

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Rosewood

CASE#: NPA-2025-0008.01

DATE FILED: April 17, 2025

PROJECT NAME: 2406 Rosewood Ave.

PC DATE: September 9, 2025
August 26, 2025

ADDRESS/ES: 2406 Rosewood Ave, 2407 ½ Sol Wilson Ave, 1159 ½ and 1169 Hargrave Street

DISTRICT AREA: 1

SITE AREA: 3.143 acres

OWNER/APPLICANT: America CAN!, a Texas non-profit corporation

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

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: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2025-0049

From: SF-3-NP

To: CS-MU-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 19, 2001

CITY COUNCIL DATE:

October 9, 2025

ACTION: Postponed to October 23, 2025 by the neighborhood.

October 23, 2025

ACTION: (action pending)

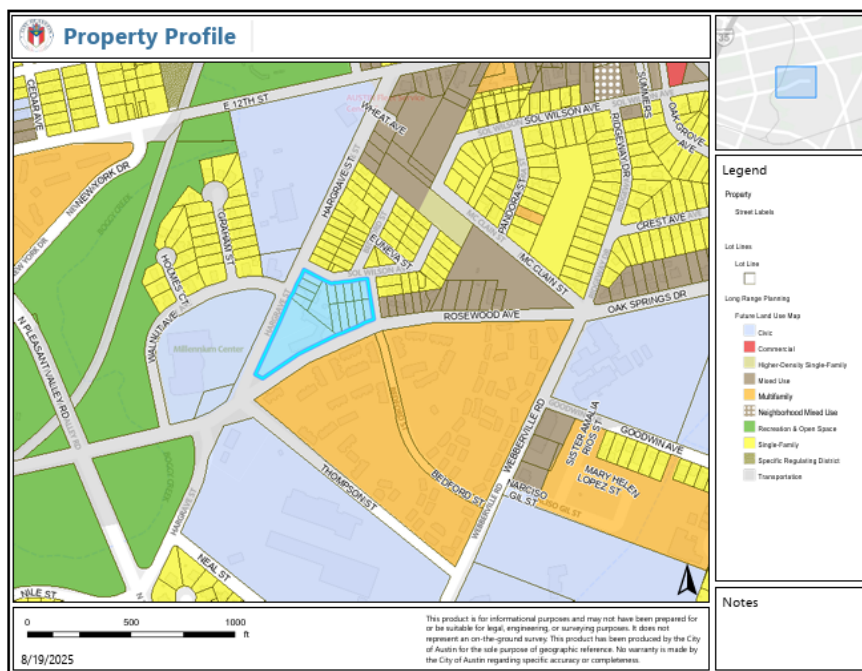
PLANNING COMMISSION RECOMMENDATION:

September 9, 2025 – After discussion, approved the Applicant’s request for Mixed Use land use. [I. Ahmed – 1st; A. Lan – 2nd] Vote: 12 -0 [One vacancy on the dais].

August 26, 2025 – Postponed to September 9, 2025 on the consent agenda at the Neighborhood’s request. [A. Woods – 1st; A. Lan – 2nd] Vote: 10-0 [F. Maxwell and P. Breton absent. One vacancy on the dais].

STAFF RECOMMENDATION: Staff recommends the applicant’s request for Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: The applicant proposes to build a mixed-use development to include office, retail, restaurant(s) and multifamily or townhome residential units. Staff supports the request for Mixed Use land use because the property is near existing Mixed Use land use, will provide neighborhood-serving commercial uses for the area, and will provide additional housing units for the City.



The Rosewood Neighborhood Plan envisions this area for a mixed-use development with neighborhood-serving uses to be a “destination” for the planning area where residents can shop and work.

Objective 4.10

The Owens Subdivision on between E. 12th Street, Sol Wilson, and Hargrave has the potential to become a neighborhood-serving commercial or mixed-use area.

Action 77: Rezone the SF-3 zoned properties within the Owens Subdivision to CS and allow mixed use development. (Implementer: NPZD)

Action 78: Rezone the Owens Subdivision area to allow future mixed-use development, including the use of Neighborhood Urban Center site development standards. (Implementer: NPZD)

Objective 2.1

Promote moderately priced infill development on vacant residential property.

Action 25: Work with the Austin Housing Authority and NHCD to promote housing options in the neighborhood. (Implementer: RNPT/NHCD)¹¹

Action 26: Work with non-profit housing organizations to promote infill housing in the neighborhood. (Implementer: RNPT/NHCD)

Objective 2.2

Provide for a variety of housing options.

Action 27: Allow the construction of garage apartments on single-family lots in the neighborhood. (Implementer: NPZD)

Goal Four: Promote commercial uses that serve the needs of neighborhood residents

While the Rosewood area does have some businesses and services, the Neighborhood Planning Team encourages the development of new "destination" businesses that could employ people from the neighborhood and other parts of East Austin, and attract customers from all parts of the city. In addition, the Neighborhood Planning Team would like to promote the location of a grocery store in the neighborhood.

Objective 4.1

Promote infill development on vacant commercial lots.

Objective 4.2

Increase business opportunities for the Rosewood neighborhood's residents.

Action 60: Review existing neighborhood services to evaluate the need for a small business incubator for the residents of East Austin and the Rosewood neighborhood that will facilitate the establishment of new businesses in East Austin and create jobs for area residents. (Implementer: RNPT)

Objective 4.3

Where zoning permits, promote small, neighborhood-oriented businesses services such as coffee shops, bookstores, restaurants, and corner stores.

Objective 4.4

Allow live-work/flex space (Mixed use development) on existing commercial zoning in the neighborhood (See zoning definitions below)

Objective 4.8

The 12th and Hargrave site is central to the neighborhood and has the potential to be a neighborhood focal point.

Currently, the site is used by the City's Fleet Services Department, the Parks and Recreation department, and the non-profit Hello Bikes Program. In November, the City convened a meeting of neighborhood representatives and City stakeholders to discuss how the site could be used in the future. While the Rosewood Neighborhood Planning Team acknowledges that final decisions about the site's use will be made by the City Council and the City Manager's office, the team wants to promote inclusion of uses at the site that serve the neighborhood's residents.

Action 75: Work with the City to identify neighborhood-serving uses that can be included at the site - if possible, fronting 12th Street and Hargrave. With the involvement of surrounding neighbors and the RNPT, allow rezoning to neighborhood-appropriate commercial zoning category if necessary to allow "neighborhood-support services" such as day care, restaurant, laundromat. (Implementer: RNPT)

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:

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

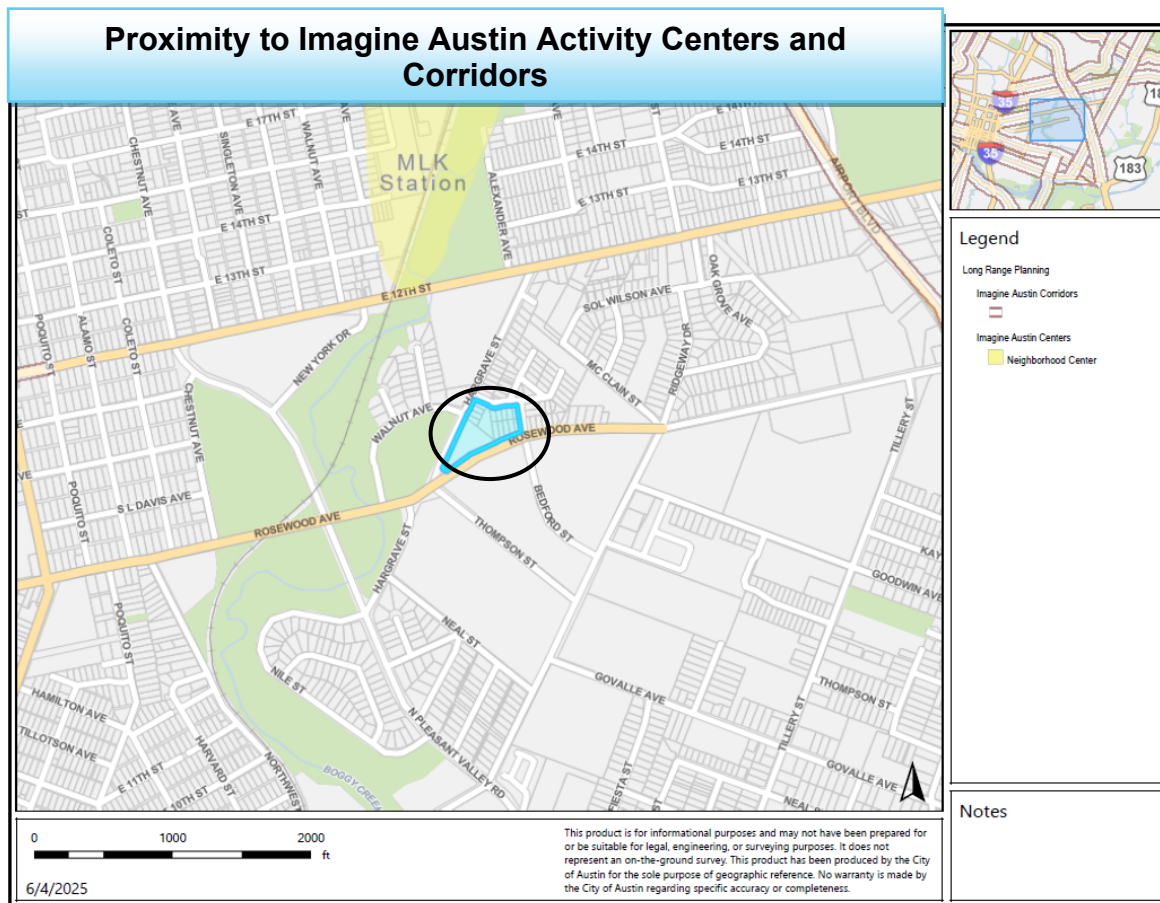
1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

