

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Greater South River City Combined

CASE#: NPA-2026-0022.01.SH

DATE FILED: February 5, 2026

PROJECT NAME: Rowen Vale

PC DATES: May 12, 2026

April 28, 2026

April 14, 2026

ADDRESS/ES: 206 and 206 ½ E. Anne Street and 1710 Brackenridge Street

DISTRICT AREA: 9

SITE AREA: 0.9 acres

OWNER/APPLICANT: South Austin Christian Church / Megan Lasch

AGENT: Megan Lasch

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Civic

To: Multifamily Residential

Base District Zoning Change

Related Zoning Case: C14-2026-0010.SH

From: SF-3-NP

To: MF-3-NP (*as amended*)

NEIGHBORHOOD PLAN ADOPTION DATE: September 29, 2005

CITY COUNCIL DATE: May 21, 2026

ACTION: (pending)

PLANNING COMMISSION RECOMMENDATION:

May 12, 2026 – After discussion, approved the Applicant’s request for Multifamily Residential land use. [F. Maxwell – 1st; C. Gannon – 2nd] Vote: 9-0 [C. Haney, A. Lan and D. Skidmore absent. One vacancy on the dais].

April 28, 2026 — Postponed on the consent agenda to May 12, 2026 at the request of Staff. [C. Haney – 1st; D. Skidmore – 2nd] Vote: 12-0 [One vacancy on the dais].

April 14, 2026 – Postponed on the consent agenda to April 28, 2026 at the request of the Neighborhood. [C. Haney 1st; P. Breton – 2nd] Vote: 11 – 0 [D. Skidmore absent. One vacancy on the dais.]

STAFF RECOMMENDATION: Staff supports the Applicant’s request for Multifamily Residential land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the Applicant’s request for Multifamily Residential land use because the property is approximately 0.08 miles from South Congress Avenue which is designated as an activity corridor in the Imagine Austin Comprehensive Plan. South Congress Avenue has Metro Rapid bus operating on it and is proposed for a future light rail line. South Congress Avenue is an active commercial corridor and serves as a major north/south transportation corridor.

The applicant is proposing a 64-unit, 100% income-restricted affordable housing development (7 units at 30% area medium income (AMI), 29 units at 50% AMI, 23 units at 60% AMI, and 5 units at 80% AMI). The proposed development will help to meet the Austin Strategic Housing Blueprint’s goal of creating 135,000 housing units throughout the City by 2027 with 60,000 designated as affordable for households at or below 80% of medium family income (MFI), especially in high-opportunity areas such as this location.



Below are sections of the Greater South River City Combined Neighborhood Plan that could apply to this development. Staff is aware that the plan states single-family and multifamily construction should be compatible with surrounding single-family homes which the neighborhood has stated the proposed development does not. However, the neighborhood plan also wants to preserve housing affordability and wants to increase the diversity of housing options, which we believe the proposed development achieves.

Since the neighborhood plan was approved by City Council in 2005, the City has adopted the Imagine Austin Comprehensive Plan (2012), and the Growth Concept Map (2012) that designated activity centers and corridors where density could be accommodated. In addition, the City Council adopted the Strategic Housing Blueprint (2017) to help address the severe shortage of affordable housing throughout the City.

Land Use and Historic Preservation

Goal (A): Maintain the historic fabric and respect the established neighborhood character and natural assets.

Objective: New single-family construction in residential areas should complement, reflect, and respect the character of the single-family houses in the area.

Recommendation A1: The scale and massing of new and remodeled houses should be consistent with the surrounding residences. (NPZD)

Goal (C): Identify and develop criteria for density that result in a net benefit to the neighborhood.

Objective: Preserve housing affordability and increase diversity of housing types.

Recommendation C1: Identify areas where mixed use would enhance the livability of the neighborhoods and rezone accordingly. (NPZD)

Recommendation C2: Preserve existing multifamily housing. (SRCC)

Recommendation C3: Allow infill development to occur as indicated in Figure 7.10. (NPZD)

Objective: Improve the accessibility of public transit.

Greater South River City Combined Neighborhood Plan Design Guidelines

The following Neighborhood Design Guidelines provide a common basis for making consistent decisions about building and streetscape design that may affect the character of a neighborhood.

Adherence to the guidelines is voluntary.

RESIDENTIAL DESIGN GUIDELINES

Neighborhood Character

NC-1: New single family and multi-family construction should be compatible with existing and historic home architecture. Building heights, construction materials, and architectural details should enhance the existing character of the neighborhood.

NC-5: Duplexes should have at least one framed entrance that faces the street and should reflect the scale, height, and appearance of homes around them. Multifamily building facades that express the interior organization of suites or structural bays relate better to the scale of single-family houses.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Civic - Any site for public or semi-public facilities, including governmental offices, police, fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;

5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

PROPOSED LAND USE:

Multifamily Residential - Higher-density housing with four or more dwelling units on one lot.

Purpose

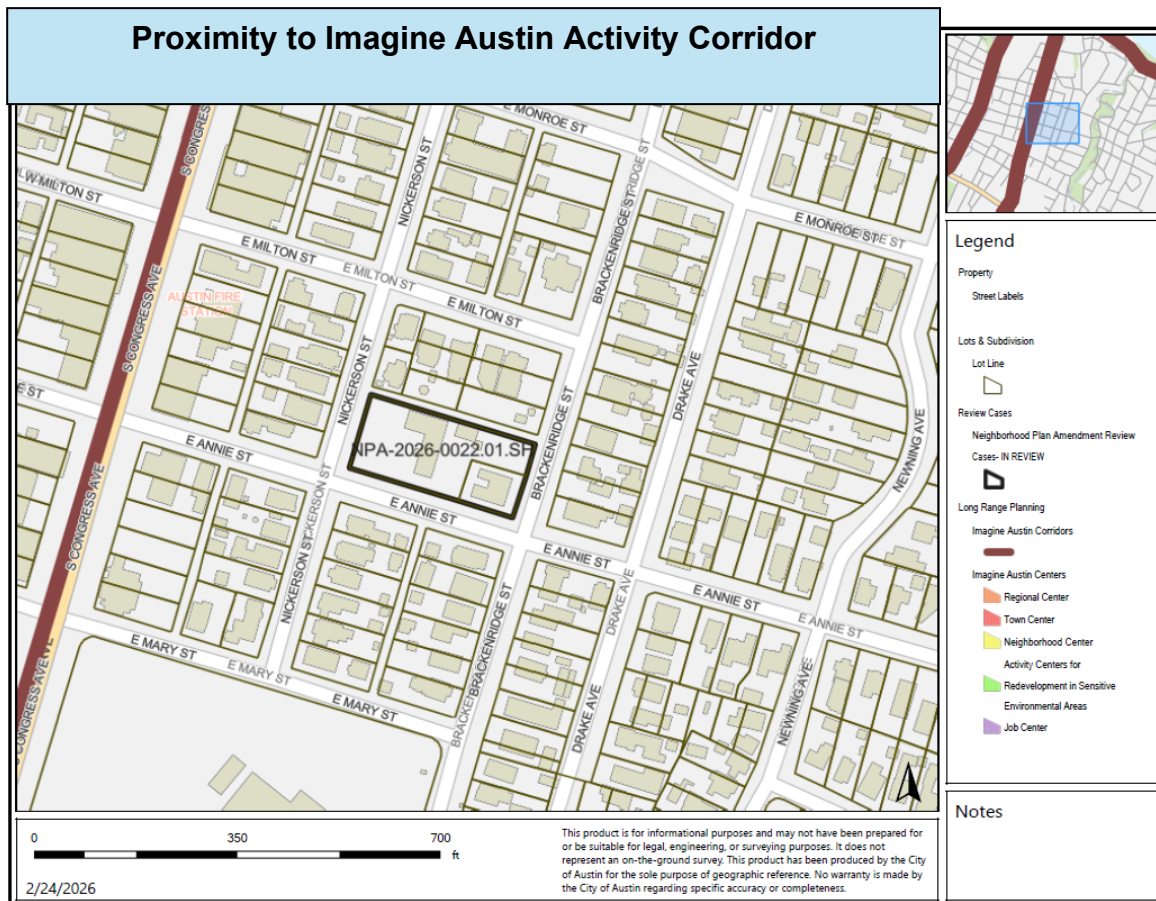
1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

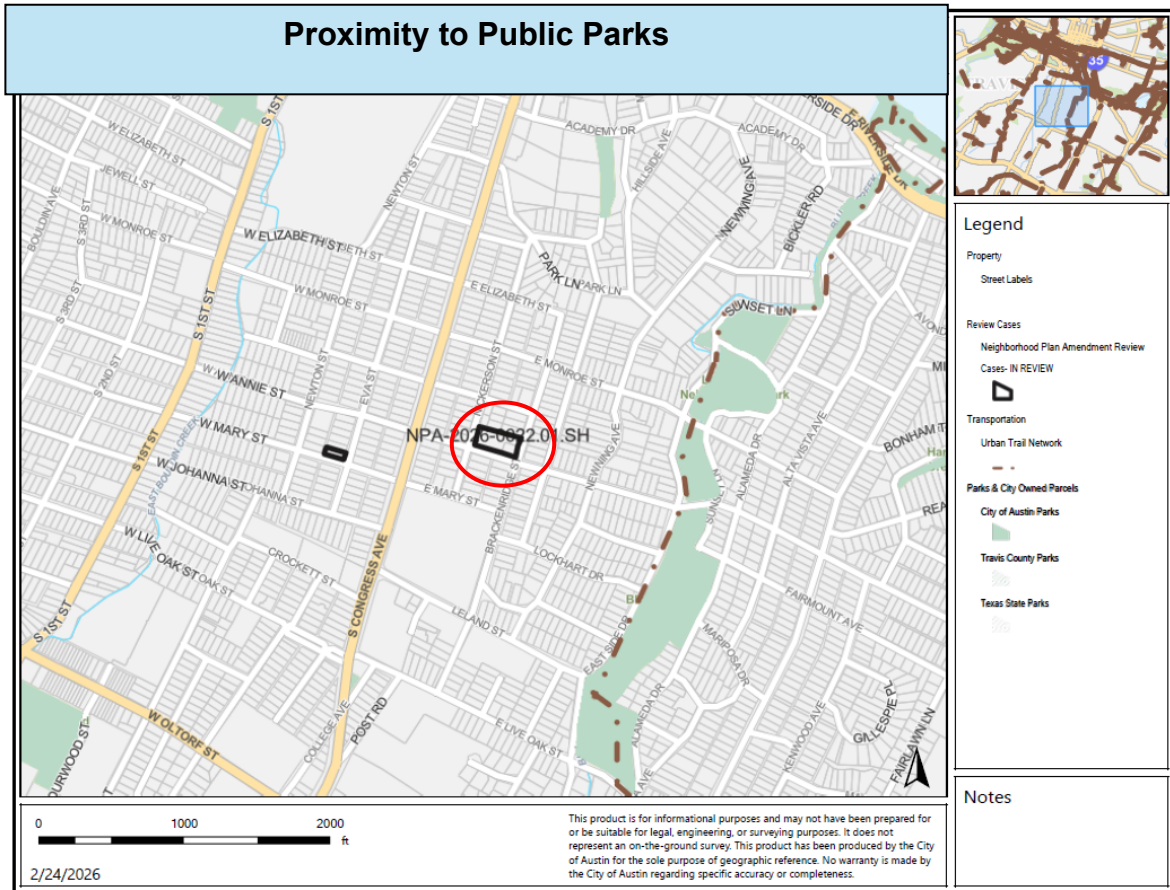
Application

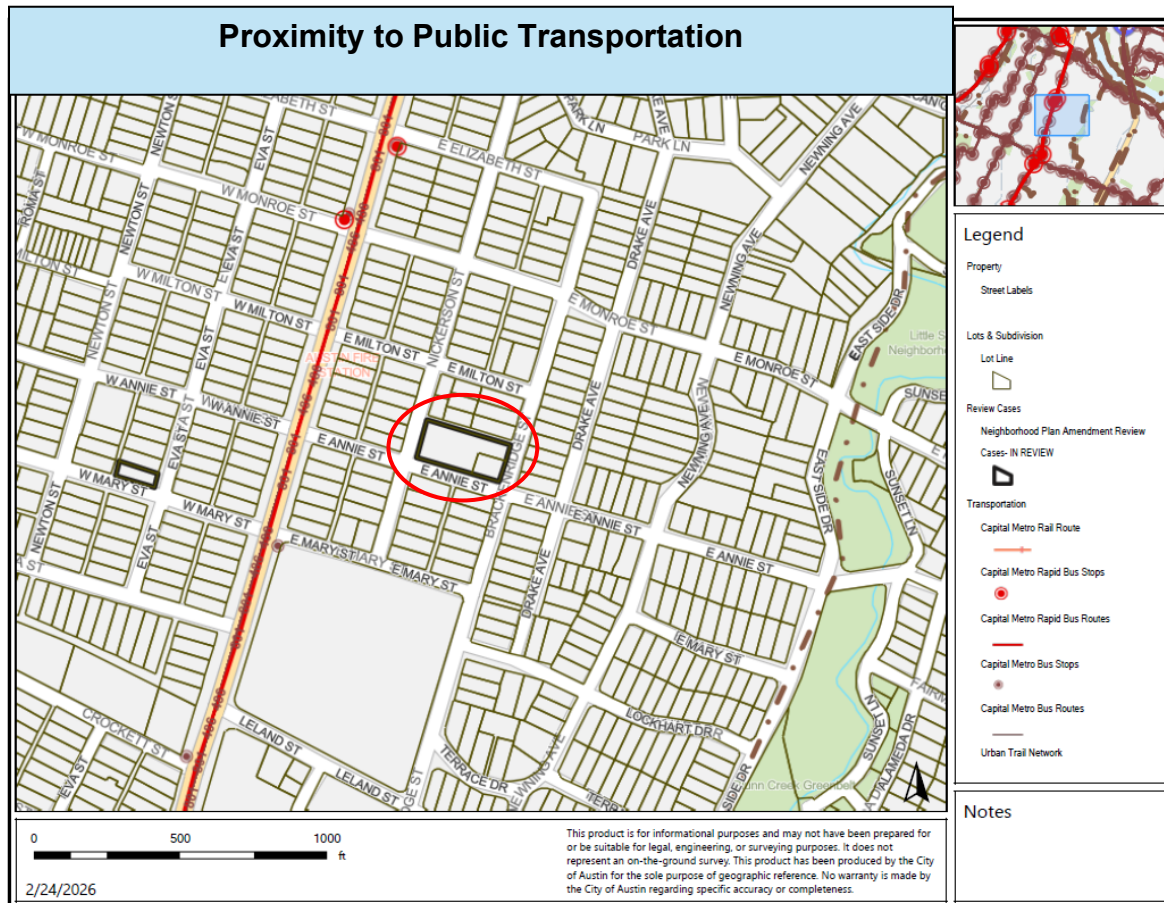
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> • 0.08 miles (403 feet) from South Congress Ave, an activity corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Bus routes along South Congress Ave, which is also for proposed light rail
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Numerous businesses along South Congress Ave
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.1 miles from Tiny Grocer / SOCO Grocery, 1718 S Congress Ave, Austin, TX 78704 • 0.5 miles from RiverCity Market, 2209 S Congress Ave, Austin, TX 78704 • 0.7 miles from H-E-B, 2400 S Congress Ave, Austin, TX 78704
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.5 miles from Lively Middle School • 0.6 miles from Travis Heights Elementary School, 2010 Alameda Dr, Austin, TX 78704
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.5 miles Blunn Creek Greenbelt, 1901 East Side Dr, Austin, TX 78704 • 0.5 miles from Little Stacy Neighborhood Park, 1500 Alameda Dr, Austin, TX 78704
No	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> • 64 income-restricted affordable units • 100% affordable (7 units at 30% AMI, 29 units at 50% AMI, 23 units at 60% AMI, and 5 units at 80% AMI)
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> • 64 income-restricted affordable units: • 6 studio apartments • 14 one-bedroom apartments • 34 two-bedroom apartments • 10 three-bedroom apartments
No	Mixed use: Provides a mix of residential and non-industrial uses.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).

No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
No	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
No	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	Industrial Land: Preserves or enhances industrial land.
Yes	Not located over the Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
10	Number of “Yeses”







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, 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.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

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 applicant proposes to change the future land use map (FLUM) from Civic to Multifamily Residential.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district – Neighborhood Plan) to MF-3-NP (Multifamily Residence Medium Density district – Neighborhood Plan) to build a 64-unit, income-restricted multifamily development with 100% of the residential units affordable. For more information on the proposed zoning change, see case report C14-2026-0010.SH.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on March 23, 2026. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 305 meeting notices were mailed to people with utility accounts (renters) and property owners within 500 feet of the subject property. Three Austin Planning staff members attended the meeting, Maureen Meredith, Mark Walters, and Chase Gonsoulin. Abby Tatkow, Abby Penner, and Megan Lasch, from O-SDA Industries, LLC, attended. Thirty people from the neighborhood attended.

Below are highlights from Abby Tatkow’s presentation:

- The proposed zoning is MF-3-NP, which was amended from a previous request for MF-4-NP zoning.
- We are proposing 64 income restricted affordable housing units.
- The units will be 100% affordable
 - 7 units at 30% AMI
 - 29 units at 50% AMI
 - 23 units at 60% AMI, and
 - 5 units at 80% AMI.
- There are two design options (*See Applicant’s presentation in the report*).

Q: Why did you choose MF-3 zoning over a lower multifamily district?

A: The primary reason is the location and the cost of the land. Providing affordable housing for this area, to make the numbers work, we have to provide a dense housing product. The resources and financing for affordable housing are limited, and we want to be good stewards

of those funds. We have reduced the number of units from seventy-five to sixty-four units, which is a reduction of 11 units, which is a large number.

Q: Why did you put housing over parking?

A: The reason that there is ground floor parking is because people will want parking. We know there is a parking shortage in the neighborhood.

Q: Are there any other multifamily developments of this density and size that are surrounded by single family homes?

A: There is a development near Hancock Center and new Mueller development, that backs up against service road, but we would need to research this. You can look at the Property Profile tool to see where multifamily developments are located.

Q: The SMART Housing letter says the development will be affordable for five years. Is this how long these units will be affordable?

A: The Tax Credits we are applying for require affordability for 45 years. Affordability Unlocked will also require 45-year affordability.

Q: Why is this the right place for this development?

A: It's close to South Congress and sixty-four homes in this area are not too dense.

Q: The neighborhood plan states that developments should be compatible with single family homes. How will this affect staff's recommendation?

A: We will look at the neighborhood plan, and other relevant documents, such as the Strategic Housing Blueprint and the Imagine Austin Comprehensive Plan to make our recommendation.

Q: The TIA that was submitted did not have the daycare as a use and then it was resubmitted with the daycare. Can you explain that?

A: For previous properties we didn't need zoning, so this process was overlooked with this case. Once we were informed of this, we resubmitted it with the daycare use.

Q: How will the queueing of cars with the daycare be handled in the neighborhood with people trying to leave their property?

A: It's similar to parking at the HEB and Oltorf, where people pull out of a parking space, people wait until you move and then you pull into the parking space. We feel confident this will not be an issue.

Q: Will there be more details on water detention with Blunn Creek in close proximity?

A: We will have on-site detention on the property.

Q: Is there a recent traffic study done?

A: Yes, we submitted it today.

Q: What is the break-even number of units for this development?

A: We can't provide a certain level of affordability without density. Properties operate on a very thin margin. In order to provide a deep-level affordability, you will need density. You would not be able to provide units at 30% MFI with 12 units. Even dropping the number of units on this property by 11 units, it makes this property much harder to operate.

S.M.A.R.T. Housing Certification Letter



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing

Austin Housing S.M.A.R.T. Housing Program

February 6, 2026 (revision to letter dated January 26, 2026)

S.M.A.R.T. Housing Certification
O-SDA Industries, LLC
206 E Annie Street (ID 1053-6220)

TO WHOM IT MAY CONCERN:

O-SDA Industries (development contact information: Abby Penner; ph.: 512-944-3272; email: abby@afordablehousingtexas.com) is planning to develop Rowen Vale, a 66-unit multifamily rental development at 206 East Annie Street, Austin, Texas 78704.

The purpose of this revision is to reflect a reduction in total units as well as the number of units eligible for Capital Recovery Fees. The project remains eligible for 100% waiver of eligible fees.

S.M.A.R.T. Housing – Rental – 206 E Annie St.	
Total units: 66 units	
<u>Minimum Required:</u> 40% (27 units) units <i>average</i> at or below 60% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 10.6% (7 units) at or below 30% MFI 43.9% (29 units) at or below 50% MFI 37.9% (25 units) at or below 60% MFI 7.6% (5 units) at or below 80% MFI
Affordability Period (S.M.A.R.T. units): 5 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 61/66 units eligible	
Does development contain commercial lease space? No	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees and Austin Energy line extension fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers.

Please note that Austin Energy line extension fees are only waived according to the calculation formula found in the Austin Energy Design Criteria Manual, Section 1.3.12.

Austin Housing certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers may include the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status
Demolition Permit Fee	(by separate ordinance)	Determination
	Regular Zoning Fee	Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by Austin Development Services or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone at 512-978-0823 or by email at robert.anderson@austintexas.gov if you need additional information.

Sincerely,



Robert Anderson, AICP, CNU-A
Project Coordinator
Austin Housing

Cc: Marianne Reddivari, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS



Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Re: Rezoning and Neighborhood Plan Amendment for .904-acre property located at **206 East Annie Street Austin, TX 78704**

Dear Ms. Middleton-Pratt:

As the owner of O-SDA Industries, a women-owned real estate development firm with a focus on detail-oriented, mixed-income, infill development, I am writing to respectfully submit the enclosed Neighborhood Plan Amendment (NPA) and rezoning application packages.

The project, Rowen Vale, is a proposed new construction affordable housing community on ±.904 acres on East Annie Street between Nickerson Street and Brackenridge Streets in the Greater South River City neighborhood in South Austin. As submitted on 2/27/26 to the Texas Department of Housing and Community Affairs in its Housing Tax Credit (LIHTC) application, Rowen Vale would involve the creation of 64 affordable apartment units with an on-site PreK.

The property is located in the Greater South River City Combined Neighborhood Planning Area and has a Future Land Use Map designation of Civic. The NP amendment application requests to amend the FLUM from Civic to Multifamily and runs concurrently with the rezoning application.

The property is currently zoned SF-3-NP. Rezoning for the site will be required to comply with impervious cover requirements for the new development. The requested zoning is MF-3 -NP. As the development is located within the Travis Heights national registered district, and the single-family home located on the property at 1710 Brackenridge is considered contributing, the development will be required to go to the Historic Landmark Commission prior to completing the permitting process in Fall 2026.

This development has also applied for the City of Austin Affordability Unlocked Type 2 Density Bonus Program, which will afford the development several development entitlements and waivers.

This proposal aligns with the goals and vision laid out in the Greater South River City Neighborhood Planning Area, by providing density that results in a net benefit to the neighborhood and by fostering a locale where each person has the greatest possible opportunity to pursue individual, family and community goals through its on-site PreK.

As the LIHTC process enshrines strict deadlines, the development must have approved zoning by August 2026 in order to proceed. As such, our firm is available to answer any questions about this important affordable housing development and appreciates your efficient consideration of these applications.

Best,

A handwritten signature in black ink, appearing to read 'M. Lasch', written over a light blue horizontal line.

Megan Lasch
President, O-SDA Industries

5501-A Balcones Dr. #302
Austin, TX 78731



The following provides an overview of the affordability and amenity-related information that can be found in the applicant's LIHTC application:

Unit Mix

The proposed development will consist of a mix of efficiency, one-, two-, and three-bedroom units serving families at 30%, 50%, 60%, and 80% median area income levels.

64 units

6 Studios
14 1-bedroom units
34 2-bedroom units
10 3-bedroom unit

30% AMI Units = 7 (11% of total units)
50% AMI Units = 29 (45% of total units)
60% AMI Units = 23 (36% of total units)
80% AMI Units = 5 (8% of total units)

On-site Amenities

Resident on-site amenities will include a PreK, fitness center, snack kitchen and gathering space, computer lounge, kids playroom and beautiful spaces.

More information about the developer can be found at www.affordablehousingtexas.com.

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

April 7, 2026

Mayor Kirk Watson, Council Members, City Manager Broadnax
P. O. Box 1088
Austin, TX 78767

DELIVERED VIA EMAIL

RE: NPA-2026-0022.01.SH and C14-2026-0010.SH located at 206 E. Annie Street

Dear Mayor Watson and Council Members,

The City of Austin spent many taxpayer dollars to produce the Greater South River City Combined (GSRCC) Neighborhood Plan in 2005, a plan that exists in ordinance today. The Austin City Council voted to adopt Ordinance 20050929-Z001 as an amendment to Chapter 5 -22 of the Austin Tomorrow Comprehensive Plan. The ordinance is signed by Mayor Will Wynn and City Attorney David Smith reflecting the work of 27 city staff who worked on the plan.

Part 2 ADOPTION AND DIRECTION of the plan subsection (B) states that “the City Manager shall prepare zoning cases consistent with the land use recommendations in the Plan”.

The proposal to amend the Future Land Use Map from CIVIC to MF-4 is not consistent with the Neighborhood Plan as listed in the above referenced section of the Ordinance. And for the reasons also listed below in this letter, the GSRCC Contact Team DOES NOT support this proposal to amend the FLUM from CIVIC to MF-4.

Residents of Travis Heights and Sherwood Oaks spent 16 months in twice monthly meetings with City of Austin planners from 2003-05. The South River City Citizens used membership dues to mail surveys and newsletters to 6,000 households to gather feedback for the creation of the Neighborhood Plan. City staff held neighborhood and preserve walks to see neighborhood concerns, look for opportunities and talk to residents who came outside to engage.

The number one Planning Priority recommendation from this use of taxpayer funds and residents’ efforts was that “New construction and remodeling should be built in proportion to surrounding homes. This includes limiting height, massing and maintaining appropriate setbacks”.

The proposed development at 206 E. Annie St. does not even adhere to the first Neighborhood Plan recommendation. It proposes a five-story apartment building across an alley from single story homes built in the early 1900’s. This apartment building is not proposed on S. Congress Avenue but instead two blocks interior to the neighborhood on a neighborhood street.

The proposal is on property that ostensibly is a church but, while receiving 100% exemption from all property taxes for many years, has not been used as a place of worship during recent times. Neighbors report the church had its corporation involuntarily terminated over ten years ago. With the City of Austin facing dire financial shortfalls, having such a valuable property not contributing to the tax base without proper exemption has cheated the taxpaying residents and other businesses. To add insult to injury, the proposal seeks fee waivers that will create further unequitable burdens to Austin taxpayers AND according to the City’s Smart Housing Certification letter dated February 6, 2026, the Affordability period is ONLY FIVE YEARS.

Page 2

April 7, 2026

RE: NPA-2026-0022.01.SH and C14-2026-0010.SH located at 206 E. Annie Street

In the 38 years prior to the adoption of the GSRCC Neighborhood Plan, the plan area added approximately 2635 multifamily units or about 39 units/year. In the 14 years following adoption of the Plan (ending in 2019), the plan area added approximately 1776 multifamily units or approximately 126 units/year.

So following adoption of the FLUM and Plan a THREE FOLD increase in construction of multifamily units has occurred with only a couple of FLUM amendments including one supporting a FLUM amendment for this same applicant to build an appropriately sited multifamily project on the S. IH 35 frontage road. Not one interior to a single family neighborhood.

A member of the Neighborhood Plan Contact Team who as a private landlord has provided affordable housing for several decades adds the following about the proposed land use change:

“The ‘Affordable Housing’ initiative as envisioned by our local city government will never provide ‘affordable housing’.

1. Housing prices are controlled by hugely powerful external variables that the local city government does not control or influence.
2. The administrative, planning, and implementation cost burden for the city’s efforts serve only to add to the tax burden. These added costs make housing more expensive, not more affordable.
3. The city has no plan or method to measure results from its initiatives. Even if the city can track the costs associated with the initiative, the city has no way to mark success. It’s another perpetual spending boondoggle, guided by vague feelings, not economic reality.
4. Even if the city could reduce local housing cost, the effects of supply and demand would be noticed, and there would be an increase in local demand at the temporarily-reduced cost. Market forces would then cause the supply of those in search of less costly housing to migrate here. That migration would subsequently create greater demand, and that demand would raise the local cost of housing as a result of market forces.

