

November 19, 2024

Mayor Kirk Watson and City Council Members
Austin City Council, City Hall, Council Chamber

RE: Rezoning Application - C14-2024-0007-1209 W 5th Street – Agenda Item 112

Dear Mayor Watson and City Council Members:

Last Thursday, City Council approved the first reading of a zoning change for 1209 W. 5th Street, doubling the allowable building height from 60' to 120' based on the applicant's claim of a "multi-family development." This change also allows up to 50% hotel/motel use to satisfy the 70% residential requirement. This is not multi-family housing and it is not compatible with surrounding buildings. Additional height is tied to affordability components in recent City ordinances, but in this case, the applicant's claim is misleading.

Mayor Kirk Watson, along with Council Members Alison Alter and Mackenzie Kelly, voted against the proposal. Our district representative, Council Member Zo Qadri, voted in favor.

Currently, the project is speculative without a solid design, architect, or developer for a small 20,000 sq. ft. site – no larger than two typical residential lots. OWANA has attempted to finalize negotiations for a covenant with the applicant since February, over ten months ago. Instead, the applicant signed agreements with two third-party contractors, brokered with Council Member Zo, without informing or including OWANA in the final negotiation process. We only received copies of these agreements a week after the Council's first reading. The Owner has never come to a meeting; all has been through their agent.

When OWANA went to the planning commission, the discussion took about an hour resulting in no real genuine consensus.

Council is on track to approve this rezoning allowing additional height without accountability to a residential commitment setting a dangerous precedent. It would encourage developers to bypass neighborhood involvement and negotiate third party agreements brokered with Council Members. This affects not just OWANA but all of Austin.


Doubling allowable height and changing zoning, particularly in some of the most historic areas in Austin, requires a thoughtful planning process and genuine neighborhood/city benefits. "Big asks" require "big effort" and real discourse. OWANA has shown how working with developers can mean more quality, thoughtful density in several recent planned projects in the neighborhood. That precedent is incredibly important to protect Austin's future.

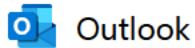
If no agreement is reached with OWANA, we urge the City Council to deny the zoning request. In addition to an improved outcome in this case, insisting on a pause for

deliberation will alert those willing to bypass real community negotiation and minimize contentious items landing in Council's lap. Please reject the LI-PA application and encourage the developer to work with OWANA on a sensible PDA.

Sincerely,

Kate O'Neill
1510 W. 10th St
Austin, Texas


(512) 289-0325



Reasoning C14-2024-0007-1209 w 5th street

From Monica Humphries <[REDACTED]>
Date Mon 11/18/2024 7:44 PM
To Tomko, Jonathan <[REDACTED]>; Thomas, Eric <[REDACTED]>
Cc [REDACTED] <[REDACTED]>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Dr. Mr Tomko:

Please find the attached letter for the attention of Mayor Kirk Watson and City Council Members regarding agenda item 112 on the Nov. 21st Agenda. Kindly confirm receipt .

Thank you in advance for your attention to this matter.

Monica Humphries

Nov 18, 2024

Mayor Kirk Watson and City Council Memebers
Austin City Council, City Hall, Council Chamber

RE: rezoning application c14-2024-007-1209nW 5Th street Agenda item 112

Dear Mayor Watson and City Council Members:

Last Thursday, City Council approved the first reading of a zoning change for 1209 w 5th Street , doubling the allowable building height from

60' to 120' based on the applicant's claim of a multi family development. This change also allows up to 50% hotel motel use to satisfy the 70% residential requirement. THIS IS NOT MULTI-FAMILY HOUSING AND IT IS NOT COMPATIBLE WITH SURROUNDING BUILDINGS. Additional height is tied to affordability components in recent City ordinances, but in this case, the applicant's claim is misleading.

Mayor Kirk Watson along with Council Members Alison Alter and Mackenzie Kelly, voted against the proposal. Our district Rep, Council Member Zoning Qadri, voted in favor.