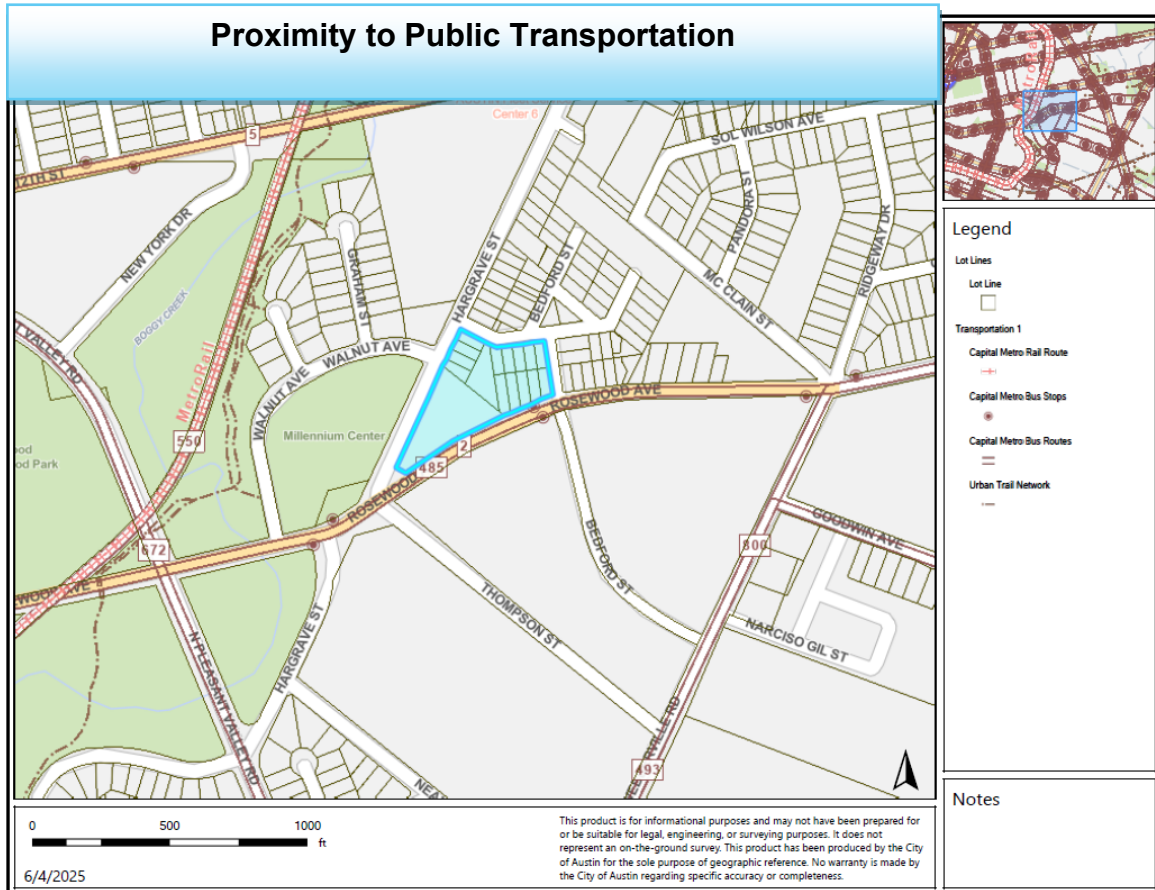
Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

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: • South of the MLK Neighborhood Center • South of the E. 12th Street Activity Corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. • Bus routes on Rosewood Ave and N. Pleasant Valley St. • 1.2 miles south of the MLK TOD Station
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.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. • 0.4 miles from Quick Stop Grocery • 0.8 miles from Cedar Corner Store
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. • 0.3 miles from Oak Springs Elementary School • 0.4 miles from Eastside Early College High School • 0.5 miles from ACC Eastview Campus
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.1 miles from Millennium Youth Entertainment Complex • 0.3 miles from Rosewood Neighborhood Park • 0.6 miles from Delores Duffie Recreation Center
Yes	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.) • 0.5 miles from Lone Star Circle of Care at Oak Springs, 3000 Oak Springs Dr., STE Lone Star, Austin, TX 78702
No	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
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. • Applicant says there is a possibility of approximately 20 multifamily residential units or 10-15 townhomes to be built on a portion of the property.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. • Applicant states the proposed development will include office, retail, restaurant, multifamily residential uses.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
Yes	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site. • Applicant states they are researching the historic nature of the property and

	plan to register the property under the National Register of Historic Places.
Not known	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	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.
11	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 from Civic to Mixed Use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district – Neighborhood Plan) to CS-MU-CO-NP (General Commercial Services district – Mixed Use combining district – Conditional Overlay combining district – Neighborhood Plan) for a mixed-use development to include office, retail, restaurant, and multifamily residential uses or the possibility of 10-15 townhomes. For more information on the proposed zoning, see case report for C14-2025-0049.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on June 17, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 271 meeting notices were mailed to utility account holders and property owners who live within 500 feet of the property and neighborhood and environmental groups who requested notification for the area. Two city staff members from the Planning Department attended, Maureen Meredith and Mark Walters and three people from Armbrust and Brown, PLLC attended, who are the applicant's agents, Richard T. Suttle, Jr., Kelly Wright, and Amanda Morrow. Eillen Wright and Kim Shipman from TOPO, the property developers, along with ten people from the neighborhood.

Below are highlights from Richard Suttle's presentation at the meeting:

- There's a charter school in the location now.
- We want to make the zoning consistent with the zoning on Rosewood Ave, which is CS-MU-CO-NP.
- We are requesting a FLUM change from Civic to Mixed Use.
- The client, TOPO, wants to do an adaptive reuse of the site. It could be small shops, offices, restaurants, food and beverage, but the development will respect the existing building.
- TOPO are developers who built Springdale General. They build human-scale developments. They don't build tall buildings that are overwhelming.
- The businesses in their developments are local and interact well with each other.

Q: If approved, when would construction start for this development?

A: If approved, we anticipate the beginning 2026, or mid-2026. We are in the discovery phase of the historic research on the property. We want to save the existing building. We

hired a Historic Preservation researcher. We want to get it registered as a historic place. We want to create a local hub with office and retail. We want to get local, small businesses as tenants.

Q: What about the municipal building near the property, the place where emergency vehicles park. Is that also going to be rezoned and that facility will move somewhere else?

A: We are not associated with that property.

Q: My family lives near the property, so we will be directly affected by the development. The school on the property has a rich history in the neighborhood. We are concerned if the development will increase our taxes. We want to make sure the development serves as a community space for the neighborhood. We want the shops to be used by the immediate community.

A: TOPO is doing a deep dive into the historical aspects of the property. They plan to honor the historic nature of the site. We are seeking National Historic Designation through the Federal Government. They have no plans to scrape the site. It will be a gathering spot for all ages.

Q: Do you know where the original Blackshear Elementary was located?

A: No, we don't know yet, we are still doing research.

Q: I live on Sol Wilson Ave. I'm concerned about traffic through the neighborhood. We have two dead-end streets. People try to cut through the neighborhood and end up backing there cars into resident's cars. I'm also concerned that the property owners will just sell the property once they get the property rezoned. I want to hear that we will be looked after.

A: We will finish the historic research on the building, then we will refurbish the building and find new tenants that will continue to fit into the neighborhood. I realize some developers do rezone properties then immediately sell, but TOPO does not do that. TOPO has owned the other developments for over 10 years. We stay in the neighborhood and are a part of the community. We have done infill projects for over 30 years in Austin. Our developments are typically one- to two-story developments that fit into the surrounding neighborhoods.

Q: How do you reassure the community members that they benefit from the inconveniences of the development or benefit from the spaces provided?

A: Our plan to is to really understand the surrounding community, the ingress and egress of the site, etc. We look at the site and what it can offer for public spaces. We are early in the process.

Q: Will you build onto the existing building, or will you only be working with the space the school occupies?

A: The school was built over many different years. We will need to put in an elevator or two in the building to be ADA compliant. We will do the historic research, and make any changes that need to be in character with the existing building.

Q: How many office spaces will you have, and would it have residential? What about parking?

A: We don't know yet because we don't know the number of tenants we will have, if they will be large or small. We are early in looking at possible residential uses on a portion of the site that is vacant which we estimate could accommodate about 15 townhomes, but we are early in the process. Even if the City doesn't require parking, we will provide parking.

Q: These developments come into the east side of Austin which causes the property taxes to go up, which ends up taxing out the older residents.

A: This is a function of properties all over the City becoming more valuable. We don't have an answer for this.

Q: How would parking and traffic be handled?

A: We will look at the impact of the development on parking and traffic. The development can't be successful until we address these issues.

Q: I want the parking on the streets to only be for the residents and none for the development. I'm also concerned about the possible residential units. We don't want short-term rentals.

A: Your neighborhood could look at the Residential Parking program. We haven't discussed short-term rentals on the site.

Q: About how long would construction last?

A: About 12-18 months for construction.

Q: Will the residential units, if built, be rental or for sale?

A: We don't know yet.

Q: Are there any features with the property that you think might be a problem?

A: We don't know yet.