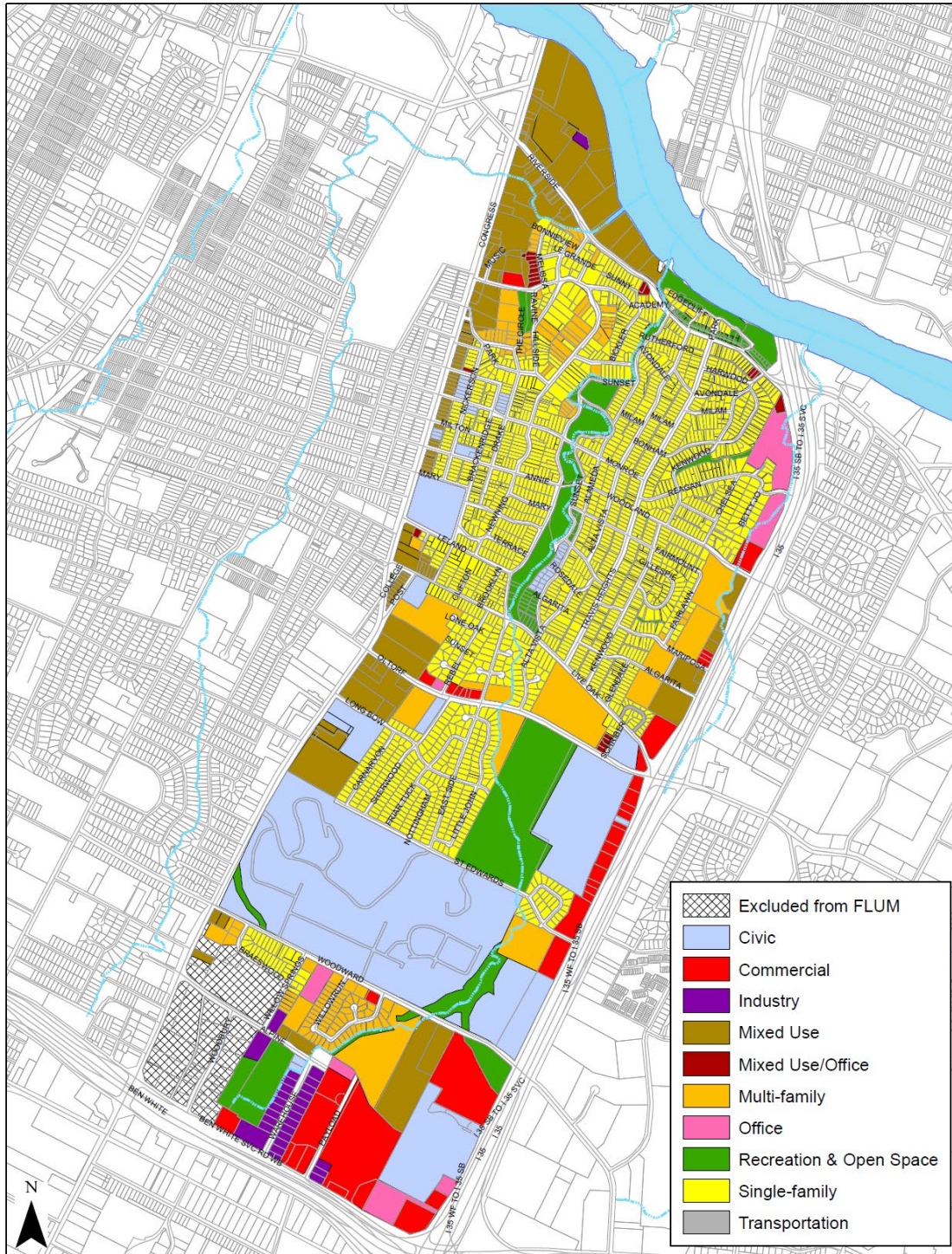
In short, the initiative has “good intent” but it will never change the economic reality. It’s entirely a waste of tax money. Concessions to developers in the name of ‘affordable housing’ enrich the developers at the expense of all taxpayers. Taxpayers suffer; developers gain wealth; housing cost is not reduced. Not a good plan for the city of Austin. There is no mandate for our government to compete in the housing market.”

Please proceed with reason and intelligence to deny this unwarranted change to the FLUM and support the Neighborhood Plan.

Elloa Mathews, NPCT member since 2005 and immediate past Chair

David Swann, NPCT member since 2005

Cc: Maureen Meredith, Jonathon Tomko COA Planning
Anita Tschurr South River City Citizens Neighborhood Association Zoning Chair



Greater South River City Neighborhood Planning Area Future Land Use Map

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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 Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.




City of Austin
Planning Department
Date Adopted: 11/29/2005
Last Modified: 6/25/2025













**Greater South River City Combined Neighborhood Planning Area
 NPA-2026-0022.01.SH**

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 Austin Planning
 Created: 2/12/2026
 by: Meeks S

Future Land Use	
	Subject Tract
	500 ft. notif. boundary
	Civic
	Mixed Use
	Mixed Use/Office
	Multifamily Residential
	Neighborhood Mixed Use
	Recreation & Open Space
	Single-Family
	Transportation

**Applicant's Presentation at the March 23, 2026 Virtual
Community Meeting**

Rowen Vale
206 East Annie St
Austin, Texas

Megan Lasch
megan@o-sda.com
(830)330-0762

Abby Tatkov
atatkov@affordablehousingtexas.com
(978)376-1922



O-SDA Industries

- Texas-based, Woman-owned firm
- 15 years experience in affordable multi-family development
- Developer of more than 3,000 units in Texas.
- Developer maintains ownership of communities for 15+ years
- Green Building Practices
- Onsite Management: At minimum two full-time staff: one maintenance and one manager

Rowen Vale Neighborhood Meetings



Rowen Vale Affordable Housing Community

- ❖ New Construction Multifamily + On-site PreK
- ❖ Unit mix: 64 income-restricted affordable units
 - 6 Studios
 - 14 1-bedroom units
 - 34 2-bedroom units
 - 10 3-bedroom unit
- ❖ 100% Affordable:
 - 7 units @30% AMI, 29 units @50% AMI, 23 units @60% AMI, 5 units @80% AMI
- ❖ Currently Zoned SF-3 , Seeking rezoning to MF-3-NP



46 On-site Parking Spaces

Updated Site Plan

Design Considerations

DESIGN 1

- ❖ Building 1: Three stories
- ❖ Building 2: Four stories
- ❖ B2 Massing: Four stories along alley
- ❖ Max height: 43ft
- ❖ Dumpsters located on Nickerson

DESIGN 2

- ❖ Building 1: Three stories
- ❖ Building 2: Four stories with amenity space on fifth story
- ❖ B2 Massing: Tiered away from Milton Street, with 3, 4 and 5-story sections
- ❖ Max height: 50ft
- ❖ Dumpsters located on Annie Street

BOTH DESIGNS INCLUDE:

46 parking spaces
Preservation of heritage trees and extensive landscaping
New sidewalk on Brackenridge
Two means of egress into the site



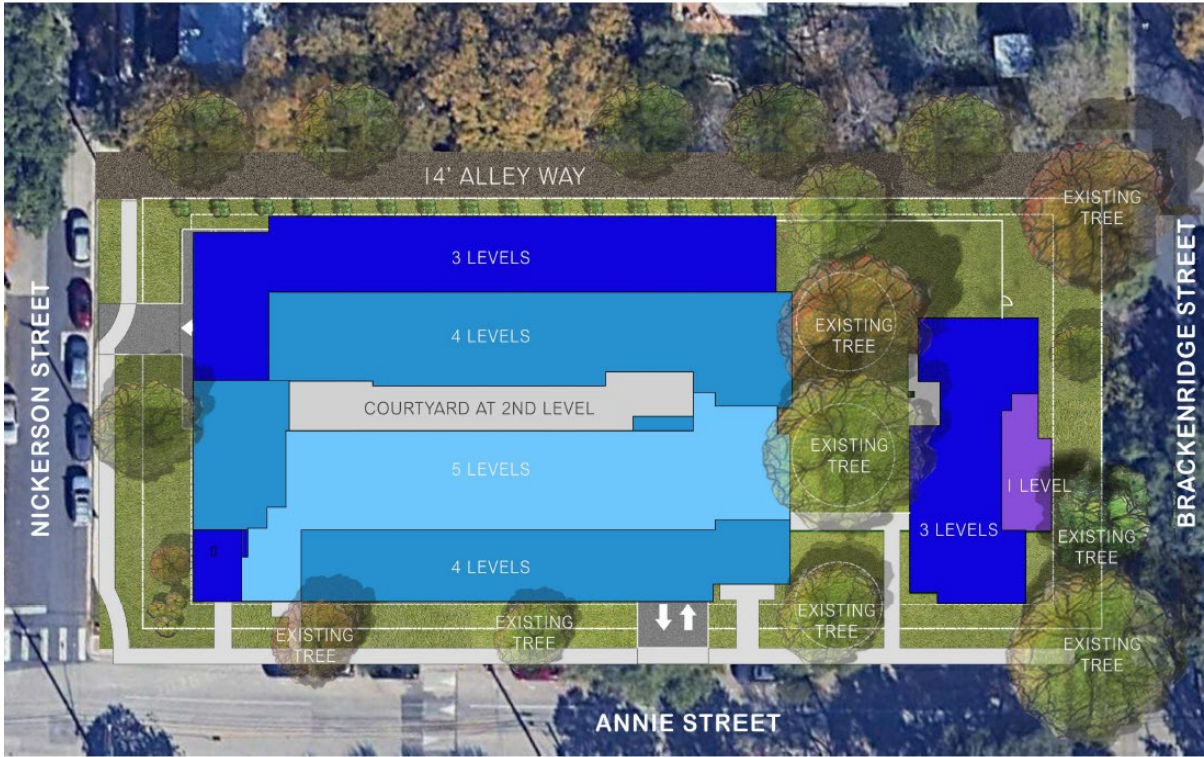
Design 1 Proposed View from Annie Street



Design 1 Proposed View from Nickerson Street



Design 1 Proposed View from Milton/Alley



Design 2 Proposed Heights



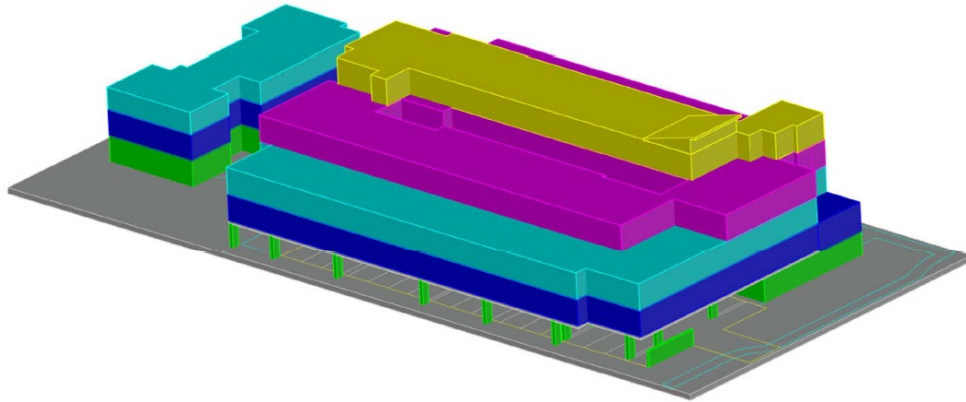
Design 2 Annie View



Design 2 Nickerson View



Design 2 Milton/Alley View



Design 2 Massing from Milton



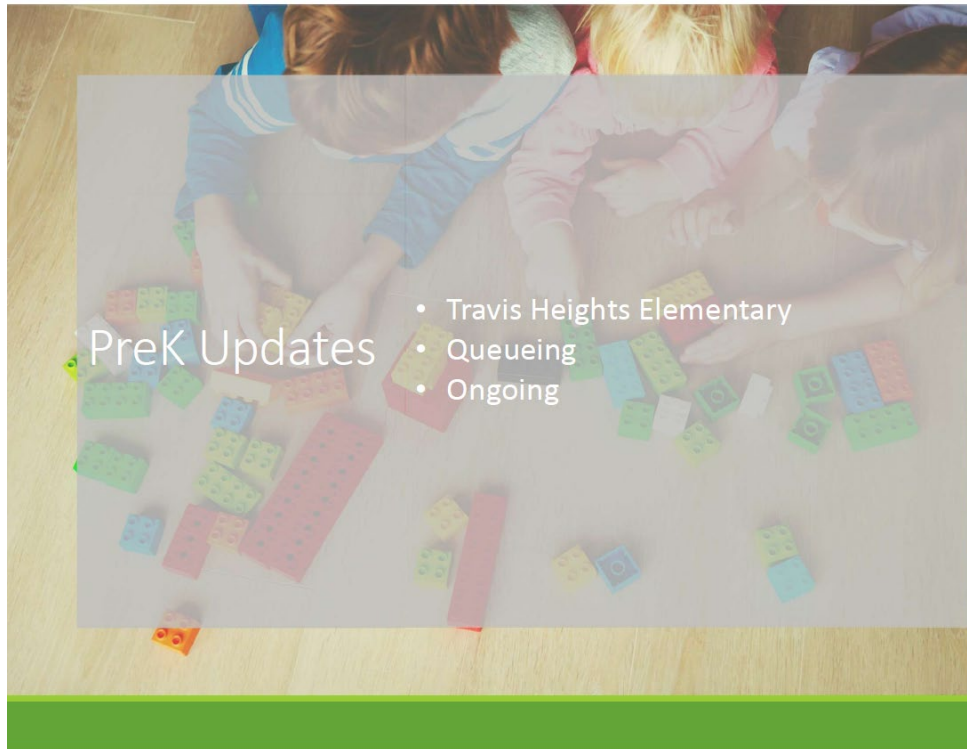


Yellow trees are existing
to remain with proposed site plan

Existing Tree Survey

Traffic Analysis

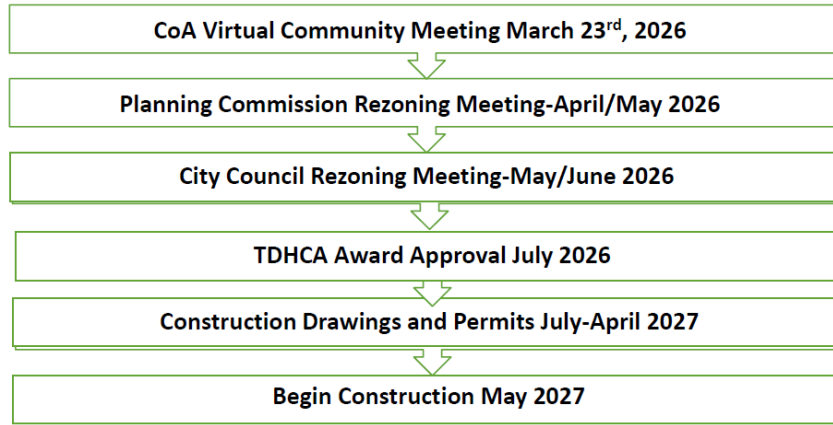
Engineers have completed traffic counts for the Nickerson and Annie & Brackenridge and Annie intersections. These have submitted to the City for a Neighborhood Traffic Analysis (NTA).



Parking Comparables

Property	Number of Parking Permits Issued	Number of Apartments
June West 1200 W Koenig Ln.	40	80
The Abali 4611 N IH 35 Frontage Rd.	30	56
Aria Grand 1800 S IH 35 Frontage Rd.	42	70
Alton Plaza 202 E Whaley St, Longview, TX	12	48

Next Steps/Development Timeline



Upcoming Austin Projects

Thank You!

Questions?

Learn more at:

[Affordablehousingtexas.com](https://affordablehousingtexas.com)



Correspondence Received

From: Alexander Ladage < >
Sent: Friday, March 27, 2026 10:32 AM
To: Qadri, Zo <Zo.Qadri@austintexas.gov>
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Concerns Regarding Proposed Development Near SoCo

Council Member Qadri and Mayor Watson,

I'm writing to express concern about the proposed project near South Congress. The scale and intensity of this development do not appear compatible with the surrounding neighborhood, and it conflicts with the intent of the adopted neighborhood plan, which exists to guide thoughtful growth. This also feels like a poor location for added density—particularly for a daycare—given already strained parking and mobility conditions in the area.

I'm worried this decision would set a precedent that undermines neighborhood planning and ignores the very real infrastructure limitations around SoCo.

Additional Reasons Rezoning Single-Family Neighborhoods for Multifamily Density Is a Bad Idea:

Erodes predictability and trust in the planning process. Homeowners reasonably rely on existing zoning and adopted neighborhood plans when making long-term financial and personal decisions. Spot rezoning undermines confidence that the rules will be applied consistently.

Ignores infrastructure capacity constraints. Streets, utilities, drainage, sidewalks, and emergency services in single-family neighborhoods are typically not designed to support higher residential intensity. Upzoning without prior infrastructure investment shifts real costs onto existing residents.

Creates spillover impacts that extend beyond the project site. Even modest increases in density can result in overflow parking, cut-through traffic, noise, and safety concerns that degrade quality of life well beyond the immediate parcel.

Undermines neighborhood character and scale. Multifamily development introduced into low-density areas often disrupts established patterns of setbacks, height, tree canopy, and privacy—effects that are irreversible once constructed.

Fails to address affordability in a meaningful way. Market-rate multifamily development in established neighborhoods rarely delivers housing that is affordable to local residents and instead may accelerate land value increases and displacement pressures.

Misaligns land use and transportation realities. Increased density only makes sense where transit, pedestrian infrastructure, and daily services are already in place. Adding intensity in car-dependent areas exacerbates congestion and parking conflicts rather than reducing them.

Creates inequitable outcomes. When single-family neighborhoods absorb density without corresponding public investment, residents effectively subsidize growth through reduced access, increased congestion, and degraded services.

Weakens plan-based governance. Approving rezoning that contradicts adopted neighborhood plans signals that those plans are advisory rather than binding, discouraging future community participation and long-term planning efforts.

Introduces incompatible uses without sufficient buffers or transitions. Multifamily density requires thoughtful transitions in height, massing, and use; absent those, conflicts with adjacent homes are inevitable.

Sets a precedent that compounds over time. Each exception makes the next easier. Repeated deviations ultimately hollow out single-family zoning entirely without a transparent, citywide policy discussion.

I urge City Council and the Mayor's Office to reconsider this proposal and ensure growth decisions are aligned with existing plans and community context.

Respectfully,

Alexander Ladage

Managing Director, Private Wealth Advisor

ROCKEFELLER
GLOBAL FAMILY OFFICE

O: [+1 512-615-1830 \(Voice & Text\)](tel:+15126151830)

F: [+1 646-786-3275](tel:+16467863275)
[Website](#) | [LinkedIn](#)

200 W 6th Street., Suite 2600
Austin, Texas 78701 | United States

From: ben may < >
Sent: Tuesday, March 31, 2026 12:05 AM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Opposition to Rowen Vale :: Great Opportunity for "Missing Middle" :: 206 E Annie St

Hi Jonathan/Maureen - Thank you for your help with the review of this project -

Who we are:

My name is Ben May - my wife Stacy and I are long-time residents of the Travis Heights neighborhood, having lived in the area for over 25yrs, and in Austin for over 30yrs.

We currently live at 1611 Brackenridge St (15yrs), and previously lived at 1301 Newning Ave (8yrs). It's safe to say that we have seen a lot of changes in the neighborhood, mostly for the better.

Our boys (9 & 11) have lived here on Brackenridge their entire lives - and thoroughly enjoy our neighbors and neighborhood, despite it not really being safe enough for them to ride their bikes around.

What I do:

While my recent projects have been more focused upon the creative reuse of structures for Restaurants/Offices/Music Venues, I've also worked on several Multi-Family projects in the Mueller Redevelopment - (Greenway Lofts/ Wildflower Terrace) - Many of them with one of your City Architects - Kit Johnson. I thoroughly enjoyed my time with Hailey/Johnson, and enjoyed the opportunity to bring quality housing to a larger number of residents than just the typical single-family custom residence.

Being in the development world, I do not share the same 'NIBMY' stubbornness of many of my SRCC neighbors. I have no illusion that such a central neighborhood will remain SF forever, nor should it be locked to one house per one lot.

HOME/Light-Rail

I have followed the Light Rail + South Congress TOD progress for many years now, including all the bumps and bruises from the previous CodeNext efforts. I personally have been looking forward to the inevitable growth that comes with these efforts, as they continue to bring a new vitality to the bustling South Congress area. I personally am excited about the new HOME Ordinance, and have begun exploring the redevelopment our single-home property into a 3-unit property. It just makes sense for the area.

Fun fact: With the HOME ordinance Council already approved -> This 206 E Annie property ~40,000sf lot could be subdivided into (6) 5750sf+ lots with 3 units each -
> *As it is currently zoned* = 18 units! (Already an 18x density boost)

Opposition Statement:

While I share in the excitement for what's next for South Congress, and the new opportunities available with Light Rail + HOME - I feel compelled to write in ***Opposition to the Rowen Vale project*** that is currently being proposed for 206 E Annie St.

I'm also writing in ***Opposition to the Rezoning of all Church/'Civic' property in the SRCC area*** to an MF designation - 206 E Annie specifically - and believe the other 'civic' properties being considered for rezoning deserve more careful consideration.

We fully support the introduction of Affordable housing upon this site - as do all of our neighbors - but the ***scale*** at which the developer is proposing to deliver Affordable Housing is just completely out of touch with the realities of this site.

It is not just the fact that it will be taller than most of the buildings on S Congress Ave two blocks away, nor the fact that it completely ignores the existing historic nature of the neighborhood, but it is the lack of realistic consideration about the functionality of the proposed program upon this particular site.

When one steps back and looks at this project's size, scale & program - it becomes apparent that it is being illogically ***forced*** upon this site.

This project is being set up to fail not only the existing residents of the neighborhood, but will also fail the new residents of the development, as it is simply trying to do too much on such a challenging site.

Currently, there are only two groups that feel this project makes sense:

- 1) The Politicians - who are pushing this monstrous scale in an effort to boost their Affordable Housing statistics for their upcoming reelection campaigns.

2) The Developer - who will win the 'premier real estate' lottery - while building a sub-par project at minimum financial exposure, while reaping maximum gain. On the taxpayer's dime.

Despite their rhetoric - Neither of these groups are approaching this project from an public-serving point-of-view (rather a self-serving point-of-view), and are failing to take the real-world logistics/operability and safety issues into consideration.

Smoke & Mirrors:

The Developer has been less than honest about several aspects of this project to date - Not only to the neighbors, but also to TPW, to Council, and even TDHCA, from whom they are seeking their tax credits.

The developer knew they were going to include a PreK/Daycare on this site when the neighbors first met with them in Jan - purely bc of the extra points it would win them for their TDHCA Tax Credit competition. They made sure to include the PreK on their TDHCA application, as it scored them big points.

Yet they conveniently failed to include the PreK program on their later application with TPW (even after they had already told the neighbors that they would be including it) - precisely bc they knew of the traffic/safety implications - and the fact that it would trigger an NTA review.

TPW only found out about the PreK program when we requested a meeting with the developer and TPW. When TPW realized there was a PreK planned for this site they were blind-sided, and a bit shocked it was being proposed for this site. This ultimately forced TPW to recalculate their Daily trips, and initiated the NTA.

The developer then said they would perform a 'fair' Neighborhood Traffic Analysis, stating their study would be sure to assess traffic at it's peak times - and yet when they finally performed the NTA - they made sure to perform their assessment on a Tues/Wed (slowest days of the week), instead of including a peak-day they stated they would.

Additionally, I have yet to see a Siteplan from the developer that actually meets all the requirements of a project of this nature, failing to fully take into account all Zoning, Arborist, Sub-E, TCM, IBC, etc requirements. I realize the City is giving a remarkable amount of latitude (waivers) in the name Affordable Housing - but cramming something onto a site that is ill-suited to accommodating it is simply a recipe for disaster.

A Better Model: "The Missing Middle"

Just this past Thursday the City Council voted to initiate the pursuit of implementing the ever-elusive Missing-Middle Housing! Was so incredibly excited to see this.

The Mayor himself put it best: "This is the logical next step..." and I couldn't agree more.

The fact that Council voted to initiate this Missing Middle (MR Zoning - from Mueller) lends to their awareness that *there is a better solution* - a better model than just slamming 5-story monstrosities directly next to existing Single Family neighborhoods.

There is an effort to rezone the 'Civic' properties in our area - and I applaud the effort - However I think City should refrain from forcing ill-scaled/ill-suited MF projects onto these sites, and instead recognize the unique opportunity they now have with this new Missing Middle initiative. Not only because it makes the most sense, but also because City/DSD/Council now has the ***overwhelming support of our neighborhood to deliver this sensible Missing Middle scale!***

It's the classic developer trick - Come in with something obscenely massive, with the full intention of ultimately scaling down to the size project that they were initially wanting to do anyways.

Now that monstrous Rowen Vale project has scared the hell out of the neighborhood - there is no better time for the City to propose a slightly reduced MR-1/MR-2 for this property that is completely surrounded by SF-3 properties.

The entire neighborhood has been very vocal about supporting Affordable Housing on this site - Just not at the scale that Rowen Vale is proposing.

However, if City Staff/DSD/Council were to pivot - and 'be willing to work with the SRCC Neighborhood' to amend the Neighborhood Plan towards this Missing Middle scale - I think the City would find a very warm welcome to this responsive scale. (Which is rare from SRCC I know ;)

Townhomes / Cottage Courts / Townhome Courts / Townhome Courts + Small Corner-Commercial -> Now these make sense on a property that is completely surrounded by SF properties.

Example / Case Study - 1301 Newning:

I actually had the unique opportunity to help deliver this alternative model - with our old residence at 1301 Newning Ave. What was once a single 1901-built home (spilt

into 4 small units) on a 1.6ac lot in the middle of Travis Heights, has now been transformed into an appropriately-scaled multi-family project of 10-15 townhomes.

Initially the new owner wanted to put an 80-unit apartment complex on the 1.6acs - but was understandably met with a great deal of resistance as the surrounding neighbors were in shock of the astonishing size and hyper-density of such a project located in the middle of an SF-3 neighborhood. I had presented the new owner/developer with an alternate site layout that I felt would work better for the site, and respond better to the neighbors/neighborhood.

The developer scoffed, as it didn't fit their 'maximize' mentality, ("highest and best use right"?)

However, after a great deal of opposition and discussion - the new owner/developer ultimately decided to present the siteplan sketch I had worked up for him - which consisted of a Townhome model - instead of the massive 'tone-deaf' monstrosity they had originally proposed. The neighbors were MUCH more supportive of this scale/model - even though it was much denser than anything they could've previously imagined for the property - and it is what ultimately got built - while still seeming like a 'win' for the neighborhood.

In Summary:

In summary - I hope City Zoning Dept can look past the top-down pressure of "*We need to deliver as many units as possible as fast as possible - it doesn't matter how crummy they are!*"

This is not a vote against Affordable Housing (as no Council Member wants to vote against affordable housing) but rather this is a recommendation against a poorly scaled project for a challenging lot.

Opportunity! -> I am hoping that the Zoning Dept recognizes the Opportunity that this property holds - ***with unanimous neighbor support for the Missing Middle density AND Affordable Housing.***

Just because there is a developer willing to cram an absurdly out-of-scale project onto this site does not mean it's the correct or best project for this property. A "bird in hand" does not always beat "two in the bush." (There might be 3 in the bush! ;)

With further assessment of this site, one would most likely realize that a designation of MR-1 or MR-2 would be far better suited for this site - Not allowing the developer to cram an MF-6 unit-density onto a site that would typically only be allowed to host half of that unit count.

The MF-3 zoning they are requesting is typically capped at 40' and 34 units - yet they plan to go 25% taller (50'+), and 200% denser (64 units) than these criteria - with unrealistic affordability multipliers.

Thank You!

I appreciate your consideration to this issue - amazed if you're still reading this - and hope you recommend that the Planning Commission and Council **DO NOT** approve the Rowen Vale project.

Would love the opportunity to discuss alternative options with Staff and Council at the upcoming Planning and Council hearings, and hopefully we can find the best possible solution for this property, as well as the other Civic properties being considered for rezoning.

Ben & Stacy & Cooper & Bodhi May
1611 Brackenridge St

** PS - My children are much cuter when they're not roadkill!! 🙄

From: Daniel Vickers

Sent: Monday, March 30, 2026 12:53 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: 206 & 206 1/2 E. Annie St & 1710 Brackenridge St. C14-2026-0010.SH + NPA-2026-0022.01.SH

Good afternoon-

My wife and I live at 1901 Brackenridge St. directly across from the Lively School. My wife grew up in this neighborhood and Ms. Lively was her teacher in the 70s when it was named Fulmore.

I moved here to this neighborhood in 1995. We both share a profound concern about the Plan Amendment and Zoning changes being considered for this development at the subject address.

As a registered architect, the scale of this proposed project is an affront to the adjacent properties and the neighborhood from a scale/massing/increased traffic standpoint.

Examples of 'similar' developments provided by development team are apples to oranges as the other scopes are directly adjacent to IH-35 feeder roads or directly

adjacent to main roads like Lamar. This project is literally surrounded on all sides by 1 to 2 story residences.

I have seen zero renderings that show how the proposed development can be copasetic with the historical fabric of the neighborhood.

