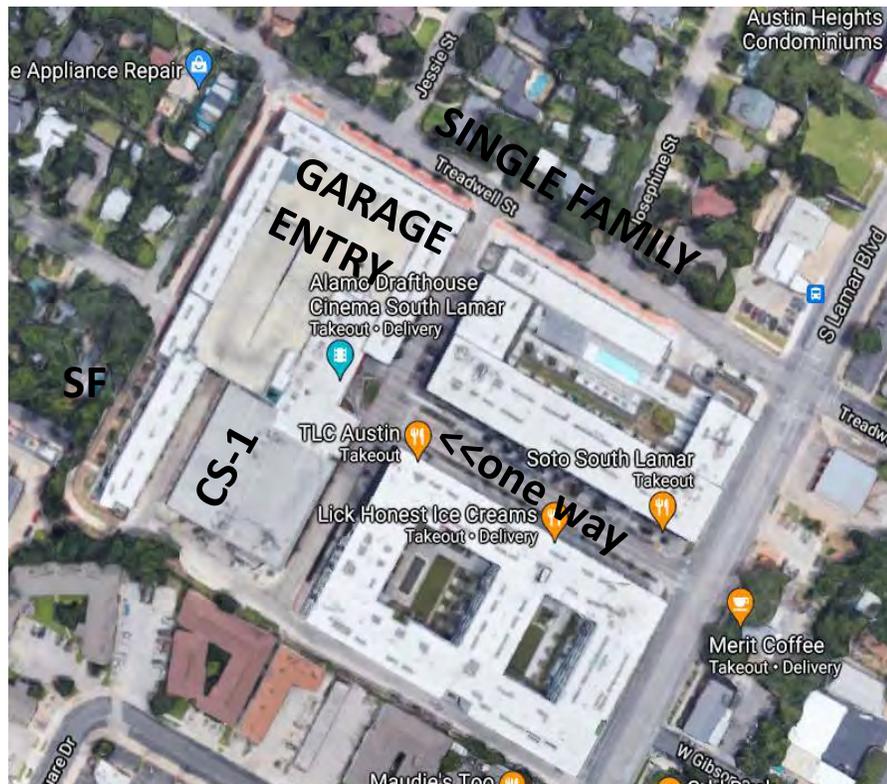
200 ACADEMY

THE FUTURE IS NOW

CONTEXT PHOTOS



200 ACADEMY- SF-3/MF-4 ZONING AND GARAGE ACCESS

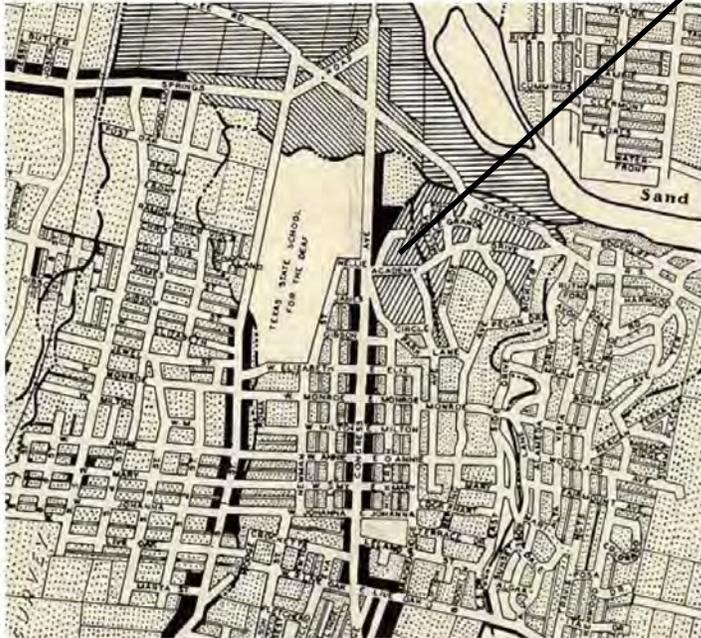


LAMAR UNION (1120 SOUTH LAMAR) HAS A CS-1 USE WITH DIRECT GARAGE ACCESS ON TREADWELL (LIKE 200 ACADEMY BUT REQUIRES PASSING THROUGH SF-3) ALAMO DRAFTHOUSE/ HIGHBALL IS A CS-1 USE WITH AN OCCUPANCY GREATER THAN 1,000

200 ACADEMY-

NEVER FIT IN THE FAIRVIEW PARK NCCD

Map 14: South Austin 1939. Grid pattern of Swisher's Addition compared with curvilinear streets of Fairview Park and Travis Heights. (Austin Chamber of Commerce, City of Austin Use District Map, 1939).