Comments:

- This development will be great for the community. I fully support the development.
- I'm concerned about parking and traffic on the property. We don't want people parking in our neighborhood and our streets can't handle more traffic.
- I would like the profits from the development to go back into the community, like maybe a free resource center that people can use for people impacted the most from the development.

Applicant Summary Letter from Application

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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512-435-2300
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Richard T. Suttle, Jr.
(512) 435-2300
rsuttle@abaustin.com

April 14, 2025

Lauren Middleton-Pratt
Director, City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Neighborhood Plan Amendment application for 2406 Rosewood Avenue, 2407
1/2 Sol Wilson Avenue, 1159 1/2 Hargrave Street, and 1169 Hargrave Street,
Austin, TX 78702 (the "Application")

Dear Mrs. Middleton-Pratt:

This letter, along with the Application is submitted to amend the Future Land Use Map ("FLUM") for property located at 2406 Rosewood Avenue, 2407 1/2 Sol Wilson Avenue, 1159 1/2 Hargrave Street, and 1169 Hargrave Street in Austin, Travis County, Texas (the "Property").

The Property is approximately ±3.143 acres and is zoned Family Residence – Neighborhood Plan Combining District ("SF-3-NP") and General Commercial Services – Mixed Use Combining District – Conditional Overlay Combining District – Neighborhood Plan Combining District ("CS-MU-CO-NP"). The Property is situated in the Rosewood Neighborhood Planning Area and is currently developed with an alternative charter school. The proposed project will consist of a mixed-use development including office, retail, restaurant, and multi-family uses (the "Project").

In order to facilitate development of the Project, a zoning application will be submitted to rezone a portion of the Property from SF-3-NP to CS-MU-CO-NP in order to redevelop the properties as a single mixed-use project with the same development entitlements. The FLUM established by the Neighborhood Plan identifies the Property as Civic. This Application requests to change the FLUM on the Property from Civic to Mixed-Use in order for the FLUM to be consistent with the future rezoning.

Thank you in advance for your time and consideration of this Application. If you have any questions or need additional information, please do not hesitate to contact me or Kelly Wright at (512) 435-2364.

**Neighborhood Postponement Request at the
August 26, 2025 PC Hearing**

From: Homewood Heights Neighborhood Association President <
Sent: Tuesday, August 26, 2025 4:40 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: kwright@abaustin.com; Harden, Joi <Joi.Harden@austintexas.gov>; Land Use Liaison <LandUseLiaison@austintexas.gov>; Jane Rivera <>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Re: Postponement re. NPA-2025-0008.01_2406 Rosewood Ave (Rosewood NP) & C14-2025-0049 - 1169

Maureen,

I discussed it with Jane, and we'll try to get as much done as possible within the 2 weeks applicant's agreed upon. Our expectation is that the applicant and city staff will render themselves available for more frequent and robust dialogue within that compressed timeframe. We'd like to sort out the nuances of this case, the evolving regulatory landscape, and long standing community interests in a way that's both fair and productive.

Christopher Page
President of the Homewood Heights Neighborhood Association

On Tue, Aug 26, 2025 at 1:53 PM Meredith, Maureen
<Maureen.Meredith@austintexas.gov> wrote:

Chris:

In a previous email, the applicant agreed to a postponement to Sept. 9th. See attached email. It sounds like this will be a postponement discussion at the hearing tonight, unless we hear back from Richard, Kelly, and Amanda that they have changed their mind and now agree to a postponement to Sept. 23 PC hearing.

Maureen

From: Homewood Heights Neighborhood Association President <
Sent: Tuesday, August 26, 2025 12:26 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: kwright@abaustin.com; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Land Use Liaison <LandUseLiaison@austintexas.gov>; Jane Rivera <>
Subject: Re: Postponement re. NPA-2025-0008.01_2406 Rosewood Ave (Rosewood NP) & C14-2025-0049 - 1169

The Homewood Heights Neighborhood Association and RNCT would be willing to reduce our postponement request to four weeks, for a 9/23/25 Planning Commission hearing.

Christopher Page
President of the Homewood Heights Neighborhood Association

On Mon, Aug 25, 2025 at 1:49 PM Tomko, Jonathan <Jonathan.Tomko@austintexas.gov> wrote:

Kelly please let us know if the applicant is in agreement with the neighborhood's requested date.

Thank you,
Jonathan

From: Homewood Heights Neighborhood Association President <
Sent: Monday, August 25, 2025 1:10:03 PM
To: kwright@abaustin.com <kwright@abaustin.com>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Land Use Liaison <LandUseLiaison@austintexas.gov>; Jane Rivera <
Subject: Postponement re. NPA-2025-0008.01_2406 Rosewood Ave (Rosewood NP) & C14-2025-0049 - 1169

Hi Kelly,

We spoke last Thursday and I tried to reach you a few times Friday. The Homewood Heights Neighborhood and Rosewood Neighborhood Contact Team would like to postpone the case currently calendared for tomorrow.

This is a first by-right written request for postponement. I'd like to discuss dates sometime after 3PM today. Our preference is October 7th. Please give me a call to discuss. If you need my phone number again, let me know.

Christopher Page
President of the Homewood Heights Neighborhood Association

City Council Postponement Requests

From: Richard Suttle, Jr. <>
Sent: Wednesday, October 8, 2025 11:33 AM
To: Homewood Heights Neighborhood Association President <>; Harden, Joi <Joi.Harden@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Mays, Sharon <Sharon.Mays@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Jane Rivera <>; Kelly Wright <>; amorrow@[REDACTED]
Subject: RE: Postponement Request for 10/7/25 Agenda Items 30 & 31 (NPA-2025-0008.01 & C14-2025-0049)

All,

As we discussed at yesterdays meeting, the applicant will not oppose the neighborhoods request for a postponement of 2 weeks instead of 4 weeks. I believe we all agreed this could go by consent for a 2 week postponement.

Richard

From: Homewood Heights Neighborhood Association President <>
Sent: Sunday, October 5, 2025 6:11 PM
To: Harden, Joi <Joi.Harden@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Mays, Sharon <Sharon.Mays@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Jane Rivera <>; Kelly Wright <>; amorrow@[REDACTED]
Subject: Postponement Request for 10/7/25 Agenda Items 30 & 31 (NPA-2025-0008.01 & C14-2025-0049)

The Homewood Heights Neighborhood Association requests a postponement of 4 weeks for Items 30 and 31 on the 10/7/25 Austin City Council Agenda. If a meeting this week with the applicant is productive, we would be willing to reduce the four week postponement request to two.

Affected residents have been working in good faith toward an acceptable resolution, which has not been reached. The cases went to Planning Commission 26 days ago, and no subsequent communication was received from the applicant for 24 days, regarding nuanced issues raised before and at Planning Commission.

There are no exigent circumstances in these cases. The rezoning of the historic Rosewood Elementary campus, the lives of adjacent residents, and the future of this important intersection should not be haphazardly defined by last minute negotiations. Nor should the community be denied the opportunity to thoroughly review a mutually agreeable outcome.

I've been the primary contact for community members and my second child will be born in no more than 4 days, which is known by the applicant and city staff. For that and other reasons, I request a reply at the earliest time possible.

Christopher Page
President of the Homewood Heights Neighborhood Association

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

(No letter as of October 9, 2025)

.....

From: Meredith, Maureen
Sent: Tuesday, August 19, 2025 1:23 PM
To: Rosewood NPCT Members
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Rosewood NPCT Rec?: NPA-2025-0008.01_2406 Rosewood Ave
Importance: High

Dear Rosewood NPCT:

Cases **NPA-2025-0008.01** and **C14-2025-0049_2406 Rosewood Ave** are scheduled for the August 26, 2025 Planning Commission hearing. If your team would like to have a letter of recommendation included in our staff reports, please email it to me and Jonathan Tomko, the zoning planner, **no later than 9:00 am on Thursday, August 21st**. If we get it after this date and time, we can submit it to the Planning Commission as late material.

The virtual community meeting was held on June 17, 2025. The recorded meeting can be found here if you would like to watch it: <https://publicinput.com/n55666>.

Please let me know if you have any questions.

