

SECOND/THIRD READINGS SUMMARY SHEET

CASE: 1169 Hargrave Street (C14-2025-0049)

DISTRICT: 1

ADDRESS: 1159 ½ and 1169 Hargrave Street; 2407 ½ Sol Wilson Avenue

APPLICANT: America Can!

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

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

REQUEST:

Approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 1159 ½ and 1169 Hargrave Street; 2407 ½ Sol Wilson Avenue from family residence-neighborhood plan (SF-3-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning.

PREVIOUS CITY COUNCIL ACTION:

October 9, 2025: Neighborhood postponement to October 23, 2025, granted.

October 23, 2025: Approved staff recommendation on 1st reading only (7-2) with Council Member Harper-Madison and Velasquez voting nay and Council Member Duchen abstaining.

November 6, 2025: Approved staff recommendation on 2nd reading only (9-0), Council Member Duchen abstained and Mayor Watson absent.

November 20, 2025: Case is scheduled to be heard by City Council.

ISSUES: A structure on the property has been identified as the former Rosewood Elementary School. Portions of the building are likely eligible for historic landmark designation. Thus, any demo, additions, or other modifications involving removal of historic materials would need to be reviewed by the Historic Landmark Commission. Please see Exhibit E below which contains an email from the Historic Preservation Officer detailing the process.

If the conditional overlay proposed at 40 feet is approved by Council, and the property is developed with less than 65% residential use by total square footage, under SB840 the height would be capped at 40 feet. If the conditional overlay proposed at 40 feet is approved by Council, and the property is developed with more than 65% residential use by total square footage under SB840 the height would be capped at 45 feet.

ZONING CHANGE REVIEW SHEET

CASE: 1169 Hargrave Street (C14-2025-0049) DISTRICT: 1

ADDRESS: 1159 ½ and 1169 Hargrave Street; 2407 ½ Sol Wilson Avenue

ZONING FROM: SF-3-NP

TO: CS-MU-CO-NP

SITE AREA: approximately 1.62 acres (approximately 70,567 square feet)

PROPERTY OWNER: America Can

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

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMENDATION:

Staff recommends granting general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. The conditional overlay would limit the height of a building or structure or portion of a building or structure to no more than 40 feet above ground level and prohibit the following 27 uses:

- | | |
|--|--|
| - Adult oriented businesses | - Agricultural sales and services |
| - Alternative financial services | - Automotive rentals |
| - Automotive repair services | - Automotive washing (of any type) |
| - Bail bond services | - Building maintenance services |
| - Campground | - Commercial blood plasma center |
| - Construction sales and services | - Convenience storage |
| - Drive through as an accessory use (to any use) | - Drop-off recycling collection facility |
| - Equipment repair services | - Equipment sales |
| - Exterminating services | - Funeral services |
| - Kennels | - Laundry services |
| - Limited warehousing and distribution | - Maintenance and service facilities |
| - Monument retail services | - Pawn shop services |
| - Pedicab storage and dispatch | - Service station |
| - Vehicle storage | |

The conditional overlay would also conditional allow the following two uses:

- | | |
|---------------|---------------------------------|
| - Hotel-motel | - Outdoor sports and recreation |
|---------------|---------------------------------|

See the basis of recommendation section below for more information.

PLANNING COMMISSION / OTHER COMMISSION ACTION / RECOMMENDATION:

August 26, 2025: Neighborhood postponement request to September 9, 2025 granted.

September 9, 2025: Motion by Commission Ahmed, seconded by Commissioner Lan to recommend staff's recommendation of CS-MU-CO-NP, unanimously.

CITY COUNCIL ACTION:

October 9, 2025: Neighborhood postponement to October 23, 2025, granted.

October 23, 2025: Approved staff recommendation on 1st reading only (7-2-1) with Council Member Harper-Madison and Velasquez voting nay and Council Member Duchen abstaining.

November 6, 2025: Approved staff recommendation on 2nd reading only (9-0), Council Member Duchen abstained, and Mayor Watson absent.

November 20, 2025: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER:

N/A

ISSUES: A structure on the property has been identified as the former Rosewood Elementary School. Portions of the building are likely eligible for historic landmark designation. Thus, any demo, additions, or other modifications involving removal of historic materials would need to be reviewed by the Historic Landmark Commission. Please see *Exhibit E* below which contains an email from the Historic Preservation Officer detailing the process.

If the conditional overlay proposed at 40 feet is approved by Council, and the property is developed with less than 65% residential use by total square footage, under SB840 the height would be capped at 40 feet. If the conditional overlay proposed at 40 feet is approved by Council, and the property is developed with more than 65% residential use by total square footage under SB840 the height would be capped at 45 feet.

CASE MANAGER COMMENTS:

The subject tract is home to a school constructed in approximately 1939, currently being utilized American Can Academy, an alternative charter school. There is also a paved and unpaved parking lot on the site. The site is the northern portion of a property bounded by Hargrave Street on the west, Rosewood Avenue to the south, Bedford Street to the East and Sol Wilson Avenue to the north. The southern portion of this property is already zoned CS-MU-CO-NP.

The subject tract is approximately 1,000 feet from the MLK Station Imagine Austin Activity Center, which has a stop for the CapMetro Red Line. Rosewood Avenue just to the south of the subject tract is identified as part of the ASMP transit priority network and an ASMP level 2 roadway. The Boggy Creek Greenbelt Trail is approximately 500 feet west of this site just to the west of the Millennium Youth Entertainment Complex. There is also a transit stop for the CapMetro Route 2 Rosewood/Cesar Chavez and 485 Night Owl Cameron bus.

BASIS OF RECOMMENDATION:

Zoning should allow for reasonable use of the property.

As noted above, the southern portion of the property bounded by streets on all four sides, with no adjacent buildings is already zoned CS-MU-CO-NP, the applicant's request for this tract. Staff has reviewed the conditional overlay on that portion of property and prohibited some additional uses. This allows for a reasonable use of the property and is sensitive to the single-family homes to the north of the subject tract, across Sol Wilson Avenue.