Construction of the proposed scope would be a disaster. Where will the lay-down yard be for materials? Where will the workers park in this area? Where will a site crane be located? Will it swing over existing homes?

Would these development changes if approved be a precedent for other similar struggling churches that would lead to a project such as this on Annie?

So many reasons to NOT approve these changes being considered.

Our property taxes are historically high here and these proposals do not align with this type of detrimental scope considerations.

Please contemplate if this scope were to be proposed adjacent to your house.

Thanks-

Dan Vickers, RA, LEED AP BD+C
Diane Vickers
1901 Brackenridge St.
512.567.1622

From: David Phillips
Sent: Friday, March 27, 2026 7:07 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Rowan Vale Zoning change and neighborhood plan amendment.

My name is David Phillips and I have lived for 46 years at 207 East Milton Street. My home is separated from the Rowan Vale site (206 East Annie) by a 14-foot alley. This apartment building is proposed to be 5 stories tall.

Our neighborhood consists of 2 lane streets with on-street parking for most of the residents. Lots of us have no driveways or garages. Our homes were built in the late 1800s and early 1900s and are part of a National Historic District. Mine was built in 1922. The automobile was not a major element in the lives of Austinites then. I have a curb cut, but no driveway.

As a consequence of the burgeoning tourist trade on South Congress, we sometimes struggle to find a place to park near our own home. The parking on both sides of the street makes our streets effectively one-lane streets at times. This

apartment building will bring a great deal of added traffic to us and will add to the crowding and will threaten the safety of our City designated Play Street.

This project is significantly out of scale with our homes. There is no building taller than 3 stories even on the main thoroughfare (Congress Avenue). This apartment building will literally tower over our homes. This would be a violation of the Neighborhood plan regarding the effect on the character of our neighborhood and its lack of proportionality to all the other buildings within many blocks of the site.

I write to request that your recommendation to the Council be that the zoning change and the amendment to the Neighborhood Plan be denied to preserve the historic character of our neighborhood and the community that we have built. I want to work with the City on an affordable housing apartment complex that does not overwhelm us, does not create mobility problems that affect safety and which builds community for us and a project's residents.

Thank you,

.....

From: duncan montgomery
Sent: Friday, March 27, 2026 2:33 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Proposed rezoning for Rowan Vale project in the 200 Block of East Annie

Maureen,

I am writing to register my concern with the proposed rezoning from SF to MF to accommodate a 3-5 story building in a residential neighborhood. I live in the neighborhood and while I understand the growth that is happening on South Congress Avenue, I see this as the beginning of that growth creeping into our neighborhood and weakening the SF nature of the area. My other concern is the added traffic and congestion on Annie and Nickerson. My 83 year old father lives on Nickerson and already battles congestion issues on the street every morning and afternoon during pick up and drop off for Lively. This frustration is also felt by the parents of Lively students. Two of my best friends deal with this congestion every day on Nickerson when they drop off their kids. The idea of adding a 64 unit apartment complex only 100 yards from the Lively driveways seems like it will cause problems for everyone (residents, teachers, students, parents and commuters). I sincerely hope that you decide to oppose the rezoning of this site and oppose the neighborhood plan amendment that allows this rezoning.

Best regards,
Duncan C. Montgomery
High Frequency Entertainment, LLC
highfrequencyentertainment.com
310-593-4170

From: francesco.passanti@earthlink.net
Sent: Sunday, March 29, 2026 7:13 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rowan Vale development on East Annie

To Jonathan Tomko and Maureen Meredith,
I live in Travis Heights, and I am very concerned about the proposed rezoning for the Rowan Vale development on East Annie. I will make three points.

First, the character of the Travis Heights neighborhood is unique and important to the attractiveness of Austin, and it should not be encroached upon. Of course, this character is dear to those who live in Travis Heights. But it is also central to the overall attractiveness of Austin as a city. A unique quality of Austin is that at one moment you are in the middle of skyscrapers, and five minutes later you are in a green environment of small houses and gardens: city and country, skyscrapers and Johnson City next to each other. This visible juxtaposition is part of the *brand* of Austin, part of what entices people to move to Austin. It is a shortsighted move to weaken this brand by encroaching on the single-family neighborhoods close to downtown, and especially so in the case of a recognized historical district like Travis Height.

Second, the argument of affordability, used to sell Rowan Vale, is a specious one. Yes, it is true that Austin badly needs affordable (hence multi-family) housing. But it is shortsighted to undermine, for the sake of that, the character of the city that I discussed above. It would be a bit like saying that New York City needs affordable housing, so let's put apartment houses in Central Park—and then, fewer people would want to live in Manhattan. And in any case, the argument of affordability is a short-term one: once the zoning of East Annie has changed, it would be easy, after a few years, to upgrade Rowan Dale to more expensive dwellings.

Third, the corridor of South Congress must not be allowed to encroach upon the adjacent neighborhood. In a rapidly expanding city surrounded by a belt of low-density neighborhoods, corridors are essential to connect downtown to outlying areas; and some, like South Congress and South Lamar, become vibrant commercial and cultural foci. But to function properly, corridors must be kept within their boundaries, and must not be allowed to gradually encroach into the neighborhoods, one block at a time.

Thank you for your attention. Sincerely,
Francesco Passanti

Francesco Passanti
1906 Kenwood Avenue
Austin, TX 78704-3634
Tel: 512 707-8939

From: Grant McClure
Sent: Wednesday, March 25, 2026 8:40 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rowen Vale | SF-5 promotes affordability while ensuring compatibility

Hi Jonathan and Maureen,

We spoke briefly on the phone a few weeks ago. I appreciated your generosity with your time and knowledge.

I'm a neighbor writing to oppose the proposed Rowen Vale development ([NPA-2026-0022.01.SH](#) and [C14-2026-0010.SH](#)) at 602 1/2 E. Annie St. I support affordable housing, including on this exact lot, but not at this incompatible scale.

This case is complicated, because the proposed plans make it challenging to uphold the City's commitments to both (1) affordability and (2) compatibility. Sadly, this project cannot achieve both.

Instead, SF-5 fits like a glove. SF-5 is intended (1) "to facilitate the implementation of City affordable housing programs" and (2) "be used as a transition between a single family and multifamily residential use." (source: [Code](#)) In order to uphold the principles of both affordability and compatibility, please consider an alternate recommendation of SF-5.

Are you available tomorrow for a quick call to discuss the more detailed recommendation below?

Thanks,
Grant

Basis for my recommendation to you (reject MF-3; recommend SF-5 or maintain SF-3)

Affordable housing is needed, but this project doesn't work: Austin needs more affordable housing, but Rowen Vale fails to meet Austin's standards requiring developments:

- "encourage compatibility" (source: [Code](#));
- "ensure adequate transition" (source: [Land Use Planning Principles, p.3](#)); and are
- "built in proportion to surrounding homes" (source: [Neighborhood Plan, p. 5](#)).

Applicant effectively requests MF-6 density in the middle of SF-3 (given Affordability Unlocked). Base zoning at MF-3 would permit up to 36 units per acre (source: [Code](#))

— or 32 units on this 0.9 acre lot. But with Applicant's stated intended use of the Affordability Unlocked Type 2 density bonus, Applicant proposes to build 64 units plus a Pre-K facility all on 0.9 acres — fully double the base density of MF-3. MF-5 zoning is capped at 54 units per acre (source: [Code](#)). Applicant's request is more like MF-6 than MF-3. The Affordability Unlocked program is no issue on its own, but staff should take this full perspective into consideration when evaluating "proportion," "compatibility," and "adequate transition" of this ostensibly MF-3 request, which looks more like a request for MF-6 density surrounded by SF-3.

Even the Applicant said Rowen Vale would not be built in proportion. At the March 10 community meeting, when asked if the proposed project would be "built in proportion to surrounding homes" (source: [p. 5, the #1 Planning Priority in GSRC Neighborhood Plan](#)), Megan Lasch of Applicant, O-SDA, replied "no". She's correct. The proposed 64-unit, 5-story, 50 ft tall development with a separate 3-story Pre-K building and limited setbacks on 0.9 acres, all surrounded by SF-3 homes, simply cannot be "built in proportion" or "ensure adequate transition". Adding more lipstick to the site plans will not solve the fundamental issue: it's too big to be compatible.

Staff can still promote affordable housing by recommending SF-5 instead. If staff decides to not support the request for MF-3, staff can recommend SF-5. This alternative would accommodate Council's desire for more affordable housing and the stated affordability and density aims of the Strategic Housing Blueprint and Imagine Austin Comprehensive Plan. SF-5 is an ideal fit and promotes both affordability and adequate transition: "An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs." (source: [Code](#))

If the Applicant cannot comply with a compatibility standards that ensure transition, Applicant's profitability should not bear on staff's recommendation. Applicant stated in the March 23 community meeting that the 64-unit count was set in stone and could not be further reduced. *Applicant's desires for a given level of financial profit should have no bearing on staff's recommendation upholding the principle of compatibility.* Staff should further reject any potential arguments that by not supporting MF-3, they might be impeding affordable development; indeed, the opposite is true. SF-5 would promote affordability while upholding the principle of compatibility.

There's precedent; Staff made parallel arguments in the past. In the Heflin Housing case in 2023 (source: [Staff Rec.](#)), where Jonathan was the case manager, staff wrote that it "does not support" the proposed rezoning from SF-3 to MF-3 (same request as Rowen Vale's), in a lot surrounded by SF-3 and SF-6, and offered an alternate recommendation of SF-6. Planning Commission concurred (source: [Minutes](#)) and I believe the application was withdrawn before a Council hearing.

In the staff recommendation (source: [Staff Rec.](#)), the included basis of recommendation was as follows:

- "Zoning changes should promote compatibility with adjacent and nearby uses."
- "Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities."
- "Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors."

Well said. That is exactly the argument for recommending SF-5 in this case with Rowen Vale.

Summary: Affordable housing is important. Unfortunately, though, the Rowen Vale project is too intense for a site surrounded by SF-3 homes. **Staff should promote both affordable housing and compatibility by recommending SF-5 as the appropriate transition**, or keep SF-3 zoning unchanged.

Grant McClure
(512) 590-9014

.....

From: gretchen@
Sent: Monday, March 30, 2026 4:15 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: daniel@
Subject: 1710 Brackenridge Street, Case No. C14-2026-0010.SH

Hello Ms. Meredith,

My name is Gretchen Scardino, and my husband Daniel and I have lived in Travis Heights for over 25 years—first on Academy Drive, and now on Newning Avenue. We are reaching out about the Rowen Vale development that is being proposed for 1710 Brackenridge Street. We have watched as Congress Avenue, and particularly Congress and Academy (which we drive through multiple times a day), has gone from a peaceful, quirky Austin neighborhood to what we now call The Domain South. Hundreds of people swarm Austin every day to shop the stores along Congress, the vast majority of which are nationwide brands that have no connection to our beloved, once-weird city. I recently heard that the Austin Motel and the Hotel San Jose will be torn down in the next year to make way for another Music Lane-esque development, which is absolutely heartbreaking.

Along with eviscerating the character of our once homey, offbeat corner of Austin, the Congress Avenue over-development has resulted in a situation where we have to pay to park in the street in front of our own home. The vehicular traffic, and the demand for street parking in our neighborhood, is out of control. We certainly feel as

though the City of Austin is putting developers' pocketbooks over the quality of life of the homeowners in our neighborhood.

The Rowen Vale proposed development goes a step further and a step too far. It seeks to install an unattractive, high-density apartment complex the size of the Oltorf HEB inside our quaint, historic Fairview Park/Travis Heights single-family neighborhood. Development on major arteries is one thing, but Brackenridge Street is not a major artery. Nor is Annie Street. This is just not an acceptable development for our neighborhood or the families that live here, and we have great sympathy for our neighbors living in the charming bungalows so close to the proposed complex.

Is this a done deal? If not, the City leaders should do everything possible to oppose it. Approving a zoning change from single family to multifamily, inside of a historic, family friendly neighborhood, would be a catastrophic change to the character of Fairview Park/Travis Heights. The City leaders really need to listen to their constituents here.

For the record, we oppose the zoning change for 1710 Brackenridge Street.

Sincerely,

Gretchen and Daniel Scardino
1203 Newning Ave

Gretchen Scardino
512-659-4470 (cell)



Scardino LLP
111 CONGRESS AVE., SUITE 500, AUSTIN, TEXAS 78701
TEL.: (512) 443-1667 / Fax: (512) 487-7606

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

From: James Vincent
Sent: Wednesday, February 25, 2026 2:10 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Concerning the Zoning application chance for 206 E. Annie

This project borders on the absurd as to why the city would approve the rezoning for a building that looks like something out of the Soviet Union, and as tall as the HEB at S. Congress and Oltorf in the middle of one of the oldest historic neighborhoods in

Austin is beyond my comprehension. Whether one is talking about character of a neighborhood or Traffic or parking or heritage oaks, take your pick. Every single one should disqualify the approval of a zoning change.

No one that I know is opposed to low income and affordable housing in this neighborhood , but this isn't it. Take this building and put it a block away on S. Congress and fine. It fits in there but not in our neighborhood, not to mention you are going to kill the value of homes that have been owned sometimes for decades by retired people. How the city government would so callously not consider the implications of this in their decision is beyond me. Just imagine this monstrosity across the street from your own home and the decision to not allow a rezoning should be simple.

Anyway, I hope you are honest and just do your job. This should be stopped.

Sincerely

James Vincent. 1711 Brackenridge St.

From: Karen Kelly

Sent: Friday, March 27, 2026 9:44 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Qadri, Zo <Zo.Qadri@austintexas.gov>

Subject: Rowan Vale - OPPOSITION

Dear Zo, Jonathan and Maureen,

I am writing as a nearby resident to express my **strong opposition** to the proposed rezoning and neighborhood plan amendment for the development at 206 E Annie Street (Rowan Vale).

I want to be clear that I support thoughtful, well-placed affordable housing in Austin. However, I do not believe this particular project is appropriate for this location, nor is it consistent with the intent of our adopted neighborhood plan.

The scale and intensity of the proposed development are fundamentally out of step with the surrounding area. The 200 block of East Annie is characterized by one- and two-story homes with a cohesive architectural fabric. Introducing a 5 story, 64-unit structure on a sub-one-acre interior lot creates an abrupt and incompatible transition from single-family to multi-family use, which runs counter to the City's own zoning and compatibility principles.

Additionally, the proposal raises significant unresolved concerns regarding parking, traffic, and overall site functionality. The combination of a high number of residential units, limited parking, and a 40-child daycare on the same site introduces meaningful strain on an already constrained residential street network. These impacts do not appear to have been adequately addressed.

I am also concerned about the precedent this sets. Approving both a zoning change and a neighborhood plan amendment for a project of this scale within the interior of a long-established neighborhood undermines the integrity of the planning process and the expectations of residents who rely on those plans for consistency and predictability.

Finally, I understand there are outstanding concerns related to drainage, tree preservation, and infrastructure capacity that warrant careful consideration before any recommendation is made.

For these reasons, I respectfully urge you to recommend denial of both the requested zoning change and the neighborhood plan amendment.

Thank you for your time and for your thoughtful consideration of this matter.

Sincerely,
Karen Kelly



KAREN KELLY

REALTOR | BROKER | MBA

☎ 512-569-5878

✉ karen@

🌐 www.karenkelly.com



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From: Kelly Goodpastor

Sent: Saturday, March 28, 2026 5:05 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Please oppose the Rowan Vale Zoning Request - Nickerson St. is already a mobility mess

Dear Jonathan and Maureen,

My name is Kelly Goodpastor. My family lives at 1611 Nickerson St. We have called this house home for many years. We are incredibly close to our neighbors, and we would welcome new neighbors at 206 E. Annie St. However, the project that is being proposed by Rowan Vale, with over 60 units and 100 residents, is a terrible fit for this site.

For this conversation, please know I am speaking about Nickerson St., the side street for the Rowan Vale development, especially the short section of Nickerson between Annie and Milton, where the proposed building would have one of its two exits. This would also be the only exit for parents as they drop off and pick up their children at the proposed PreK that would be on site.

Nickerson Street has, for many years, been a mobility nightmare. In the mornings and evenings during the week, people speed down Nickerson St. trying to bypass the lights on South Congress on the way to and from work. In fact, there have been

at least three of us who have called separately asking for stop signs to be placed at the intersections on Nickerson/Milton and Nickerson/Annie to slow down these drivers. All of us neighbors have witnessed near misses with other cars and pedestrians on this short section of street. Our rearview mirrors get knocked off frequently.

On the weekends, Nickerson **becomes a one-way street** due to cars parked on either side and then cars in opposing directions trying to get past each other. Cars cannot get past each other, and drivers have to work patiently to back up, squeeze through, or find a different route. And this is while they also have to watch out for pedestrians as they walk to and from SoCo. The worst of this is truly at the small section of Nickerson between Annie and Milton where the Rowan Vale development has its exit.

We heard recently that Rowan Vale did their traffic study on March 10th and 11th (a Tuesday and Wednesday). If this is the case, there are a couple items that concern us. First, they told neighbors at the mobility meeting that they would include a weekend day during the study, when mobility issues are at their worst. This appears not to have happened. Second, for at least one of those days, part of Nickerson near the Nickerson and Annie intersection was closed to through traffic due to road construction. Both of these items would have significantly altered the traffic study findings.

About 30 minutes ago, I walked out of our house and onto Nickerson with my phone to see if I could capture a typical Saturday afternoon on Nickerson. **I ask you to please take 30 seconds to watch the video below.** It is the perfect example of what we see constantly, and I only had to wait a few minutes to capture this video. It shows drivers unable to get past each other, two having to back up, one having to back into an open spot (that spot is actually the opening for the current 206 E. Annie St church exit), another squeezing through, pedestrians walking in the street (there is no sidewalk on the west side of this section of street), and another car exiting his parking spot. **This happens all the time on the weekends.**

Finally, due to the cars parked on either side, this exit for the development is truly in a blind and very tight spot. It will be incredibly challenging for 100 residents and 40 school families to navigate this exit, whether during rush hour as commuters speed to and from work, or on the weekend as Nickerson is clogged with parked cars, drivers and pedestrians visiting SoCo.

We truly appreciate your time with this matter. If you would like to see the mobility challenges in person, we would welcome a visit on the weekend. We would be happy to meet with you on the proposed site and show you just how challenging mobility becomes.

Many thanks,
Kelly Goodpastor

From: KMead

Sent: Monday, March 30, 2026 2:22 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>;
johnathan.tomko@austintexas.gov

Subject: Rowan Vale

Dear Members of the Zoning Commission

I am writing to express my concerns regarding the proposed Rowen Vale development on Annie Street in the Travis Heights neighborhood.

At the center of this conversation is *not* whether Rowen Vale is a thoughtful or innovative concept, it is, but whether it is *appropriate for this specific location*. The developer acknowledged this during the zoning meeting on March 10th, stating, “I would love to have purchased a lot on South Congress.”

*This reflects a key concern: **this large-scale project is better suited to an area designed to support its scale, traffic, and infrastructure demands—not the interior streets of Travis Heights.***

Decision-Making Should Not Be Driven by Developer Constraints

The developer has emphasized that the proposed scale is necessary for the project’s financial viability. However, *rezoning decisions should be guided by appropriateness of land use—not by the financial model of a specific project.*

The City’s role is to define what is appropriate for the site and ensure development aligns with that vision. In this case, the requested zoning appears driven by project-specific needs rather than the realities of the site and surrounding neighborhood. At the end of the day, no matter how aspirational, Rowan Vale is a business venture.

Scale and Neighborhood Integrity as Stated by the City

The proposed five-story structure would be approximately 35 feet taller than most surrounding single-story homes from the 1940s—representing a shift from roughly 15–20 feet to approximately 50 feet within the interior of a residential block.

This scale is not consistent with the City’s stated goal of integrating new housing while maintaining the character and integrity of established neighborhoods. What occurred on Rainy street is a concern for this area.

Construction Impact, Logistics, and Protected Trees

A project of this scale would require an extended construction period, including cranes and deep excavation. Given the narrow streets and built-out nature of the area, **construction staging and equipment placement remain unresolved logistical challenges.**

Additionally, the excavation required introduces risk to **protected heritage oak trees**, which are both environmentally significant and legally protected.

Parking, Affordability, and Infrastructure Strain

Parking and infrastructure constraints present a significant challenge. The

surrounding streets are already under strain, as evidenced by the recent implementation of paid and permitted parking systems in response to documented demand.

Introducing high-density housing without sufficient on-site parking will exacerbate these existing pressures. All four streets surrounding the proposed development are designated as paid or resident-only parking, raising concerns about alignment with affordability goals.

Requiring residents of an “affordable” development to pay for parking—or rely on limited surrounding streets—creates a practical and financial burden. Overflow into nearby unrestricted areas is a predictable outcome.

For example, on Drake, there are consistently significantly more vehicles parked on the unpaid portion than on permitted blocks. Based on three weeks of observation, daily there are 11 cars on the unpaid part of Drake and only 2 on the hybrid parking blocks of Drake. **This demonstrates how quickly overflow conditions develop under current constraints.**

This is goal reality-based zoning to help ensure success for residents rather than creating a long-term struggles.

Existing Developments and Unresolved Issues

It is also important to consider the performance of existing developments by the same developer. A nearby affordable housing project reportedly faces parking challenges and is not at full occupancy.

If existing projects are facing challenges, it is reasonable to question the urgency and readiness of introducing another high-density development in an even more constrained setting.

Speculation About Future Residents and Lifestyle Assumptions

Several assumptions presented by the developer regarding future residents and transportation patterns are speculative and not supported by sufficient data. *Each time the developer engages in discussions they continue to demonstrate a broader pattern of stretching assumptions to fit a narrative.*

For instance:

- identifying Tiny Grocer as a nearby walkable grocery option overlooks the reality that it is a boutique market with pricing that is inaccessible to many residents.

Presenting it as an affordability-supporting feature reflects a disconnect between planning assumptions and lived realities of the residents.

- Claims that residents will primarily be drawn from nearby service industry workers, or that many will not require vehicles, are not substantiated. **Housing decisions are influenced by multiple factors—including community ties, schools, family needs, and overall cost of living—not proximity to employment alone.**

- Stating that many residents may “move in with a car and then realize that they don’t need one” Yet the developer’s own reference to census data indicating that only a small percentage of Austinites do not own cars further underscores this concern.

Community Feedback

The community feedback has been clear and consistent. There is strong support for

increasing housing and affordability, and a need for it be in alignment with planning principles, neighborhood conditions, and community input. **There are too many issues regarding this proposal** and a zoning change to MF-3 or MF-4 is not warranted for this property.

Conclusion

There is no need to rush this decision, particularly given the number of concerns, uncertainties and the potential for long-term infrastructure strain, a more measured approach is warranted. Rezoning at this scale is effectively irreversible and should be approached with caution.

A widely supported and viable alternative is only months away: **Missing Middle housing**. Duplexes, fourplexes, and small multi-unit buildings provide increased density while remaining compatible with neighborhood scale and infrastructure. This is what is suited for this site and quite achievable. It balances all the needs and stressors of this lot. Support for this approach is strong and consistent. It is a rare alignment between community input, sound urban planning principles, and long-term sustainability.

The city is taking steps to alleviate affordability concerns by creating a viable and sustainable model. It is not mega development OR housing. The City should not be pressured to make a decision regarding rezoning when a viable option is within reach. The developer does not even have their full funding until after July, so let's not rush to make a decision that is detrimental to future residents.

Rowen Vale, as currently proposed, is out of alignment and causes more problems than it solves if placed here. It is a strong concept applied in an unsuitable context.

Thank you for your time and careful consideration of these concerns. I urge you to prioritize solutions that respect the character, infrastructure, and long-term health of Travis Heights, both current and future residents.

Sincerely,
Kimberley Mead
1803 Drake Ave
Austin 78704

Kimberley Mead, M.A., LPC-S

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From: kristi pruet houser
Sent: Monday, March 30, 2026 9:34 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Proposed development in Travis Heights

Dear Jonathan Tomko & Maureen Meredith-
My family and I have lived at 1803 Brackenridge Street for almost 20 years and I am writing to express my concerns regarding the proposed housing development on the 200 block of East Annie Street.

While I understand the importance of expanding housing availability in our city, I believe this particular project is out of scale with the surrounding neighborhood and raises several serious issues. The proposed density, building height, and overall footprint are inconsistent with the existing character of the area.

The surrounding streets are frequently congested, especially during peak hours, and parking is already extremely limited for residents and visitors alike. Adding a development of this scale—without a clear and sufficient plan to address these existing challenges—will likely exacerbate daily traffic bottlenecks, increase competition for parking, and create additional safety concerns for pedestrians, cyclists, and drivers.

I respectfully ask that you oppose rezoning the site to MF zoning as well as the neighborhood plan amendment that allows this rezoning. Thank you so much for your consideration.

Sincerely,
Kristi Pruett Houser
1803 Brackenridge Street, Austin, TX. 78704
512-587-9150

.....

From: Laine Montgomery
Sent: Friday, March 27, 2026 5:17 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Opposing project on 206 E Annie 78704

I would like to lodge a complaint and protest regarding the proposal for **206 E Annie** in my neighborhood Travis Heights. There are MANY reasons why this project is absurd. This project isn't compatible with surrounding uses and intensities and the neighborhood plan should be followed. South congress has become one of the most congested areas in 78704 and continues to get more congested due to popularity- This is a poor location for increased density and to boot a dreadful location for a daycare. There was some daycare in this area some years ago that were eventually made unsuccessful in part because it is simply too challenging for the parents for a pick up and drop offs... it's making a crazy situation, significantly crazier. Parking and mobility near SoCo is already SO strained- the idea that it would worsen is incredibly frustrating to all of the homeowners in this area. Losing charge must understand that this sets a very bad precedent. This isn't about opposing affordable housing. Austin absolutely needs thoughtful solutions... but let be clear- They are using this premise to manipulate and take advantage which is shameful. Thank you enormously for your time which I know is valuable, I hope you will see that there is enough people who are seeing this situation clearly and are really upset.

Sincerely,
Laine Montgomery, Travis Heights, District 9

From: lanx15@
Sent: Saturday, March 28, 2026 11:16 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Plan Amendment Case # NPA-2025-0016.2

Good Day Ms. Meredith,
We are not in favor of any new massive housing projects. The area is already overbuilt in terms of housing. Greenspace is decreasing rapidly. Traffic is already growing due to recent large scale housing developments. There is currently a new one well underway at the corner of 7th Street and North Pleasant Valley Road. It remains to be seen what will happen at the corner of 5th and Pleasant Valley. We are tired of these corporations taking over the city to the detriment of singular homeowners who enjoy the peaceful and neighborly vibe of East Austin. Please represent our opinion in this meeting. We will try to attend but it is not an optimum time for us.

Gratefully,
Teresa and John Ivester
506 Allen Street
Austin, TX 78702

From: Matt Robins
Sent: Monday, March 30, 2026 6:56 AM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rowan Vale - Neighborhood Concerns

Dear Mr. Tomko and Ms. Meredith,
I'm a nearby homeowner writing to share feedback on the proposed Rowen Vale development at 206 E. Annie.
I understand and respect the City's broader housing and density goals. However, based on the materials presented to neighbors, the **site-level execution of this project has not yet demonstrated that it can function without materially impacting the livability of adjacent residents**, and it raises concerns about how well it aligns with the intent of existing zoning and neighborhood planning.

Key concerns:

- **Transition and compatibility with surrounding homes**
Austin's zoning approach generally expects a reasonable transition between single-family homes and larger multifamily buildings, so that new development does not overwhelm nearby properties. A 3–5 story structure (up to ~50 ft) on a site currently zoned SF-3 represents a significant shift in scale.

As a homeowner who lives adjacent to a large-scale development, I have seen firsthand how mismatched scale can impact day-to-day quality of life—particularly through persistent disturbances that affect sleep and overall livability. I am concerned this project would create similar impacts for immediate neighbors.

- **Project scale relative to site constraints**

The current proposal appears too large for the lot, creating unresolved pressure on core systems:

- **Traffic and Pre-K queuing:** Drop-off/pick-up is routed through a garage loop, with open questions about queuing capacity
- **Parking:** Currently proposed parking (~46 spaces for 64 units), with comparables suggesting demand may exceed supply
- **Mobility:** Constrained residential streets (Annie and Nickerson) are being asked to absorb significantly more activity

- **Real-world traffic and safety impacts**

The proposed circulation plan (Annie for entry/exit; Nickerson for exit only) concentrates vehicle movement in ways that will directly affect nearby residents. In my case, I already live near an intersection that experiences heavy cut-through traffic and frequent safety concerns and accidents (or frequent near misses). Additional concentrated flow from this project would compound an already challenging situation, particularly during peak hours like school drop-off and pick-up.

- **Setbacks and proximity impacts**

Tight setbacks (as little as ~5 ft in some areas) combined with the overall massing increase the potential for reduced light and diminished privacy for adjacent homes.