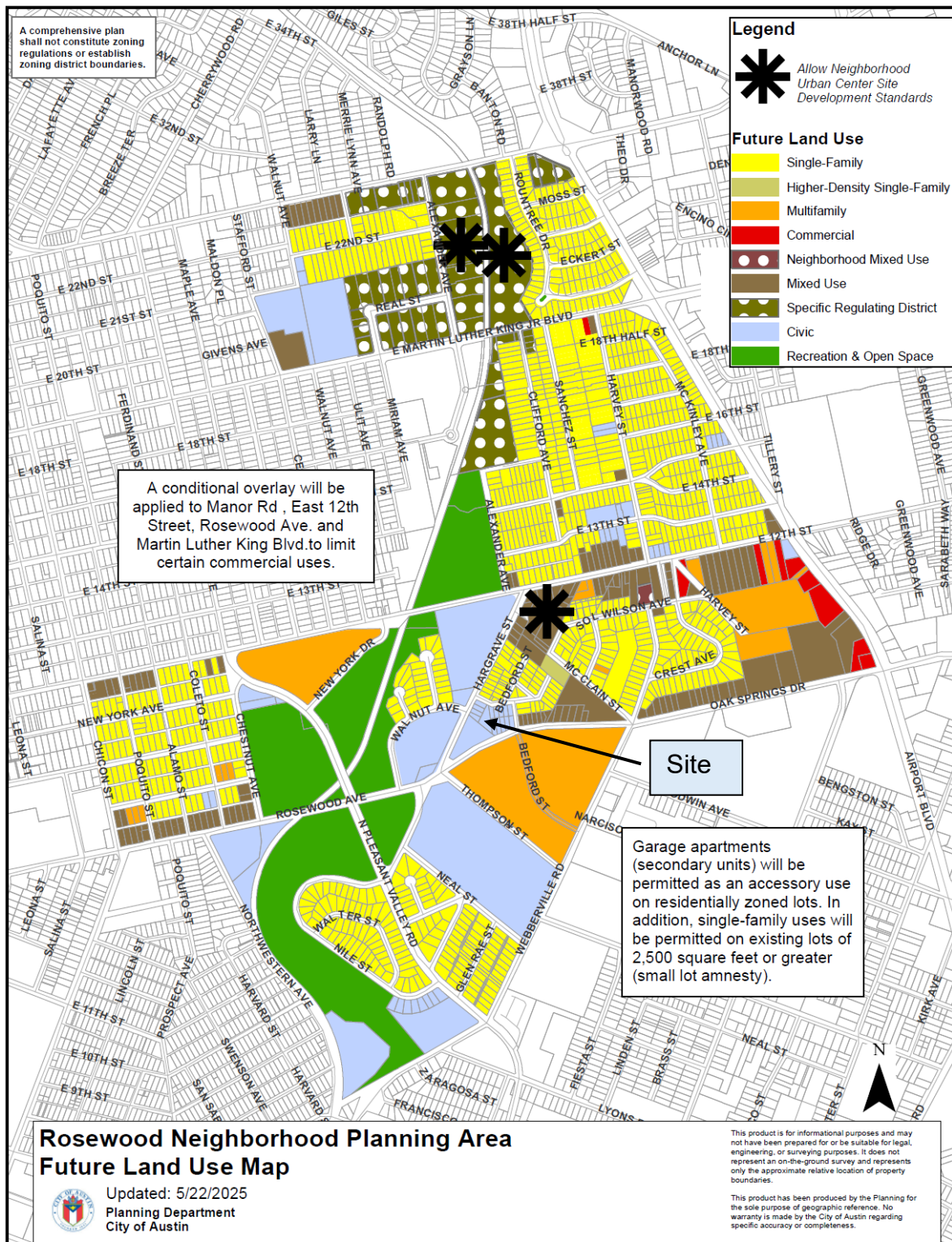
Maureen

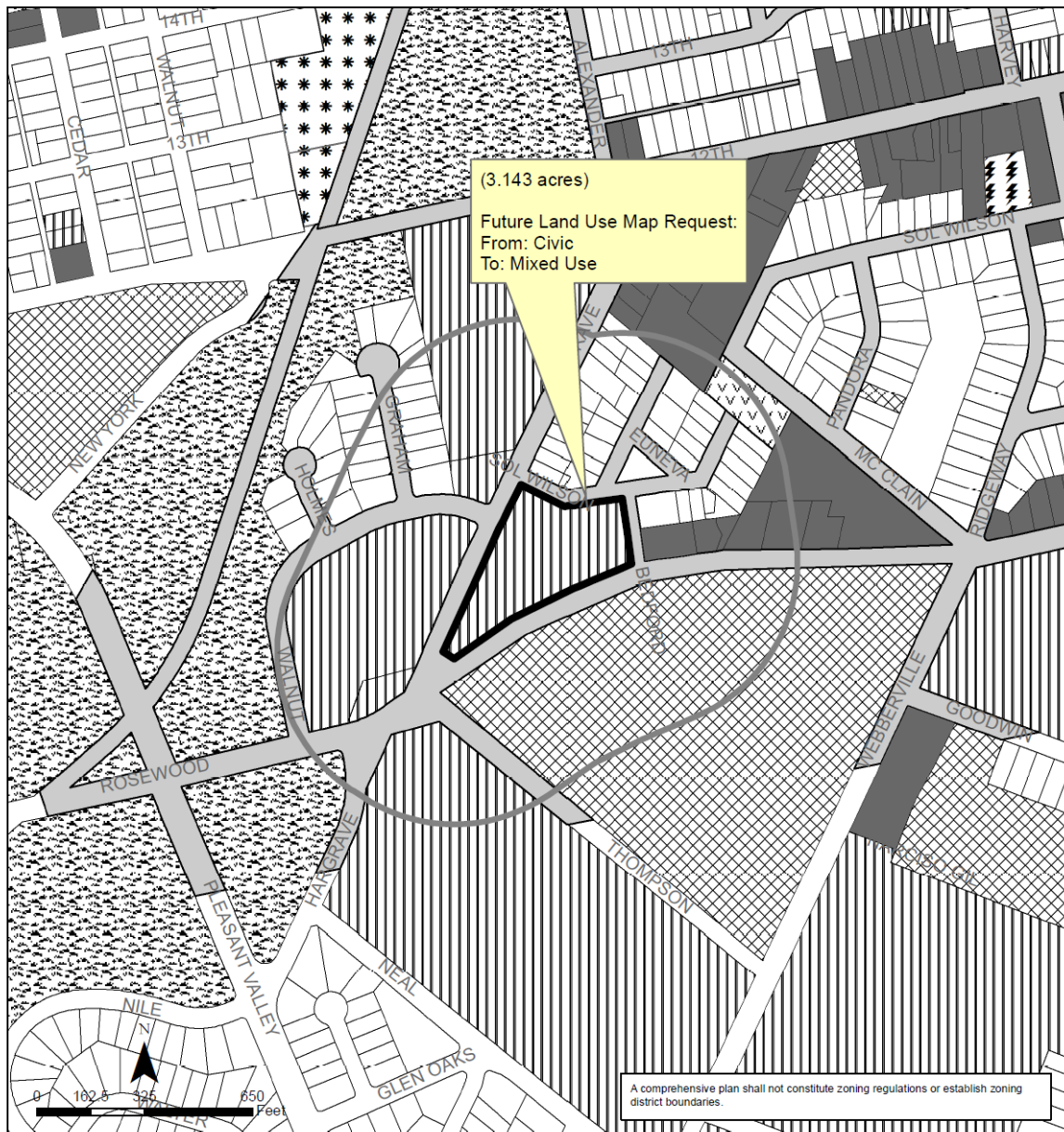


Maureen Meredith (she/her)
Senior Planner, Long-Range Planning
Planning Department
512-974-2695
maureen.meredith@austintexas.gov

Please Note: Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Por Favor Tome En Cuenta: La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.





Rosewood Neighborhood Planning Area NPA-2025-0008.01

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.

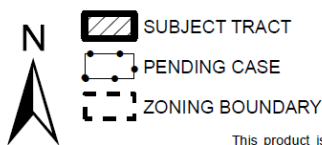
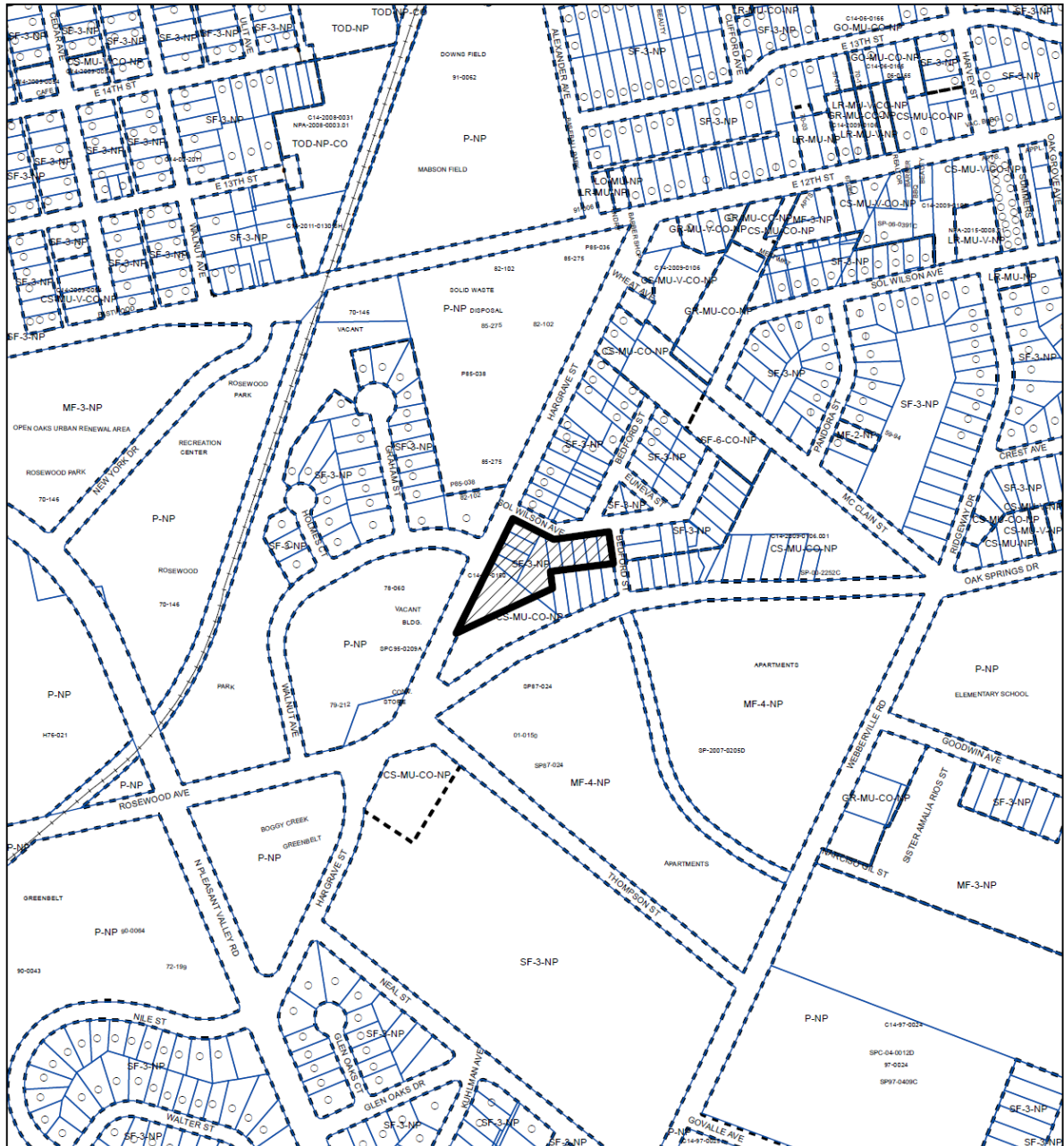
This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin
Planning Department
Created on 4/30/2025, by: meekss