Currently, the project is speculative without a solid design, architect, or developer for a small 20,000sq ft. Site- no larger than two typical residential lots. OWANA has attempted to finalize negotiations for a covenant with the applicant since February, over ten months ago. Instead, the applicant signed agreements with two third party contractors, brokered with Zo, without informing or including OWANA in the final negotiation process. We only received copies of these agreements a week after the Council's first reading. The owner has never come to a meeting all has been through their agent.

When OWANA went to the planning commission, the discussion took amount and hour resulting in no real genuine consensus.

OWANA will meet with CM Zo on Monday and is scheduling a meeting with the Mayor's office .

Council is on track to approve this rezoning allowing additional height without accountability to a residential commitment setting a dangerous precedent. It would encourage developers to bypass neighborhood involvement and negotiate third party agreements brokered with Council Members. This affects not just OWANA but all of Austin.

Doubling allowable height and changing rezoning, particularly in some of the most historic areas in Austin, requires thoughtful planning process and genuine neighborhood/city benefits. BIG ASKS require BIG EFFORT and real disclosure. OWANA has show how working with developers can mean more quality, thoughtful density in several recent planned projects in the neighborhood. That precedent is incredibly important to protect Austin's future.

If no agreement is reached with OWANA, we urge the City Council to deny the zoning request. Please reject the LI-PA application and encourage the developer to work with OWANA on a sensible PDA.

Sincerely,
Monica Humphries
702 Baylor
Austin, Texas
78703



Sent from my iPad

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "[REDACTED]".

Rezoning Application

From Catherine Daniell <[REDACTED]>

Date Tue 11/19/2024 6:26 AM

To Tomko, Jonathan <[REDACTED]>

Cc [REDACTED] <[REDACTED]>

You don't often get email from lailacd@gmail.com. [Learn why this is important](#)

External Email - Exercise Caution

November 19, 2024

Dear Mr. Tomko,

Please accept this letter in opposition to Agenda item 112.

Mayor Kirk Watson and City Council Members

Austin City Council, City Hall, Council Chamber

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Dear Mayor Watson and City Council Members:

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Mayor Kirk Watson, along with Council Members Alison Alter and Mackenzie Kelly, voted against the proposal. Our district representative, Council Member Zo Qadri, voted in favor.

Currently, the project is speculative without a solid design, architect, or developer for a small 20,000 sq. ft. site – no larger than two typical residential lots. OWANA has attempted to finalize negotiations for a covenant with the applicant since February, over ten months ago. Instead, the applicant signed agreements with two third-party contractors, brokered with Council Member Zo, without informing or including OWANA in the final negotiation process. We only received copies of these agreements a week after the Council's first reading. The Owner has never come to a meeting all has been through their agent.

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If no agreement is reached with OWANA, we urge the City Council to deny the zoning request. Please reject the LI-PA application and encourage the developer to work with OWANA on a sensible PDA.

Sincerely,

Catherine Daniell

1505 Palma Plaza

Austin, TX 78703

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agenda item 112

From Vassar Curtis <[REDACTED]>
Date Tue 11/19/2024 12:05 PM
To Tomko, Jonathan <[REDACTED]>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Dear Mr. Tomko,

Please share this message with the mayor and city council members. Thank you!

Please be advised that I oppose the proposal at 1209 W. 5th Street, a change of height from 60' to 120'. 50% hotel use IS NOT multi family development.

Please return this proposal to the drawing board and request that the developer work with neighborhood groups to come up with a project more compatible with our area.

Thank you!
Mary Faith Curtis
1605 Palma Plaza
Austin, TX 78703
Sent from my iPad

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "[REDACTED]".

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Mayor Kirk Watson, along with Council Members Alison Alter and Mackenzie Kelly, voted against the proposal. However, our district representative, Council Member Zo Qadri, voted in favor.

Currently, the project is speculative without a solid design, architect, or developer for a ~~small~~ tiny! 20,000 sq. ft. site – no larger than two typical residential lots. OWANA has attempted to finalize negotiations for a covenant with the applicant since February, over ten months ago. Instead, the applicant signed agreements with two third-party contractors, brokered with Council Member Zo, without informing or including OWANA in the final negotiation process.

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Sincerely,

Mary Blockley

Mary Blockley
702 Brownlee Circle
Austin, Texas 78703

[REDACTED]

cc: [REDACTED]