

SECOND / THIRD READINGS SUMMARY SHEET

CASE: C14-2020-0026 – 1103 West 24th Street DISTRICT: 9

ADDRESS: 1103 West 24th Street

PROPERTY OWNER: Texas International Education Consortium (Robin Lerner)

CASE MANAGER: Mark Graham (512) 974-3574, mark.graham@austintexas.gov)

REQUEST: **Approve Second and Third Readings**
 From general office – conditional overlay – neighborhood plan
 (GO-CO-NP)
 To community commercial – mixed use – vertical mixed use
 building – neighborhood plan (GR-MU-V-NP) combining
 district zoning.

CITY COUNCIL ACTION:

October 15, 2020:

October 1, 2020: *APPROVED GR-MU-V-NP DISTRICT ZONING, ON FIRST READING.*
VOTE: 11-0.

ORDINANCE NUMBER:

ISSUES:

Neighborhood and Applicant have agreed on a Private Restrictive Covenant.

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0026 – 1103 West 24th Street DISTRICT: 9

ZONING FROM: GO-CO-NP TO: GR-MU-V-NP

ADDRESS: 1103 West 24th Street

SITE AREA: 0.69 acres (30,056.00 sq. ft.)

PROPERTY OWNER:

Texas International Education Consortium
(Robin Lerner)

AGENT:

Drenner Group, PC
(Leah Bojo)

CASE MANAGER Mark Graham (512-974-3574, mark.graham@austintexas.gov)

STAFF RECOMMENDATION:

Staff offers an alternative recommendation to grant community commercial – mixed use – neighborhood plan (GR-MU-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see case manager comments below.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

August 11, 2020: *APPROVED GR-MU-V-NP DISTRICT ZONING AS THE APPLICANT REQUESTED*
[G. ANDERSON; C. HEMPEL – 2ND] (11-0) Y. FLORES, J. SHIEH – ABSENT

CITY COUNCIL ACTION:

October 15, 2020:

October 1, 2020: *APPROVED GR-MU-V-NP DISTRICT ZONING, ON FIRST READING.*
VOTE: 11-0.

September 17, 2020: *WITHDRAWN FROM THE COUNCIL AGENDA AND RENOTIFIED FOR OCTOBER 1, 2020.*

ORDINANCE NUMBER:

ISSUES:

Staff has received letters from individuals, neighborhood groups and institutions supporting the applicant's proposal with conditions that they included in a Private Restrictive Covenant.

The requested rezoning requires a Neighborhood Plan Amendment (NPA). The Future Land Use Map (FLUM) shows office uses for the site and the request is for mixed use including office and residential. The current and proposed base district permit 60-foot-tall buildings, but the existing conditional overlay limits height to 35 feet on the site. The applicant requests removing the overlay. Compatibility standards will also affect building height in this case.

CASE MANAGER COMMENTS:Location

The subject tract is in the West University Neighborhood, located west of the University of Texas campus. The request is to rezone the land on the southwest corner of West 24th Street and Leon Street, addressed as 1103 West 24th Street. The applicant requests rezoning approximately 0.695 acre (30,274 sq. ft.) of land from general office – conditional overlay – neighborhood plan (GO-CO-NP) combining district zoning to community commercial – mixed use – vertical mixed use building – neighborhood plan (GR-MU-V-NP) combining district zoning. The site is currently developed with offices and classrooms. The applicant is proposing to demolish the existing building and replace with a new and more functional office, classroom and residential building.

The site takes access from Leon near its intersection with West 24th Street and from West 24th near the west property line. The site slopes up moving east along West 24th and continues up moving south on Leon from West 24th Street. There is head-in parking into the building. That entails cars backing-out over the sidewalk onto the street along much of the Leon Street frontage. The existing building is comprised of two wings of classrooms with office space and a hallway bridge connecting them. The three-story building has no distinctive architectural features, materials are limited to glass windows and smooth masonry blocks with "I" beams between stories. There is a glass curtainwall on the north wall of the office, facing West 24th Street.

West 24th Street is identified in the Central Austin Combined Neighborhood Plan as a Main Street for the West University community. It's a mixed use and commercial corridor catering to the needs of the neighborhood and beyond. The neighborhood is popular with students attending the University of Texas and has many residential apartment and condominium rental units marketed to UT students. It's walkable to campus and many of the buildings have amenities, specialized floor plans and leasing arrangements designed for students. The neighborhood also has residential buildings for fraternal organizations, as well as conventional apartments and detached dwellings.