Future Land Use

	Subject Tract		Neighborhood Mixed Use
	500 ft. notif. boundary		Recreation & Open Space
	Civic		Single-Family
	Higher-Density Single-Family		Specific Regulating District
	Mixed Use		Transportation
	Multi-Family		



1" = 400'

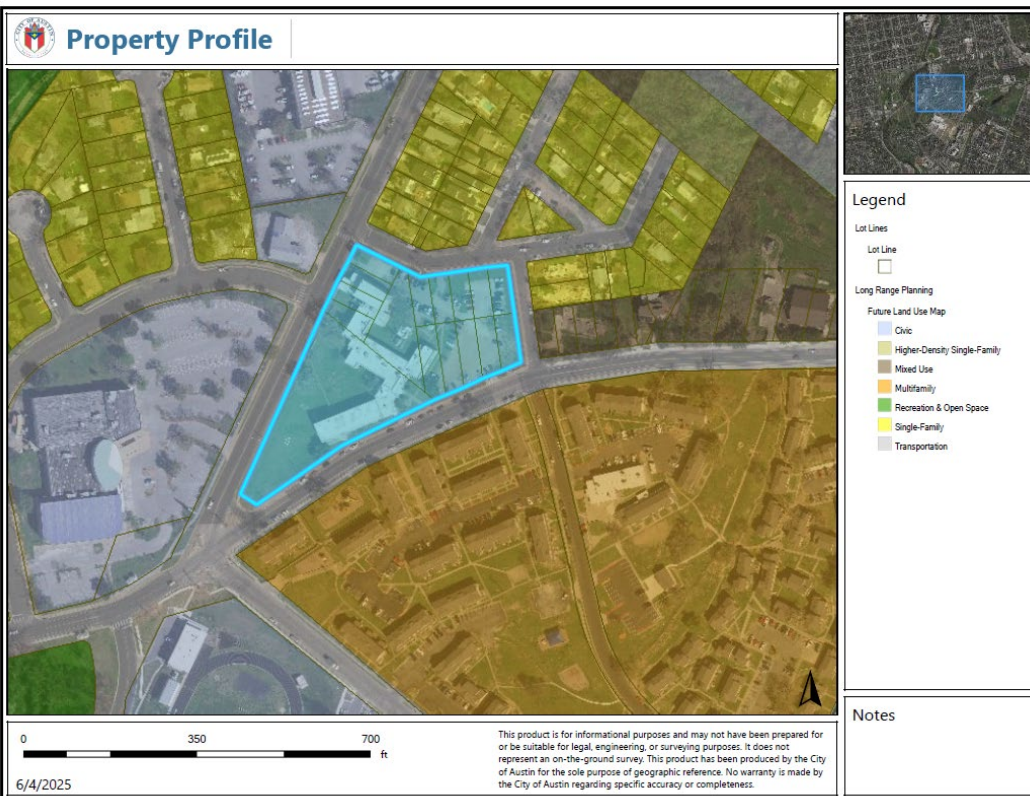
ZONING
ZONING CASE#: C14-2025-0049

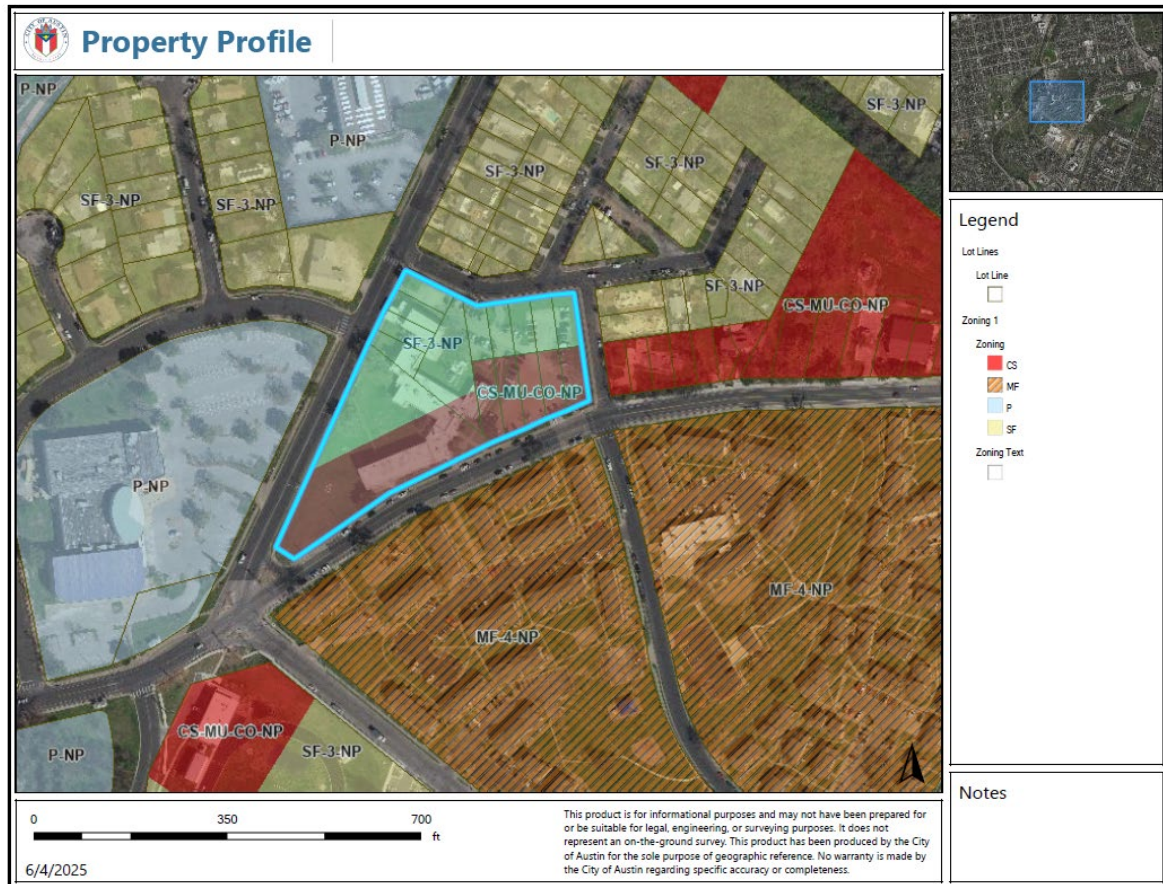
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Created: 4/23/2025





Agent's Presentation at the Virtual Community Meeting

**2406 Rosewood, 2407 1/2 Sol Wilson Avenue,
1159 1/2 Hargrave Street, and 1169 Hargrave Street**

Neighborhood Plan Amendment

Case No. NPA-2025-0008.01

Filed April 17, 2025

Zoning Case No. C14-2025-0049

Filed April 17, 2025

AERIAL



ZONING MAP



NEIGHBORHOOD PLAN AMENDMENT MAP



ROSEWOOD NEIGHBORHOOD FLUM



EXAMPLES OF OTHER PROJECTS IN AUSTIN (Springdale General)



Owned since : FEBRUARY 2015
Land SF : 435,164 SF
Improved SF : 165,000 SF
No. of Tenants : 51
Architect : MICHAEL HSU OFFICE OF ARCHITECTURE

1023 SPRINGDALE ROAD | AUSTIN, TX 78721

SPRINGDALE GENERAL

*10 acres of obtainable creative
space in East Austin*

The mission of Springdale General is to keep the creative class in Austin by building a campus of affordable maker studios, creative office space, test kitchens, and workshops in East Austin. With over 165,000 square feet of space on 10 acres, Springdale General is home to a diverse group of businesses, from coffee roasters to tech startups to non-profits.

EXAMPLES OF OTHER PROJECTS IN AUSTIN (Springdale General)



EXAMPLES OF OTHER PROJECTS IN AUSTIN (Canopy)



[illegible]

1

Wines has been creating revenue since college and has regularly marketed pottery that gained a big following. Throughout Wines's adolescence, more artists have been able to spend the last growing business.



1

1

Keaton lives in the apartment of Belinda Keaton and Dr. Jay Keaton in Austin, and her current residence, *Crooks*, a novel based on real estate history. *Crooks* offers three different settings in one place: first colonial, Spanish frontier, and modern times to serve the reader's taste.¹⁷



1

1

and fills the city's fundraising and resource gap needed to develop, maintain, and enhance Austin's parks, trails and green spaces.



10

1

My study's mission is to make stress accessible and engaging for students. They often choose songs, and performances that emphasize action, extreme emotions, and colorful diction.