Granting of the request should result in an equal treatment of similarly situated properties. Staff noted a substantial amount of CS-MU base zoning on the north side of Rosewood Avenue/Oak Springs Drive between the subject tract and Airport Boulevard more than ½ mile to the east.

The eastern side of Hargrave Street also has properties zoned with a CS-MU base. Portions of that zoning classification about SF-3-NP zoned properties, without a roadway separating. This request is separated from SF-3-NP zoned properties across Sol Wilson Ave and Bedford Street. ~~Granted with the request would identify a street but affects of this property as SF-3-NP already~~ properties.

Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.

The applicant's request states the intention to develop office, retail, restaurant, and multifamily uses in a cohesive development. This would create employment opportunities, housing, and more places people can walk and bike to without having to drive. The Boggy Creek Greenbelt Trail is approximately 500 feet west of this site just to the west of the Millenium Youth Entertainment Complex. There is also a transit stop for the CapMetro Route 2 Rosewood/Cesar Chavez and 485 Night Owl Cameron bus.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	A school constructed in approximately 1939, currently being utilized American Can Academy, an alternative charter school. There is also a paved and unpaved parking lot on the site.
<i>North (across Sol Wilson Ave. and Hargrave St./Walnut Ave.)</i>	SF-3-NP	Three single family homes constructed in approximately 1941 through 1950, and one small church constructed in approximately 1970.
<i>South</i>	CS-MU-CO-NP	Booker T. Washington Terrace, a Housing Authority of the City of Austin (HACA) property with approximately 216 two-story multifamily housing units constructed in 1953.
<i>East (across Bedford St.)</i>	CS-MU-CO-NP and SF-3-NP	Two three-story single-family homes with accessory dwelling units constructed in approximately 2023, and undeveloped land.
<i>West</i>	P-NP	The Millenium Youth Entertainment Complex, an approximately 55,000 square foot indoor sports and recreation facility constructed in 1999.

NEIGHBORHOOD PLANNING AREA: Rosewood Neighborhood Planning Area

WATERSHED: Boggy Creek Watershed

SCHOOLS: A.I.S.D.

Oak Springs Elementary School

Kealing Middle School

Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Homewood Heights Neighborhood Association, Overton Family Committee, Preservation Austin, Rosewood Neighborhood Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0061 (2900 Oak Springs DB90)	The applicant is requesting to rezone approximately 2.06 acres from CS-MU-V-NP to CS-MU-DB90-NP.	05.28.2024: To grant CS-MU-V-DB90-NP, as staff recommended, on a 11-0 vote.	09.12.2024: To grant CS-MU-V-DB90-NP. Motion by Council Member Vela, seconded by Council Member Ellis, on a 10-1 vote. Council Member Alison Alter voted nay.
C14-2024-0070 (3117-3121 E. 12 th Street)	The applicant is requesting to rezone approximately 1.0 acres from CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP.	07.09.2024: Forwarded to City Council without recommendation, due to lack of an affirmative vote.	09.26.2024: To grant CS-MU-V-CO-DB90-NP. Motion by Mayor Pro Tem Pool, seconded by Council Member Qadri, on a 10-0 vote. Council Member Alison Alter was off the dais.
C14-2024-0107 (Manor Road Revision Rezone)	The applicant is requesting to rezone approximately 0.68 acres from TOD-NP to CS-DB90-NP.	03.11.2025: To grant staff recommendation of CS-DB90-NP without the waiver to the ground-floor commercial requirement of DB90. Motion by Commissioner Anderson, seconded by Commissioner Haney (9-0).	07.24.2025: CS-DB90-CO-NP approved on third reading on a 10-0-1 vote with Council Member Duchon abstaining.

RELATED CASES:

NPA-2025-0008.01 (2406 Rosewood Avenue) - Future Land Use Map (FLUM) Change from Civic to Mixed Use.

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an

Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

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

Fire

No comments on rezoning

PARD – Planning & Design Review

PR1: Parkland dedication will be required for the new applicable uses proposed by this development, office, retail, restaurant, and multifamily with CS-CO-MU-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

- SP1. Site plans will be required for any new development except for residential only projects with up to 4 units.
- SP2. Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP3. The site is subject to compatibility standards due to the surrounding SF-3, single-family property.

Reference 25-2-1051, 25-2-1053

SP4. Any structure that is located:

a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet

b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

Transportation and Public Works Department (TPW) – Engineering Review

TPW 1. Please provide a completed copy of the TIA determination worksheet that has been reviewed and signed by a TPW engineer.

TPW 2. A transportation assessment/traffic Impact analysis shall be required at the time of site plan **if triggered**, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

TPW 3. The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Hargrave ST. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Hargrave ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 4. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Sol Wilson AVE. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Sol Wilson AVE according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 5. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Bedford ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Bedford ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Hargrave ST	Level 2	72'	61'	42'	Yes	Yes	Yes

Sol Wilson AVE	Level 1	58'	51'	30'	Yes	No	Yes
Bedford ST	Level 1	58'	48'	31'	Yes	No	Yes