While there are positive elements to the proposal, the current design does not yet demonstrate that these impacts can be mitigated to a level consistent with the intent of Austin's zoning approach or the neighborhood plan.

Given these unresolved issues, I respectfully recommend that the City not support the requested rezoning or neighborhood plan amendment unless and until these concerns are clearly addressed and demonstrated through updated plans and analysis.

Thank you for your time and consideration.

Best regards,
Matt Robins



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

From: Melanie Clapp

Sent: Monday, March 30, 2026 3:25 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: OPPOSE REZONE FOR ROWAN VALE/200 ANNIE S

Hello Maureen

As a homeowner at 1607 Nickerson Street a block away from the project in question , I strongly oppose the rezoning to accommodate the Rowan Vale project on 200 Annie St.

There is no other precedence for a building with 5 stories in the Travis heights neighborhood in over a 100 years . The proportionality of this development is overwhelming to existing buildings. It's proposed even larger than any building on South Congress where it would be more suitable . It never has been before that developers get approval for 5 stories in a residential neighborhood so why now with this developer is it being considered? The zoning should remain as it is.

Annie and Nickerson is a small 2 lane residential street already dealing with heavy traffic flow from S Congress visitors, I35 cut through and parking limitations . Nickerson is a small residential street that at times can become one lane due to parking on both sides which makes it a very tight street at times . The proposed exit onto Nickerson from 64 unit building and preschool that would need a pickup/drop off and garage exit onto Nickerson grossly impacts surrounding houses. It is unrealistic due the nature of the street and would impact surrounding houses. Nickerson and Annie cannot accommodate comfortably a MF3 Zone change.

This is the type of building with a MF Zone would be more fitting for a four lane road such as Congress , Lamar, Koenig , Burnet etc. not a small residential street such as proposed.

Rowan Vale fails to uphold City of Austin Zoning Principles about transitions from SF housing to MF housing. I ask you to vote NO to this rezoning application and keep Zoning for this property as it stands .

Appreciate your attention to this matter.

Thank you
Melanie

From: Michael Breen
Sent: Friday, February 27, 2026 10:43 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rown Vale 206 Annie CASE NPA-2026-0022.01.SH

Meredith,

I just saw the neighborhood plan notice.

I am strongly opposed to e changing from Civic to MultiFamily. I was looking at the plans and they are way out of scale with the neighborhood.

I would love to have new neighbors and I would love to have lower costs housing for this neighbors, but 70 units on that block is too much.

--

Michael Breen
Austin, Texas

From: Michele Kim Connors
Sent: Saturday, March 28, 2026 9:49 AM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Please OPPOSE Rowan Vale proposal

Dear Mr. Tomko and Ms. Meredith,

I am writing to express my strong opposition to the proposed Rowan Vale development and the associated request to rezone the site on the 200 block of East Annie to multifamily (MF) zoning, as well as the related neighborhood plan amendment.

This proposal represents a meaningful departure from both the City of Austin's zoning principles and the intent of the Greater South Austin Neighborhood Plan. Our neighborhood has long maintained a careful balance between residential stability and thoughtful commercial activity. Rowan Vale, as currently proposed, would disrupt that balance in a way that is neither incremental nor compatible.

First, the project fails to meet core zoning principles regarding transitions.

Introducing a 64-unit, 3–5 story development adjacent to single-family homes is not a reasonable or sensitive transition. The scale, height, and density are out of proportion with surrounding structures and would materially alter the character of the area.

Second, the proposal does not align with the neighborhood plan's emphasis on compatibility and proportionality. The development is simply too large for the lot. This mismatch raises practical concerns that remain unresolved, including traffic queuing related to the proposed Pre-K use, insufficient parking, and broader mobility impacts on already constrained streets.

My family has lived in Travis Heights since 2008. We've witnessed a lot of change and for the most part, it has been extremely positive for the community. However, a project of this scope is completely out of character and frankly, dangerous. My daughter recently got her driver's license and the biggest concern that I have is her driving in our own neighborhood — with the number of tourists and shoppers along South Congress, a near constant stream of Waymo and Cybertaxi autonomous vehicles, recently implemented metered parking that has substantially increased the number of cars parking on both sides of already narrow residential streets, the proposed project would tip over the edge. I support increasing the density of Austin's neighborhoods. And I love living in Travis Heights and would invite more people to share that joy. But this proposed project is not the solution. I've already seen a number of "for sale" signs go up in the surrounding neighborhood - but maybe that was always the goal of developers like this.

The applicant's shift to an MF-3 request does not meaningfully address these issues. The overall scale of the project remains unchanged. The purported concessions—such as height limitations or impervious cover adjustments—appear driven by regulatory necessity (e.g., Pre-K requirements) rather than genuine responsiveness to neighborhood concerns.

There are also a number of site-specific impacts that warrant serious consideration, including:

- Traffic safety and disruption from vehicle access points (including headlight intrusion onto adjacent homes)
- Drainage and stormwater management
- Tree preservation and environmental impact
- Extremely limited setbacks and resulting loss of light and privacy for neighboring properties
- Potential infrastructure strain, including water mains
- Construction and environmental concerns, including the presence of asbestos in the existing structure

Taken together, these issues point to a proposal that is not ready for approval and, more fundamentally, not appropriate for this location.

I respectfully urge you to recommend against both the rezoning to MF zoning and the associated neighborhood plan amendment. Preserving the integrity of established planning principles and maintaining the balance of this neighborhood are critical. Please respect the families who call this neighborhood home.

Thank you for your time and consideration.

Sincerely,

Michele Connors, Resident at 1501 Nickerson Street since 2008

From: Mike Hall
Sent: Monday, March 30, 2026 1:15 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Opposition to zoning change for Rowan Vale - 200 block of East Annie

Hello Jonathan and Maureen,

My wife and I own 1801 Nickerson St, which is directly across Annie St from the current church and the proposed development called Rowan Vale.

We oppose both the development as currently proposed and the zoning modification.

We have the following concerns with the proposed zoning changes to accommodate this development.

The neighborhood is mostly single family single or two story homes and the proposed development is not compatible with the existing neighborhood. It does not meet the principles for transitions from single-family (SF) to multi-family (MF) housing. The development's proportionality to the existing buildings is wrong. And this development will have a huge impact on the existing homes and I'd argue probably impact ours the most.

The minimal parking in the development and the lack of unpaid parking in the immediate area will create a burden for the folks moving into the affordable housing. Likely resulting in parking issues further east in the neighborhood where parking is free.

During rush hour, westbound traffic on Annie backs up all the way to Brackenridge St. I don't see how a high density housing project there will work from a traffic perspective. Additionally, the Fire Department frequently uses Annie, so causing huge traffic issues in that area is likely to impact life-saving services for the neighborhood.

We are not opposed to affordable housing and not even opposed to affordable housing on that site. However, that support depends on the development fitting into the fabric of the neighborhood, having adequate parking, and matching the height and building coverage of surrounding homes. MF-3 zoning would allow much higher buildings and the increased density would exacerbate an already difficult parking situation.

I've been on the calls with the city and the developer. My impression is that they are adding as much as possible to maximize the tax incentives (like the pre-k which the neighborhood doesn't need since an underenrolled one exists a few hundred feet away). It would seem the developer is much more concerned with the tax credits and profit vs building something that works within the site they have chosen. When pressed on why they can't move this development to a location like on S. Congress the response was that they wouldn't be able to make any money if they did that. I strongly believe that my neighbors and I should not bear the burden of a significant property value drop so that a for-profit developer can increase profits by erecting a 5 story box that clashes with the neighborhood. I'll say again, I support affordable housing and am happy to even have it across the street as long as it respects the limitations that the rest of the neighborhood does and fits within the fabric of our neighborhood.

I also worry that the future tenants of this housing project are being used as pawns and exploited by this developer. The shops, restaurants, etc in the area are not affordable. Parking will be a problem for them and they will likely have to walk blocks from their home to afford to park. We should all treat any future neighbors with respect and ensure they are set up to succeed.

Thank you for your time and for considering our viewpoint. I'm happy to discuss our concerns further and have included my phone number below.

Mike and Joanna Hall
1801 Nickerson St.
512-773-5677

.....

From: Seth R Bank
Sent: Monday, March 30, 2026 6:25 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rowan Vale Development

Dear Mr. Tomko and Ms. Meredith,

I am writing to express my opposition to the proposed Rowan Vale development and the request to rezone the property on the 200 block of East Annie to multifamily (MF) zoning, along with the associated neighborhood plan amendment.

In my view, this proposal is inconsistent with both the City of Austin's zoning principles and the intent of the Greater South Austin Neighborhood Plan. Travis Heights has evolved over time, but it has done so in a way that generally respects

the balance between residential livability and nearby commercial activity. The scale and intensity of Rowan Vale would disrupt that balance rather than build on it.

A primary concern is the lack of an appropriate transition. A 64-unit, 3–5 story development immediately adjacent to single-family homes does not reflect a compatible or gradual shift in density. The height, massing, and unit count are simply out of proportion with the surrounding context and would have a lasting impact on the character of the neighborhood.

The project also appears oversized for the site, creating practical issues that have not been adequately addressed. Increased traffic and queuing associated with the proposed Pre-K use, limited on-site parking, and constrained surrounding streets raise legitimate safety and mobility concerns. These are not abstract issues—they affect daily life for residents and families in the area.

My family and I have lived in Travis Heights for many years, and we have supported thoughtful growth and increased density where it is appropriate. However, this proposal does not strike that balance. The combination of existing congestion from South Congress activity, increased on-street parking pressures, and evolving traffic patterns already places strain on neighborhood streets. Adding a project of this scale risks compounding those challenges in a way that feels avoidable.

The applicant's shift to an MF-3 zoning request does not materially resolve these concerns. The overall size and intensity of the development remain largely unchanged, and the adjustments cited appear tied to regulatory requirements rather than a meaningful effort to reduce neighborhood impact.

There are also several site-specific considerations that warrant careful review, including traffic impacts from ingress and egress points, drainage and stormwater management, tree preservation, minimal setbacks, loss of light and privacy, and potential infrastructure constraints. These factors reinforce the broader concern that the proposal is not well suited to this location.

For these reasons, I respectfully urge you to recommend against both the requested rezoning and the neighborhood plan amendment. Maintaining consistency with established planning principles and protecting the livability of this neighborhood are important considerations. Thank you for your time and attention.

Sincerely,
Seth Bank
Resident, Travis Heights

Seth R. Bank
Cockrell Family Chair in Engr. #21
Chandra Electrical and Computer Engr. Dept.
The University of Texas at Austin
web: <http://lase.ece.utexas.edu/>

Mailing address:
10100 Burnet Road, Building #160
MER 2.206P
Austin, TX 78758

From: Shi Winch
Sent: Monday, March 30, 2026 7:12 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Martha Newman
Subject: Rowan Vale proposal

J. Tomko, M. Meredith, M. Newman,

I write in strong opposition to the proposed Rowan Vale 64-unit five-story facility on the 200 block of East Annie in historic Travis Heights. I specifically strongly oppose the change to MF zoning and oppose the proposed developer-driven neighborhood plan amendment that allows this MF rezoning.

While all can acknowledge the need for more affordable housing across central Texas writ-large, the proposed project is wrong for this location on many levels. First, the proposal fails to uphold City of Austin Zoning Principles about transitions from SF housing to MF housing. The proposed development dramatically violates compatibility with the surrounding blocks east of commercial South Congress and would blot out the historical significance of this early Austin community. This neighborhood has worked hard and collaboratively with the city over years to accept needed changes to our SF models, and to our transportation corridor and major streets. Simultaneously we as a community have created neighborhood plans by and for our neighbors that compromise for now and looking forward. These plans preserve the unique character of interior blocks while accepting the sometimes-difficult changes denser development along key traffic & commercial corridors has brought.

This section of Travis Heights not only makes up our homes but also attract visitors from around the world. One of the key characteristics in successful historic communities for tourism such as areas like Hyde Park and Travis Heights in Austin, and in successful tourism destinations like New Orleans, Savannah, Charleston, San Francisco is the maintenance of just this type of historic community. The trees, the park, the height limits, the availability of parking, Lively Middle School all contribute significantly to the character of the neighborhood, all of which would be erased or damaged with this proposal.

Thank you for your attention, must stop now. I could say more about parking and traffic concerns, but need to eat.

Shiela Winchester
1613 Drake Ave.
Austin, TX. 78704

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

From: Susan Armstrong
Sent: Friday, March 27, 2026 4:10 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Proposed zoning change opposition

I live in the SoCo/Travis Heights neighborhood, and strongly oppose the proposed zoning change. This would set a bad precedent and is a poor location for increased density, where parking and mobility are already strained. Additionally, the proposed project is incompatible with its surroundings.

Your consideration is greatly appreciated, Susan Armstrong, Travis Heights, District 9

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

From: Tina Currie
Sent: Friday, March 27, 2026 12:55 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rezoning for Rowan Vale

I would like to let you know that I am against the rezoning to multifamily for the Rowan Valley project in Travis Heights. I live at 1613 Brackenridge St. Tina Currie thank you for your assistance.
Sent from my iPhone

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From: William Coats **Sent:** Monday, March 30, 2026 2:37 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: SRC Neighbourhood Plan_Rowen Vale

External Email - Exercise Caution

Hi Maureen. Thank you for the patience and consideration you have afforded us over the past month as the opposition of the Rowen Vale project has haphazardly amped up. We are trying to be organized and rational but I know we have not always been so.

Before recommendations are made to the zoning commission I wanted to express a few things:

- I realize neighborhood plans are only one part of the decision making process in zoning cases such as ours but the Rowen Vale contravenes our neighborhood plan so directly that I think that approving this amendment risks making neighborhood plan FLUMs meaningless practically speaking. It is almost as if we learned about the Rowen Vale and then drafted the NP to keep it from happening. I don't mean this in a snarky way. It's just that the RV is so out of line with the Goals and Priorities of the Neighborhood Plan that an amendment changing "Civic" to "Multifamily" does not seem adequate to account for the changes being made by approving the project. It seems like the language of the amendment would have to have a much wider scope to capture the actual changes. And if the scope was to be correctly articulated in the amendment then the Neighborhood Plan is basically being thrown out for intents and purposes.

Goal # 1

Maintain the historic fabric and respect the established neighborhood character and natural assets.

Priority # 1

New construction and remodeling should be built in proportion to surrounding homes. This includes limiting height, massing, and maintaining appropriate setbacks.

Encourage a bicycle and pedestrian friendly neighborhood.

- The neighborhood plan amendment along with the zoning change at this location is a very impactful precedent. There are two other large SF3_NP_"Civic" parcels within 2 blocks of 206 E Annie. Both are churches and both are surrounded by homes. If Rowen Vale were allowed to go forward, there would be no justification for denying developers from rezoning and amending the other two. At that point the neighborhood ceases to exist in any recognizable form and it is a matter of time before the old homes start being picked off. 206 E Annie is the first domino. Maybe phasing out old housing within a few blocks of South Congress is the vision for some in the City. That would be very sad. I am afraid we are providing easier access to things we are destroying.

Best Regards- William

William Coats
512 547 7655

From: William Coats
Sent: Monday, March 30, 2026 1:54 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rowen Vale_Scale and Degree

Hi Jonathan

First, thank you. I have been throwing random questions at you over the past few weeks, and I really appreciate you taking the time to answer them in an informative and matter fact way.

Considering the staff recommendations are coming up, I wanted to share a few thoughts. To me the debate about Rowen Vale is rooted in two concepts, scale and degree.

Scale: I will leave specifics to others and just provide opinion and anecdote. The height and footprint being proposed at this location are, frankly, shocking. On several occasions, I have gone to look at buildings of the same scale on major thoroughfares then I have come back to the neighborhood to visualize these projects on 206 E Annie. I have the same internal reaction each time. "What!? No way." I have shown this to over 20 people and, to a person, they have had a similar reaction. Then, when I throw in the PreK concept the reaction is something like "Absurd" or "you have got to be kidding me". One of the people is a multi-family developer developing a DB90 project as we speak. Safe to say he is no fan of NIMBYs

Given the City's worthy goal of creating more density and affordability and also getting people on board with this movement, I just can't see why they would want to facilitate such an anomalous project that is so out of proportion to the surrounding single-family homes. I know you hear this a lot, but a project of this size really will fundamentally alter this pocket of old homes for the worse. A special pocket in my opinion.

Degree: I imagine you have heard most, if not all, of the arguments that have been made against the Rowen Vale. Parking, congestion, incompatibility, operational challenges etc. I can totally see how Staff, the Zoning Commission and ultimately the City Council might glaze over, hearing the same old thing. That said, while the arguments are the same, it is the degree to which these issues exist with the proposed Rowen Vale project that is uniquely challenging.

The parking ratio has vacillated between ~40 and 56 (such a wide range is confusing). It has included (unapproved) designated street parking on some site plans and not others. It does not seem to account for the impact of the preK queuing on Annie and under the building nor does it account for preK staff parking. But let's take the highest total of 56 and assume and that the staff uses public transit. That is essentially one spot for every two residents. The degree of parking deficiency is too high. Especially given South Congress over-flow and the RPP program (not to

mention the Living Streets designation on Milton). Acknowledging the unusually deficient parking, the developer states that people without cars will “self-select”. Meaning the project is intended for that demographic. No families with kids, no one with a mobility issue and no commuter could self-select to live somewhere with such a high degree of parking uncertainty.

Incompatibility probably does not rise to the top of concerns in zoning cases, but the proposed project is surrounded by pre-WWII homes and the homes just North of the subject property were built around the turn of the century. The Swisher Addition was platted in 1877. The Rowen Vale midrise, with its non-descript modern design, would tower over these bungalows and early Texas folk-style homes. It would, quite literally, block out the sun for several houses. Austin’s housing stock includes very few areas like this, with a concentration of turn of the century homes. The degree of incompatibility is too high, even if preservation is being somewhat deprioritized out of necessity.

When congestion is cited as a reason for not increasing density, it even makes my eyes roll a bit. There are more people so, of course, there will be more cars. But the two-lane streets, existing parking difficulties, Lively pick-up and drop-off, the fire station 200ft away, South Congress activity and public works projects make congestion and mobility a very real concern. Lively parents will tell you how frustrating pick-up and drop-off are. I-35 has closed the Woodward underpass and the Riverside highway entrance. Getting from Congress to our homes is an unpleasant adventure on the weekends with the two land roads becoming 1 lane. Sideswipes are regular. Danger is real. I usually don’t drive on the weekends. Which I am ok with. It’s a city. I get it. But now a purple pipe project is kicking off on Monroe. And I assume light rail construction is coming since it is being cited as a justification for Rowen Vale. Adding a major construction project and over 100 residents is almost cruel. We are already boxed in. Congestion is inevitable in a growing city, but the degree of congestion would be too high.

Addressing operational challenges like ingress/egress, dumpsters/deliveries, how the alley will be used, the preK queuing and circulation, are similar to challenges associated with any multifamily project. But if you look at them in totality and in the context of 206 E Annie, it becomes clear that this project would have a very hard time operating smoothly and safely. I suspect this is why so little detail about operations has been provided by the developer and may be related to the omission of the PreK on the traffic analysis worksheet. The reason why operating this project would have such a high degree of difficulty is because a project of this size should not be built in a location like this.

These are my thoughts. I know you have a lot of thoughts and data to process before sending recommendations so I appreciate the opportunity to present my reasons for opposing the Rowen Vale.

-W

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William Coats
512 547 7655

From: William Coats
Sent: Tuesday, February 17, 2026 1:18 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject:

Hello Maureen. I am reaching out about an application (see attached) to amend the neighborhood plan to facilitate a multifamily project on a single family lot in my neighborhood. The lot is a couple of hundred feet from my house. It looks like you might be the person to talk to about this based on the attached document. I don't think it makes sense for the planning department to be on board with this change. I realize there is a push for density and affordable housing but this project is completely incompatible with the neighborhood and it sets a terrible precedent to have developers be able to change SF3 zoning and neighborhood plans at will. I have a few questions about the application and want to see what I can do about participating in this process as an interested party. I don't want to speak for anyone but there is a large and growing groundswell of opposition to this very unusual multifamily proposal in the middle of Travis Heights. In the long run I do not think supporting this project will help the City's efforts to create more density.

Do you have a minute to talk?

--

William Coats
512 547 7655

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From: pagehouser@
Sent: Tuesday, March 31, 2026 3:44 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Rowen Vale Project in Travis Heights

Good afternoon, Maureen and Jonathan

Thank you for giving us an avenue of discourse regarding the proposed housing development at the 200 block of Annie Street in Travis Heights; We've had a little bit of time to digest what is about to happen within our neighborhood. The intention behind this project is of good nature and the majority of our smart, open-minded and engaged neighbors have no beef with that. What does shake us to the core is the immense scale pared with institutional design, mixed use of materials and color

ways that don't align with the space, the vernacular housing stock that surrounds it and greater neighborhood that this project sits right in the middle of. If this is our reality, the wish of the City for the good of our community, I think it is reasonable to expect that those of us that are to absorb and accept this project and it's new inhabitants, should also have a voice in how this project presents itself for the long term.

Kind Regards,

Page D Houser
1803 and 1805 Brackenridge St.
Austin, TX. 78704

512-294-5303
.....

From: Anita Tschurr
Sent: Tuesday, March 31, 2026 5:17 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 206 E. Annie St.

Mr. Tomko & Ms. Meredith,

I am the Chair of Planning & Zoning for SRCC. I have been working with many neighbors in the Travis Heights area concerning the development of the Church at 206 E. Annie St. I first met with the developer in mid-January 2026 to discuss this development. Then again at the home of one of the neighbors in February, then again at our in person meeting for SRCC. And then a couple more at the Church site. The last discussion I had with them, we had them scheduled for our March meeting. They canceled that one and moved it to our April meeting.

I am very unhappy with the proposed development. It is too big for the lot, causing problems with queuing for the PreK, parking, and mobility that O-SDA hasn't yet resolved. Annie St is already a traffic nightmare.

Travis Heights/Fairview Park is a federally protected historical neighborhood. Building a 5 story building with an active business is totally anathema to the 1 and 2 story bungalows with multiple restored homes.

TH has some of the most subsidized housing in Austin. We want to be open, receptive and to help those who need housing, but this is not appropriate or in line with the neighborhood.

Thank you for reading this. We hope this project will be rejected.

Anita R. Tschurr

March 31, 2026

Jonathan Tomko
Planner Principal
Austin Planning, Permitting and Development Center
Jonathan.Tomko@austintexas.gov

Maureen Meredith
Plan Amendment Case Manager
City of Austin
maureen.meredith@austintexas.gov

I respectfully request that Zoning and Planning staff recommendations to the Planning Commission and Planning Commission action be postponed until key information needed to evaluate the O-SDA request for zoning and Neighborhood Plan changes for the property at 206, 206 ½ and 1710 Brackenridge Street is available. Important questions, several of which were raised, but not answered, at the February 28, 2026, 6 PM Zoom public meeting, are outlined below:

- 1) **Site Plan documenting 65% impervious cover.** Because the proposed O-SDA (Rowan Vale) project includes a Pre-K, City of Austin Ordinance No. 20160623-090¹ applies to this proposal. To comply with ordinance requirements, the educational facility height is limited to 30' and impervious cover is limited to 65%.

The developer is aware that this ordinance applies. O-SDA changed its site plan from a single 5-story building to a two-building complex, with the smaller 3-story building housing the school. O-SDA also has pledged to reduce impervious cover to a compliant 65% (which also would be consistent with a zoning baseline of MF3). Yet, the request for rezoning and the request for amendment to the Greater South River City Neighborhood Plan remain a jump from Civic/SF to MF4.

The only detailed site plan available is part of the O-SDA final submission for 9% Federal Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA).² That Architectural Site Plan states that Impervious Cover exceeds 65% without including any additional impervious cover required for a fenced playground (see playground construction discussion below). Without a new, complete site plan showing impervious cover of 65% or less and thus a change to MF3 Zoning, the project is not in compliance with Ordinance No. 20160623-090 and should not be approved for rezoning.

In addition, the site plan and impervious cover calculations should include the playground that is part of the school and an integral part of the project. Per an O-SDA

¹ <https://services.austintexas.gov/edims/document.cfm?id=257543>

² <https://www.tdhca.state.tx.us/multifamily/docs/imaged/2026-9-challenges/26169.pdf>

statement at a neighborhood meeting, this playground will be used by project residents outside of school hours.³ As O-SDA has also stated at community meetings with the surrounding neighborhood, it will comply with applicable ADA requirements and playground safety guidelines. The Texas Department of State Health Services (TDSHS) Health and Safety Code 756.061 sets standards for playground equipment at schools and child care facilities and all playground equipment purchased with public funds must comply with the US Consumer Product Safety Commission's CPSC) Handbook for Public Play Ground Safety. AISD follows the CPSC standards as does the City of Austin.⁴⁵

Compliance with these standards has significant implications for impervious cover and for impact on the Critical Root Zone of the Heritage Trees on the property. Examples include:

- 1) Playground fencing and gates, which must meet strict safety standards, must be securely anchored, presumably with concrete footings that contribute to impervious cover. Playground equipment would be similarly anchored.
- 2) Shock-absorbing, protective surfacing is recommended under and around elevated playground equipment (typically a 6' use zone) for which a child is unable to maintain contact with the ground during play. This can include solid surface (e.g. rubber mats) or ASTM⁶ tested loose fill that should be maintained at the appropriate depth (e.g. with concreted borders to avoid washing out). These shock absorbing materials thus can increase impervious cover.
- 3) Access to the playground, its equipment and amenities such as picnic tables must be ADA compliant, again potentially affecting impervious cover.

2) Infrastructure Impact

There have been multiple water line breaks in the 1700 block of Brackenridge St in recent months, with repairs sometimes requiring cutting off water to our homes. This is just one example of the very aged infrastructure in the neighborhood surrounding the proposed Rowan Vale project. Will the city be upgrading the existing, aging water lines before the project is built? A similar project, in an area with newer infrastructure, caused multiple water line breaks because of the increased water pressure needed by the multi-story complex. What infrastructure development is necessary/planned to provide adequate utilities for Rowan Vale and other intensive development planned for South Congress?

³ AISD allows community use of playground outside of school hours subject to certain restrictions, e.g. no pets, no alcohol or tobacco,

⁴ <https://www.dshs.texas.gov/public-health-sanitation-program/playground-safety-public-health-sanitation-program>

⁵ https://www.cpsc.gov/s3fs-public/325_PublicPlaygroundSafetyHandbook2025_7-30-25_1.pdf

⁶ <https://www.astm.org>

3) Greater South River City Neighborhood Plan

O-SDA notified the Greater South River City Contact Team (NPCT) after the March 23 meeting. The roles and responsibilities of the NPCT include taking positions on proposed plan amendments.⁷ Will the NPCT be given a reasonable time to evaluate the proposed amendment and its impact on the overall Neighborhood Plan? O-SDA, at its request, is on the agenda for the April 17 SRCC meeting. That will be a key resource for the NPCT.

4) Impact on Future Congress Avenue Development

What impact will the school being on the property have on the redevelopment of nearby property on Congress Avenue, i.e. liquor licenses for new businesses? For example, Torchy's Tacos was denied a liquor license because it was so close to Lively Middle School.

One of our neighborhood's key concerns is that this project is "a good square peg in an unworkable round hole." Answers to these questions will help address our concerns.

Thank you in advance for your consideration. Please let me know if you have any questions.

Warm regards,



Diana Phillips

207 E. Milton St., Austin, TX 78704
Dphillips68@austin.rr.com
(cell) 512-774-8057

⁷ <https://www.srccatx.org/wp-content/uploads/2015/07/Greater-South-River-City-Nbhd-Plan.pdf>

From: Martha Newman <marthagnewman@gmail.com>
Sent: Wednesday, April 1, 2026 10:01 AM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 200 Block of East Annie St

External Email - Exercise Caution

Dear Jonathan Tomko and Maureen Meredith,

I am writing to express **my strong opposition** to the proposed changes to the Greater South River City Neighborhood Plan ([NPA-2026-0022.01.SH](#)) and to changes in the zoning for the lot on the 200 block of East Annie St ([C14-2026-0010.SH](#)) that O-SDA has requested for their Rowan Vale Development.

I support the City's efforts to increase affordable housing opportunities, and I would be happy with affordable housing adjacent to our backyard. But the proposed Rowan Vale development is incompatible with the surrounding neighborhood, and it violates the City's own zoning principles and the principles of the Neighborhood Plan. Both encourage compatibility, seek to ensure adequate transitions, and suggest that new construction should be built in proportion to surrounding homes. While I praise the City's desire to promote affordable housing, that does not mean that every developer's proposal is viable. **Rowan Vale proposes too many units on too small a lot.** Their request for MF zoning should be denied.

I oppose the rezoning of this lot for two main reasons. First, there are serious issues concerning mobility and traffic safety. Second, my own personal situation demonstrates why the Rowan Vale development is so incompatible with Zoning and Neighborhood Plan principles.