PAST- 1939 USE MAP SHOWS ACADEMY AS TRANSITIONAL USE

PRESENT- 200 ACADEMY NOT INCLUDED IN AUGUST 2021

NEIGHBORHOOD SUPPORTED FAIRVIEW PARK NATIONAL REGISTER HISTORIC DISTRICT

FUTURE-A RARE OPPORTUNITY TO HONOR OUR PAST & SHAPE OUR FUTURE WITH **EXISTING BASE ZONING AND ZERO DISPLACEMENT**

Travis Heights-Fairview Park Historic District, Austin, Travis County, Texas

Map 2: District map showing boundary in red. Contributing resources are shown in black, noncontributing in white.



April 18, 2019

Dear Mr. Weiss and Mr. Wallin,

The NPCT voted to support the neighbors in attendance who unanimously opposed your project to amend our GSRCC NP, citing below the problems it will bring to the interior of the neighborhood:

- Alcohol sales bring inebriated people into our residential neighborhood. Neighbors along the S. Congress corridor are experiencing increased trespassing by customers who urinate, defecate, engage in sex acts, use drugs, and/or pass out.

September 3, 2021

As we expressed in 2019, the neighborhood continues to believe that the proposed development is in conflict not only with current residents' goals but with the long-standing planning efforts of the neighborhood as outlined in the Fairview Park NCCD, Neighborhood Plan and the Greater South River City Combined Neighborhood Plan Future Land Use Map.

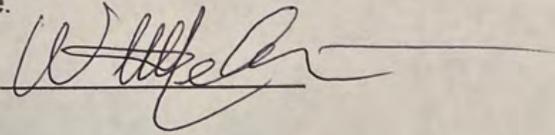
Here it is
Travis Heights
16 Blocks
10 Minutes
AUSTIN
Transportation
Provenance Properties
HOW TO GET THERE
PROPER-GRAY CO.
EXCLUSIVELY SELLING AUSTIN
Sharp, Robbline Co.

TRAVIS HEIGHTS
Warranty Deed
Free Abandon
LOTS
\$100,000 - \$1,000,000
We Sell Only To White People
Restricted-High Class
NO PAYMENTS WHILE IN SCHOOL
NO PAYMENTS WHILE SICK
Prices, \$75 to \$995
\$45,000
CITIZENS LOAN AND INVESTMENT CO.

The Austin Opry House

As a musician, and as a Texan, I'm looking forward to supporting the reopening of an Austin institution. Not only will we be able to see a venue close to my heart come back to the forefront, but we'll also be supporting local music businesses that have suffered the worst throughout the pandemic. In addition to the Opry house we'll be able to house music businesses that have struggled and need a place to land. This is the Austin that we came for. This is the Austin we want to continue.

Signed,

A handwritten signature in black ink, appearing to be "Willie Nelson", written over a horizontal line.

9 SEPT 2021

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y serán publicadas en línea.

Numero de caso: C14-2020-0147

Persona designada: Kate Clark, 512-974-1237

Audiencia Publica: November 18, 2021, Cabildo Municipal

ROSALYN CLIFTON

Su nombre (en letra de molde)

I am in favor

I object

1227 HILLSIDE AVE UNIT A

Su domicilio(s) afectado(s) por esta solicitud (opcional)



Firma

11-12-21

Fecha

Número de teléfono durante el día (opcional): 512-940-9760

Comments: Do not change the ZONING for this property. Mixed use/office and MF4 is appropriate for the neighborhood. The change would make traffic, noise, and trash so much worse and it is already terrible. Our quality of life is in your hands. Please vote NO to maintain Residential neighborhoods

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin, Housing & Planning Department

Kate Clark



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: November 2, 2021

Case Number: C14-2020-0147

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	200 Academy Dr, 200 ½ Academy Dr, 146 ½ Academy Dr, 204 ½ Academy Dr, 1020 Melissa Ln and 1006 Melissa Ln
Owner:	Spearhead Academy LTD, Chris Wallin, (512) 236-1512
Applicant:	Weiss Architecture Inc, Richard Weiss, (512) 447-6806

Proposed Zoning Change:

From: **CS-1-NCCD-NP (CS-1) commercial-liquor sales district** is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Liquor sales is one of the permitted uses in a CS-1 district. **(NCCD) neighborhood conservation combining district** is intended to preserve and protect older neighborhoods by allowing modifications to applicable regulations in accordance with a neighborhood plan for development and conservation. A proposed NCC district shall be sponsored by property owners within such proposed district through the neighborhood organization. Neighborhood plans are intended to enhance the desirability of living in older neighborhoods which were substantially built out at least 30 years before the date of application for the NCC district classification and which have distinctive architectural styles. **(NP) neighborhood plan combining district** denotes a tract located within the boundaries of an adopted Neighborhood Plan; **CS-NCCD-NP (CS) general commercial services district** is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. **(NCCD) See above, (NP) See above;** and **MF-4-NCCD-NP (MF-4) multifamily residence moderate-high density district** is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired. **(NCCD) See above, (NP) See above.**