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

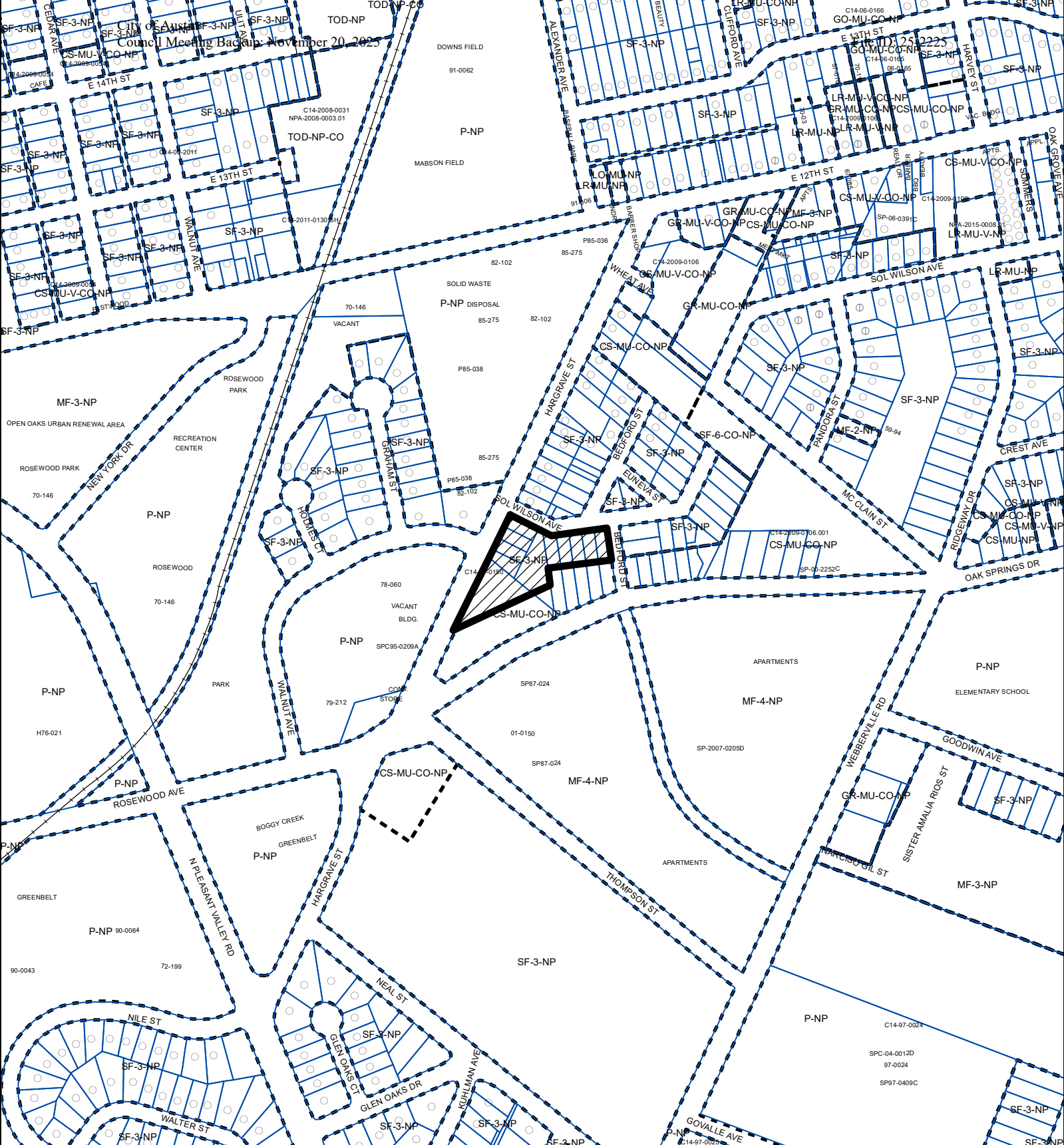
AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Correspondence from Interested Parties
- E. Email from Historic Preservation Officer



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

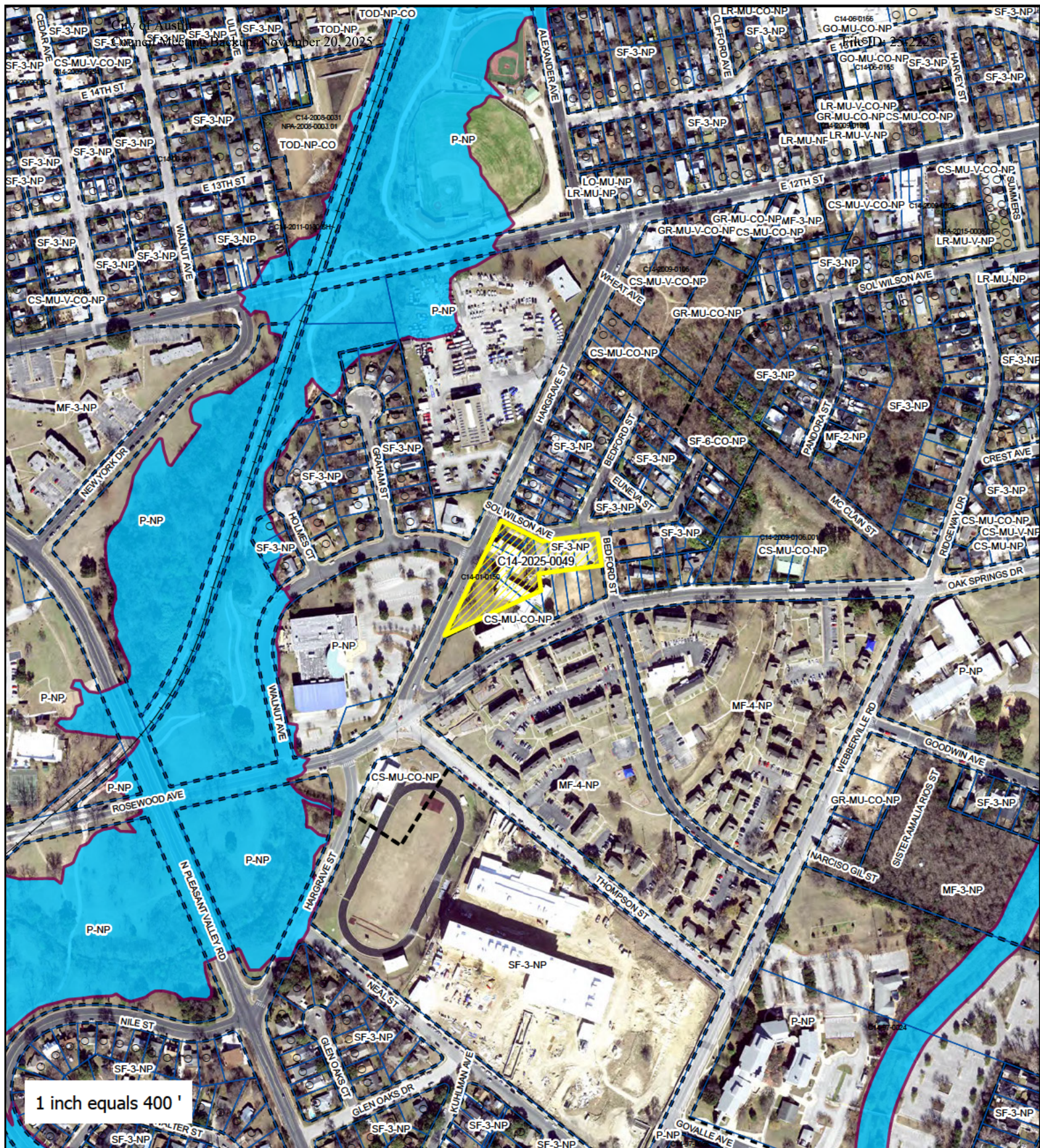
ZONING

ZONING CASE#: C14-2025-0049

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.