EXAMPLES OF OTHER PROJECTS IN AUSTIN (Springdale General)



Tenant

LATINITAS

About

Latinitas is empowering girls and non-binary students through media and technology. Creating opportunities for young individuals to explore these fields can have a significant impact on their personal and professional development. To learn more about Latinitas' clubs, camps, virtual clubs, and conferences, visit latinitasonline.org.



Tenant

DAMN GLAM

About

We couldn't find a mold that fit, so we created our own. With our hands and mind, we create, for the love of people, for the love of themselves.



Tenant

NOTLEY VENTURES

About

Notley's mission is to fund and support businesses, nonprofits, and programs making positive change and social impact in the world, which they do by creating an ecosystem where social good organizations can thrive.

Contact Information:

Amanda Morrow, Armbrust & Brown, PLLC
(512) 435-2368
amorrow@abaustin.com

Kelly Wright, Armbrust & Brown, PLLC
(512) 435-2364
kwright@abaustin.com

Correspondence Received

August 25, 2025

Planning Commission
City of Austin

Dear Planning Commission Members,

This letter is regarding two rezoning cases for the same property: NPA-2025-0008.01 and C14-2025-0049. These are for the Austin Can Academy property in District 1 on the block between Hargrave Street on the west, Rosewood Street on the south, Bedford Street on the east, and Sol Wilson Street on the north.

I live at the corner of Bedford and Sol Wilson Streets in a single-family house that I purchased in 2009. My house faces the Austin Can Academy. I am opposed to their rezoning this property as mixed-use commercial.

The Austin Can Academy owns and has been occupying an old public school building. They closed this spring and are going fully remote. They are trying to rezone the property so it can be sold for more money for commercial mixed-use redevelopment.

It is my understanding that the current zoning was approved by the Rosewood Neighborhood Contact Team, and these proposed changes have not been.

I'm okay with residential units being built across the street from my house, but a commercial mixed-use development is not an appropriate neighbor.

Please deny (1) rezoning the part of the property that faces the Sol Wilson and Bedford from Residential to Commercial Mixed Use (case C14-2025-0049) and (2) rezoning the entire property from Civic to Mixed Use (case NPA-2025-0008.01).

Thank you,
Kim Barker
1170 Bedford Street

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

scanned
9/1/25

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-2025-0008.01

Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: AUG 26, 2025 - Planning Commission

Erin Morris
Your Name (please print)

1778 GRATTAN ST, 78702
Your address(es) affected by this application

Erin Morris
Signature

8/18/25
Date

☐ I am in favor
☒ I object

Comments: The plan to build up to 15 residential units on this plot does not take into consideration parking for the commercial aspect of "mixed use." There is not enough street parking nor sufficient ingress/egress to support commercial use of the existing building without adequate parking in the areas slated for residential development. I support the reuse of the existing building as a commercial space.

September 7, 2025

Planning Commission
City of Austin

Dear Planning Commission Members,

This letter supplements my letter of August 25th and requests that you **deny** two requests for the Austin Can Academy property in District 1 including denial of: (1) rezoning the part of a property that faces the Sol Wilson and Bedford from Residential to Commercial Mixed Use (case C14-2025-0049) and (2) rezoning the entire property from Civic to Mixed Use (case NPA-2025-0008.01).

The subject property has a different setting on the north than the south, as appropriately reflected in the current zoning. The subject property faces Rosewood Street on the south, Hargrave Street on the west, Sol Wilson Street on north, and Bedford Street on the east. Rosewood and Hargrave Streets are larger streets that have other public and commercial uses and larger vehicle capacity. Sol Wilson and Bedford Streets are lined with single-family residences and both terminate in dead-ends. Please see attached for an overlay showing adjacent property uses and street types as well as photographs of the area.

This rezoning application is inappropriate since it pushes commercial use into a neighborhood of single-family residences, is along two low-capacity, ASMP Level 1 dead-end streets, and is unbalanced with the zoning on the Sol Wilson Street to the east of Bedford Street.

In the virtual public meeting hosted by the City, the developer (who doesn't currently own the property) expressed a desire to adaptively re-use the historic Rosewood Elementary School building and construct additional buildings and parking on the site. They reported that single-family housing is planned for the area currently zoned single-family residential.

I recommend that Single-Family Residential zoning be retained on low capacity Sol Wilson and Bedford Streets where adjacent to single-family housing, in accordance with the developer's own plans. I also recommend that part of the property be rezoned to Commercial where it is adjacent to existing Commercial zoning, public uses, and higher capacity streets. An overlay showing this option (compared to the existing zoning and application zoning) is attached.

In the two weeks since the original hearing on this case was postponed, I've been able to talk with approximately 30 neighbors about the proposed rezoning. My neighbors and I are unanimous in three main desires for the property:

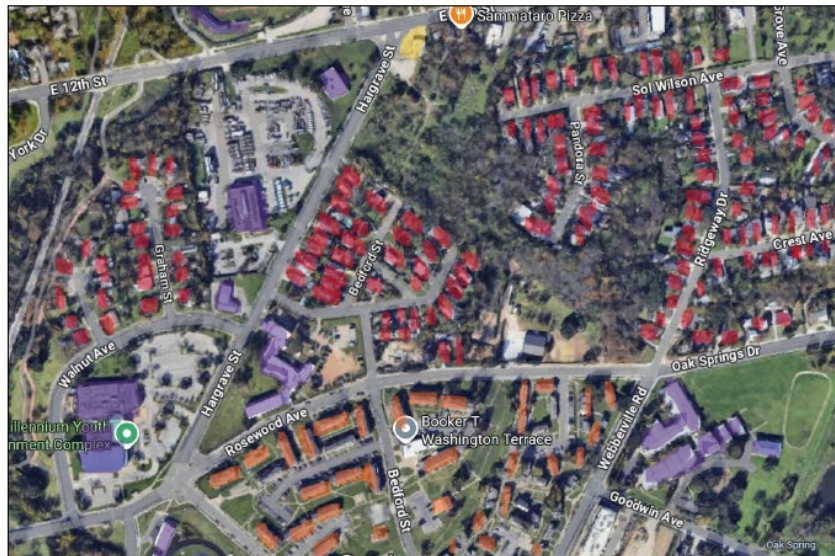
1. **We are opposed to rezoning.** Rezoning is not necessary for the planned redevelopment as reported in the virtual public meeting. We are supportive of building housing where currently zoning for housing.
2. **We are supportive of the adaptive re-use of the historic Rosewood Elementary School and encourage historic designation.**

3. Should part of the property be redeveloped into a commercial use, we want it to contain a use that is **compatible with the neighborhood and be a place that neighbors experience as inclusive.**

I appreciate your consideration.

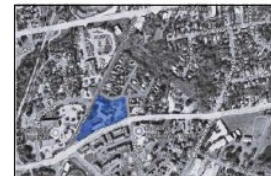
Thank you,
Kim Barker
1170 Bedford Street