To: **CS-1-MU-NP (CS-1) See above. (MU) mixed use combining district** is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. **(NP) See above; CS-MU-NP (CS) See above, (MU) See above, (NP) See above; and MF-4-NP (MF-4) See above, (NP) See above.**

This application is scheduled to be heard by the City Council on November 18, 2021 beginning at 2:00 p.m. The meeting will be held **in-person** at City Hall Council Chambers, 301 West 2nd Street and **online** viewable at <http://www.atxn.tv>.

To participate at this Public Hearing, you may either attend virtually by viewing the meeting online and registering to speak in advance or by going to City Hall at 301 West 2nd Street and attending in-person. For additional information on how to participate in the meeting, please contact the case manager listed below by email or phone or go to the following website: City Council: <http://www.austintexas.gov/department/city-council/council/council-meeting-info-center.htm>.

You can find more information on this application by inserting the case number at the following website: <https://abc.austintexas.gov/web/permit/public-search-other>.

If you have any questions concerning the zoning change application please contact, Kate Clark of the Housing and Planning Department at 512-974-1237 or via email at kate.clark@austintexas.gov and refer to the Case Number at the top right of this notice. For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning.

November 8, 2021

I have lived in Austin since 1981. Over the years I have seen Austin grow from a small town to a bustling city. The city has blossomed and residential Single Family housing has given way to condos and apartments. Travis Heights is one of the oldest neighborhoods in Austin. There are many Historical homes that are beautifully restored and huge oak trees that are just majestic. In order to maintain a vital part of our city's history we created NCCD to attract new residents into our older neighborhoods. As the commercial and retail development of South Congress has exploded, there has been steady encroachment in our neighborhood. Traffic from those Congress Ave. businesses have increased traffic on streets not made to be thoroughfares. Parking has become overwhelming for the families who live on these residential streets. Trash in our area have been unmanageable both from construction debris to people throwing out their personal food and beer cans etc.

Last weekend the amount of parking and traffic overwhelmed our streets and has become dangerous. Covid did give us a respite, but we started an escalation that still has not peaked. 200 Academy has started using the property for paid parking, but our neighborhood streets are packed while paid parking is minimal.

To dilute NCCD at the moment we need it most is not good growth. In the judicial opinion of Ruth Bader Ginsburg when the Supreme Court let the Voting Rights Act expire she wrote, "Throwing out preclearance when it has worked and is continuing to work to stop discriminatory changes is like throwing away your umbrella in a rainstorm because you are not getting wet." We all know how that turned out!

Please help us maintain the beauty and safety of our neighborhood. It is one of the reasons people move here!

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2020-0147

Contact: Kate Clark, 512-974-1237

Public Hearing: November 18, 2021, City Council

Brian Beattie

Your Name (please print)

1211 Ravine Dr.

Your address(es) affected by this application (optional)



Signature

I am in favor
 I object

11/5/21

Date

Daytime Telephone (Optional): 512 589 9426

Comments:

~~The proposed development~~
The Austin Open House historically has been incompatible with the neighborhood. in 1974 to 1975, 1977 to the early 80's, and again when it briefly re-opened as "The Open House" in the 90's. The constant festival sized crowds caused non stop problems with crime, trash, and parking. Please do not bring back this business

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Kate Clark

P. O. Box 1088, Austin, TX 78767

Or email to:

Kate.Clark@austintexas.gov

in this place, where it has repeatedly proven to be harmful.

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Case Number: C14-2020-0147

Contact: Kate Clark, 512-974-1237

Public Hearing: November 18, 2021, City Council

MARILYN OATON

Your Name (please print)

I am in favor
 I object

1227A Hillside Avenue

Your address(es) affected by this application (optional)

[Signature]

Signature

11/10/2021

Date

Daytime Telephone (Optional): 512 924 - 7836

Comments: Traffic on Academy Drive is already dangerous for pedestrians, bicyclists + local residential traffic. This project does not have direct access to exit onto S. Congress and current ~~paid~~ parking in the area is NOT being used - small residential streets are clogged w/ traffic already. A music venue w/ retail ~~and~~ is NOT appropriate in this location. More housing - YES, even dense housing - Please do not destroy our neighborhood by removing NCCP.

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City of Austin, Housing & Planning Department

Kate Clark

P. O. Box 1088, Austin, TX 78767

Or email to:

Kate.Clark@austintexas.gov

protections and allowing a music venue with a bar a few feet from our homes!