1169 Hargrave Street



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2025-0049
 LOCATION: 2407 1/2 Sol Wilson Ave;
 1159 1/2 and 1169 Hargrave St
 SUBJECT AREA: 1.68 Acres
 MANAGER: Jonathan Tomko



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

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: Rezoning application for 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 rezone 1.618 acres of land located at 2407 1/2 Sol Wilson Avenue, 1159 1/2 Hargrave Street, and 1169 Hargrave Street (the "Property"). The Property is located near the intersection of Rosewood Avenue and Bedford Street and is located within the Rosewood Neighborhood Planning Area. The Property is zoned Family Residence – Neighborhood Plan Combining District ("SF-3-NP") and is developed with an alternative charter school and associated surface parking.

This Application seeks to rezone the Property from SF-3-NP to General Commercial Services – Mixed Use Combining District – Conditional Overlay Combining District – Neighborhood Plan Combining District ("CS-MU-CO-NP") to allow for a mixed-use development which will consist of office, retail, restaurant, and multi-family uses. The owner of the Property owns the surrounding ±1.516 acre tract which is currently zoned CS-MU-CO-NP and would like the ability to redevelop the properties as a single mixed-use project with the same development entitlements.

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

ARMBRUST & BROWN, PLLC
Page 2

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Joi Harden
Amanda Morrow
Kelly Wright

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

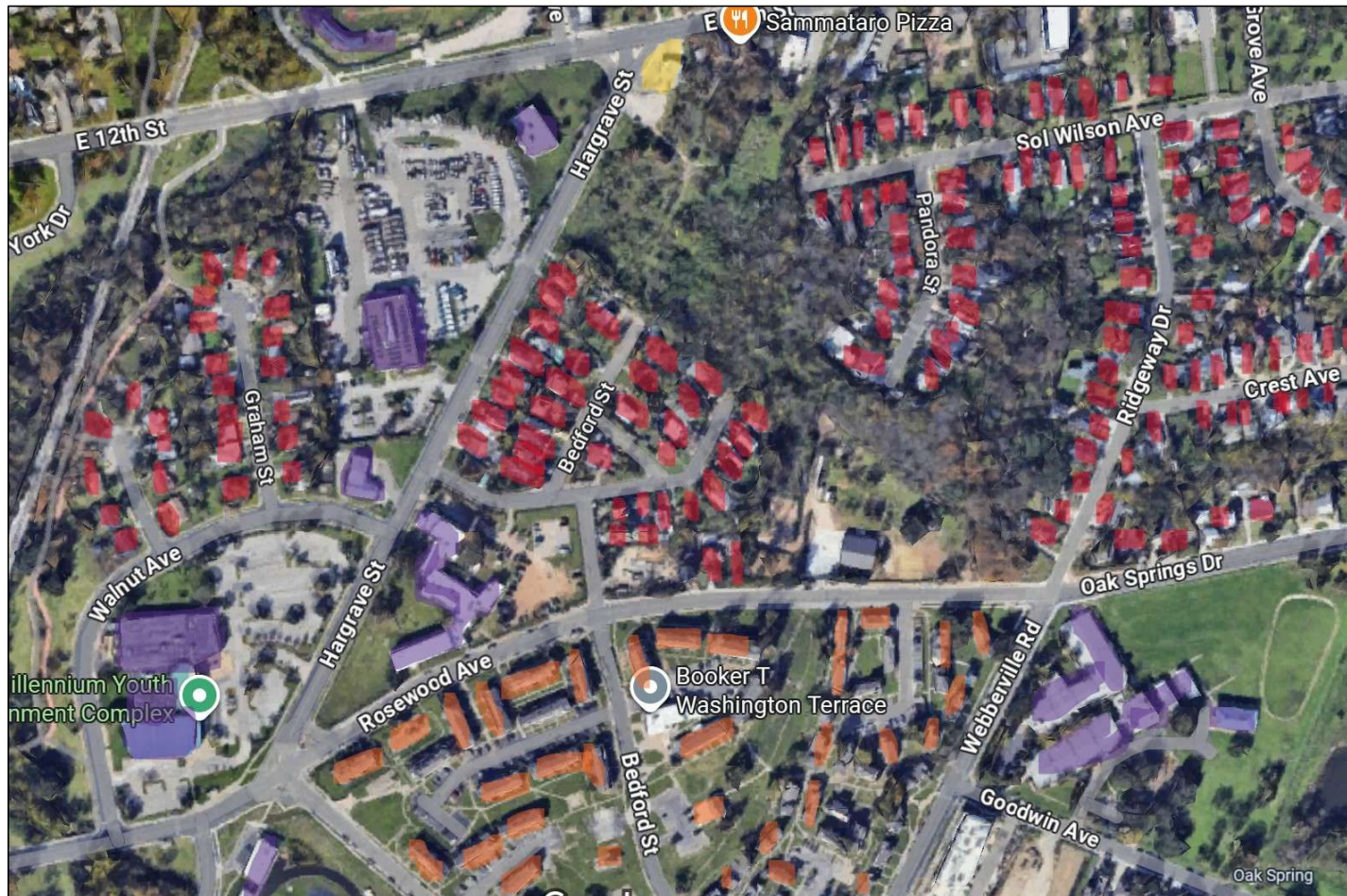
The historic Rosewood Elementary School opened in East Austin during the era of segregation, following the Austin City Plan of 1928 that called for public services for Black residents to be located east of East Avenue. The school began forming in the early 1930s, with multiple land acquisitions between 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