Mobility and Safety: The lot on the 200 block of East Annie is surrounded on three sides by 2-lane neighborhood streets, and on the fourth side by an unused 14'-wide alley. All three streets allow residents to park with permits (RPP) and otherwise require paid parking. They often have few if any empty parking spots. Nickerson Street is in effect a 1-lane street; often, cars have to wait their turn to pass each other. Brackenridge is only slightly more passable. Annie Street is congested with commuter traffic and traffic from Lively Middle School. It is striped with a double yellow line, indicating that left hand turns across the line are generally prohibited ([Texas Transportation Code § 545.055.](#)) Onto these already congested streets, OSDA plans to put one entrance and two exits from a 64-unit apartment complex, and to route traffic associated with their proposed 40-student Pre-K in and out of their parking garage. The proposed exit onto Nickerson is unsafe due to blind spots and an often-impassable street. Given safety issues and traffic regulations, cars using the proposed entrance and exit onto East Annie Street should only enter and exit from west-bound Annie. The need to avoid a left turn will route cars through

other streets in the neighborhood, This creates serious safety issues as well as further congesting streets already known to the City as problematic.

Incompatibility: MF-3_Zoning allows O-SDA to construct a building that, with the bonuses from Affordability Unlocked, could be as high as 60 feet, and thus is the **functional equivalent of MF-5**. The building will start less than 20' from the backyards of the houses on the south side of East Milton St. (14' alley +5' setback). City maps suggest that the lots for these single family houses run east-west. They do not. They run north-south. The proposed development is not going up in our side yards (we are very accustomed to houses sited very close together); it is looming over our backyards. The building will be **20 feet from the closest house**, and between 50 and 70 feet from the other houses on the south side of East Milton St. Multiple stories of apartments will be looking down into our yard, destroying our privacy, and adding light from apartments, the garage, and security. In mid-winter, the parts of our backyards that are less than 20' from the back fence will receive no sunlight at all.

I recognize that there are other MF-3 lots in our neighborhood adjacent to SF-3 housing. But these multi-family units were built according to the City's Zoning principles and were not constructed with the exemptions and multipliers that Affordability Unlocked provides. None so changed the nature of their neighbors' homes.

You can see the effects of this proposed development in the attached images. Image 1 shows our current yard, shot from our back deck. The proposed building will be at least 5' closer to our yard than the existing gray church. A three-story building will be approximately the height of the utility pole; a five-story, 50' building will be the height of the trees. Figure 2 shows the projected view of a person standing immediately inside our back door (made with CAD, to scale; please ignore the blocking on top of the fence but *imagine windows!*). As you can see, even a three-story building constructed so close to the property line, without the usual zoning requirements for setbacks, sightlines, and compatibility, will block any view of the sky from the back of our house as well as from the houses of our East Milton St. neighbors.

These proposed changes to Zoning and to the Neighborhood Plan, if granted, will establish a precedent throughout neighborhoods in Austin. It suggests that the City is willing to abandon established zoning principles to facilitate whatever the Council's current policy goals might be. But Zoning and Neighborhood plans exist to mediate between competing land-use goals. Maintaining consistent principles is essential for continued public support.

I encourage you to continue to maintain the zoning principles the City has established and to honor the Neighborhood Plan that the community put together at the City's request. Please reject this request for Multiple Family zoning on the 200 block of East Annie St.

Thank you for your consideration,
best,

Martha Newman
203 East Milton, resident since 1989.



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

From: James Vincent <
Sent: Wednesday, April 1, 2026 4:15 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rowan Vale project on Annie

Thanks for your time Maureen concerning my objections to the Rowan Vale project on Annie across the street from my property at 1711 Brackenridge. There is no need for me to articulate the many objections as to why this is such a terrible idea. But I would like for your office to include my voice along with my many other neighbors in our attempt to stop the insanity of this project proceeding further and deny the request for rezoning as presented by Rowan Vale.

Thank you for your time and patience on the phone and I just hope that the employees of city hall simple do their job and put an end to this proposal as presented by Rowan Vale.

Thanks and Always the Best

Jim Vincent

.....

From: Sean Ransenberg
Sent: Wednesday, April 1, 2026 7:06 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Cecelia Croman <
Subject: Rowan Vale — traffic, safety, and compatibility considerations

Jonathan,
I hope you're doing well. My name is Sean Ransenberg, and I'm writing on behalf of my wife, Cecelia Croman, and our household at 1601 Brackenridge Street, Austin, Texas 78704. Our home is within 500 feet of the proposed Rowan Vale project, so we experience firsthand how this part of the neighborhood functions day-to-day. Thank you for your thoughtful engagement with the neighborhood on this case. We know staff has to weigh a number of competing considerations, and we appreciate the care that you and your team bring to that work. Our hope is to share a few practical considerations that may be helpful as staff evaluates this application using the standard framework of compatibility, transition, traffic operations, and safety. We support affordability as a policy goal. Our concern is whether this particular project, at this particular intensity, is appropriate for this particular lot. In our view, it

is not. For that reason, we respectfully ask that staff either recommend against the rezoning or, at a minimum, identify SF-5 as the more compatible alternative.

Traffic Operations and Safety

Traffic operations and safety are our primary concerns. Travis Heights relies on a limited number of streets that function as neighborhood “lifelines,” and those routes are already operating under strain.

The project would add:

- 64 residential units
- An on-site Pre-K
- Only 47 parking spaces

This combination is likely to push parking demand, circulation, and queuing onto Nickerson, Brackenridge, Annie, and nearby streets.

Key concerns:

- Pre-K pickup and drop-off queuing back onto Annie
- Existing weekend and school traffic already creating peak congestion
- Known speeding and cut-through traffic amplifying risk
- Proposed egress onto Nickerson raising visibility and safety concerns

These concerns become more significant when considered alongside near-term infrastructure work, including the South 1st Street Reclaimed Water Main Project. If key routes such as Monroe experience intermittent disruption over the next two years while this project adds additional congestion and queuing pressure, that combination could materially impact traffic operations, emergency access, and overall neighborhood safety.

While the fire department does not formally weigh in on zoning matters, these conditions highlight broader concerns about how well these streets accommodate emergency vehicles today. Taken together, this raises real questions around access, response times, and reliability of key routes.

We would encourage staff to take a close look at:

- Whether parking demand and Pre-K activity can realistically be contained on-site
- Whether the proposed Nickerson egress is safe under current conditions
- Whether the level of intensity is appropriate given the neighborhood’s limited access routes and near-term infrastructure impacts

Compatibility and Transition

From a compatibility and transition standpoint, the nearby MF-3 properties do not appear to be meaningful comparisons for this site. Those parcels are generally adjacent to other multifamily zoning or the park and therefore maintain some level of transition. This lot does not. It is surrounded by SF-3, which makes the compatibility question more significant here.

It also appears important to evaluate the actual intensity being proposed, rather than viewing this solely as a base MF-3 request. A 64-unit, 5-story project with an on-site Pre-K on roughly 0.9 acres is much closer to MF-6 intensity than a typical MF-3 project. Even base MF-3 would be difficult to reconcile with the surrounding SF-3 context, and the actual proposal goes well beyond that.

In our view, the project is not built in proportion to surrounding homes, does not encourage compatibility, and does not provide an adequate transition.

A Path Forward

More broadly, this is not a choice between affordable housing and no affordable housing. Affordable housing can be pursued here in a way that also respects compatibility.

If staff believes some zoning change is warranted, SF-5 would allow additional housing while still providing a more appropriate transition from surrounding single-family uses. If the applicant's economics only work at a much higher intensity, we do not believe that should drive staff's recommendation.

The compatibility and transition reasoning staff used in the Heflin Housing case seems directly relevant here as well.

For these reasons, we respectfully ask that staff either recommend against the rezoning or, at a minimum, provide an alternative recommendation of SF-5.

Thank you again for your time, your consideration, and the work you are doing on this case.

Sean Ransenberg-(513) 276-7734

Cecelia Croman

1601 Brackenridge Street

Austin, TX 78704

Bari Shiva Mayer
1803 Nickerson St.
Austin, TX
78704

April 1, 2026

Maureen Meredith, Plan Amendment Case Manager, and
Jonathan Tomko, Zoning Case Manager
City of Austin
via email

Re: Neighborhood Planning Case # NPA-2026-0022.01.SH
Zoning Case # C14-2026-0010.SH
Project Name: Rowen Vale

Dear Mr. Tomko and Ms. Meredith,

I'm writing in opposition to proposed changes to the *Greater South River City Combined Neighborhood Plan*, and 206 E Annie St. et al. zoning.

As context, I've lived in Austin for nearly two decades. For the last 11 years, I've owned and resided at 1803 Nickerson St., only 100 feet from the subject site. This is the first time I've written to the City on any matter, and I apologize in advance for the length of this letter.

Our neighborhood welcomes all without discrimination and regardless of socioeconomic status. I have applauded efforts to promote a compact and connected city, including in my own backyard, through reducing lot size minimums, increasing the supply of "missing middle" housing, and promoting transit and larger-scale development along South Congress Ave.

However, I believe the proposed changes are inconsistent with the City's goals and public interest:

1. The proposed changes do not allow for adequate transitions between adjacent land uses.
2. The proposed changes do not align with the City's Growth Concept Map when all relevant factors are considered.
3. The proposed changes do not protect the historic character of the neighborhood.
4. The proposed changes do not meet the neighborhood's urban design guidelines.
5. The proposed changes exacerbate existing parking and traffic issues.

The proposed changes do not allow for adequate transitions between adjacent land uses.

The first goal of all planning and zoning laws should be to ensure harmonious transitions between land uses.

Along with the *GSRCCNP*, the City's comprehensive plan, *Imagine Austin*, is a guiding document for planning and zoning decisions. Per *Imagine Austin* (page A-27), "The Austin City Charter mandates that zoning regulations be in alignment with the comprehensive plan."

Imagine Austin policy LUT P4 guides the City to "... recognize that different neighborhoods have different characteristics, and infill and new development should be sensitive to the predominant character of these communities." The *GSRCCNP* echoes a similar sentiment: "... respect the established neighborhood character and natural assets."

The subject site sits in the interior of a single-family neighborhood. Many of the surrounding homes are roughly a century old, on small lots, and connected by narrow streets that were typical of the time. Both *Imagine Austin* and the *GSRCCNP* require changes to be compatible with that character.

The proposed change asks for MF-3 zoning. However, given the Affordability Unlocked density bonus, the applicant proposes to build at a density of roughly 71 units per acre—more like MF-6 zoning—including a pre-K school. It is impossible to transition from a 1930s-era, 1600 square foot, single-story home like my own, to a five-story MF-6-like development next door, in a way that is sensitive to the character of our community.

The City has consistently recognized the need for appropriate transitions in previous planning and zoning change cases. For example, in Heflin Housing (C14-2023-0117), City staff recommended denying MF-3-NP for a SMART Housing project on 0.49 acres: "Zoning changes should promote compatibility with adjacent and nearby uses... MF-3-NP would not provide an adequate transition between it and adjacent SF-3-NP land uses." In E MLK (C14-2020-0031), development of a 2.64-acre SMART Housing site was capped at 50 units with a 40-foot height limit within 300 feet of single-family zoning. In Gunter Street (C14-2024-0109), a 2.75-acre site was limited to 50 units via conditional overlay.

The proposed changes do not align with the City's Growth Concept Map when all relevant factors are considered.

Imagine Austin's Growth Concept Map defines "activity corridors," including South Congress Ave., to "provide direction for future growth" (page 97). *Imagine Austin* specifically notes that "a corridor's character will depend on factors such as road width, traffic volume, the size and configuration of lots, and existing uses" (page 104).

In both E MLK and Gunter Street, although the sites were either directly on an activity corridor (E MLK Blvd.) or within 550 ft of an activity corridor (Gunter Street, off Airport Blvd.), the City took careful notice of existing land use.

The proposed change—allowing 64 units on just 0.9 acres, not abutting an activity corridor, and surrounded on every side by existing homes—would substantially exceed any prior recommendation, even those made in more favorable locations.

The proposed changes do not protect the historic character of the neighborhood.

Protecting historic character is directed by *Imagine Austin*, the *GSRCCNP*, and good citizenship.

Two *Imagine Austin* policies, LUT P41 and P42, state: “Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City,” and “Retain the character of National Register and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character.” Further, the first goal of the *GSRCCNP* is to “[m]aintain the historic fabric” of the neighborhood.

A 64-unit apartment building replacing a contributing historic structure in a National Register District challenges these requirements. The applicant acknowledges the Historic Landmark Commission must review the project, but the *Imagine Austin* policy calls for retaining character and ensuring compatibility, not merely process compliance.

For example, in Waverly North (C14-2025-0034), City staff highlighted the restoration of a historic portion of the property as part of their recommendation. Interestingly, the applicant in that case was the same as in this one. In Waverly North, the applicant rightly valued both the applicable Neighborhood Plan and historic preservation, writing in their cover letter, “This proposal aligns with the goals and vision laid out in the [Neighborhood Plan]... by providing multifamily development that reflects and preserves the historic nature and residential character of the neighborhood.”

The proposed changes do not meet the neighborhood’s urban design guidelines.

The *GSRCCNP* contains urban design guidelines that were developed in consultation with the public. The very first guideline (NC-1) is, “New single family and multi-family construction should be compatible with existing and historic home architecture. Building heights, construction materials, and architectural details should enhance the existing character of the neighborhood.” *Imagine Austin* corroborates this, explicitly requiring the protection and enhancement of streetscapes.

For absolute specificity, the *GSRCCNP* elaborates (NC-5), “Multifamily building facades should express the scale of single-family houses and reflect the scale, height, and appearance of surrounding homes.”

The enormous size of the proposed building, combined with the small area of the site, make it impossible for the development to be compatible with the neighborhood—regardless of budget. The site plan makes clear that setbacks are minimal, that massing will create vertical walls next to sidewalks and adjoining buildings, and that there is no room for the well-designed streetscapes that make for vibrant communities.

To their credit, the applicant has met with neighbors on several occasions and has made some changes to their site and architectural plans. However, design changes cannot create space for compatibility where no space exists.

The proposed changes exacerbate existing parking and traffic issues.

Given the narrow streets surrounding the site, existing resident parking limitations (few houses have driveways or garages), widespread non-resident parking from South Congress Ave., and cut-through access to IH-35, our community is uniquely concerned about parking and traffic.

The *GSRCCNP* has long been explicit about parking and traffic concerns in this area. Recommendations D23 and D24 call to “Identify parking spillover problems from multifamily developments into neighborhoods and support residential-parking-only petitions” and “Discourage any variances or waivers for parking reduction on any new or expanding developments.”

The proposed changes would add considerably to the parking challenges already faced by the neighborhood. The current design calls for 46 parking spaces—a number limited by the size constraints of the site, as detailed above. This is a dubious choice for a 64-unit development intended to serve families who likely own cars (in addition to walking, cycling, or using public transit), especially since apartment residents are not eligible for the Residential Permit Parking program in effect on all surrounding streets.

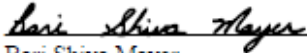
Traffic is an equally significant matter. In addition to the increased volume of traffic normally associated with 64 units, the development includes a pre-K. The pre-K brings additional traffic pressure, as well as queued cars during drop-off and pick-up. Neither the applicant, nor Transportation and Public Works, have articulated a coherent plan for how this can be accommodated. Continued discussion has raised more issues than it has addressed (such as a prohibited left turn from E Annie St. into the site, a fire hydrant blocking the designated driveway depicted on the site plan, and so on).

Traffic and road capacity have been dispositive factors in City decisions. In Saxon 2 (C14-2024-0099), the recommendation to deny was based on a Neighborhood Traffic Analysis that showed the property would exceed traffic capacity on the small street.

In summary

Given these factors, I respectfully request a recommendation against the proposed changes to the *GSRCCNP* and zoning. That said, the goals of the applicant are laudable, and I would encourage them to work with the City to re-scale their development plans on the site to address the aforesaid issues, or to find a larger site better suited to their planned size.

Sincerely,


Bari Shiva Mayer

From: Michael Breen
Sent: Thursday, April 2, 2026 4:49 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Rowan Nickerson project

**Maureen
Jonathan**

I was just reading Mayor Watson newsletter and this section jumped out at me. It felt like this is exactly what the Nickerson neighbors have been talking about. We would be happy to accommodate a project that brought 16 units we are just distraught at a 70 something unit project.

**Michael Breen
1804 Nickerson
512-965-9672**

Last week, the Council approved a resolution to develop new zoning tools that allow more types of what's called "Missing Middle" housing. (I'll just say something that needs to be said: housing experts, housing advocates, and housing nerds have more strange names for things than you see in many other policy areas. There. I feel better getting that off of my chest.)

Since I've been trying and failing to come up with a better term, "Missing Middle" housing refers to options that are between single family homes on one end of the spectrum and large apartment complexes on the other. It's housing in the "middle" of the two poles. And, it's "missing" middle because we don't have enough of these developments. We tend to have more of the two poles.

Missing middle developments are usually within the range of 3-16 units and fit better in established neighborhoods because they are lower density than an apartment complex. We have a development down the street from my house that would be described as missing middle.

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

From: brooks kasson <swimmingbrooks@gmail.com>
Sent: Thursday, April 2, 2026 4:55 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen

<Maureen.Meredith@austintexas.gov>
Subject: rowan vale

my understanding of this project is that the rezoning, though it appears to be a concession, is not. with building 2's height limitation and mf-3's impervious cover requirements, pre-k standards and regs are not met.
there is no change in the size of this building which is in the middle of modest, single family homes....homes which deserve compatibility considerations, neighborhood traffic impact considerations, as well development parking considerations.
what are these people thinking? please deny any zoning or likewise changes until all of these locale considerations are thoroughly met.
sincerely,
brooks kasson
1400 alta vista
78704

.....

From: Kelly Goodpastor <
Sent: Thursday, April 2, 2026 5:57 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Please Oppose the Rowan Vale Development- Their PreK Creates a True Queuing, Traffic, and Safety Concern

Dear Jonathan and Maureen,

When the Rowan Vale developers first presented their proposal to the City Council for the initial funding recommendation, they did not include a key part of their current plan: adding a PreK for 40 students on the already crowded development.

As a result, the City Council gave their initial approval on a fundamentally different project than the one we now have before us.

The Rowan Vale development was originally at the bottom of the list for the six projects currently competing for TDHCA credits. They "solved" this last-place issue by reworking their plans and adding a PreK for 40 students onto the already crowded lot, pushing them to the top spot of the six projects. The PreK would be located at the bottom floor of the easternmost 3-story structure along Brackenridge St, with 2 floors of apartments above. **The developer forced the PreK program into this project purely for the tax credit scoring process.**

The most significant issue with the PreK is the queuing for drop off and pickup. Of the 40 students, about 37 would come from families living off site (this is reflective of the builder's own data).

So, where do the 37 cars entering the PreK actually queue when they drop off and pick up their children from school?

According to the developer's plan, cars are expected to queue in the ground floor parking garage of the westernmost building while one of the few staff members walks over and takes children from their parents to the separate PreK building. **This queue will block Rowan Vale residents from pulling out from their parking spots to get to work.** One must keep in mind that these are likely 3-5 year old children, all in car seats or booster seats with backpacks, etc. As a mother of two, I can assure you this is not a quick process.

Additionally, there is another point of congestion -> AFTER the parents drop off their children. (This concern was actually pointed out by TPW). As parents leave the parking garage, they are forced to exit onto Nickerson Street - which has historically had challenges with speed as people cut through the neighborhood to avoid South Congress traffic. There is also paid and Residential Permit Parking on both sides of Nickerson, burdening the exit with extremely limited sight lines. **So, parents will also be required to queue AGAIN at the parking garage exit - as they wait to pull out onto Nickerson, creating a second queue of folks in the garage after the drop off, and blocking additional residential parking spots.**

The queue will undoubtedly spill out onto Annie St., blocking traffic in both directions and posing legitimate safety risks to residents, PreK students, and the middle school children who are already coming through this area for Lively Middle School, located a block away - both during the drop off and the pick up - which also corresponds with morning/evening rush hour commutes to & from work.

Please note, that in our conversations with Transportation and Public Works (TPW) on March 2nd, they confirmed that cars are not allowed to queue in the ROW (per the City's Transportation Criteria Manual (TCM)), so queuing there is also not an option. So, the issue remains unsolved.

It should also be noted that Annie St. is a main artery for Fire Engine 6 (located 1 block away) to access IH-35.

In development review practice under the the Transportation Criteria Manual (TCM):

- **Queuing areas must be explicitly shown on the site plan if a use creates predictable vehicle lines.**

- **Queuing is expected to occur in designated internal stacking areas, not in:**
 - **parking spaces,**
 - **parking aisles,**
 - **fire lanes,**
 - **or driveway access points.**

In a recent email to neighbors, in response to our concerns about the PreK queue, one of the developer's staff stated they would have "embedded flexibility to pivot to alternative drop off/pickup models if issues did arise," pointing to another one of their PreK partners that did not have "pre-defined pickup/drop off time at their other locations." Parents need to have a dependable timeframe in the morning before they go to work and in the afternoon after they get off work to rely upon. Most residents that qualify for the Affordable Housing program do not have the luxury of choosing their own schedule - so **this is obviously not a credible solution.**

After multiple meetings with TPW and after reviewing the TCM, it has become increasingly apparent that the developer has failed to demonstrate where the 35+ families will safely queue while they wait to pick up/drop off their children.

A 64-unit development, housing approximately 100 residents, with a PreK for 40 students, plus their PreK staff, plus building staff, all on less than a 1-acre lot does not compute, and should NOT be approved for development.

I truly appreciate your time and thoughtful consideration.

Warmly,
Kelly Goodpastor
1611 Nickerson St.

.....

From: Greg Anderson <>
Sent: Monday, April 13, 2026 11:58 AM
To: Woods, Alice - BC <BC-Alice.Woods@austintexas.gov>; Haney, Casey - BC <BC-Casey.Haney@austintexas.gov>; Ahmed, Imad - BC <BC-Imad.Ahmed@austintexas.gov>; Maxwell, Felicity - BC <BC-Felicity.Maxwell@austintexas.gov>; Powell, Adam - BC <BC-Adam.Powell@austintexas.gov>; bc-joshua.hiller@austintexas.gov; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Lan, Anna - BC <BC-Anna.Lan@austintexas.gov>; Skidmore, Danielle - BC <BC-Danielle.Skidmore@austintexas.gov>; Bedrosian, Brian - BC <BC-Brian.Bedrosian@austintexas.gov>; Gannon, Chris - BC <BC-Chris.Gannon@austintexas.gov>; Breton, Peter - BC <BC-Peter.Breton@austintexas.gov>; Hunter, Candace - BC <BC-Candace.Hunter@austintexas.gov>; Cohen, Jessica - BC <BC-Jessica.Cohen@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>;

Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Beeler, Melissa <Melissa.Beeler@austintexas.gov>
Subject: Support for Item 6 Rowen Vale

Dear Planning Commissoiners,
I'm writing in support of Item 6, NPA-2026-0022.01.SH (Rowen Vale).
One of the most important aspects of this proposal is its location in a high-opportunity area with strong access to jobs, transit, education, and daily needs. These are exactly the places where more Affordable housing is needed. And candidly, these are also the places where proposals like this often draw the most resistance from well-resourced neighbors opposed to change...
It's disappointing to see the project has already reduced its number of homes in response to feedback, yet continues to face opposition. This underscores the broader challenge we face as a city.
You will likely hear requests to delay, postpone, or further dilute this proposal. I hope you'll stay the course and act on it, especially given what looks to be an already packed agenda on the 28th.
I appreciate staff's recommendation and respectfully ask for your support
Thank you for your service and consideration,
Greg

6. Plan Amendment: NPA-2026-0022.01.SH - Rowen Vale; District 9
Location: 206, 206 ½ East Annie Street and 1710 Brackenridge Street, East Bouldin Creek Watershed; Greater South River City Combined Neighborhood Planning Area
Owner/Applicant: South Austin Christian Church/Rowen Vale, LLC
Agent: Rowen Vale, LLC (Megan Lasch)
Request: Civic to Multifamily Residential land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

Greg Anderson
M: 512.426.1041

.....
From: Anita Tschurr
Sent: Tuesday, March 31, 2026 5:17 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 206 E. Annie St.

Mr. Tomko & Ms. Meredith,
I am the Chair of Planning & Zoning for SRCC. I have been working with many neighbors in the Travis Heights area concerning the development of the Church at 206 E. Annie St. I first met with the developer in mid-January 2926 to discuss this development. Then again at the home of one of the neighbors in February, then

again at our in person meeting for SRCC. And then a couple more at the Church site. The last discussion I had with them, we had them scheduled for our March meeting. They canceled that one and moved it to our April meeting.

I am very unhappy with the proposed development. It is too big for the lot, causing problems with queuing for the PreK, parking, and mobility that O-SDA hasn't yet resolved. Annie St is already a traffic nightmare.

Travis Heights/Fairview Park is a federally protected historical neighborhood.

Building a 5 story building with an active business is totally anathema to the 1 and 2 story bungalows with multiple restored homes.

TH has some of the most subsidized housing in Austin. We want to be open, receptive and to help those who need housing, but this is not appropriate or in line with the neighborhood.

Thank you for reading this. We hope this project will be rejected.

Anita R. Tschurr

From: pagehouser@

Sent: Tuesday, March 31, 2026 6:21 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

Subject: Re: Rowen Vale Project in Travis Heights

Written from the heart without the aid of AI.

On Tuesday, 03/31/26 at 15:43 wrote:

Good afternoon, Maureen and Jonathan

Thank you for giving us an avenue of discourse regarding the proposed housing development at the 200 block of Annie Street in Travis Heights; We've had a little bit of time to digest what is about to happen within our neighborhood. The intention behind this project is of good nature and the majority of our smart, open-minded and engaged neighbors have no beef with that. What does shake us to the core is the immense scale pared with institutional design, mixed use of materials and color ways that don't align with the space, the vernacular housing stock that surrounds it and greater neighborhood that this project sits right in the middle of.

If this is our reality, the wish of the City for the good of our community, I think it is reasonable to expect that those of us that are to absorb and accept this project and it's new inhabitants, should also have a voice in how this project presents itself for the long term.

Kind Regards,

Page D Houser

1803 and 1805 Brackenridge St.

Austin, TX. 78704

512-294-5303

March 31, 2026

Jonathan Tomko
Planner Principal
Austin Planning, Permitting and Development Center
Jonathan.Tomko@austintexas.gov

Maureen Meredith
Plan Amendment Case Manager
City of Austin
maureen.mcredith@austintexas.gov

I respectfully request that Zoning and Planning staff recommendations to the Planning Commission and Planning Commission action be postponed until key information needed to evaluate the O-SDA request for zoning and Neighborhood Plan changes for the property at 206, 206 ½ and 1710 Brackenridge Street is available. Important questions, several of which were raised, but not answered, at the February 28, 2026, 6 PM Zoom public meeting, are outlined below:

- 1) **Site Plan documenting 65% impervious cover.** Because the proposed O-SDA (Rowan Vale) project includes a Pre-K, City of Austin Ordinance No. 20160623-090¹ applies to this proposal. To comply with ordinance requirements, the educational facility height is limited to 30' and impervious cover is limited to 65%.

The developer is aware that this ordinance applies. O-SDA changed its site plan from a single 5-story building to a two-building complex, with the smaller 3-story building housing the school. O-SDA also has pledged to reduce impervious cover to a compliant 65% (which also would be consistent with a zoning baseline of MF3). Yet, the request for rezoning and the request for amendment to the Greater South River City Neighborhood Plan remain a jump from Civic/SF to MF4.

The only detailed site plan available is part of the O-SDA final submission for 9% Federal Tax Credits to the Texas Department of Housing and Community Affairs (TDHCA).² That Architectural Site Plan states that Impervious Cover exceeds 65% without including any additional impervious cover required for a fenced playground (see playground construction discussion below). Without a new, complete site plan showing impervious cover of 65% or less and thus a change to MF3 Zoning, the project is not in compliance with Ordinance No. 20160623-090 and should not be approved for rezoning.