Adjacent Property Uses

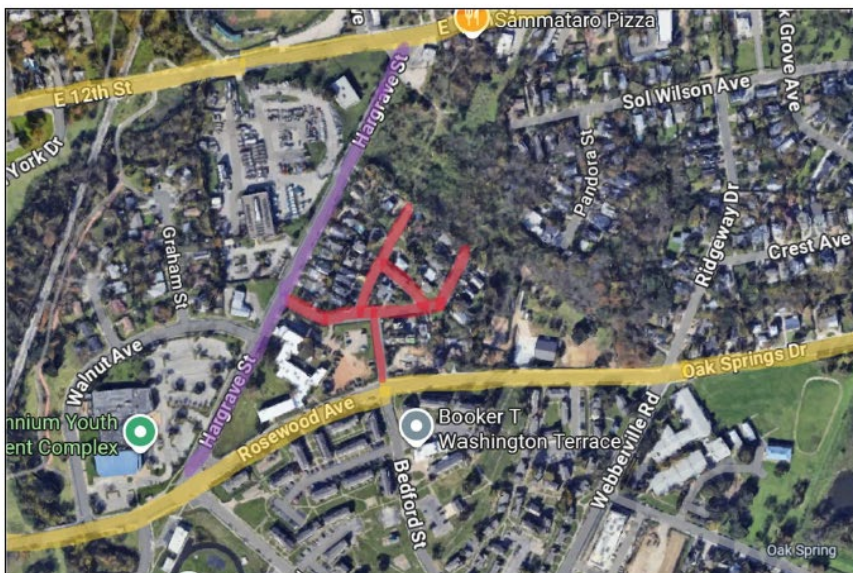


- Public
- Commercial
- Single-Family Housing
- Multi-Family Housing

Subject Property Location

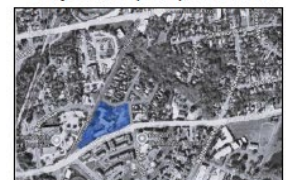


Adjacent Street Types



- ASMP Level 2
- ASMP Level 2
- ASMP Level 1 -
Dead-end streets

Subject Property Location

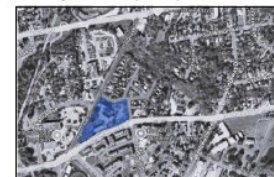


Current Zoning



-  Other
-  Commercial
-  Single-Family Residential
-  Multi-Family Residential

Subject Property Location



Zoning Change under Consideration

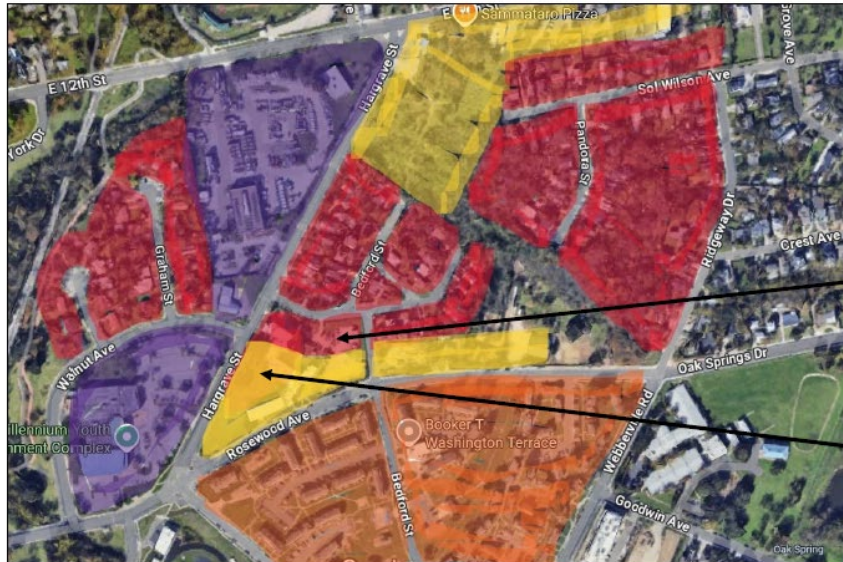


-  Other
-  Commercial
-  Single-Family Residential
-  Multi-Family Residential

Incompatible due to:

1. Pushes commercial use into a neighborhood composed of single-family residences
2. Presence of two low-capacity, ASMP Level 1 dead-end streets,
3. Unbalanced with Sol Wilson Street east of Bedford Street

RECOMMENDED ZONING



-  Other
-  Commercial
-  Single-Family Residential
-  Multi-Family Residential

Retain Single-Family Residential zoning where adjacent to other SF Residential zoning, single-family housing uses, and ASMP 1 streets

Re-zone to Commercial where adjacent to Commercial zoning, public uses, and ASMP 2 streets

Photos of the Property Adjacent to ASMP Level 2 Streets



This part of the property is:

Adjacent to multi-family housing (at left) and higher capacity roadway including bus route and bike lane

Rosewood Avenue



Photos of the Property Adjacent to ASMP Level 2 Streets



This part of the property is:

Adjacent to multi-family housing (at right) and higher capacity roadway including bus route and bike lane

Rosewood Avenue



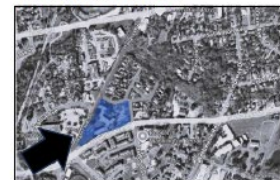
Photos of the Property Adjacent to ASMP Level 2 Streets



This part of the property is:

Adjacent to Millenium Youth Entertainment Center (public use at left) and higher capacity roadway including bike lane

Hargrave Street



revised October 6, 2025

~~October 4, 2025~~

City Council & Mayor
City of Austin

Re: Rezoning Cases C14-2025-0049 and NPA-2025-0008.01

Dear Council Members and Mayor,

This letter requests that you **deny** two requests for rezoning the historic Rosewood Elementary School / Austin Can Academy property in District 1 including denial of: (1) rezoning the part of a property that faces the Sol Wilson and Bedford from Residential to Commercial Mixed Use (case C14-2025-0049) and (2) rezoning the entire property from Civic to Mixed Use (case NPA-2025-0008.01).

The subject property has a different setting on the north than the south, as appropriately reflected in the current zoning. The subject property faces Rosewood Street on the south, Hargrave Street on the west, Sol Wilson Street on north, and Bedford Street on the east. Rosewood and Hargrave Streets are larger streets that have other public and commercial uses and larger vehicle capacity. Sol Wilson and Bedford Streets are lined with single-family residences and both terminate in dead-ends. Please see attached for an overlay showing adjacent property uses and street types as well as photographs of the area.

This rezoning application is inappropriate since it pushes commercial use into a neighborhood of single-family residences, is along two low-capacity, ASMP Level 1 dead-end streets, and is unbalanced with the zoning on the Sol Wilson Street to the east of Bedford Street.

In the virtual public meeting hosted by the City, the developer (who doesn't currently own the property) expressed a desire to adaptively re-use the historic Rosewood Elementary School building and construct additional buildings and parking on the site. They reported that single-family housing is planned for the area currently zoned single-family residential. If the developer is planning to have single family housing in single family zoned area, why request Commercial Mixed Use & rezoning entire property from Civic to Mixed Use.

RECOMMENDATION

I recommend that Single-Family Residential zoning be retained on low capacity Sol Wilson and Bedford Streets where adjacent to single-family housing, in accordance with the developer's own plans. I also recommend that part of the property be rezoned to Commercial where the historic school building is located, where adjacent to existing Commercial zoning, public uses, and higher capacity streets. An overlay showing this option (compared to the existing zoning and application zoning) is attached.

Over 40 Homewood Heights residents have met regarding the rezoning. We are unanimous in FIVE main desires for the property:

1. **We are opposed to rezoning.** Rezoning is not necessary for the planned redevelopment as reported in the virtual public meeting. We are supportive of building housing where currently zoning for housing.
2. **We are supportive of the adaptive re-use of the historic Rosewood Elementary School and encourage historic designation.** I researched the history of the school and am including that information on the following page.
3. Should part of the property be redeveloped into a commercial use, we want it to contain a use that is **compatible with the neighborhood and be a place that neighbors experience as inclusive.**
4. We want any new use to **not increase traffic on the neighborhood streets** of Bedford and Sol Wilson, especially since these are dead-end streets.
5. We are supportive of the construction of single-family housing on the site and want it to **be affordable housing.**

My neighbors and I appreciate your consideration.

Thank you,
Kim Barker
1170 Bedford Street
Homewood Heights
Rosewood Neighborhood Association

History of Rosewood Elementary School

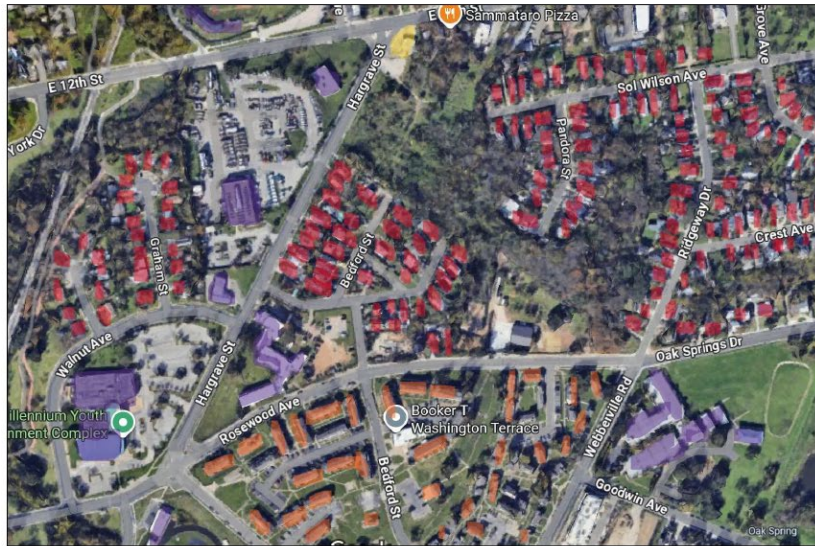
The historic Rosewood Elementary School opened in East Austin during the era of segregation, following the Austin City Plan of 1928 that called for public services for Black residents to be located east of East Avenue. The school began forming in the early 1930s, with multiple land acquisitions between 1932 and 1935. Classes were first held in frame buildings that were moved to the site including the Wheatville School building and an additional building previously located at House Park. Officially named Rosewood in 1932 at the recommendation of Austin Colored Teachers, the school grew quickly, with enrollment increasing dramatically as the surrounding neighborhoods were constructed. A permanent six-room brick building was completed in 1936, funded in part by the Public Works Administration.

Over the decades, Rosewood Elementary continued to grow and adapt. The school was expanded in 1940 with additional classrooms and a boiler house. A frame building was relocated to the site from Esperanza School to serve as a lunchroom at around the same time. Brick and concrete additions in 1951 and 1956 included more classrooms, cafetorium, administrative space, and covered porches. Despite the additions, the school faced overcrowding through the 1960s, leading to double sessions and the use of portable buildings.

In the mid-1980s, it transitioned into the F.R. Rice School, an alternative high school created as part of a broader effort to improve graduation rates and provide alternatives to expulsion. The school was named for F.R. Rice who retired from AISD in 1972 after serving as principal of Blackshear Elementary for more than 40 years where he pioneered a hot lunch program and established one of the first libraries at a Black elementary school in the region. He also served as the supervising principal at Rosewood Elementary for approximately ten years after the original permanent building was constructed.

The building returned briefly to elementary use before being sold to Texans Can in 2003. The Austin Can Academy operated a high school in the building until it closed in spring 2025, marking the end of the property's use as an educational institution deeply tied to the history of East Austin and its Black community.