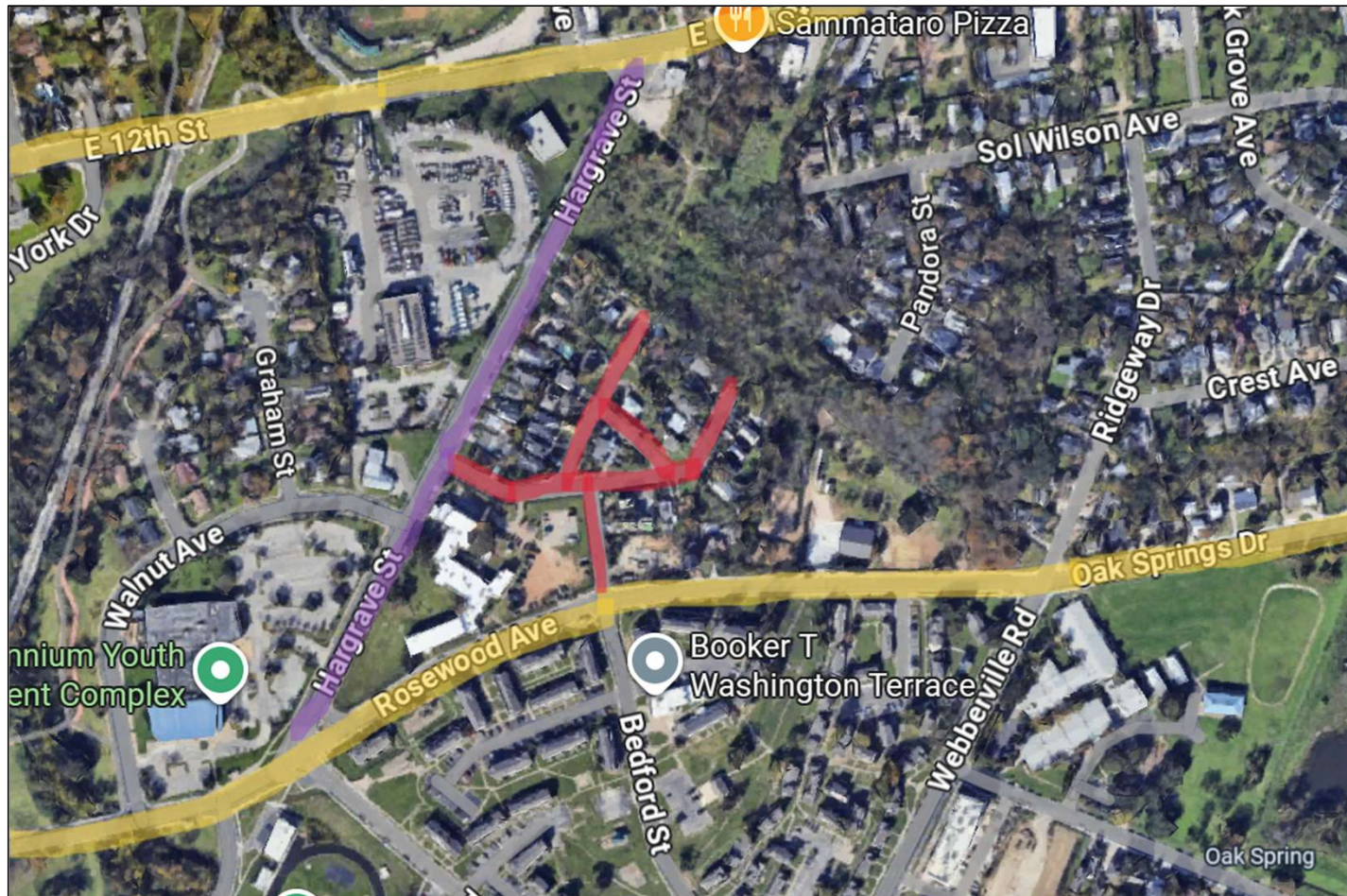


- Public
- Commercial
- Single-Family Housing
- Multi-Family Housing

Subject Property Location



Adjacent Street Types

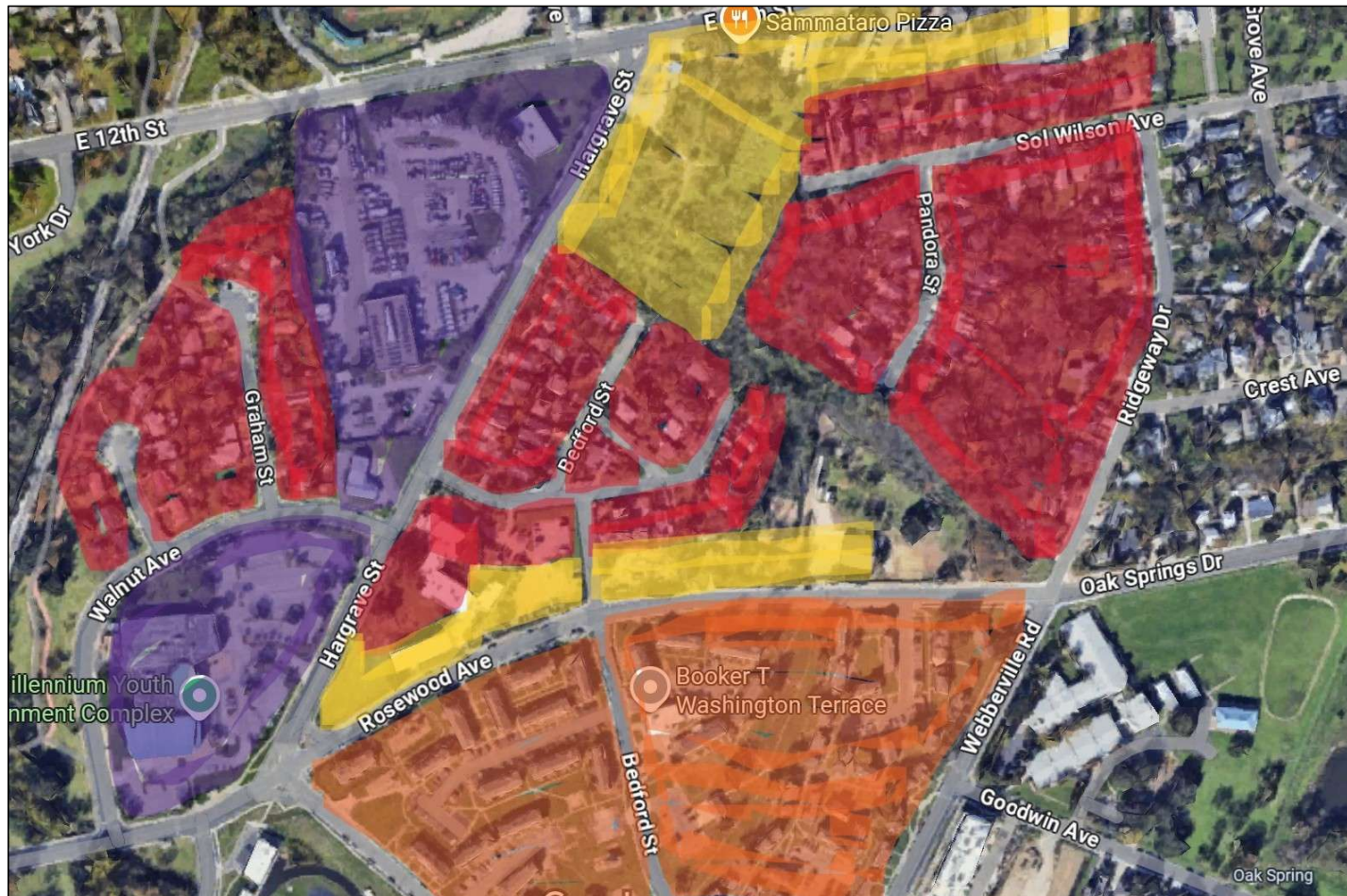


- ASMP Level 2
- ASMP Level 2
- ASMP Level 1 -
Dead-end streets

Subject Property Location



Current Zoning

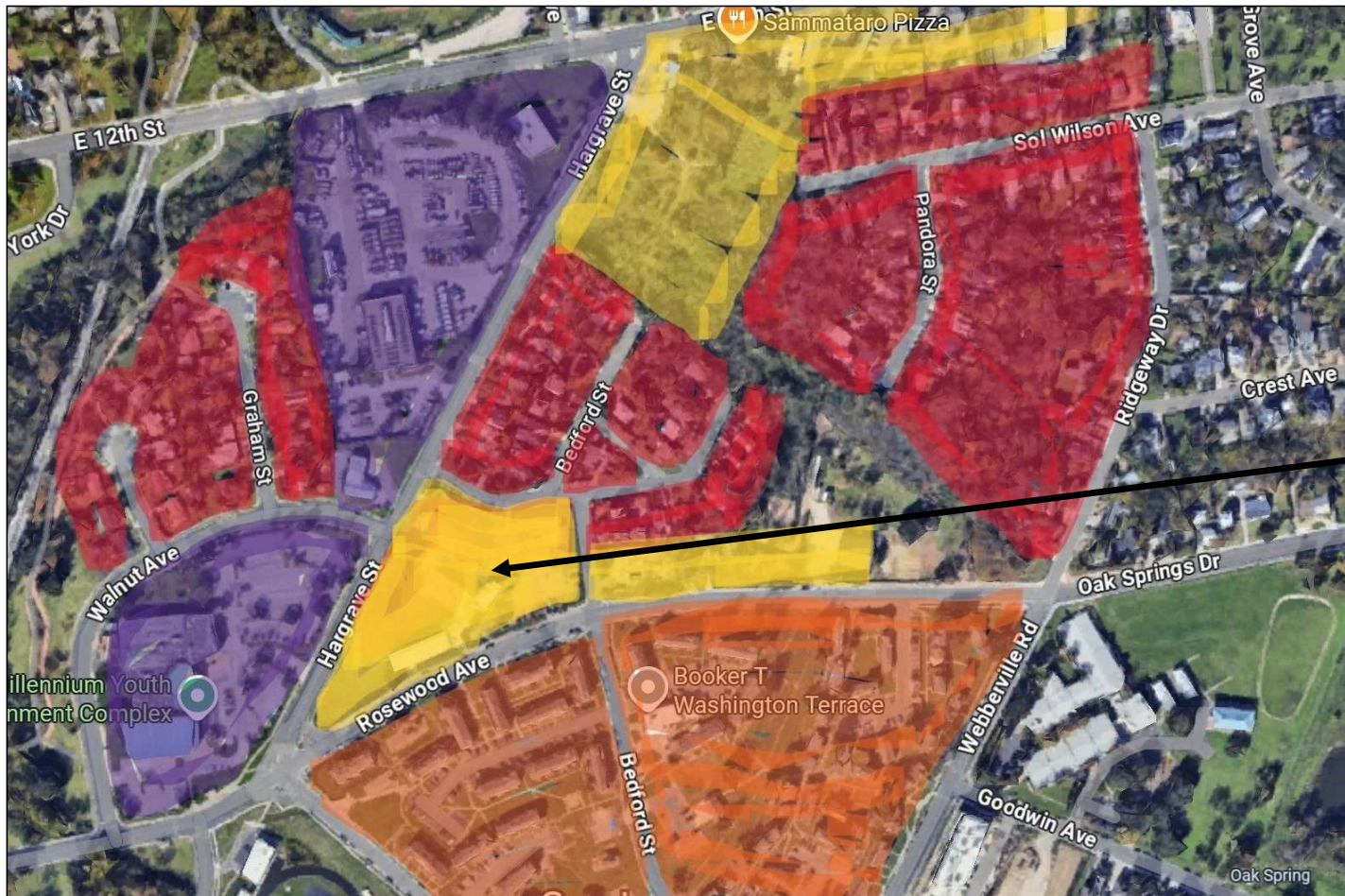


- Other
- Commercial
- Single-Family Residential
- Multi-Family Residential

Subject Property Location



Zoning Change under Consideration

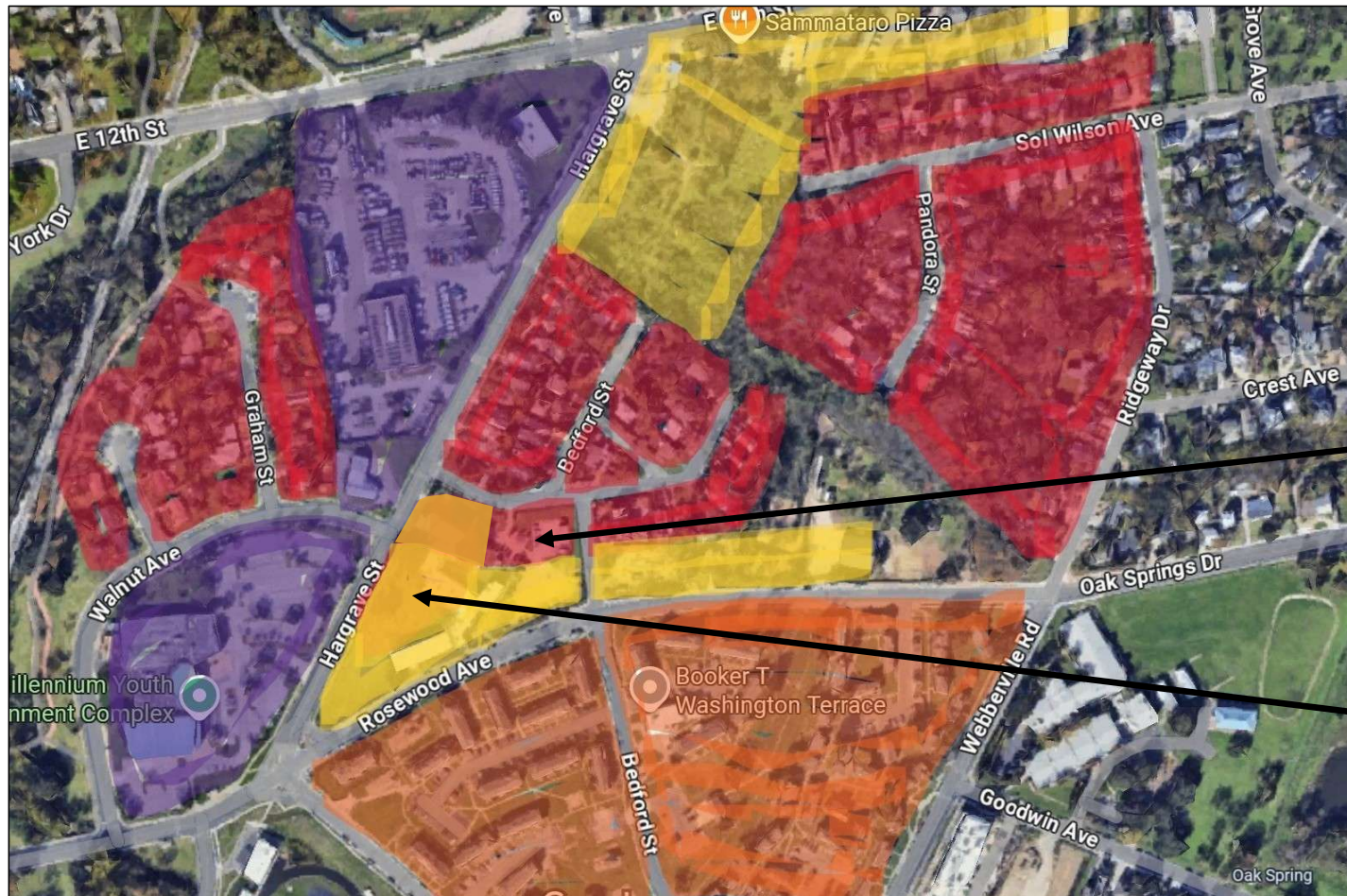


- Other
- Commercial
- Single-Family Residential
- Multi-Family Residential

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

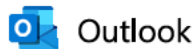


Bedford Street



Sol Wilson Street





Re: Rosewood NPCT Rec?: NPA-2025-0008.01_2406 Rosewood Ave

From Tomko, Jonathan <[REDACTED]>

Date Wed 8/20/2025 4:21 PM

To Meredith, Maureen <[REDACTED]>; Homewood Heights Neighborhood Association President <[REDACTED]>; Jane Rivera <[REDACTED]>

Hi Chris,