In addition, the site plan and impervious cover calculations should include the playground that is part of the school and an integral part of the project. Per an O-SDA

¹ <https://services.austintexas.gov/edims/document.cfm?id=257543>

² <https://www.tdhca.state.tx.us/multifamily/docs/imaged/2026-9-challenges/26169.pdf>

statement at a neighborhood meeting, this playground will be used by project residents outside of school hours.³ As O-SDA has also stated at community meetings with the surrounding neighborhood, it will comply with applicable ADA requirements and playground safety guidelines. The Texas Department of State Health Services (TDSHS) Health and Safety Code 756.061 sets standards for playground equipment at schools and child care facilities and all playground equipment purchased with public funds must comply with the US Consumer Product Safety Commission's CPSC) Handbook for Public Play Ground Safety. AISD follows the CPSC standards as does the City of Austin.⁴⁵

Compliance with these standards has significant implications for impervious cover and for impact on the Critical Root Zone of the Heritage Trees on the property. Examples include:

- 1) Playground fencing and gates, which must meet strict safety standards, must be securely anchored, presumably with concrete footings that contribute to impervious cover. Playground equipment would be similarly anchored.
- 2) Shock-absorbing, protective surfacing is recommended under and around elevated playground equipment (typically a 6' use zone) for which a child is unable to maintain contact with the ground during play. This can include solid surface (e.g. rubber mats) or ASTM⁶ tested loose fill that should be maintained at the appropriate depth (e.g. with concreted borders to avoid washing out). These shock absorbing materials thus can increase impervious cover.
- 3) Access to the playground, its equipment and amenities such as picnic tables must be ADA compliant, again potentially affecting impervious cover.

2) Infrastructure Impact

There have been multiple water line breaks in the 1700 block of Brackenridge St in recent months, with repairs sometimes requiring cutting off water to our homes. This is just one example of the very aged infrastructure in the neighborhood surrounding the proposed Rowan Vale project. Will the city be upgrading the existing, aging water lines before the project is built? A similar project, in an area with newer infrastructure, caused multiple water line breaks because of the increased water pressure needed by the multi-story complex. What infrastructure development is necessary/planned to provide adequate utilities for Rowan Vale and other intensive development planned for South Congress?

³ AISD allows community use of playground outside of school hours subject to certain restrictions, e.g. no pets, no alcohol or tobacco,

⁴ <https://www.dshs.texas.gov/public-health-sanitation-program/playground-safety-public-health-sanitation-program>

⁵ https://www.cpsc.gov/s3fs-public/325_PublicPlaygroundSafetyHandbook2025_7-30-25_1.pdf

⁶ <https://www.astm.org>

3) Greater South River City Neighborhood Plan

O-SDA notified the Greater South River City Contact Team (NPCT) after the March 23 meeting. The roles and responsibilities of the NPCT include taking positions on proposed plan amendments.⁷ Will the NPCT be given a reasonable time to evaluate the proposed amendment and its impact on the overall Neighborhood Plan? O-SDA, at its request, is on the agenda for the April 17 SRCC meeting. That will be a key resource for the NPCT.

4) Impact on Future Congress Avenue Development

What impact will the school being on the property have on the redevelopment of nearby property on Congress Avenue, i.e. liquor licenses for new businesses? For example, Torchy's Tacos was denied a liquor license because it was so close to Lively Middle School.

One of our neighborhood's key concerns is that this project is "a good square peg in an unworkable round hole." Answers to these questions will help address our concerns.

Thank you in advance for your consideration. Please let me know if you have any questions.

Warm regards,



Diana Phillips

207 E. Milton St., Austin, TX 78704
Dphillips68@austin.rr.com
(cell) 512-774-8057

⁷ <https://www.srccatx.org/wp-content/uploads/2015/07/Greater-South-River-City-Nbhd-Plan.pdf>

From: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Sent: Wednesday, April 1, 2026 10:34 AM
To: Grant McClure <g >
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: Rowen Vale | SF-5 promotes affordability while ensuring compatibility
Hi Grant,

The neighborhood can certainly request a postponement if they would like to for whatever reason.

Detailed transportation issues within the bounds of the site will be examined in greater detail during the site plan phase which occurs after the rezoning process. Staff can not speculate from TDHCA's rankings whether a development will or will not be funded. We have a rezoning request on the table that we are evaluating for a staff recommendation.

I hope this helps,



Jonathan Tomko, AICP

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752

512-974-1057

jonathan.tomko@austintexas.gov

From: Grant McClure <
Sent: Wednesday, April 1, 2026 9:30 AM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: Rowen Vale | SF-5 promotes affordability while ensuring compatibility
Jonathan - It appears there are significant Pre-K queuing issues, which apparently may prevent the Rowen Vale project from receiving TDHCA funds and could impair the entire project's economic feasibility. (The project has the lowest score of all applications in Region 7, but is ranked first solely because of its intended Pre-K, as I understand it.)
Affordable housing is a major pillar behind why this proposed rezoning has some merit. If you knew in advance that this project would not be built, I imagine that would change the calculus on rezoning.
Is clarifying these issues an unreasonable basis for delaying a staff recommendation and planning commission meeting?
Best,

Grant

Grant McClure
(512) 590-9014

From: Anita Tschurr <Anita.Tschurr@austintexas.gov>
Sent: Tuesday, March 31, 2026 5:16 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 206 E. Annie St.

Mr. Tomko & Ms. Meredith,

I am the Chair of Planning & Zoning for SRCC. I have been working with many neighbors in the Travis Heights area concerning the development of the Church at [206 E. Annie St.](#) I first met with the developer in mid-January 2026 to discuss this development. Then again at the home of one of the neighbors in February, then again at our in person meeting for SRCC. And then a couple more at the Church site. The last discussion I had with them, we had them scheduled for our March meeting. They canceled that one and moved it to our April meeting.

I am very unhappy with the proposed development. It is too big for the lot, causing problems with queuing for the PreK, parking, and mobility that O-SDA hasn't yet resolved. Annie St is already a traffic nightmare.

Travis Heights/Fairview Park is a federally protected historical neighborhood. Building a 5 story building with an active business is totally anathema to the 1 and 2 story bungalows with multiple restored homes.

TH has some of the most subsidized housing in Austin. We want to be open, receptive and to help those who need housing, but this is not appropriate or in line with the neighborhood.

Thank you for reading this. We hope this project will be rejected.

Anita R. Tschurr

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

From: James Vincent <James.Vincent@austintexas.gov>
Sent: Wednesday, April 1, 2026 4:15 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rowan Vale project on Annie

Thanks for your time Maureen concerning my objections to the Rowan Vale project on Annie across the street from my property at 1711 Brackenridge. There is no need for me to articulate the many objections as to why this is such a terrible idea. But I would like for your office to include my voice along with my many other neighbors in our attempt to stop the insanity of this project proceeding further and deny the request for rezoning as presented by Rowan Vale.

Thank you for your time and patience on the phone and I just hope that the employees of city hall simple do their job and put and end to this proposal as presented by Rowan Vale.

Thanks and Always the Best
Jim Vincent

From: Phillips <
Sent: Wednesday, April 1, 2026 4:24 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: 'marthagnewman@gmail.com' <marthagnewman@gmail.com>
Subject: RE: Re: Re: request for more information regarding Rowan Vale Project and Zoning

Jonathan, thank you so much for your prompt and detailed response and your guidance regarding postponement. It's much appreciated- Warm regards, Diana Phillips

From: "Tomko, Jonathan" <Jonathan.Tomko@austintexas.gov>
To: "Meredith, Maureen" <Maureen.Meredith@austintexas.gov>, " <
Cc: "marthag " <
Sent: April 1, 2026 at 3:08 PM CDT
Subject: Re: Re: request for more information regarding Rowan Vale Project and Zoning
Martha,

Please see comments responsive to your letter below.

1. Site Plan Documenting 65% Impervious Cover

A site plan is not required for a rezoning to take place. The impervious cover would be determined during the site planning process which occurs after rezoning. The applicant has stated that they intend to comply with Ordinance No. 20160623-090.

2. Infrastructure Impact

The site is within 500 feet of an Imagine Austin Corridor. Imagine Austin the City's Council adopted Comprehensive 30-year Plan aims to direct growth in a compact and connected manner with more intense infrastructure investments along more dense corridors and within centers. This rezoning request is in line with Imagine Austin.

3. Greater South River City Neighborhood Plan

This case was submitted on February 6, 2026 and a notice of filing was mailed out on February 24, 2026. A city facilitated meeting with the neighborhood took place on March 23, 2026. The neighborhood can certainly request a postponement if they would like to do, but only the Planning Commission or City Council can grant a neighborhood postponement request, not staff.

4. Impact on Future Congress Avenue Development

State and Local Statutes limiting alcohol sales would continue to apply.

Jonathan Tomko, AICP
Planner Principal
Austin Planning, Permitting and Development Center
6310 Wilhelmina Delco Dr., Austin, TX 78752
512-974-1057
jonathan.tomko@austintexas.gov

.....

From: Martha Newman < >
Sent: Thursday, April 2, 2026 9:02 AM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>;
Subject: Re: Re: request for more information regarding Rowan Vale Project and Zoning

Dear Jonathan,

Thank you for copying me on your response to Diana Phillips's letter concerning the proposed Rowan Vale development on East Annie. I want to respond to one of your points.

I recognize that a site plan is not required for re-zoning to take place. But, we are asking questions about impervious cover, about parking and Pre-K queuing, and other such matters because O-SDA is trying to put too big a structure on too small a lot, and everytime they claim to fix one problem, they create another. For example, on the most recent site plan we have received from them. they are not yet down to 65% impervious cover, although they are close. But this new site plan shows that OSDA hopes to receive parking spots on the City's streets (both Nickerson and Brackenridge), which they were told they could not do by TWP, and it is a site plan that does not mark the existing utility poles in the alley that supply electricity to our homes on East Milton -- poles that will be within 5 ft from of their building, which is too close according to code.

It seems to me that if the purpose of the zoning request is to build a particular building by a particular developer, there is some need to figure out whether the building can be built to fit the requirements of the Zoning regulations they have requested. O-SDA is currently making lots of promises -- about design, about the Pre-K, about Parking and Mobility, about impervious cover, about keeping the building to 50' high -- , and it is unclear that they can do all that they have promised, The lot is too small for the building they want to create, and no promises will fix that.

Also, re the Transportation corridor, I assume you realize that, given Project Connect's recent plans for lightrail stops along S; Congress, one will be at Oltorf St

(some .7 miles from the development), and the other, the "SoCo" stop, will be .5 miles in the other direction.

thanks for your efforts,

best

Martha Newman
203 East Milton St.

.....
From: Sean Ransenberg <

Sent: Wednesday, April 1, 2026 7:06 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Cecelia Croman < >

Subject: Rowan Vale — traffic, safety, and compatibility considerations

Jonathan,

I hope you're doing well. My name is Sean Ransenberg, and I'm writing on behalf of my wife, Cecelia Croman, and our household at 1601 Brackenridge Street, Austin, Texas 78704. Our home is within 500 feet of the proposed Rowan Vale project, so we experience firsthand how this part of the neighborhood functions day-to-day.

Thank you for your thoughtful engagement with the neighborhood on this case. We know staff has to weigh a number of competing considerations, and we appreciate the care that you and your team bring to that work. Our hope is to share a few practical considerations that may be helpful as staff evaluates this application using the standard framework of compatibility, transition, traffic operations, and safety.

We support affordability as a policy goal. Our concern is whether this particular project, at this particular intensity, is appropriate for this particular lot. In our view, it is not. For that reason, we respectfully ask that staff either recommend against the rezoning or, at a minimum, identify SF-5 as the more compatible alternative.

Traffic Operations and Safety

Traffic operations and safety are our primary concerns. Travis Heights relies on a limited number of streets that function as neighborhood "lifelines," and those routes are already operating under strain.

The project would add:

- 64 residential units
- An on-site Pre-K
- Only 47 parking spaces

This combination is likely to push parking demand, circulation, and queuing onto Nickerson, Brackenridge, Annie, and nearby streets.

Key concerns:

- Pre-K pickup and drop-off queuing back onto Annie
- Existing weekend and school traffic already creating peak congestion
- Known speeding and cut-through traffic amplifying risk

- Proposed egress onto Nickerson raising visibility and safety concerns

These concerns become more significant when considered alongside near-term infrastructure work, including the South 1st Street Reclaimed Water Main Project. If key routes such as Monroe experience intermittent disruption over the next two years while this project adds additional congestion and queuing pressure, that combination could materially impact traffic operations, emergency access, and overall neighborhood safety.

While the fire department does not formally weigh in on zoning matters, these conditions highlight broader concerns about how well these streets accommodate emergency vehicles today. Taken together, this raises real questions around access, response times, and reliability of key routes.

We would encourage staff to take a close look at:

- Whether parking demand and Pre-K activity can realistically be contained on-site
- Whether the proposed Nickerson egress is safe under current conditions
- Whether the level of intensity is appropriate given the neighborhood's limited access routes and near-term infrastructure impacts

Compatibility and Transition

From a compatibility and transition standpoint, the nearby MF-3 properties do not appear to be meaningful comparisons for this site. Those parcels are generally adjacent to other multifamily zoning or the park and therefore maintain some level of transition. This lot does not. It is surrounded by SF-3, which makes the compatibility question more significant here.

It also appears important to evaluate the actual intensity being proposed, rather than viewing this solely as a base MF-3 request. A 64-unit, 5-story project with an on-site Pre-K on roughly 0.9 acres is much closer to MF-6 intensity than a typical MF-3 project. Even base MF-3 would be difficult to reconcile with the surrounding SF-3 context, and the actual proposal goes well beyond that.

In our view, the project is not built in proportion to surrounding homes, does not encourage compatibility, and does not provide an adequate transition.

A Path Forward

More broadly, this is not a choice between affordable housing and no affordable housing. Affordable housing can be pursued here in a way that also respects compatibility.

If staff believes some zoning change is warranted, SF-5 would allow additional housing while still providing a more appropriate transition from surrounding single-family uses. If the applicant's economics only work at a much higher intensity, we do not believe that should drive staff's recommendation.

The compatibility and transition reasoning staff used in the Heflin Housing case seems directly relevant here as well.

For these reasons, we respectfully ask that staff either recommend against the rezoning or, at a minimum, provide an alternative recommendation of SF-5. Thank you again for your time, your consideration, and the work you are doing on this case.

Sean Ransenberg-(513) 276-7734
Cecelia Croman
1601 Brackenridge Street
Austin, TX 78704

From: Bari Shiva Mayer
Sent: Wednesday, April 1, 2026 11:48 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Neighborhood Planning Case NPA-2026-0022.01.SH (Rowen Vale)
Hi Ms. Meredith,

Thank you for putting together the Virtual Community Meeting on the subject Neighborhood Plan changes.

As one of the nearest neighbors to the site, I wanted to take this opportunity to write in opposition to the proposal. I've attached a letter to that effect.

My apologies in advance for its length (if brevity is the soul of wit, I must be chronically un-funny).

I'll try and give you a call tomorrow or next week so you can put a voice to the name, and I promise to be less verbose on the phone.

Thanks in advance,
Shiva

Bari Shiva Mayer
1803 Nickerson St.
Austin, TX
78704

April 1, 2026

Maureen Meredith, Plan Amendment Case Manager, and
Jonathan Tomko, Zoning Case Manager
City of Austin
via email

Re: Neighborhood Planning Case # NPA-2026-0022.01.SH
Zoning Case # C14-2026-0010.SH
Project Name: Rowen Vale

Dear Mr. Tomko and Ms. Meredith,

I'm writing in opposition to proposed changes to the *Greater South River City Combined Neighborhood Plan*, and 206 E Annie St. et al. zoning.

As context, I've lived in Austin for nearly two decades. For the last 11 years, I've owned and resided at 1803 Nickerson St., only 100 feet from the subject site. This is the first time I've written to the City on any matter, and I apologize in advance for the length of this letter.

Our neighborhood welcomes all without discrimination and regardless of socioeconomic status. I have applauded efforts to promote a compact and connected city, including in my own backyard, through reducing lot size minimums, increasing the supply of "missing middle" housing, and promoting transit and larger-scale development along South Congress Ave.

However, I believe the proposed changes are inconsistent with the City's goals and public interest:

1. The proposed changes do not allow for adequate transitions between adjacent land uses.
2. The proposed changes do not align with the City's Growth Concept Map when all relevant factors are considered.
3. The proposed changes do not protect the historic character of the neighborhood.
4. The proposed changes do not meet the neighborhood's urban design guidelines.
5. The proposed changes exacerbate existing parking and traffic issues.

The proposed changes do not allow for adequate transitions between adjacent land uses.

The first goal of all planning and zoning laws should be to ensure harmonious transitions between land uses.

Along with the *GSRCCNP*, the City's comprehensive plan, *Imagine Austin*, is a guiding document for planning and zoning decisions. Per *Imagine Austin* (page A-27), "The Austin City Charter mandates that zoning regulations be in alignment with the comprehensive plan."

Imagine Austin policy LUT P4 guides the City to "... recognize that different neighborhoods have different characteristics, and infill and new development should be sensitive to the predominant character of these communities." The *GSRCCNP* echoes a similar sentiment: "... respect the established neighborhood character and natural assets."

The subject site sits in the interior of a single-family neighborhood. Many of the surrounding homes are roughly a century old, on small lots, and connected by narrow streets that were typical of the time. Both *Imagine Austin* and the *GSRCCNP* require changes to be compatible with that character.

The proposed change asks for MF-3 zoning. However, given the Affordability Unlocked density bonus, the applicant proposes to build at a density of roughly 71 units per acre—more like MF-6 zoning—including a pre-K school. It is impossible to transition from a 1930s-era, 1600 square foot, single-story home like my own, to a five-story MF-6-like development next door, in a way that is sensitive to the character of our community.

The City has consistently recognized the need for appropriate transitions in previous planning and zoning change cases. For example, in Heflin Housing (C14-2023-0117), City staff recommended denying MF-3-NP for a SMART Housing project on 0.49 acres: "Zoning changes should promote compatibility with adjacent and nearby uses... MF-3-NP would not provide an adequate transition between it and adjacent SF-3-NP land uses." In E MLK (C14-2020-0031), development of a 2.64-acre SMART Housing site was capped at 50 units with a 40-foot height limit within 300 feet of single-family zoning. In Gunter Street (C14-2024-0109), a 2.75-acre site was limited to 50 units via conditional overlay.

The proposed changes do not align with the City's Growth Concept Map when all relevant factors are considered.

Imagine Austin's Growth Concept Map defines "activity corridors," including South Congress Ave., to "provide direction for future growth" (page 97). *Imagine Austin* specifically notes that "a corridor's character will depend on factors such as road width, traffic volume, the size and configuration of lots, and existing uses" (page 104).

In both E MLK and Gunter Street, although the sites were either directly on an activity corridor (E MLK Blvd.) or within 550 ft of an activity corridor (Gunter Street, off Airport Blvd.), the City took careful notice of existing land use.

The proposed change—allowing 64 units on just 0.9 acres, not abutting an activity corridor, and surrounded on every side by existing homes—would substantially exceed any prior recommendation, even those made in more favorable locations.

The proposed changes do not protect the historic character of the neighborhood.

Protecting historic character is directed by *Imagine Austin*, the *GSRCCNP*, and good citizenship.

Two *Imagine Austin* policies, LUT P41 and P42, state: “Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City,” and “Retain the character of National Register and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character.” Further, the first goal of the *GSRCCNP* is to “[m]aintain the historic fabric” of the neighborhood.

A 64-unit apartment building replacing a contributing historic structure in a National Register District challenges these requirements. The applicant acknowledges the Historic Landmark Commission must review the project, but the *Imagine Austin* policy calls for retaining character and ensuring compatibility, not merely process compliance.

For example, in Waverly North (C14-2025-0034), City staff highlighted the restoration of a historic portion of the property as part of their recommendation. Interestingly, the applicant in that case was the same as in this one. In Waverly North, the applicant rightly valued both the applicable Neighborhood Plan and historic preservation, writing in their cover letter, “This proposal aligns with the goals and vision laid out in the [Neighborhood Plan]... by providing multifamily development that reflects and preserves the historic nature and residential character of the neighborhood.”

The proposed changes do not meet the neighborhood’s urban design guidelines.

The *GSRCCNP* contains urban design guidelines that were developed in consultation with the public. The very first guideline (NC-1) is, “New single family and multi-family construction should be compatible with existing and historic home architecture. Building heights, construction materials, and architectural details should enhance the existing character of the neighborhood.” *Imagine Austin* corroborates this, explicitly requiring the protection and enhancement of streetscapes.

For absolute specificity, the *GSRCCNP* elaborates (NC-5), “Multifamily building facades should express the scale of single-family houses and reflect the scale, height, and appearance of surrounding homes.”

The enormous size of the proposed building, combined with the small area of the site, make it impossible for the development to be compatible with the neighborhood—regardless of budget. The site plan makes clear that setbacks are minimal, that massing will create vertical walls next to sidewalks and adjoining buildings, and that there is no room for the well-designed streetscapes that make for vibrant communities.

To their credit, the applicant has met with neighbors on several occasions and has made some changes to their site and architectural plans. However, design changes cannot create space for compatibility where no space exists.

The proposed changes exacerbate existing parking and traffic issues.

Given the narrow streets surrounding the site, existing resident parking limitations (few houses have driveways or garages), widespread non-resident parking from South Congress Ave., and cut-through access to IH-35, our community is uniquely concerned about parking and traffic.

The *GSRCCNP* has long been explicit about parking and traffic concerns in this area. Recommendations D23 and D24 call to “Identify parking spillover problems from multifamily developments into neighborhoods and support residential-parking-only petitions” and “Discourage any variances or waivers for parking reduction on any new or expanding developments.”

The proposed changes would add considerably to the parking challenges already faced by the neighborhood. The current design calls for 46 parking spaces—a number limited by the size constraints of the site, as detailed above. This is a dubious choice for a 64-unit development intended to serve families who likely own cars (in addition to walking, cycling, or using public transit), especially since apartment residents are not eligible for the Residential Permit Parking program in effect on all surrounding streets.

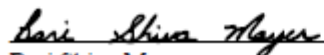
Traffic is an equally significant matter. In addition to the increased volume of traffic normally associated with 64 units, the development includes a pre-K. The pre-K brings additional traffic pressure, as well as queued cars during drop-off and pick-up. Neither the applicant, nor Transportation and Public Works, have articulated a coherent plan for how this can be accommodated. Continued discussion has raised more issues than it has addressed (such as a prohibited left turn from E Annie St. into the site, a fire hydrant blocking the designated driveway depicted on the site plan, and so on).

Traffic and road capacity have been dispositive factors in City decisions. In Saxon 2 (C14-2024-0099), the recommendation to deny was based on a Neighborhood Traffic Analysis that showed the property would exceed traffic capacity on the small street.

In summary

Given these factors, I respectfully request a recommendation against the proposed changes to the *GSRCCNP* and zoning. That said, the goals of the applicant are laudable, and I would encourage them to work with the City to re-scale their development plans on the site to address the aforesaid issues, or to find a larger site better suited to their planned size.

Sincerely,


Bari Shiva Mayer

From: Michael Breen <
Sent: Thursday, April 2, 2026 4:49 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Rowan Nickerson project

**Maureen
Jonathan**

I was just reading Mayor Watson newsletter and this section jumped out at me. It felt like this is exactly what the Nickerson neighbors have been talking about. We would be happy to accommodate a project that brought 16 units we are just distraught at a 70 something unit project.

**Michael Breen
1804 Nickerson
512-965-9672**

Last week, the Council approved a resolution to develop new zoning tools that allow more types of what's called "Missing Middle" housing. (I'll just say something that needs to be said: housing experts, housing advocates, and housing nerds have more strange names for things than you see in many other policy areas. There. I feel better getting that off of my chest.)

Since I've been trying and failing to come up with a better term, "Missing Middle" housing refers to options that are between single family homes on one end of the spectrum and large apartment complexes on the other. It's housing in the "middle" of the two poles. And, it's "missing" middle because we don't have enough of these developments. We tend to have more of the two poles.

Missing middle developments are usually within the range of 3-16 units and fit better in established neighborhoods because they are lower density than an apartment complex. We have a development down the street from my house that would be described as missing middle.

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

From: brooks kasson <
Sent: Thursday, April 2, 2026 4:55 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: rowan vale

my understanding of this project is that the rezoning, though it appears to be a concession, is not. with building 2's height limitation and mf-3's impervious cover requirements, pre-k standards and regs are not met.

there is no change in the size of this building which is in the middle of modest, single family homes....homes which deserve compatibility considerations, neighborhood traffic impact considerations, as well development parking considerations.

what are these people thinking? please deny any zoning or likewise changes until all of these locale considerations are thoroughly met.

sincerely,

brooks kasson
1400 alta vista
78704

From: Kelly Goodpastor <

Sent: Thursday, April 2, 2026 5:57 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Please Oppose the Rowan Vale Development- Their PreK Creates a True Queuing, Traffic, and Safety Concern

Dear Jonathan and Maureen,

When the Rowan Vale developers first presented their proposal to the City Council for the initial funding recommendation, they did not include a key part of their current plan: adding a PreK for 40 students on the already crowded development.

As a result, the City Council gave their initial approval on a fundamentally different project than the one we now have before us.

The Rowan Vale development was originally at the bottom of the list for the six projects currently competing for TDHCA credits. They "solved" this last-place issue by reworking their plans and adding a PreK for 40 students onto the already crowded lot, pushing them to the top spot of the six projects. The PreK would be located at the bottom floor of the easternmost 3-story structure along Brackenridge St, with 2 floors of apartments above. **The developer forced the PreK program into this project purely for the tax credit scoring process.**

The most significant issue with the PreK is the queuing for drop off and pickup. Of the 40 students, about 37 would come from families living off site (this is reflective of the builder's own data).

So, where do the 37 cars entering the PreK actually queue when they drop off and pick up their children from school?

According to the developer's plan, cars are expected to queue in the ground floor parking garage of the westernmost building while one of the few staff members walks over and takes children from their parents to the separate PreK building. **This queue will block Rowan Vale residents from pulling out from their parking spots to get to work.** One must keep in mind that these are likely 3-5 year old children, all in car seats or booster seats with backpacks, etc. As a mother of two, I can assure you this is not a quick process.

Additionally, there is another point of congestion -> AFTER the parents drop off their children. (This concern was actually pointed out by TPW). As parents leave the parking garage, they are forced to exit onto Nickerson Street - which has historically had challenges with speed as people cut through the neighborhood to avoid South Congress traffic. There is also paid and Residential Permit Parking on both sides of Nickerson, burdening the exit with extremely limited sight lines. **So, parents will also be required to queue AGAIN at the parking garage exit - as they wait to pull out onto Nickerson, creating a second queue of folks in the garage after the drop off, and blocking additional residential parking spots.**

The queue will undoubtedly spill out onto Annie St., blocking traffic in both directions and posing legitimate safety risks to residents, PreK students, and the middle school children who are already coming through this area for Lively Middle School, located a block away - both during the drop off and the pick up - which also corresponds with morning/evening rush hour commutes to & from work.

Please note, that in our conversations with Transportation and Public Works (TPW) on March 2nd, they confirmed that cars are not allowed to queue in the ROW (per the City's Transportation Criteria Manual (TCM)), so queuing there is also not an option. So, the issue remains unsolved.

It should also be noted that Annie St. is a main artery for Fire Engine 6 (located 1 block away) to access IH-35.

In development review practice under the the Transportation Criteria Manual (TCM):

- **Queuing areas must be explicitly shown on the site plan if a use creates predictable vehicle lines.**
- **Queuing is expected to occur in designated internal stacking areas, not in:**
 - **parking spaces,**
 - **parking aisles,**
 - **fire lanes,**
 - **or driveway access points.**

In a recent email to neighbors, in response to our concerns about the PreK queue, one of the developer's staff stated they would have "embedded flexibility to pivot to alternative drop off/pickup models if issues did arise," pointing to another one of their PreK partners that did not have "pre-defined pickup/drop off time at their other locations." Parents need to have a dependable timeframe in the morning before they go to work and in the afternoon after they get off work to rely upon. Most residents that qualify for the Affordable Housing program do not have the luxury of choosing their own schedule - so **this is obviously not a credible solution.**

After multiple meetings with TPW and after reviewing the TCM, it has become increasingly apparent that the developer has failed to demonstrate where the 35+ families will safely queue while they wait to pick up/drop off their children.

A 64-unit development, housing approximately 100 residents, with a PreK for 40 students, plus their PreK staff, plus building staff, all on less than a 1-acre lot does not compute, and should NOT be approved for development.

I truly appreciate your time and thoughtful consideration.

Warmly,

Kelly Goodpastor
1611 Nickerson St.

From: Mónica Cenicerros <

Sent: Monday, April 6, 2026 12:14 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Proposed construction of Rowan Vale

Dear Members of the Planning Commission,

I am writing as a concerned resident to express opposition to the proposed MF-3 zoning designation for the development in our historic neighborhood.

To be clear, this is not an opposition to affordable housing. We strongly support the need for more inclusive and attainable housing in Austin. Our concern lies with ensuring that development aligns with the City's adopted plans and respects the character and infrastructure of established neighborhoods.

The City of Austin has already outlined a thoughtful framework for growth through Imagine Austin, the Future Land Use Map (FLUM), and the Austin Strategic Mobility Plan. These plans emphasize directing the highest intensity development to designated activity corridors, while ensuring appropriate transitions into surrounding neighborhoods. **The proposed MF-3 zoning does not follow this guidance.**

Instead, SF-5 zoning would provide a more appropriate balance. It allows for additional housing options—including “missing middle” housing—while maintaining compatibility with the existing single-family neighborhood and local street network. In contrast, MF-3 zoning introduces corridor-level intensity onto a local residential street, which is neither designed nor intended to support that scale.

