LAND USE AND TRANSPORTATION POLICIES

LUT Pl. 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 Pl, 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
PRE NCCD DEVELOPMENT EXCEEDS THE NCCD RESTRICTIONS IN FLOOR AREA RATIO (.59), IMPERVIOUS COVER (73%), AND BUILDING COVERAGE, PREVENTING ANY NEW DEVELOPMENT.
200 ACADEMY LAND USE GOALS
REMOVE NCCD and ADD MU ON CS PROPERTIES to

1. Preserve/Reopen the AUSTIN OPERA HOUSE

2. Replace historically zoned parking lot with RESIDENTIAL BUFFER and PARK

3. Create Housing in line with Neighborhood/Imagine Austin goals with ZERO DISPLACEMENT

4. Provide Traffic, Wayfinding, and Parking IMPROVEMENTS including 400+ Underground Parking spaces

5. Use EXISTING BASE ZONING/CITYWIDE COMPATIBILITY

6. Submit a site plan that will require a CONDITIONAL USE PERMIT and new TRAFFIC IMPACT ANALYSIS to ensure the project meets Zoning Goals
<table>
<thead>
<tr>
<th>200 ACADEMY CS-1/CS TRACT 1 AND 2</th>
<th>NCCD</th>
<th>PLANNING COMMISSION</th>
<th>BASE ZONING/ APPLICANT REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMPARISON CHART</td>
<td></td>
<td>CS/CS-1 NCCD</td>
<td>CS/CS-1-MU NCCD</td>
</tr>
<tr>
<td>UNITS/ACRE</td>
<td>15</td>
<td>(0 with NCCD)</td>
<td>43 (21-32)</td>
</tr>
<tr>
<td>HEIGHT/ STORIES</td>
<td>30'/2</td>
<td>(EXISTING)</td>
<td>60'</td>
</tr>
<tr>
<td>FAR</td>
<td>0.35 to 1 (.59/1 EXISTING)</td>
<td>1.5 to 1 (25-50% UNIT LOSS)</td>
<td>2 to 1</td>
</tr>
<tr>
<td>IMP COVER</td>
<td>60%</td>
<td>(95% EXISTING)</td>
<td>95%</td>
</tr>
<tr>
<td>BLDG COVER</td>
<td>35%</td>
<td>(48% EXISTING)</td>
<td>75%</td>
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</tbody>
</table>

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

*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.*
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.

CITYWIDE COMPATIBILITY

CS/CS-1

MF-4

NCCD COMPATIBILITY

CS/CS-1 with NCCD

MF-4 NCCD

IMPACT OF NCCD RESTRICTIONS ON 200 ACADEMY

CS/CS-1 with NCCD

2 STORIES/30’

30’/ 2 STORY REQUIREMENT NEXT TO 3-4 STORY SF-3 HOUSES

2 STORIES/30’ WITHIN 100’

22 UNITS PER ACRE

2 STORIES

MF-4 EDGES

3 STORY

10,000 SF

61,000 SF

LOT

3 STORY

3 STORY

3 STORY

85’

NCCD CREATES A HISTORICALLY ZONED PARKING LOT

2 STORIES AND .35 FAR

60’

35’/ 2 STORIES AND .35 FAR

50’

2 STORIES/30’ WITHIN 100’

22 UNITS PER ACRE

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

42,000 SF BLDG

42,000 SF BLDG

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

1978 PLAN

TODAY
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

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

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.
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, [Signature] 4 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.

<table>
<thead>
<tr>
<th>Numero de caso: C14-2020-0147</th>
</tr>
</thead>
<tbody>
<tr>
<td>Persona designada: Kate Clark, 512-974-1237</td>
</tr>
<tr>
<td>Audiencia Publica: November 18, 2021, Cabildo Municipal</td>
</tr>
</tbody>
</table>

Rosalyn Clifton
Su nombre (en letra de molde)

1227 Hillsde Ave Unit A
Su domicilio(s) afectado(s) por esta solicitud (opcional)

Firma
Fecha 11-12-21

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

Comments: Do not change the zoning on 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
P.O. Box 1008, Austin, TX 78767
NOTICE OF PUBLIC HEARING
FOR REZONING

Mailing Date: November 2, 2021
Case Number: C14-2020-0147

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.

<table>
<thead>
<tr>
<th>Project Location:</th>
<th>200 Academy Dr, 200 ½ Academy Dr, 146 ½ Academy Dr, 204 ½ Academy Dr, 1029 Melissa Ln and 1006 Melissa Ln</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>Spearhead Academy LTD, Chris Wallin, (512) 236-1512</td>
</tr>
</tbody>
</table>

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-MP (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.atxnews.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:

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 website 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
1211 Caliine Dr.

您的姓名（请打印）

地址（如果适用）

I am in favor
I object

您的签名

日期

Daytime Telephone (Optional): 512 589 9476

Comments: 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 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

Marylin Orton
Your Name (please print)
1271A Hillside Avenue
Your address(es) affected by this application (optional)

Signature
Describe your objection (optional)

Date

Marilyn Orton
Your Name (please print)
1271A Hillside Avenue
Your address(es) affected by this application (optional)

Signature
Describe your objection (optional)

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 with traffic already. A music venue w/ retail is not appropriate in this location. More housing - YES, even dense housing - please do not destroy our neighborhood by removing NCCP. projections and allowing a music/venue with a bar a few feet from our homes!