The existing building has a combination of office and classroom uses. The offices are for programs in the building and several more that the Texas International Education Consortium (TIEC) engage in around Texas and internationally. Founded in 1985, TIEC is an international,

private, non-profit corporation headquartered in Austin. The classrooms are for classes in TIEC's intensive English as a Second Language (ESL) program.

Sidewalks, bike paths and roads

Land use intensity often increases with street intensity. West 24th Street is a four-lane, minor arterial road linking an employment and education center (UT), with a major arterial (the Mopac Expressway). West 24th is also a significant pedestrian and bike corridor for students, faculty and staff living in the West University neighborhood. West 24th Street is identified on the 2019 Austin Strategic Mobility Plan (ASMP) as a possible route for "all ages and abilities bicycle facilities." Sidewalks along both frontages are interrupted with excessive curb cuts and power poles and an overly narrow sidewalk along a minor arterial.

Small Area Plan, the 2004 Central Austin Combined Neighborhood Plan (CACNP)

The Plan includes a history of the West University Neighborhood and West Campus starting on page 34, and then Goals, Objectives and Recommendations for six aspects of the neighborhood. The take home messages from the Small Area Plan is to preserve the core of detached homes (many historic) as well as the commercial and office buildings that buffer the neighborhood from busy streets. The proposed rezoning is along the "Main Street" (West 24th Street) of the West University neighborhood and across 24th Street from the University Neighborhood Overlay (UNO) district. The UNO district is a smaller district within the West University Neighborhood that has specific design guidelines including taller buildings, and is generally more urban, walkable and densely populated than the rest of West University Neighborhood.

West 24th Street is identified as a level 3 (minor arterial) road in Austin's Strategic Mobility Plan (ASMP). Although the proposed rezoning is in the center of the neighborhood, because it is along West 24th Street it does not displace or encroach into the core area of detached residences. There is an established commercial corridor along West 24th Street with fraternity houses, apartments, mixed use buildings with ground floor retail and personal service uses, restaurants, bars, offices and historic buildings. On the UNO side (north) of West 24th Street, there are several new, massive, mid-rise buildings that rise to eight stories.

With the requested zoning, the replacement building would be subject to 60-foot limits on building height based on the requested community commercial (GR) zoning. The building is subject to compatibility standards that would reduce the height based on proximity to any district more restrictive than SF-5. There is SF-3 zoning about 50 feet southwest of the subject site. Compatibility standards would permit building heights of 40 feet for parts of the tract greater than 50 feet from the SF-3 zoning and less than 100 feet. The standards allow for an additional foot of building height for each 10 feet more than 100 feet from the SF-3 zoning that triggers compatibility.

Examples of statements in the CACNP that guide and support this rezoning application:

P 52 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.*

(P 57) 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.*

(p 58) *The major goal of the residents of the West University neighborhood...is to preserve the historic single-family character of their neighborhood.*

(p59) *“Along 24th Street, the existing offices should be preserved to buffer the neighborhood from the traffic along 24th Street.*

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Applicant’s request: (GR -MU -V -NP) GR -Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways. **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. **V - Vertical Mixed Use Building combining district** may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. **NP - Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

The rezoning request is to permit demolition of an existing building that has classrooms and offices for English as a Second Language education mission and rebuilding with a modern building that functions better for mixed uses including residential. The property’s location is easily accessible from UT and Mopac on (minor arterial) West 24th Street. The Applicant’s proposal is mixed use with office and residential within a single development.

2. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

The Future Land Use Map shows Office uses, and the proposed Mixed Use requires an amendment to the Neighborhood Plan for consistency. The location on West 24th Street is called out in the CACNP as appropriate for Mixed Use. The applicant is neither replacing detached homes nor encroaching into the residential core of the neighborhood. Other office and commercial properties on arterials are encouraged to seek the mixed-use zoning and add residential uses.

3. Zoning should allow for the reasonable use of the property.

West University is a residential neighborhood that primarily serves the UT campus as a walkable place to live for students, faculty and staff according to the history documented in the CACNP. The property owner, Texas International Education Consortium (TIEC), has a mission of providing international students with language programs. The administrative office and classroom uses together with residential units are a reasonable use of the property.