While the site is within a quarter mile of South Congress, it is not located on the transit corridor itself. Imagine Austin does not call for density to be applied indiscriminately. Rather, it specifically calls for a transition in scale from corridors into neighborhoods. SF-5 zoning fulfills that role as a transitional step, whereas MF-3 represents a level of intensity intended for corridors, not interior neighborhood streets.

Additionally, the Future Land Use Map designates this property as “Civic,” reflecting its long-standing use as a church for approximately 100 years. This designation carries meaning and intent. MF-3 multifamily zoning does not align with a civic designation and represents a substantial shift in both use and intensity. If the FLUM identifies this site as Civic, then zoning should remain consistent with that designation or transition appropriately—such as SF-5 with civic or compatible residential use—rather than introducing MF-3 apartments.

This is ultimately a matter of responsible planning, consistency, and respect for both adopted policy and neighborhood context. We urge you to uphold the City's guiding plans and support zoning that reflects a thoughtful transition rather than an abrupt and incompatible increase in density.

Thank you for your time and consideration.

Sincerely,

Mónica Cenicerros | 506 Leland Street

MONICA
CENICERROS

From: Melinda Steele

Sent: Monday, April 6, 2026 3:00 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: OPPOSE the Rowan Vale development- Where do the residents of this affordable housing development park???

Dear Jonathan and Maureen,

Rowan Vale's developer, Megan Lasch, **was unaware that the residents of her future development at 206 E. Annie St. would not qualify for standard RPP passes for the paid and residential parking zones surrounding the lot** when she placed a contract on it. Had she known about this important fact and the ramifications for her residents, would she have put the property under contract for affordable housing?

The Rowan Vale development has 64 units for approximately 100 residents. In their most recent site plan that they sent neighbors this week (the week of March 30th), the site plan lists 55 parking spaces for their residents (with 7 ADA compliant parking spaces for a total of 48 standard parking spaces). **However, of the 48 standard parking spaces offered, the developer placed 9 of those standard spaces on the side streets that are currently hybrid RPP and paid parking spots.** They listed these spots as "existing parallel street parking to be potentially incorporated with future street section."

In the March 2nd mobility meeting with Joseph Al-Hajeri and Curtis Beaty from Transportation Public Works, the developer also included these "potential" on street parking spots. **The TPW team stated the developer would not be able to count them as part of their parking.**

In the recorded meeting, neighbor Susan Goldberg stated, "A point of clarity is there will be no removal of residential overnight parking for this project."

Joseph Al-Hajeri responded, "As far as RPP zones on the street, no, they will stay the same."

The developer heard this and acknowledged the TPW staff comments. However, they kept these spots in the most recent site plan, knowing there is an issue with putting an affordable housing development with limited onsite parking inside a hybrid RPP and paid parking neighborhood.

With the help of the wonderful TPW staff, we understand that the residents at this development would be eligible to buy up to 120 day passes at \$5 each if they wanted to park near their home. These day passes technically would end at midnight, but since the RPP enforcement does not begin until 8:00, they would have a grace period until the next morning. However, if they don't get to their car with a new day pass or to move it by the time enforcement comes after 8:00 am, they are looking at a \$50 ticket per offence. And what happens if they go through all of their day passes? Then they have to pay for hourly parking. **As a result, how is this affordable housing affordable?**

And as TPW staff pointed out, as Project Connect becomes a reality in future years, over 300 parking spots will be removed from South Congress, pushing the parking burden onto the neighboring side streets.

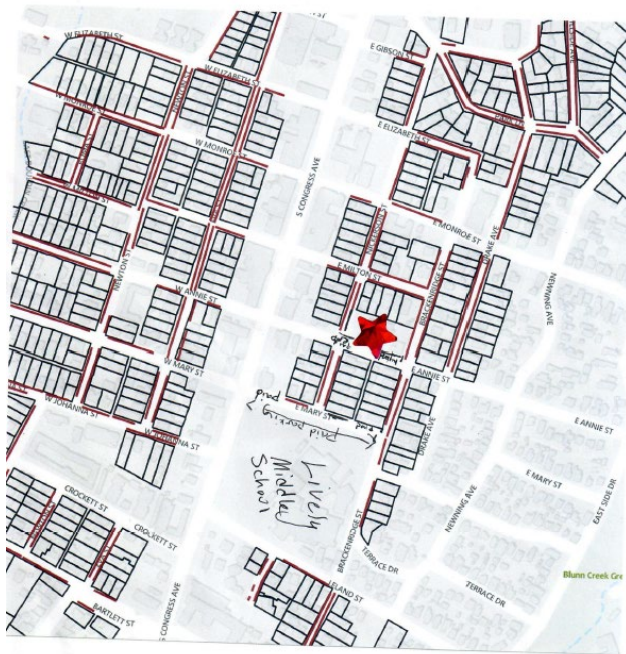
Certainly, more neighboring streets will apply for RPP. If this happens, the Rowan Vale resident's parking woes become even worse, either competing for the more limited paid parking spots/RPP spots or having to walk farther to find a free spot not designated as paid/RPP parking.

We understand there are no longer any parking minimums in Austin, but this is an affordable housing development with a low percentage of on-site parking surrounded by RPP and paid parking; it doesn't make sense. One of the developers, Abby Tatkow, says the residents will "self select" and not have cars. In the City of Austin, 3%-5% of residents don't have cars. Her 'self-select' hope is not a credible solution to this problem.

No one at the mobility meeting, during or since, has been able to show us examples of affordable housing (other than student housing) that is surrounded by paid or RPP parking while also not having adequate parking on-site. I have attached a map from the City of Austin RPP site showing how far residents would have to walk to find free parking. As you will see, to find free parking, Rowan Vale residents will need to walk to Drake where other neighbors already depend upon the street for parking. After Drake, Rowan Vale residents will have to walk farther into the neighborhood in search of parking.

Building affordable housing in a neighborhood where residents must depend upon paid street parking is not affordable. We urge you to please oppose the Rowan Vale development!

Thank you,
Melinda Steele



From: Leslie Olsovsky <
Sent: Monday, April 6, 2026 3:01 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rowan Value Development - Concerns from a local resident

Hello Mr Tomko and Ms. Meredith,
I am a resident of Brackenridge St in Travis Heights and wanted to send along a note of concern regarding the zoning changes on the 200 block of East Annie due to the proposed construction of the Rowan Vale housing development.
I support affordable housing, and many of the positives of this project resonate with me. However, I have broad concerns about the approach of the development company and the impact to the character of the neighborhood. I wanted to highlight a particular concern regarding the neighborhood infrastructure, which I do not believe supports the change of zoning for this project.
A key concern for me is the traffic and parking stress this development would add to the (already busy) residential neighborhood. At peak times (weekends, rush hour), the streets cannot support current traffic patterns and parking can be challenging. While South Congress is an appealing destination, it does not have amenities that make a non-car lifestyle easy. A development without adequate parking seems unreasonable. There are many families living in the vicinity of the development (including mine with three young boys) and there should be consideration taken into the safety for pedestrians and cyclists with the added pressure on the traffic grid.

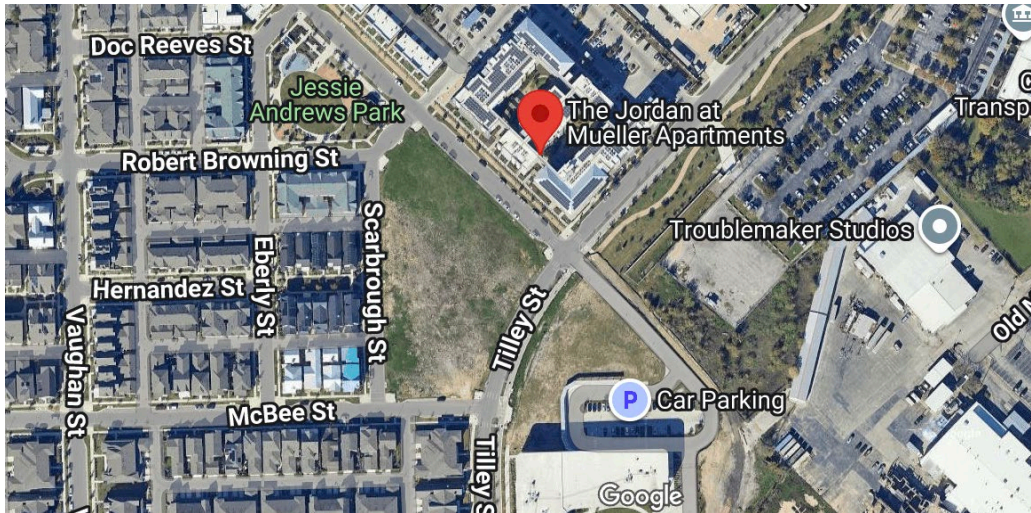
Thank you for your consideration.

Best,
Leslie Olsovsky
(928) 699-4077
1701 Brackenridge St.

From: William Coats <
Sent: Monday, April 6, 2026 5:07 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: Rowen Vale_Scale and Degree

Last thing!
I wanted to send over one more thought. I was looking at some cool "missing middle" affordable housing in Mueller and noticed a higher density affordable housing project (see below). It is of a similar scale as the proposed Rowen Vale project. It is in a part of Mueller with a bunch of single family homes but it is thoughtfully sited across a thoroughfare and some shared green space, not right in the middle of the homes. I'm sure there are airtight deed restrictions that would prevent that from happening but it seems like homeowners in an old neighborhood like ours should be able to count on the same sort of restrictions given our zoning category, neighborhood plan and FLUM.

The RV location is akin to the front half of the Hernandez, Eberly, McBee block with McBee being Annie.
Obviously planning can't be this perfect with infill development (like RV) but the image shows that the City of Austin knows how density should work.



Separately, weren't neighborhood plans the City's idea?

I read (on the AI) that the City Council basically mandated neighborhoods to work with the Planning Department on these plans in 1997 as part of then Mayor Kirk Watson's "smart growth" agenda.

Thanks for taking in all of this information and giving it your consideration.

I very much appreciate it.

Regards

-William

From: Cathey Capers <

Sent: Monday, April 6, 2026 9:44 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Rowan Vale Proposed Development

April 6, 2026

Dear Mr. Tomko and Ms. Meredith,

I'm writing in reference to the proposed Rowan Vale affordable housing development under consideration at the intersection of Annie St/Nickerson St./Brackenridge St.

I have resided at 1807 Nickerson St. since 1991; my husband has resided here since 1980. We have witnessed the tremendous growth of Austin and the surrounding changes in the neighborhood, which thus far have managed to preserve the safety and amazingly quiet atmosphere just 1 block east of the S. Congress corridor.

I've attended meetings with the developers and appreciated the sharing of information both by city staff and the developer team. I want to share our concerns about this particular project in its current proposed site. Along with most of my neighbors I believe the project as proposed is not consistent with the history and stated priorities of the Neighborhood Plan or the current designation of this site which is zoned for civic use.

Rather than leap to a 64 unit highly dense project with extremely limited parking in an already over congested street, I would support the zoning designation that strives

to achieve a more moderate level of increased density most suitable to this location (SF5 zoning). I would seriously lament this neighborhood street becoming a heavily trafficked and dangerous corridor, especially with two schools, including a proposed pre-school in its midst.

I applaud the city of Austin 's efforts to prioritize affordable housing by increasing density but do not believe it has to happen in the way it is proposed. I offer the outstanding and award-winning Mueller development as an excellent example of something much more habitable for all residents.

The decision before the planning commission regarding the requested zoning changes could set a lasting precedent that would have implications across the city. I appreciate your consideration of the impacted area in your recommendation.

Sincerely,

Catherine Capers

1807 Nickerson St. Austin, Texas

From: stephanie hunter <

Sent: Tuesday, April 7, 2026 5:27 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

Subject: Fwd: Watson Wire: In the Middle of It All

Dear Maureen and Jonathan,

Thank you for your attention to this matter. I know you have heard from many of my neighbors and I just want to also record my objection for the Rowan Vale Development which is near my home.

I am Stephanie Hunter and my address is 1804 Nickerson St. My husband is Michael Breen and I know he also sent his objection by email.

While not against affordable housing, I am against a project of this size going into our established single family home neighborhood. We already have huge parking issues in our neighborhood and this no doubt would exacerbate it.

I agree with Mayor Watson's thoughts on this and would welcome the "missing middle" for this property.

Again, I object to the Rowan Vale Development.

Thank you.

Sincerely,

Stephanie Hunter

From: Shumway, Penelope <

Sent: Wednesday, April 8, 2026 11:22 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: OPPOSITION LETTER re Case Number: C14-2026-0010.SH (200 E. Annie St)

Case Number: C14-2026-0010.SH

Maureen,

I am writing to respectfully, but vehemently, urge you to oppose the Neighborhood Plan amendment and re-zoning of the 200 block of East Annie St. being requested by O-SDA Industries, LLC (“O-SDA”).

Please hear this: I am an advocate and avid supporter of affordable housing. However, I cannot and will not support O-SDA’s project at 200 E. Annie St. as currently proposed and the Land Use / Planning Commission and City Council should not support it either.

Why you should oppose the Neighborhood Plan amendment and re-zoning of the 200 block of East Annie Street:

1. Rowan Vale is an egregiously under-researched project. A few examples.
 - A. During an in-person neighborhood meeting, in response to questions regarding Rowan Vale’s proposed child-care center, the O-SDA representatives explained that O-SDA included the child-care center in its application as a well-known industry strategy used to ‘fast-track’ the application for approval. The O-SDA representative also noted that O-SDA had conducted no preliminary research prior to application submission (or by the time our neighborhood meeting took place two months after submission) on whether the 200 E. Annie site could safely and successfully and reasonably support a child-care facility, who they would contract the child-care out to, where on the site the facility would be located or any of the other things that would come along with a project of this nature (thinking: dedicated areas for 3 and 4 year old drop-off and pick-up, teacher parking, adequate protected play areas, thoughtful ingress/egress planning – to name just a few considerations). Reminder: this child-care facility is in addition to the high-density, 70 unit, apartment building proposed for this small (less than 1 acre) site. We were told that the child-care logistics were things that O-SDA would spend the time thoroughly researching only once their application was approved...
 - B. If a large, for-profit company is attempting to enter a historically significant neighborhood to develop the tallest building in the entire neighborhood (even including all buildings on retail and hospitality-focused South Congress) and, in order to build this high-density housing complex, that developer must seek not only a zoning change but also a neighborhood plan exception, it would stand to reason that the City of Austin, including our Land Use / Planning Commission and our City Council, should expect (*and demand*) at least a basic level of research, understanding and thoughtfulness about the site and what it’s capable of. These should be preliminary requirements, *not afterthoughts*. A preschool creates peak hour traffic for pick-up/drop-off

queuing, and O-SDA's careless proposal to combine MF-3 density with a preschool on a local residential street is unworkable, and disrespectful to everyone impacted by this project – existing neighbors, future neighbors, the proposed residents of Rowan Vale – everyone.

- c. An additional anecdotal example to demonstrate the lack of research and understanding at play here: In O-SDA's initial application, they cited Tiny Grocer as the grocery store that their affordable housing tenants would utilize. Tiny Grocer is a treasured part of our South Congress community but, for the average person, the premium prices and micro-supply make it a humorous resource to cite for anyone's weekly grocery needs.
2. 200 E. Annie Street is not like other O-SDA projects.
 - A. This site is not even 1 acre. It is surrounded on all four sides by two lane roads. Due to street parking being universally permitted and utilized by residents and visitors to SOCO, the neighborhood's two-lane roads function in practice as one-lane roads where we, the residents of Travis Heights, dodge and dive and patiently wave oncoming drivers through in order to make our way through the neighborhood. Our neighborhood streets are oversaturated with cars as it stands today... This site is too small, and the infrastructure surrounding the site is inadequate, to properly support a 70+ unit (as originally proposed by O-SDA) high-rise high-density apartment complex, not to mention to accommodate parking for the multiple tenants residing in each unit, parking for a child-care center, daily parking for teachers and parents, a secure toddler drop-off area, a suitable place for queuing parents during pick-up time, space for trash/recycling areas and heating/cooling units sufficient to service a complex of this size... the list of logistical red flags goes on. Zoning intensity should correspond to the street network. MF-3 zoning is not appropriate or advisable on local, residential streets that function as one-lane roads a majority of the day. This is exactly why there are zoning restrictions in play. Rowan Vale is exactly what our City's zoning restrictions are in place to protect against.
 - B. O-SDA developed and operates Aria Grand, another 70-unit affordable housing complex, less than 1 miles from the proposed 200 E. Annie site. This Aria Grand complex is located at 1800 S I-35 Frontage Rd., and benefits from access to/from Woodland Ave. and I-35. Aria Grand is appropriately located for a development of its size and scale. It did

not require Neighborhood Plan amendment to develop because it was not diametrically opposed to any zoning or neighborhood restrictions and it was not built to tower over a property line it shares with one and two story single-family homes. *None of these same facts are true about O-SDA's Rowan Vale proposal.* To develop Rowan Vale would require an express exception to the established zoning parameters and neighborhood plan that Travis Heights home owners have respected and lawfully abided by for generations. Why should a large developer, who does not care enough about the potential project to do basic site research prior to application submission, be freely afforded a benefit that local, tax-paying home owners are not? O-SDA would argue they deserve an exception because they are building critical affordable housing (...despite there being a 10-15% vacancy at the Aria Grand complex less than 1 mile away...). While I am in full support of affordable housing at 200 E. Annie St. it *must be of appropriate scale and supported by suitable infrastructure.* When asked in neighborhood meetings why O-SDA would not consider building town homes consistent with current zoning restrictions or even a lower-density apartment complex on this site, we heard from the O-SDA representatives that if Rowan Vale is not developed to the towering and inappropriate size currently proposed then it becomes a bottom-line issue (i.e., it would not make O-SDA the profit they feel they deserve) and they would not pursue the 200 E. Annie St. site if it had less than the requested number of units.

3. A precedent concern; rewarding blatant disregard for the established rules and guidelines.
 - A. It is my understanding that O-SDA has failed to properly notify the Greater South Austin Neighborhood Plan's designated contacts who are supposed to make a recommendation before the City acts on a matter like the exceptions sought by Rowan Vale. This failure to notify could be an oversight or it could be that this procedural step was not a high-enough priority to motivate O-SDA to satisfy its obligations and abide by the rules. Whether it is a lack of attention to detail or a lack of respect – or both – these deficiencies are traits of O-SDA I have consistently observed throughout this process so far. There is a pattern of O-SDA seeking exceptions to the rules instead of making efforts to abide. Rowan Vale could be a promising development but 200 E. Annie St. is not the right site for it.

- B. Rowan Vale is a careless attempt to re-zone an entire neighborhood and to overhaul a decades-old Neighborhood Plan. If an exception is granted in this instance, there is precedent formed that can, and will, be used by developers even less diligent than O-SDA in the future. The lack of respect for the checks and balances critical to a healthy, functioning local government and the little-to-no diligence efforts to ensure safe, reliable and sustainable streets and neighborhoods at play in this proposal should raise red flags for the Land Use / Planning Commission and the City Council.

As such, I respectfully request that you reject O-SDA's request for a Neighborhood Plan amendment and re-zoning of the 200 block of East Annie Street. O-SDA has not proven itself to be a responsible, respectful or thoughtful participant in our collective efforts to create more affordable housing where it is needed and where it can be successfully, safely and meaningfully incorporated into our Austin community. Simply put: the Rowan Vale proposal is unreasonable and unworkable in its size/scale on the 200 E. Annie St site. It would create serious safety and logistical concerns for pedestrians and cyclists, for the existing home owners, for the new tenants of Rowan Vale, for the toddlers at the day care, for the parents and teachers of those toddlers, and for the nearly 1000 children going to and from the middle school, with its own particularized traffic patterns and density considerations, that is located less than 1 block from the proposed site. This is not the project that the citizens of Austin, including the affordable housing tenants, want or deserve. Sincere thanks for your consideration.

Penelope Shumway

Akin

2300 N. Field Street | Suite 1800 | Dallas, TX 75201 | USA | Direct: [+1 214.969.4365](tel:+12149694365)

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 Maureen Meredith,
 City of Austin - PDC
 Austin Planning
 P. O. Box 1088
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2026-0022.01.SH
 Contact: Maureen Meredith, 512-974-2695
 Maureen.Meredith@austintexas.gov
 Public Hearings: APR 14, 2026 - Planning Commission
 MAY 21, 2026 - City Council

Your Name (please print) DANIEL VIKERS

Your address(es) affected by this application
1901 BRACKENRIDGE ST AUSTIN 78724

Signature: [Signature] Date: 4/8/2026

Comments: THAT THERE ARE 2 SEPARATE CASES FOR THIS 'PARCH' SAYS A GREAT DEAL, THIS PROJECT SEEMS VERY FORCED AND THE PEOPLE ACTUALLY LIVING HERE ARE FEELING POWERLESS. A PROJECT OF THIS SCALE SETBACKS 1 + 2 STORY HISTORICAL HOMES IN UDCPAYS.

I am in favor
 I object

From: Jennifer Parks <
Sent: Wednesday, April 8, 2026 4:54 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: paul Parks <>
Subject: NPA-2026-0022.01.SH OBJECTION

I am writing to object to the request to amend our neighborhood plan to rezone 206 and 206 1/2 E Annie St and 1710 Brackenridge St from Civic to Multifamily.

This property is bordered on all sides by single family homes, and the developer Rowen Vale proposes to build a massive apartment block on the lot if it is rezoned. The design they have proposed is over 50 feet high, has a facade with multiple mismatched materials, and a cavernous first-floor garage which all add up to an eyesore for anyone unfortunate enough to have to live near it or walk by it daily. Houses on its north literally would be in its shadow. Rezoning this property to multifamily and then packing 50-odd units on it is not in keeping with the scale and character of the neighborhood. It is simply designed to make the project financially feasible for the developer.

Furthermore, in order to make their numbers "work", the developers have included a pre-K to obtain additional government incentives. This will cause traffic congestion in the middle of the neighborhood; plus, we already have a pre-K a few blocks away at Travis Heights Elementary, from which the pre-K would potentially siphon.

I strongly believe that our neighbors should not be subjected to this horrendous building plan simply to profit these developers. I believe the property would be better utilized in another civic use or by building smaller homes more in scale with the neighborhood.

Sincerely,

Jennifer and Paul Parks

1811 Drake (within 500 feet of the subject property)

.....

From: D'Anne M. Hiskey <

Sent: Thursday, April 9, 2026 9:50 AM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: 205 E Milton LLC concerns for rezoning of the 200 block of East Annie street

Dear Jonathan and Maureen,

My name is D'Anne Hiskey, and I am the owner and manager of an LLC property located at 205 East Milton Street, directly behind the proposed development site on the 200 block of East Annie Street.

My home is a contributing property within the Fairview Park/Travis Heights National Historic District, and I care deeply about preserving the character, scale, and integrity of this neighborhood.

As a homeowner in this district, I have personally invested in preserving its integrity. When making improvements to my home, I hired a historical architect to ensure that all additions remained consistent with the character and standards of the neighborhood. This was a significant investment, but one I chose to make because I believe in protecting the historic fabric and thoughtful scale of this community.

I am writing to express my concern regarding the proposed rezoning of this site to support the construction of Rowan Vale, a 64-unit, 3 to 5 story affordable housing development.

I want to begin by saying clearly that I am not opposed to affordable housing. I believe it is an important and necessary part of a thriving city. My concern is not the mission, but whether this particular location, scale, and zoning are appropriate and consistent with the City's adopted plans.

As someone who lives directly behind this site, I will experience firsthand the impact of placing a large, multi-story development on a local residential street within a historic district. The height and density represent a dramatic and incompatible shift from the surrounding single-family homes and historic properties.

I am especially concerned about traffic, safety, and parking. Our streets are narrow, and many residents, including myself, depend on street parking. Introducing this level of density will significantly increase congestion, strain parking availability, and create unsafe conditions for children, pedestrians, and cyclists.

Annie Street functions as a local residential street, not a corridor or collector. Zoning intensity should reflect that reality. This level of multifamily zoning introduces a scale of density that is not appropriate for this type of street and will lead to ongoing congestion and safety concerns.

Additionally, the inclusion of a preschool alongside this level of density creates further risk. Preschool drop-off and pick-up times generate concentrated peak-hour traffic and queuing. Combining this with a 64-unit development on a local street will result in traffic patterns that are inconsistent with the intended function of the neighborhood and increase danger for families.

The Future Land Use Map designates this property as Civic, reflecting its long-standing use as a church. Rezoning to multifamily represents a significant departure from that designation and introduces a level of intensity that is not aligned with the surrounding neighborhood or planning guidance. A more appropriate approach would allow for additional housing while maintaining compatibility with the neighborhood.

I am not opposing affordable housing. I am advocating for responsible placement and zoning that aligns with Imagine Austin, the Future Land Use Map, and the Austin Strategic Mobility Plan, all of which emphasize appropriate transitions from corridors into established neighborhoods.

As a homeowner, neighbor, and steward of a historic property, I ask that you carefully consider the long-term impact of this rezoning, not just in theory, but in the daily lived reality of those of us directly adjacent to this site.

Thank you for your time and thoughtful consideration.

Sincerely,
D'Anne Hiskey



H O P E B R I D G E

CONNECTING COMMUNITIES IN CHRIST

From: Mary Fealkoff <
Sent: Thursday, April 9, 2026 4:51 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Brown, Destiny <destiny.brown01@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>
Subject: Re:Zoning Case No. C14-2026-0010.SH; Neighborhood Plan Case No. NPA-2026-0022.01.SH

Dear Planning Commission and Staff,

On behalf of the South River City Citizens (SRCC) Neighborhood Association, I am writing to respectfully request a postponement of the Planning Commission hearing currently scheduled for April 14, 2026, related to the proposed development at 206 Annie Street.

Please find our formal letter attached, which outlines specific concerns regarding recent changes to the zoning application, requested entitlements and waivers, and the timing of the Neighborhood Traffic Analysis. As detailed in the attached correspondence, residents have only recently received key information and have not had adequate time to fully evaluate the potential impacts or provide meaningful input.

We are requesting that this case be postponed to allow for proper review, transparency, and community engagement consistent with the intent of the planning process.

We appreciate your consideration and are happy to coordinate further as needed.

Thank you for your time and attention to this matter.

Very truly yours,

Mary Fealkoff

President, South River City Citizens (SRCC) Neighborhood Association

Mary Fealkoff

President

South River City Citizens NA

<http://www.srccatx.org/>

.....

From: Mary Fealkoff <president@srccatx.org>

Sent: Saturday, April 11, 2026 7:56 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

Cc: chrisgoodpastor@me.com; williamcoatsiii@gmail.com; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Brown, Destiny

<destiny.brown01@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>

Subject: Re: Re:Zoning Case No. C14-2026-0010.SH; Neighborhood Plan Case No. NPA-2026-0022.01.SH

Hi Jonathon,

Thank you for giving us a selection of dates for the postponement. We would like to have the postponement be the **June 9th date that you offered**. Thank you again for all your help and working with SRCC on this matter.

Mary

Mary Fealkoff

President

South River City Citizens NA

<http://www.srccatx.org/>

On Fri, Apr 10, 2026 at 9:17 AM Tomko, Jonathan <Jonathan.Tomko@austintexas.gov> wrote:

Received, however the maximum number of days a postponement request can be requested for is 60 days. So, your options (within 60 days) are:

- April 28, 2026

- May 12, 2026
- May 26, 2026 (we have been asked not to schedule cases on this date because it is an election day and the meeting will most likely be cancelled)
- June 9, 2026

Please let me know which day the neighborhood would like to revise their request to and I will let the applicant know to see if they agree to the request or not. I will circle back with the neighborhood once I have heard back.

Thank you,



Jonathan Tomko, AICP

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752

512-974-1057

jonathan.tomko@austintexas.gov

From: Marie Case <

Sent: Monday, April 13, 2026 11:17 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>

Subject: Re: Case numbers: C14-2026-0010.SH for Zoning and NPA-2026-0022.01.SH for the neighborhood plan.

Dear Ms. Meredith and Mr. Tomko,

Before tomorrow's Planning Commission meeting I am writing in opposition to the proposed rezoning and development plan for **200 E. Annie St.** I am a long-time resident of Travis Heights and I own and live at **1606 East Side Drive.** From the time I moved to Austin to attend MCC through 2007 when I purchased this home, I dreamed of living in Travis Heights. Like so many who live here, I love this neighborhood and its historic homes.