I tried to give you a call back but got a voicemail. Let Maureen and I know what PC date the neighborhood would like to request a postponement to.

Thanks,

Jonathan

From: Meredith, Maureen <[REDACTED]>

Sent: Wednesday, August 20, 2025 3:59 PM

To: Homewood Heights Neighborhood Association President <[REDACTED]>; Jane Rivera <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

Subject: RE: Rosewood NPCT Rec?: NPA-2025-0008.01_2406 Rosewood Ave

Chris:

Your email has been received.

Maureen

From: Homewood Heights Neighborhood Association President <[REDACTED]>

Sent: Wednesday, August 20, 2025 3:51 PM

To: Meredith, Maureen <[REDACTED]>; Jane Rivera <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

Subject: Re: Rosewood NPCT Rec?: NPA-2025-0008.01_2406 Rosewood Ave

 External Email - Exercise Caution

Maureen,

I was out of town and off grid when the virtual meeting occurred earlier this summer. I just watched the virtual meeting and reached out to the applicant rep contacts provided in the meeting (Amanda Morrow & Kelly Wright). I also called Jonathan Tomko and left him a voicemail.

Ms. Wright indicated there's been no additional contact between residents in the virtual meeting and the applicant's reps. This concerns me because there were issues raised in the meeting by residents that are unaddressed, and I have some additional concerns that warrant discussion.

I'll follow up with you and others involved in the days ahead. At this time it seems premature to take this to the Planning Commission. I'm awaiting additional information from the applicants, and will facilitate further dialogue with directly impacted residents and the neighborhood.

Thank you for your time.

Christopher Page
President of the Homewood Heights Neighborhood Association

On Tue, Aug 19, 2025 at 1:23 PM Meredith, Maureen <[REDACTED]> wrote:

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
[REDACTED]

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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.

"Report Message" button in Outlook.