The request to remove the Conditional Overlay (CO) may be reasonable. The existing CO limits building height to 35 feet. The buildings in West University that have been built over the last 20 years, are much taller and with greater massing than those that existed when the plan was written. Many of the new, taller buildings in West University are also better designed in part because of design guidelines and constructed better than the previous buildings as required by the building codes when the buildings are more than three stories. Staff has not reviewed building elevations or site plans for the subject site, nor can they be required with a rezoning application. City staff reviews those plans along with site plans prior to permitting.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	GO-CO-NP	Multi-family residential/apartments, Office
North	MF-4-CO-NP	Multi-family residential/fraternities, apartments
South	MF-3-CO-NP, SF-3-CO-NP	Apartments, detached residential
East	MF-6-CO-NP, MF-4-CO-NP, CS-H_CO-NP, LR-H-CO-NP	Condominiums, apartments, club, historic building/museum
West	GO-CO-NP, MF-4-CO-NP	Office, apartments

NEIGHBORHOOD PLANNING AREA: Central Austin Combined (West University)

TIA: The TIA determination is deferred until site plan, when land use and intensities will be finalized.

WATERSHED: Shoal Creek – Urban - Maximum impervious coverage in GR is 90%

OVERLAYS: ADU Approximate Area Reduced Parking; Residential Design Standards: LDC 25-2 Subchapter F

SCHOOLS:

Bryker Woods Elementary

O. Henry Middle

Austin High

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

CANPAC (Central Austin Neigh Plan Area Committee)

Caswell Heights Neighborhood Association

Central Austin Community Development Corporation

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Original West University Neigh Assoc. (The)

Preservation Austin

SEL Texas

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

University Area Partners

West Campus Neighborhood Association

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-04-0021 Central Austin Combined NP: West University Subdistrict	Add Neighborhood Plan (NP) combining District to base zoning on about 442.06 ac. In area known as The West University Subdistrict (also included Heritage and Shoal Creek Subdistricts) Neighborhood Plan Area.	To Grant	Apvd., 08/26/2004 Ord # 20040826-057
C14-2016-0117 2310 San Gabriel St Neill-Cochran House Museum	Rezoning 0.757 ac from SF-3-H-NP to LR-H-CO-NP. CO conditions: Part 2, A. prohibited uses: alternative financial svcs., consumer convenience svcs., consumer repair svcs., financial svcs., food sales, general retail sales (general), general retail sales	To Grant	Apvd., 02/16/2017 Ord # 20170216-047

Number	Request	Commission	City Council
	(convenience), off-site accessory parking, pedicab storage and dispatch, personal improvement svcs., personal svcs., pet svcs., plant nursery, printing and publishing, restaurant (general) restaurant (limited) service station, software development, custom manufacturing, day care services (commercial), day care svcs., general, day care svcs., (limited), communication service facilities, congregate living, hospital services(limited), safety svcs., medical offices-not exceeding 5,000 sq ft gross floor area, medical offices-exceeding 5,000 sq ft gross floor area, residential treatment, guidance services. Part 2, B. traffic generated by all uses shall be less than 2,000 per day.		
C14-2017-0135 2408 Leon St	Rezone 0.9183 acres from MF-4-CO-NP to GO-MU-NP to remove 50 ft height limit CO. UNO allows add'l 15 ft for some properties.	Withdrawn by Applicant	Not Applicable; Withdrawn by Applicant
C14-2018-0112 2408 Leon St	Rezone from MF-4-CO-NP to GO-MU-NP. Approved GO-MU-CO-NP. CO limits commercial and office uses to 25% of building square footage. Removed existing CO limiting height to 50 feet.	To grant	Apvd., 03/28/2019 Ord # 20190328-076
C14-2017-0058 1004 West 24 th St Tap 24	Rezoning 0.1123 ac. from CS-NP to CS-1-NP	To grant	Apvd., 08/17/2017 Ord # 20170817-068
C14-2020-0032 (C14H-77-015) Freedmen's – 2402 San Gabriel St	Rezoning 0.083 ac from CS-H-NP to CS-1-H-NP	To be scheduled for 5-12-2020	Not yet scheduled

RELATED CASES:

NPA-2020-0019.01: Applicant requested an in-cycle Neighborhood Plan Amendment (NPA) for a change to the Future Land Use Map (FLUM) from Office to Mixed Use.

Ordinance 040826-57: Added Neighborhood Plan (NP) to zoning (see table above)

Ordinance 040902-58: UNO Code Amendment adding overlay

Legal Description: 0.693 Acres of Outlot 41 Division D

OTHER STAFF COMMENTS: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. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on-site control for the two-year storm.