I believe the Rowen Vale proposal conflicts with the City's plans, policies, and precedents—particularly as it relates to development within the **Travis Heights/Fairview Park National Register Historic District.**

I ask staff and decision-makers to evaluate this request against:

1. the adopted Neighborhood Plan and FLUM consistency standards (including whether there are truly “changed conditions” that justify an amendment and whether the proposal meets the plan’s goals and objectives);
2. the City of Austin Historic Design Standards (March 2021), which guide work in National Register districts and evaluate location/setbacks, orientation, and scale/massing/height; and
3. the City’s compatibility framework intended to limit height and setback impacts near single-family areas.

In my view, the proposal fails these tests—particularly on **scale/massing/height, setback pattern, and neighborhood compatibility. Key inconsistencies that require clear findings**

- Staff acknowledges the Plan’s compatibility requirement and that the neighborhood believes this proposal is not compatible, yet still recommends approval. I request a clear finding—based on measurable criteria—of how this project meets compatibility expectations in a National Register Historic District.
- The request is framed as **MF-3**, but the City’s own materials describe how **Affordability Unlocked** can make it functionally equivalent to **MF-5** height/massing. That gap between the label and the real-world outcome undermines the premise that this is a moderate, compatible change.
- Staff recognizes the site is within a National Register Historic District, yet the recommendation does not demonstrate how scale/massing/setbacks will maintain historic context—especially if development bonuses significantly increase height.
- The recommendation relies on anticipated public benefits and layered subsidies, but even staff notes some funding requests have not yet been submitted/received. Major zoning/NPA changes should not hinge on benefits that are not finalized.
- Citywide goals matter, but they do not eliminate the requirement to demonstrate site-level compatibility within an adopted neighborhood plan area and historic district.

Specific concerns

- **Inappropriate design and massing**
 - The sheer size and limited setbacks are shocking.

- The design is not compatible with existing home architecture and not in keeping with the established scale of the district.
- The setbacks proposed are minimal and do not reflect the established pattern of development.
- **Parking and traffic impacts**
 - The allotment of parking spaces is inadequate.
 - Increased traffic in a historic district with narrow streets is unsafe and unwise.
 - Our streets are already strained; we are effectively at or over capacity.
- **Incentives / tax credits**
 - The proposed public incentives feel inequitable given the scale of the project and its impacts on the surrounding historic district.

There are better options for this site. Our community would be supportive of a different approach that respects the historic district while advancing Austin's housing goals. Mayor Watson is correct: "Let's work towards being a city that more people can afford, and do it in a way that **adds to our existing neighborhoods.**"

The Travis Heights/Fairview Park National Register Historic District shines with pride and a commitment to upholding our history. This Rowen Vale proposal is simply **too much building on too little land** for this location.

Thank you for your consideration.

Sincerely,

Marie Case

1606 East Side Drive

Austin, TX 78704

.....

Dear Members of the Zoning Commission,

My name is James Young.

I live at 1803 Drake Ave.

I have been a current resident of Travis Heights since 2012, and have lived in or close to this neighborhood since 1999.

My wife has lived in this house since 2001.

We live within 500 feet of the proposed project.

I am writing to oppose the Rowen Vale

development planned for Annie Street in Travis Heights, as it is currently planned.

Conceptually, Rowen Vale, is a solid idea, the question is whether this is appropriate for this specific location.

A project of this scale is better suited to an area

designed to support its size, traffic, and infrastructure demands—and that is not the narrow residential streets of Travis Heights.

The developer stated they wanted to purchase property on South Congress, but could not afford it. Also, they could not make their development more to an appropriate scale in relation to the neighborhood because they could not make a profit, based on their business model.

Frankly, that is not the neighborhood's concern and neither should it be the city's. It is not, and should not be the government's job to cater to developer's needs at the expense of the residents of the neighborhood impacted. While the ideas behind the project are noble, when it comes down to it, this is a developer-driven, for-profit business venture like any other.

The proposed five-story structure would be approximately 35 feet taller than most surrounding single-story homes from the 1940s—representing a shift from roughly 15–20 feet to approximately 50 feet within the interior of a residential block.

This scale is not consistent with the City's stated goal of integrating new housing while maintaining the character and integrity of established neighborhoods.

A project of this scale would require an extended construction period, including cranes and deep excavation. Given the narrow streets and built-out nature of the area, construction staging and equipment placement remain unresolved logistical challenges.

Additionally, the excavation required introduces risk to protected heritage oak trees, which are both environmentally significant and legally protected.

Parking and infrastructure constraints present a significant challenge. The 06 NPA-2026-0022.01.SH - Rowen Vale; District 9 52 of 87

surrounding streets are already under strain, as evidenced by the recent

implementation of paid and permitted parking systems in response to documented demand.

Introducing high-density housing without sufficient on-site parking will

exacerbate these existing pressures. All four streets surrounding the proposed development are designated as paid or resident-only parking, raising concerns about alignment with affordability goals.

This is goal reality-based zoning to help ensure success for residents rather than creating a long-term struggles and strain on the surrounding area in Travis Heights.

It is also important to consider the performance of existing developments by the same developer. A nearby affordable housing project reportedly faces parking challenges and is not at full occupancy. With the current parking challenges and the lack of parking spaces, some of which will most likely be taken up by leasing staff and daycare employees, the already crowded parking will become even more crowded. If existing projects are facing challenges, it is reasonable to question the urgency and readiness of introducing another high-density development in an even more constrained setting.

I happen to live on the one block that, for some inexplicable reason, was the only section of street in that area not designated paid/resident pass parking. We get a lot of cars there as it is, because it is free: local workers, and visitors to South Congress. The street parking on our block can get pretty congested and in the past, before paid parking, we have had it completely full when there was a big event in the area. We also have no driveway and have to park on the street. In the past, we could park on another block until the traffic cleared out, but now we can no longer do that without getting risk of ticketed or towed.

The roads turn into one narrow lane as it is when it gets crowded. I guarantee that we would become overwhelmed with overflow from the proposed complex, because we are the free parking in the area. If existing projects are facing challenges, it is reasonable to question the urgency and readiness of introducing another high-density development in an even more constrained setting.

Several assumptions presented by the developer regarding future residents and transportation patterns are speculative and not supported by sufficient data. Each time the developer engages in discussions they continue to demonstrate a broader pattern of stretching assumptions to fit a narrative. For instance:

Identifying Tiny Grocer as a nearby walkable grocery option overlooks the reality that it is a boutique market with pricing that is inaccessible to many residents. Presenting it as an affordability-supporting feature reflects a disconnect between planning assumptions and lived realities of the residents.

- Claims that residents will primarily be drawn from nearby service industry workers, or that many will not own vehicles, require vehicles, or will no longer want vehicles and sell the ones they have, are not substantiated, generalizing, and considering this is an affordable housing project, a bit classist. Housing decisions are influenced by multiple factors—including community ties, schools, family needs, and overall cost of living—not proximity to employment alone.

- Stating that many residents may “move in with a car and then realize that they don’t need one” Yet the developer’s own reference to census data indicating that only a small percentage of Austinites do not own cars further underscores this concern.

The community feedback has been clear and consistent. There is strong support for 06 NPA-2026-0022.01.SH - Rowen Vale; District 9 53 of 87

Increasing housing and affordability, and a need for it be in alignment with planning principles, neighborhood conditions, and community input. There are too many issues regarding this proposal and a zoning change to MF-3 or MF-4 is not warranted for this property.

There is no need to rush this decision, particularly given the number of concerns, uncertainties and the potential for long-term infrastructure strain, a more measured approach is warranted. Rezoning at this scale is effectively irreversible and should be approached with caution.

A widely supported and viable alternative is only months away: Missing Middle Housing. MF 3 or SF 5 duplexes, fourplexes, and small multi-unit buildings provide increased density while remaining compatible with neighborhood scale and infrastructure. This is what is suited for this site and quite achievable. It balances all the needs and stressors of this lot. Support for this approach is strong and consistent. It is a rare alignment between community input, sound urban planning principles, and long-term Sustainability.

I have talked to a lot of residents in the area around the proposed site. I have read the many, many letters sent.. From what I have heard and seen, not a single one supports this development in it's current configuration. Everyone is saying the same thing: we support more affordable housing, but not in the development plan currently proposed. Many have come up with alternative, more sensitive solutions to the issue that will both allow more affordable housing and is sustainable to the neighborhood. Some of them are in construction and planning. They know what they are talking about. Please listen to them.

The city is taking steps to alleviate affordability concerns by creating a viable and sustainable model. It is not mega development OR housing. The City should not be pressured to make a decision regarding rezoning when a viable option is within reach. The developer does not even have their full funding until after July, so let's not rush to make a decision that is detrimental to future residents.

Rowen Vale, as currently proposed, is out of alignment and causes more problems than it solves if placed here. It is a strong concept applied in an unsuitable context.

Thank you for your time and careful consideration of these concerns. I urge you to prioritize solutions that respect the character, infrastructure, and long-term health of Travis Heights, both current and future residents.

Thank you,
James Young

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2026-0022.01.SH
Contact: Maureen Meredith, 512-974-2695
Maureen.Meredith@austintexas.gov
Public Hearings: APR 14, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 I object

MARK MILKS

Your Name (please print)

206. E. MILTON ST.

Your address(es) affected by this application

MARK MILKS

Signature

4/9/26
Date

Comments: PROJECT IS NOT TO SCALE
WITH NEIGHBORHOOD.
MR, MX-1 OR MC-2
ZONING IS A BETTER FIT
BASED ON YOUR OWN
CITY FUNDED STUDY.
CURRENT TRAFFIC STUDY
IS INACCURATE.

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Maureen Meredith, 512-974-2695
Maureen.Meredith@austintexas.gov
Public Hearings: APR 14, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 I object

Michelle Holmes
Your Name (please print)

1702 Nickerson St.
Your address(es) affected by this application

[Signature]
Signature

4-6-26
Date

Comments:

Dear Chair Woods, Vice Chair Haney, and Planning Commissioners,

I am writing as a local business owner to express my strong support for the proposed rezoning that would allow for the development of deeply-affordable housing at 206 East Annie Street.

Like many employers in our area, I rely on a dedicated workforce to keep my business operating. However, it has become increasingly difficult for my employees to find housing they can afford within a reasonable distance of their jobs. Many of them face long commutes, rising transportation costs, and housing instability—challenges that ultimately affect their well-being, productivity, and long-term ability to remain in our workforce.

Approving the Rowen Vale rezoning would create much-needed housing opportunities for working individuals and families, including many of the people who serve our community every day. Providing affordable homes near employment centers is not just a housing issue—it is an economic development strategy. It helps businesses attract and retain talent, reduces turnover, and strengthens the overall resilience of our local economy.

I respectfully urge the Commission to approve this rezoning request. Doing so will support local businesses, strengthen our workforce, and move us toward a more equitable and sustainable future.

Thank you for your time and thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Tiny Grocer". The signature is fluid and cursive, with the first name "Tiny" and last name "Grocer" clearly distinguishable.

Tiny Grocer

1718 S.Congress Ave. Austin TX 78704

(510) 541-5871

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2026-0022.01.SH
Contact: Maureen Meredith, 512-974-2695
Maureen.Meredith@austintexas.gov
Public Hearings: APR 14, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 I object

Geffe Peulto

Your Name (please print)

1702 McKesson St. Austin TX 78704
Your address(es) affected by this application

[Signature]

Signature

4-5-26

Date

Comments: ~~Our~~ our street is already congested
This will only compound it. I've lived
here over 20 years and dealt with
all the change that turned our
once pleasant street into tons of people
always on mt. This will only make it
worse. This area is not built for this density

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Maureen Meredith, 512-974-2695
Maureen.Meredith@austintexas.gov
Public Hearings: APR 14, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 Object

Bonnie Orr & Bill Kalmbach
Your Name (please print)

405 E. Monroe St.
Your address(es) affected by this application

Bonnie Orr Bill Kalmbach 4/5/2026
Signature Date

Comments: We are opposed to this land use change because it would place too many residences on the property for the area which was originally planned as a single family housing neighborhood and has narrow streets and insufficient utilities. In addition we understand a school is also planned for the building. The narrow streets will cause traffic congestion and be dangerous for pedestrians which include children.

From: Abby Tatkow <ATatkow@ >
Sent: Wednesday, April 15, 2026 3:17 PM
To: Martha Newman < >; Megan Lasch < >
Cc: Beeler, Melissa <Melissa.Beeler@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chris Goodpastor <chrisgoodpastor@ >; Anita Tschurr < >
Subject: RE: Rowen Vale entitlements, waivers, and traffic study

Martha,

Please see below for more details on how Rowen Vale's proposed design(s) compare to the MF-3 entitlements. Note that the proposed design is subject to Site Plan and Building Permit review. Attached is the SMART Housing/Affordability Unlocked application that was submitted to the City on 12/11/25 prior to our reduction in units to 64. We are not seeking any other approval for any other City bonus programs.

We agree that a mediator would be useful and will also look into identifying someone available to meet with us in the next two weeks. Do you have a sense of what yours and your neighbors' availability will be?

Best,

Note that our team has updated our emails, so please remove atatkow@saiagebrook.com from your contacts list. Thank you!

From: Martha Newman < >
Sent: Monday, April 13, 2026 9:38 PM
To: Megan Lasch < >
Cc: Abby Tatkow < >; Beeler, Melissa <melissa.beeler@austintexas.gov>; Jonathan Tomko <jonathan.tomko@austintexas.gov>; maureen.meredith@austintexas.gov; Chris Goodpastor < >; Anita Tschurr < >
Subject: Re: Rowen Vale entitlements, waivers, and traffic study

Thanks for this, Megan. I think we had hoped for more specific information.

Can you identify:

- a. The specific proposal heights and setbacks of the development that will require the height/setback waiver, and the amount they exceed the current limits.
- b. The specific FAR of the development that requires the FAR limit waiver, and the amount it exceeds current limits
- c. The specific reasons the proposed development needs a waiver of the minimum site area requirements (ie, what is the planned site area), and how and by how much it exceeds the requirement of the base zoning district.

We'd also like the specific development regulations for which RV seeks a waiver or modification.

Would it be possible to share with us your Affordability Unlocked application?

Also, are there other City programs besides Affordability Unlocked that will provide you with entitlements or with waivers, whether from regulations or from fees?

Thanks so much,

Martha for East Annie neighbors

On Mon, Apr 13, 2026 at 5:01 PM Megan Lasch < > wrote:
Hi Martha,

Please see responses to your questions below.



MEGAN LASCH
President

O-SDA Industries, LLC

O: 512.383.5470 | C: 830.330.0762

| www.o-sda.com

5501-A Balcones Dr. #302 Austin, TX 78731

Entitlement	MF-3 Base Zoning	Affordability Unlocked Type 2	Rowen Vale Proposed
Compatibility Height and Setback Requirements (note that side setbacks required by the base zoning district are not waived) Updated Compatibility Standards were passed in 2024 which changed applicability to only include sites zoned MF-4 or less restrictive within 75 feet of a triggering property must comply with compatibility standards.	Compatibility is not triggered by MF-3.	Waived	No Structure from 0-20ft setback from SF for Bldg 1 No Structure from 0-50ft setback from SF for Bldg 2
Floor to Area Ratio (FAR) Limits of the Base Zoning District (AU waives FAR)	0.75:1	Waived	2.11:1
Height (Type 2 projects the limit is increased by multiplying the base zoning height limit by 1.5)	40'	60'	40' (4-story design) 50' (3-4-5 story design)
Parking (Applicants are not required to construct non-accessible parking spaces, however must construct accessible spaces)	7 ADA Spaces	7 ADA Spaces	39 Standard Spaces + 7 ADA Spaces = 46 total spaces
Front & Rear Setbacks (Reduced by 50% by AU)	Front: 25' 5'	Reduced by 50% 12.5' 5'	Front: 12.5' minimum Planting Zone + Clear Zone Back: 5' + 14' Alley
Minimum Site Area	MF-3 does not require a minimum site area per building/unit.	Waived	39,197sf

From: Martha Newman <>
Sent: Monday, April 13, 2026 2:44 PM
To: Abby Tatkow <>; Megan Lasch <>; Beeler, Melissa <melissa.beeler@austintexas.gov>; Jonathan Tomko <jonathan.tomko@austintexas.gov>; maureen.meredith@austintexas.gov
Cc: Chris Goodpastor <>; Anita Tschurr <>
Subject: Rowen Vale entitlements, waivers, and traffic study

Dear Megan and Abby.

Your recent letter to the Planning Commission indicated that your project has applied for the Affordability Unlocked Type 2 Density Bonus Program and that the

program will afford the development several entitlements and waivers. We have not received complete information disclosing which entitlements and waivers you intend to seek. Could you please disclose all entitlements and waivers you intend to seek under any applicable bonus program? We would like to receive this information by April 17, 2026.

By participating in Affordability Unlocked, Rowen Vale proposes to access the following waivers or modifications on development regulations:

Development Regulation Waivers

- Compatibility height and setback requirements (note that side setbacks required by the base zoning district are not waived)
- Floor-to-Area Ratio (FAR) limits on the base zoning district
- Minimum site area requirements on the base zoning district

Development Regulation Modifications

- Front Yard setbacks are reduced by 50%
- Rear Yard setbacks are reduced by 50%
- For Type 2 Projects, the height limit is increased by multiplying the base zoning district height limit by 1.5

Furthermore, in your meeting with the neighbors of East Annie street on March 2, you indicated that O-SDA would conduct a traffic study that included a weekend day. But the current traffic study only included weekdays. We would still like to see a traffic study that includes weekends.

After the March 2nd meeting discussion we resubmitted the TIA Determination Worksheet to TPW and learned that a Neighborhood Traffic Analysis would be required. The NTA requested traffic counts under the city requirements. Since the city requires that these counts be collected when the network is most strained, the ITE manual calls for count collection during non-holiday weekday hours. This is the direction our engineers followed. We will contact our engineer about weekend data collection and see what that looks like.

Thanks for your help with these issues,

Martha Newman for the East Annie neighbors

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2026-0022.01.SH
Contact: Maureen Meredith, 512-974-2695
Maureen.Meredith@austintexas.gov
Public Hearings: APR 14, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 I object

Zach McFarlane

Your Name (please print)

209 E Milton St Austin TX 78704

Your address(es) affected by this application

4-6-26

Date

ZMM

Signature

Comments: The proposed change to the land

use designation at the 200 block of
Annex Street is essentially placing high
density housing in the middle of a single
family home neighborhood. My home
directly abuts the property. The change will create
extreme density problems with traffic & parking without
being on a transit corridor.

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Maureen Meredith, 512-974-2695
Maureen.Meredith@austintexas.gov
Public Hearings: APR 14, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 I object

Shiele Winchester
Your Name (please print)

1613 + 1701 Drake Ave Austin 78704
Your address(es) affected by this application

ABW mhwst 4/18/26
Signature Date

Comments: Annie St. lot is clearly a local & historic residential street in the heart of SE-1 neighborhood. Previous zoning for civic use as church was appropriate for current & developing traffic zones & quality of life & historic attraction of city as varied vibrant. Change to MF-3 is inappropriate for this lot violating traffic goals of city jeopardizing nearby school & parks to over-hrining longstanding neighborhood planning →

for changes such as ADU, w/ coop...
then with city.

PUBLIC HEARING COMMENT FORM

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City of Austin - PDC
Austin Planning
P. O. Box 1088
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Contact: Maureen Meredith, 512-974-2695
Maureen.Meredith@austintexas.gov
Public Hearings: APR 14, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 object

Your Name (please print)
KATHLEEN MULLHAUSEN

Your address(es) affected by this application
1800 NICKERSON STREET AUSTIN TX 78704

Signature
Date
4/10/26

Comments: THIS ZONING REQUEST
CHANGE SKIPS TRANSITIONAL
CATEGORIES LIKE SF-5, THE AEN
TO MOVE UP 7 ZONING CATEGORIES
AMONGST SINGLE FAMILY DWELLING
WILL HAVE A SEVERELY NEGATIVE
IMPACT ON ALREADY CONGESTED
STREETS THAT ARE ALREADY OVER CAPACITY

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2026-0022.01.SH
Contact: Maureen Meredith, 512-974-2695
Maureen.Meredith@austintexas.gov
Public Hearings: APR 14, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 I object

MARILYN GOOD
Your Name (please print)

1707 BRACKENRIDGE
Your address(es) affected by this application

Maureen Meredith Signature
4/13/26 Date

Comments: I like across the street from this project. Parking is already nearly impossible in this residential neighborhood of historic houses even with a neighborhood permit. This proposal would benefit neither the current or new residents. Please don't destroy the heritage trees in this area.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2026-0022.01.SH
Contact: Maureen Meredith, 512-974-2695
Maureen.Meredith@austintexas.gov
Public Hearings: APR 14, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 I object

JOHN STILLWELL
Your Name (please print)
209 E. MILTON ST.
Your address(es) affected by this application
John B Stillwell
April 10, 2026

TION

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Form
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Austin Planning:

As a homeowner directly bordering the Rowan Vale project on the north, I object to the proposed Land Use Designation Amendment request. This lot is surrounded on all sides by single family homes; the proposed scale of the project is excessively oversized for the middle of an endangered and precious historic bungalow neighborhood. The huge amount of traffic, a parking garage directly facing our backyards, the blocking of sunlight by the overly tall proposed building all will be results of the inappropriate location for a project of this scale. Please consider ways that more housing and more affordable housing can be developed while keeping to the scale of the neighborhood: otherwise you will destroy what makes people want to live in our great city in the first place.



4818 E Ben White Blvd • Austin, TX 78741 • www.unitehere23.org

April 28, 2026

Dear Planning Commission Members,

I write today on behalf of UNITE HERE Local 23 in support of items #4 and #5 on today's agenda amending the Greater South River City neighborhood plan and rezoning to build affordable, multifamily housing.

UNITE HERE Local 23 is a union of hospitality workers including hotel housekeepers, cooks, bartenders, dishwashers, servers, and cashiers at locations in downtown Austin and at Austin International Airport. For our members that work downtown in District 9, there are not very many options to live close to work. In fact, most of our members commute from more affordable areas to work downtown, many commuting over an hour to work. While they have won wages and benefits that go far beyond the standard for non-union hospitality workers in the city, the cost of living and specifically the cost of housing remains high, especially in downtown.

For many years, the community has been advocating for more of this type of development. This project is what working people need, and as the backbone of this city, they deserve to be able to live downtown and close to work.

This is really a choice about what kind of city do we want Austin to be in 10, 20, 30 years. This is an opportunity to have an impact on that future. Austin is special, not because of the towers downtown, but because of our culture and diversity. Allowing for a more diverse population in all areas of the city will only make our community stronger. In addition to the location, the fact that this property will be 100% income restricted affordable housing, include free onsite pre-K, and is connected to public transit, this project will help move us toward the future we want and deserve.

Sincerely,

Rachel Melendes

Political Director

UNITE HERE Local 23

c. 210-887-1167

From: Drew Zerdecki < >
Sent: Tuesday, April 28, 2026 1:40 PM
To: LandUseLiaison <LandUseLiaison@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Speaker Presentation — NPA-2026-0022.01.SH and C14-2026-0010.SH (Rowen Vale, 206 E. Annie Street)

Dear Land Use Liaison and Case Managers:

Following up on my online speaker registration earlier today, attached is a document I plan to present. I am registered to speak in opposition on both Rowen Vale items: [NPA-2026-0022.01.SH](#) (neighborhood plan amendment) and C14-2026-0010.SH (rezoning).

In addition to serving as my displayed presentation during testimony, I am asking that this email and the attachment be included in the case backup as opposition correspondence under Planning Commission Rule of Procedure 2.200, which requires backup to include "letters in support or opposition for each case." I am copying the case managers for that reason.

The attached single page documents an OpenCorporates search conducted today across all U.S. jurisdictions for the entity "Rowen Vale" — the firm named on the Submittal Verification and identified as the agent in both Review Sheets. The search returned zero results. Rowen Vale, LLC does not exist.

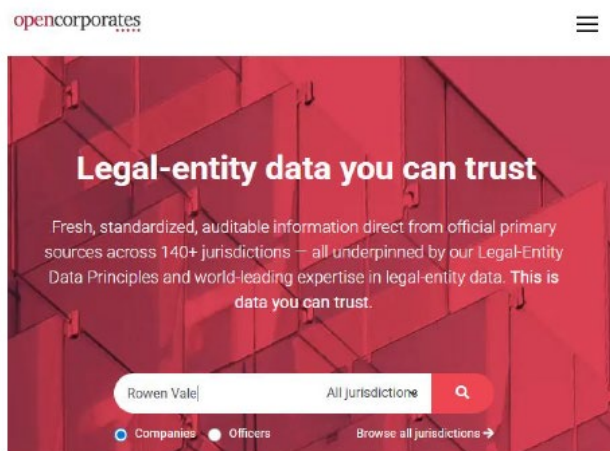
This raises a threshold procedural question under the Land Development Code. Section 25-1-81 provides that "a record owner or the record owner's agent may file an application," and authorizes the responsible director to require evidence of the applicant's authority to file. Section 25-2-242 limits initiation of zoning or rezoning to specifically enumerated parties. For the neighborhood plan amendment, Section 25-1-810(B) places the burden of demonstration on "the applicant." A non-existent entity cannot satisfy any of these provisions as the named agent of record.

I am asking that the attachment be queued for display during my testimony and that this letter be included in the backup distributed to the Commissioners. For the neighborhood plan amendment specifically, I would also respectfully note that Section 25-1-810(A) provides that "the director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied," including the applicant's burden of demonstration under (B). I bring the attached search result to staff's attention so it can be evaluated against that prohibition before the hearing.

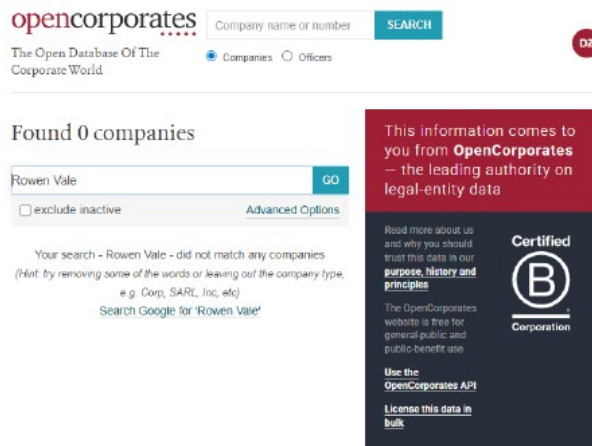
Thank you for your time.

Respectfully,

Drew Zerdecki
1211 W. Mary St. C
Austin, TX 78704
(512) 415- 7727



- Search of "Rowen Vale" was conducted at <https://opencorporates.com> of "All jurisdictions" on April 28, 2026 (as indicated above)
- Search Result: Found 0 companies named Rowen Vale (as indicated below)



PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 Maureen Meredith
 City of Austin - PDC
 Austin Planning
 P. O. Box 1088
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2026-0022.01 SH
 Contact: Maureen Meredith, 512-974-2695
 Maureen.Meredith@austintexas.gov
 Public Hearings: MAY 12, 2026 - Planning Commission
 MAY 21, 2026 - City Council

Your Name (please print) DANIEL VICKERS

Your address(es) affected by this application
1901 BRACKENRIDGE AUSTIN TX 78704

[Signature] Signature
5/7/2026 Date

Comments: THE PATHWAY TOWARDS THE PROPOSED DEVELOPMENT SHOULD BE BUNDLED, THE EXISTING SURROUNDING HOMES OF ONE TO TWO STORIES IS NOT A FAIR BACKGROUD FOR THE PROPOSED DEVELOPMENT.

I am in favor
 I object

From: vicky canto
Sent: Friday, May 8, 2026 3:11 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 1710 Brackenridge Street Neighborhood Plan Amendment

Hello Maureen,

I am reaching out because I am the owner of 1801 Brackenridge Street, and I received two notices in the mail regarding the zoning change as well as the Neighborhood Plan Amendment to 1710 Brackenridge Street. Attached is my comment form in connection with the proposed Neighborhood Plan Amendment stating that I object to the proposed project and amendment.

Thank you,

Vicky

Vicky Canto

c: 617.733.3230

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Public Hearings: MAY 12, 2026 - Planning Commission
MAY 21, 2026 - City Council

I am in favor
 I object

VICTORIA CARO - POLICE
Your Name (please print)

1801 BRAKKEWIDGE STREET
Your address(es) affected by this application

Signature

Maureen Meredith

Date

5/6/26

Comments: I SUPPORT AFFORDABLE HOUSING BUT I DON'T THINK THAT WE SHOULD CHANGE OUR NEIGHBORHOOD'S CHARACTER SO THAT THE DEVELOPER'S ECONOMIC ARE MORE FAVORABLE.

From: Shi Winch <

Sent: Saturday, May 9, 2026 10:16 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Case Number NPA-2026-0022.01.SH

Case Number [NPA-2026-0022.01.SH](#)

Maureen Meredith

Planning Commission (May 12, 2026)

City Council (May 21, 2026)

I object

Oppose.

S. Winchester
1701 Drake Ave.

AND

1613 Drake Ave.78704