Adjacent Property Uses

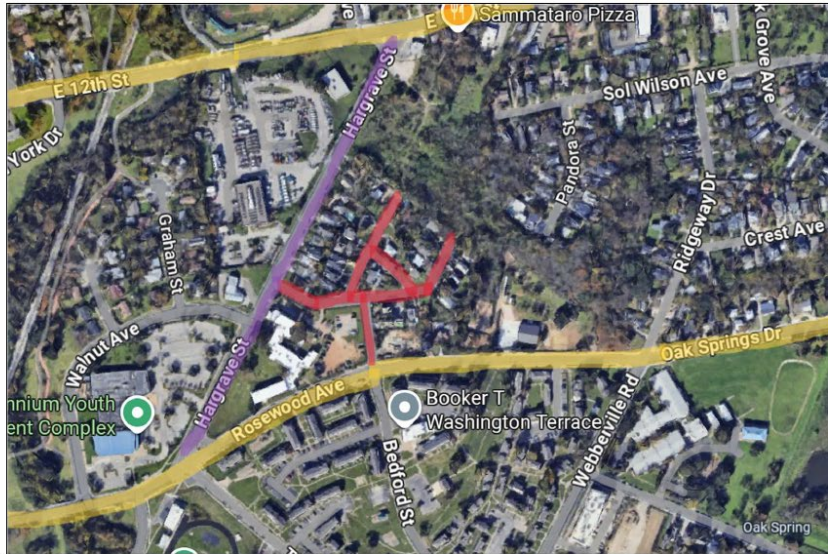


- Public
- Commercial
- Single-Family Housing
- Multi-Family Housing

Subject Property Location



Adjacent Street Types

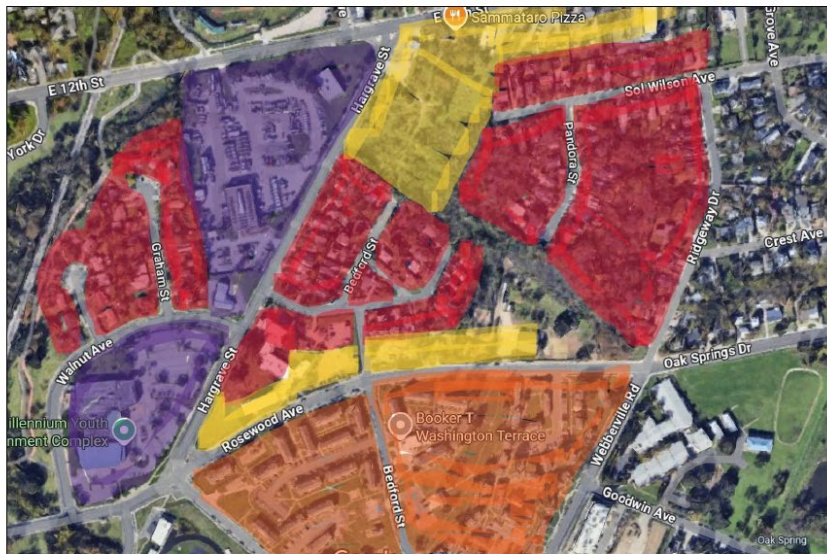


- ASMP Level 2
- ASMP Level 2
- ASMP Level 1 -
Dead-end streets

Subject Property Location



Current Zoning

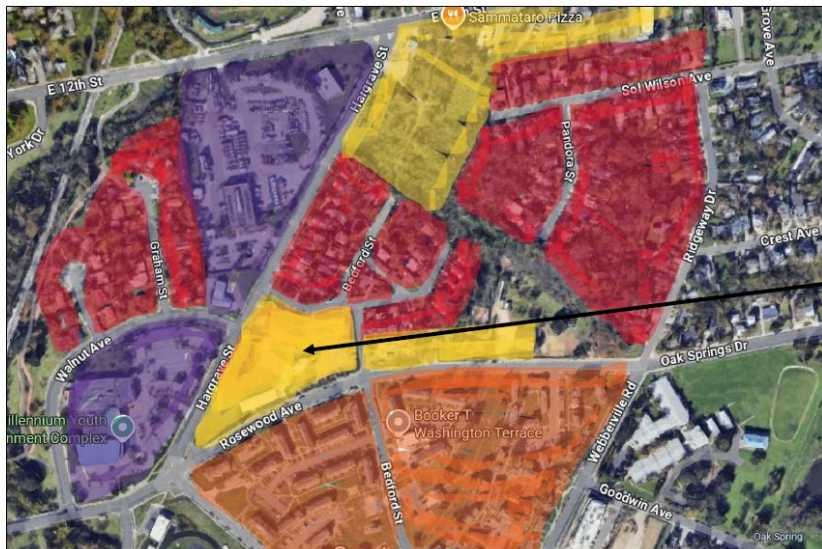


- Other
- Commercial
- Single-Family Residential
- Multi-Family Residential

Subject Property Location



Zoning Change under Consideration

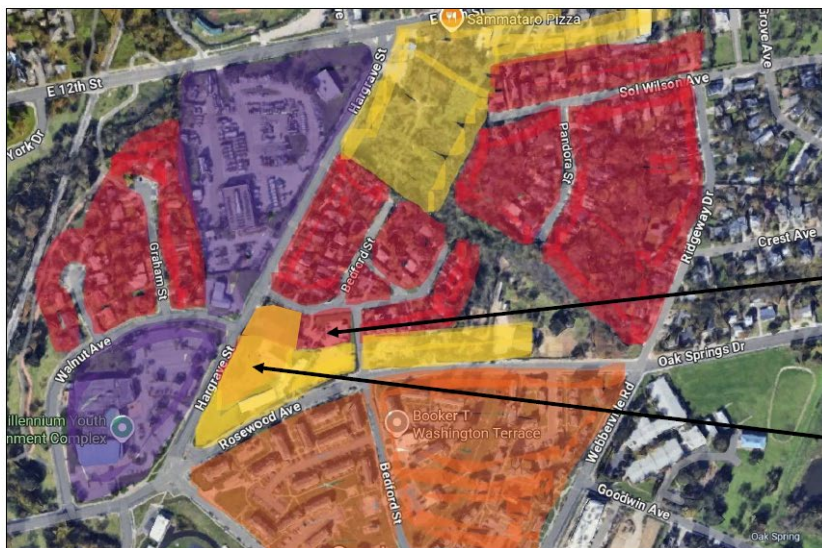


- Other
- Commercial
- Single-Family Residential
- Multi-Family Residential

Incompatible due to:

1. Pushes commercial use into a neighborhood composed of single-family residences
2. Presence of two low-capacity, ASMP Level 1 dead-end streets,
3. Unbalanced with Sol Wilson Street east of Bedford Street

RECOMMENDED ZONING



- Other
- Commercial
- Single-Family Residential
- Multi-Family Residential

Retain Single-Family Residential zoning where adjacent to other SF Residential zoning, single-family housing uses, and ASMP 1 streets

Re-zone to Commercial where adjacent to Commercial zoning, public uses, and ASMP 2 streets and where the historic building is located

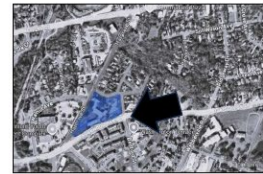
Photos of the Property Adjacent to ASMP Level 2 Streets



This part of the property is:

Adjacent to multi-family housing (at left) and higher capacity roadway including bus route and bike lane

Rosewood Avenue



Photos of the Property Adjacent to ASMP Level 2 Streets



This part of the property is:

Adjacent to multi-family housing (at right) and higher capacity roadway including bus route and bike lane

Rosewood Avenue



Photos of the Property Adjacent to ASMP Level 2 Streets



This part of the property is:

Adjacent to Millenium Youth Entertainment Center (public use at left) and higher capacity roadway including bike lane

Hargrave Street



Photos of the Property Adjacent to ASMP Level 2 Streets



This part of the property is:

Adjacent to Millenium Youth Entertainment Center (public use at left) and higher capacity roadway including bike lane

Hargrave Street



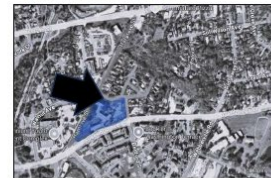
Photos of the Property Adjacent to ASMP Level 1 Streets



This part of the property is:

Adjacent to single-family houses (at left and center) and low-capacity street that terminates in a dead-end

Sol Wilson Street



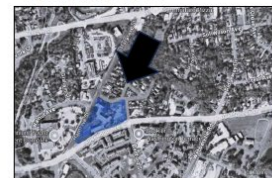
Photos of the Property Adjacent to ASMP Level 1 Streets



This part of the property is:

Adjacent to single-family houses (at left and right) and low-capacity street that terminates in a dead-end (behind the photographer)

Bedford Street



Photos of the Property Adjacent to ASMP Level 1 Streets



This part of the property is:

Adjacent to single-family houses (at center and right) and low-capacity streets that terminate in dead-ends

Bedford & Sol Wilson Streets



Photos of the Property Adjacent to ASMP Level 1 Streets



This part of the property is:

Adjacent to single-family houses (at left, center, and right) and low-capacity streets that terminate in dead-ends

Bedford & Sol Wilson Streets



Photos of the Property Adjacent to ASMP Level 1 Streets



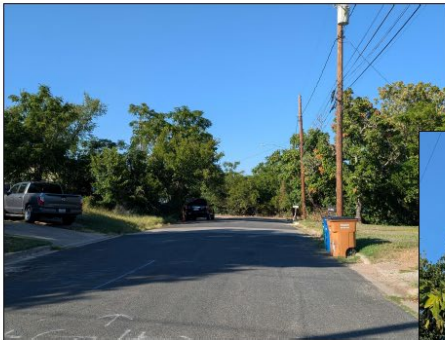
This part of the property is:

Adjacent to single-family houses (at left, center, and right) and low-capacity streets that terminate in dead-ends

Bedford & Sol Wilson Streets



Photos of the Dead-End Streets



Bedford Street



Sol Wilson Street