Site Plan

- SP1. FYI - Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major trafficways.
- SP2. GR has the following development regulations:
- Maximum Height: 60 ft.
 - Building Coverage: 75%
 - Maximum Impervious Cover: 90%
 - Maximum FAR: 1:1
- SP3. Site plans will be required for any new development other than single-family or duplex residential.

- SP4. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The park west of this property is zoned P-NP and triggers compatibility.
- SP5. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Please review 4.2.2. Vertical Mixed Use Overlay District.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 60 feet of right-of-way for 24th Street. It is recommended that 30 feet of right-of-way from the existing centerline should be dedicated for 24th Street at the time of subdivision or site plan. Existing right-of-way for Leon Street is sufficient. The TIA determination will be deferred to site plan submittal when land uses and intensities have been finalized.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
24 th Street	~56'	60'	35'	3	Yes	Yes	Yes
Leon Street	~70'	Existing	27'	1	Yes	No	Yes

Austin Water Utility

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

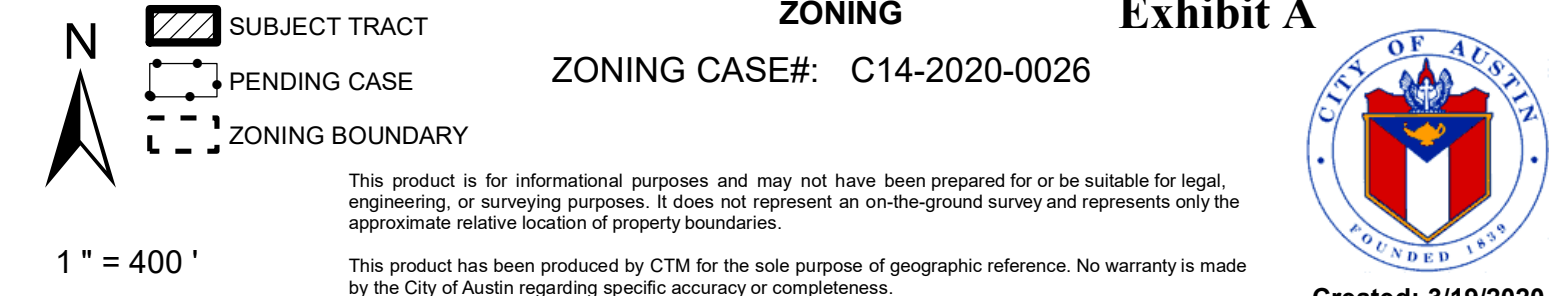
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

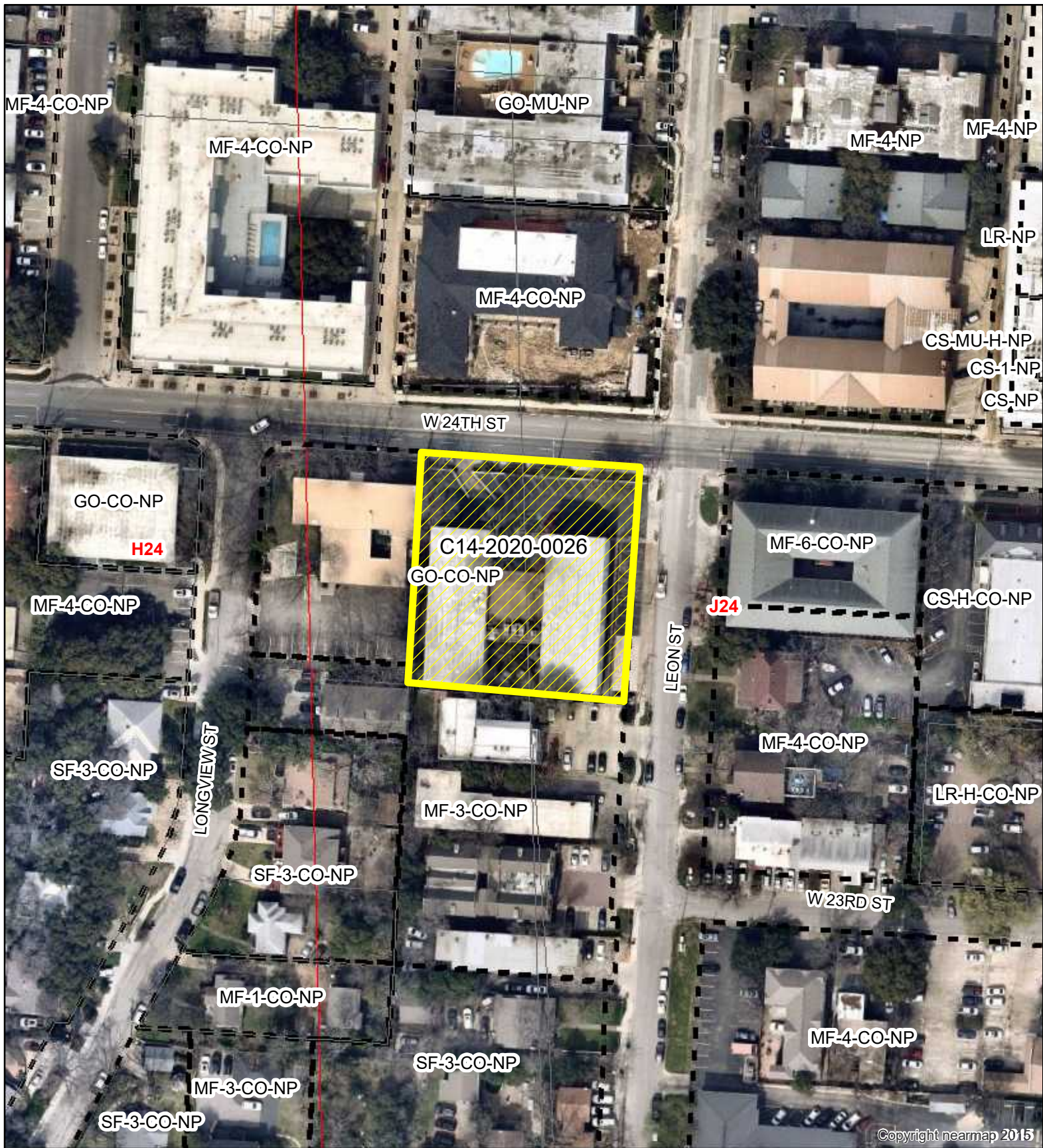
Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence



