

## **North University Neighborhood Association Resolution** for rezoning 3710 Cedar Street for multi-family use City of Austin case C14-2025-0034.SH



The North University Neighborhood has a long and colorful history of development over the last 150 years and has evolved into an amiable mix of single-family housing, duplexes and small multifamily complexes. Its history includes the construction of the Confederate Women's Home in 1908 as well as the 1912 Aldridge Place Addition which has now been designated as a local historic district.

As the city continues to densify, adding new developments has become a challenge while maintaining the overall charm and livability of the central Austin neighborhoods. The North University neighbors welcome new affordable housing that fits into the existing neighborhood fabric, providing new residents with the same quality of life as the current residents.

Recent code changes have removed tools that fine-tune development, allowing massive new developments to be inserted next to valuable smaller homes and developments. One concept that is missing is CONTEXT.

The proposed Waverly North development ignores context, proposing 76 dwelling units within a historic building plus a new building that either provides little parking or a 4-story building that towers over neighboring homes. Either scenario will create a hardship for both potential residents and existing residents nearby.

NUNA desires to remain at the forefront of inclusive neighborhoods and supports the Waverly North project. North University neighbors want to extend our quality of life to new

neighbors seeking affordable housing. We deserve a seat at the table when decisions are being made that will directly impact our property values and everyday living.

**Therefore, the North University Neighborhood Association resolves that zoning changes for 3710 Cedar Street clearly prioritize appropriate new structures that are specified in the new zoning as limitations that may not be altered by using other code modifications or bonuses.**

- 4 The existing SF3-H-NCCD-NP will remain on the site and multi-family use will be permitted on this site at 3710 Cedar Street under the following conditions:
  - 2 Maintain the “H” status of the main building, making only appropriate site changes required for any new development and use of new zoning.  
Of utmost importance is maintaining the structure and appearance of the historic buildings on the site and obtaining approval from Austin HLC, Texas Historical Commission and the Department of the Interior.
  - 3 Maximize building height at the 35’ limit with an area at least 45’ from any property line of up to 45’ as a maximum height. With the lot depth of 155’ the interior 65’ may utilize the 45’ height. Note that the surrounding properties in the Residential District are limited to a maximum height of 30’.
  - 4 Setbacks – The developer has already agreed to match the front (Cedar St.) 25’ setback of the existing historic Confederate Women’s Home facing Cedar Street. Match side and rear setbacks to the NCCD requirements: 15’ for W. 35<sup>th</sup> and W. 38<sup>th</sup> Streets and 15’ for Home Lane.
  - 5 Provide at least one parking space per dwelling unit. Parking along Cedar Street in front of the site may count as part of the parking requirement. The neighborhood has minimal street parking for visitors, emergency vehicles, services, etc.; the introduction of 76 or more vehicles will impact pedestrian safety and cause bottlenecks and tension between current area residents and new tenants occupying Waverly North.
  - 6 Provide pedestrian-oriented uses at the front of the property and on the ground floor at least for buildings facing Cedar St. Per Part 6 (1) of the North University NCCD: *Pedestrian-oriented use, a civic use, or habitable space shall be located at the front of a building on the ground floor.*