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

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



RE: Historic Preservation Guidance Re: 1169 Hargrove Street (C14-2025-0049)

From Contreras, Kalan <[REDACTED]>

Date Thu 7/17/2025 9:06 AM

To Tomko, Jonathan <[REDACTED]>

Cc McKnight, Kim <[REDACTED]>; Thomas, Eric <[REDACTED]>

Good morning, Jonathan,

Thanks for reaching out. This property is the former Rosewood Elementary School, and the historic-age portions of the building are likely eligible for historic landmark designation. Thus, any demo, additions, or other modifications involving removal of historic materials would need to be reviewed by the Historic Landmark Commission.

Whether the property is rezoned will not technically affect the historic review process, as the HLC has no purview over property use—just physical appearance. Ideally, applicants would visit the HLC prior to rezoning, but we understand that this is not always possible.

When someone files a site plan involving demo, an application for partial demo/addition, or an application for a total demo for any property over 45 years old, DSD assigns a review process to the Historic Preservation Office. Because of its known significance, we will refer any DSD-assigned application involving removal of historic materials for this property to the HLC. HLC will determine if the property is eligible for historic landmark designation, and, if so, whether any proposed modifications will preclude its ability to be designated. The HLC may then initiate historic landmark zoning if the building is eligible and threatened.

The City's historic design standards offer options for compatible redevelopment, and HPO and HLC can support sensitive redevelopment involving retention and rehabilitation of the oldest and/or most significant parts of the building, along with compatible additions. The Architectural Review Committee of the HLC is a free resource available to applicants willing to explore options that meet the design standards and, ideally, affirm and uplift the building's importance to African American educators, students, and the surrounding neighborhoods in twentieth-century Austin.

Hope this is useful,
Kalan



Kalan Contreras

Historic Preservation Officer
Planning Department
she/her | 512-974-2727
[REDACTED]

From: T

Date: Mon 11/3/2025 7:29 PM

To: Jonathan Tomko

Re: Case C14-2025-0049

I live on 1176 Bedford Street which is currently in the back of Austin Can Academy. I am extremely concerned over proposed changes to that property. When the school was in session traffic was often congested, especially along Sol Wilson ave where the parking lot entrance/exit was. Sol Wilson is curved pretty sharply in one section and when there are people coming from the opposite direction you often don't see them until the last minute. This is often further complicated by cars being parked along that street. We at least got a break from the traffic and congestion when school was not in session and in the evenings once the kids had left. This made things bearable. Some years when enrollment was up there just was not enough parking and people parked all along Bedford street and Sol wilson avenue and it was a nightmare. I am really worried that this will become an issue around the clock with a new development especially if it is large and/or if it contains commercial space. My concern grew even more when I heard that the developer may be wanting to put the entrance/exit along Sol Wilson ave. If this new development will be not only residences but retail shops this is going to become not only extremely frustrating for current residents of this neighborhood but I believe a lot more dangerous due to the reasons mentioned above. Neighbors have also said that testing on sound decibels has been conducted recently and that the developers are thinking about having a coffee shop or something similar with an outside patio where music will be playing. They said the developer is thinking of putting this along the Sol Wilson side as well. This is extremely disruptive to the families living along Sol Wilson. Having no retail space would be ideal and help to keep the neighborhood as it has always been and maintain some of the culture of the neighborhood. If we are unable to stop that then I would greatly appreciate it if they would keep the people that have been living here for decades or generations in mind and to what is least invasive and intrusive for them. For example if there will be a patio with music- instead of putting it along Sol Wilson, why not put it along Harvey street in front of the Millenium? The only other structure along that side is a church so there are no people living there on that side at all. The street on that side is also bigger. Myself as well as a lot of other owners bought houses in this area and specifically on these streets because it was super quiet and laid back and also for the culture. Adding retail to this area will

permanently change this and not for the better. We do not want to become like other areas of town. We want to stay unique and keep the feel and vibe East Austin has always had. East Austin has already been losing a lot of its charm and history and I fear this mixed use project will further erode these.

I also want to make sure tall buildings are not built on this site. I really hope it stays one story so the open feel of the area is maintained. A tall building would really disrupt the landscape.

Also going from civic use to something that does nothing to serve the community is further eroding the tight knit East side community.

All of this to say that rezoning this site would allow commercial development which I am against.

-If not regulated it would allow commercial development on all areas of the site including Bedford Street and Sol Wilson avenue which are residential only (some parts can only accommodate one car at a time when there are cars parked on the side of the street) and do not have the capacity for a lot of traffic.

-If the property is rezoned it can be resold and a new developer could build higher and denser and cause even more problems for this neighborhood and it would be even less in line with the history of this neighborhood.

-Rezoning to allow commercial and/or a dense residential complex will lead to more street parking, traffic congestion and noise. We know this because when the school was in session, even though not all students drive or have cars, we experienced this quite a bit. It was often hard to find street parking on my street and I had to park blocks away at times. Also there is always -even now that school is not in session- quite a few cars daily that come down the dead end part of Bedford street I guess not realizing it is a dead end and speed through and it is very unsafe, especially if there are children around. Also a lot of cars use the loop of Bedford street and Euneva street and Sol Wilson avenue to "turn around" which is noisy and Euneva is in poor condition and more traffic will erode it more. Both of these things will get worse with rezoning.

Before I purchased my home in 2010 I came on 4-5 different days and times and sat in my car on Bedford street for up to an hour at a time. I came on weekend days and nights and at different times of the day and night. I wanted to make sure I purchased a home somewhere it was really calm and really quiet. I was so happy I found it. My little stretch of Bedford St.

has been my Oasis. It is super quiet- especially at night. Rezoning will inevitably change this and it really breaks my heart. I have talked to a lot of my neighbors and they all feel the same way.

I have a friend that lives in a neighboring neighborhood and had a commercial establishment come in and it has been an absolute nightmare for her with traffic, lack of parking and noise. Please don't do this to us too. She and her neighbors are miserable.

I do apologize for the length of this but I am very passionate about this issue. I love my home and my neighborhood.

Thank you for your time and attention on this matter,

Tina Parker

1176 Bedford St

Austin, Tx 78702