Created: 3/19/2020



1103 W. 24th Street

Exhibit B

N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 100'

ZONING CASE#: C14-2020-0026
 LOCATION: 1103 W. 24th St.
 SUBJECT AREA: 0.69 ACRES
 GRID: J24
 MANAGER: MARK GRAHAM



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

From: [Graham, Mark](#)
To: [Rowena Dasch](#)
Cc: [Wendy Rhoades \(Wendy.Rhoades@austintexas.gov\)](mailto:Wendy.Rhoades@austintexas.gov)
Bcc: [Leah Bojo](#)
Subject: RE: 1103 W. 24th Street, Case # C14-2020-0026
Date: Friday, July 31, 2020 8:40:00 AM

Dear Ms. Dasch,

Thank you for your comments regarding the Texas International Education Consortium request for rezoning. Your comments will be forwarded with the staff report for the Planning Commissioners to consider as they decide what to recommend to City Council. Staff also supports the proposal, however, we will not recommend prohibiting transitional housing or group residential as a condition of zoning approval as it may create a conflict with Federal Fair Housing Act provisions.

Regards,

Mark Graham, Senior Planner, MPA, AICP

Mark.Graham@austintexas.gov

512.974-

3574

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

*** External Email - Exercise Caution ***

Dear Mr. Graham,

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

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CANPAC

Central Austin Neighborhood Planning Advisory Committee

NPA -2020-0019.01

C14-2020-0026

1103 W. 24th 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

From: [Karen Pope](#)
To: [Meredith, Maureen](#); [Graham, Mark](#)
Subject: 1103 West 24th Street Case # C14-2020-0026
Date: Wednesday, August 5, 2020 11:02:04 AM

*** 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

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From: [Anne Folkes](#)
To: [Meredith, Maureen](#); [Graham, Mark](#)
Subject: 1103 West 24th Street Case # C14-2020-0026
Date: Wednesday, August 5, 2020 11:25:28 AM

*** 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:

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Sincerely,

Anne Boyce Folkes
Neill-Cochran House Museum Board Member

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From: treasurer@nscdatx.org
To: [Meredith, Maureen](#); [Graham, Mark](#)
Subject: 1103 West 24th Street Case # C14-2020-0026
Date: Wednesday, August 5, 2020 12:01:17 PM

*** External Email - Exercise Caution ***

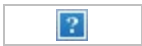
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Sincerely,

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



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www.avast.com

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From: [Gray Fadden](#)
To: [Marsdith, Maureen](#); [Graham, Mark](#)
Subject: 103 West 24th Street Case # C14-2020-0026
Date: Wednesday, August 5, 2020 1:04:13 PM

*** 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:

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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
Email: gfadden1@gmail.com

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From: [Susan Spruance](#)
To: [Meredith, Maureen](#); [Graham, Mark](#)
Subject: 1103 West 24th Street Case # C14-2020-0026
Date: Wednesday, August 5, 2020 1:09:34 PM

*** 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:

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

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From: [William Hastings](#)
To: [Meredith, Maureen](#); [Graham, Mark](#)
Subject: Subject: 1103 West 24th Street Case # C14-2020-0026
Date: Wednesday, August 5, 2020 12:13:33 PM

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

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From: [Eliza Morehead](#)
To: [Graham, Mark](#)
Subject: 1103 West 24th Street; Case #C14-2020-0026
Date: Wednesday, August 5, 2020 1:38:18 PM

*** 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
eliza@moreheadapp.com
512-472-8200

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From: [Gayle K. Randol](#)
To: [Graham, Mark](#)
Subject: 1103 West 24th Street Case # C14-2020-0026
Date: Wednesday, August 5, 2020 1:40:44 PM

*** External Email - Exercise Caution ***

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.

Thank you,

Gayle Randol

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

To: maureen.meredith@austintexas.gov; mark.graham@austintexas.gov

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

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,

Dennis Worham
member of Caswell Heights Neighborhood Assoc.

From: [Linda Condit](#)
To: [Meredith, Maureen](#); [Graham, Mark](#)
Subject: 1103 West 24th Street Case # C14-2020-0026
Date: Thursday, August 6, 2020 2:52:59 PM

*** 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

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From: damronhome@aol.com
To: [Graham, Mark](#); [Meredith, Maureen](#)
Subject: Fwd: Case Number: NPA-2020-0019.01 and Case Number: C-14-2020-0026 - 1103 West 24th. Street, Austin, Texas
Date: Friday, August 7, 2020 2:38:02 PM

*** External Email - Exercise Caution ***

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

From: Leah Bojo <lbojo@drennergroupp.com>
To: damronhome@aol.com <damronhome@aol.com>
Sent: Fri, Aug 7, 2020 2:28 pm
Subject: RE: Case Number: NPA-2020-0019.01 and Case Number: C-14-2020-0026 - 1103 West 24th. Street, Austin, Texas

We agree- thank you, Tressie.

Leah M. Bojo, Director of Land Use & Entitlements
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704
512-807-2918 direct | 512-665-1570 cell | lbojo@drennergroupp.com |
www.drennergroupp.com

Re: 1103 W. 24th Street
Case Number: NPA-2020-0019.01
Case Number: C-14-2020-0026

Dear Planning Commission Members,

Caswell Heights Neighborhood Association (CHNA) has agreed to support the above rezoning application with the following changes from the Applicant:

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.

Sincerely,

Tressie Damron, President
Caswell Heights Neighborhood Association

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From: [Bridges, Barbara S](#)
To: [Graham, Mark](#); [Meredith, Maureen](#)
Subject: Texas International Education Consortium requests for changes to neighborhood plan and rezoning on Planning Commission's agenda tonight
Date: Tuesday, August 11, 2020 3:21:42 PM

*** 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. 24th 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

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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 online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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.

Case Number: C14-2020-0026

Contact: Mark Graham, 512-974-3574

Public Hearing: October 1, 2020, City Council

Mark Nery
Your Name (please print)

☐ I am in favor
☒ I object

2410 Longview St. # 78705
Your address(es) affected by this application

B. Nery
Signature

9/19/2020
Date

Daytime Telephone: *512-750-5587*

Comments:

*Too much traffic on Unit 24th
Narrow streets. Other projects in
development. No Need & Demand
Probably No!!*

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

City of Austin, Planning & Zoning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

mark.graham@austintexas.gov

PUBLIC HEARING INFORMATION

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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.

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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.

Case Number: C14-2020-0026

Contact: Mark Graham, 512-974-3574

Public Hearing: October 1, 2020, City Council

KURYVILLA JOHN

Your Name (please print)

2300 LEON STREET, #101, AUSTIN, TX

☒ I am in favor
☐ I object

Your address(es) affected by this application

John Kuryvill

Signature

9/22/2020

Date

Daytime Telephone: (361) 228 0932

Comments: _____

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

City of Austin, Planning & Zoning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

mark.graham@austintexas.gov