

## ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0010.SH (Rowen Vale)

DISTRICT: 9

ADDRESS: 206 and 206 ½ East Annie Street; 1710 Brackenridge Street

ZONING FROM: SF-3-NP

TO: MF-3-NP

SITE AREA: approximately 0.90 acres (approximately 39,204 square feet)

PROPERTY OWNER: South Austin Christian Church/Megan Lasch

AGENT: Megan Lasch

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

### STAFF RECOMMEDATION:

**Staff recommends granting multi-family residence (medium density) – neighborhood plan (MF-3-NP) combining district zoning.** *For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.*

### PLANNING COMMISSION ACTION / RECOMMENDATION:

April 14, 2026: Neighborhood postponement request to April 28, 2026, granted.

April 28, 2026: Staff postponement request to May 12, 2026, granted.

May 12, 2026: Recommended staff recommendation of MF-3-NP, motion by Commissioner Ahmed seconded by Commissioner Maxwell, vote (9-0), Commissioner Hainey, Lan and Skidmore were absent, one vacancy.

### CITY COUNCIL ACTION:

February 5, 2026: City Council approved a Resolution of Support for 9% Low Income Housing Tax Credits on the subject tract, *exhibit D* below

May 21, 2026: Case is scheduled to be heard by City Council.

### ORDINANCE NUMBER:

TBD

### ISSUES:

The applicant proposes to develop a 64-unit fully affordable housing development that includes 44 units with two or more bedrooms and 36 deeply affordable units, at or below 50% Median Family Income (MFI). According to the Austin Strategic Housing Blueprint Scorecard these types of units have been particularly challenging for the City of Austin to realize.

Being able to provide deeply affordable units approximately one mile south of Downtown Austin in an environment with many transportation choices can help reduce low- and moderate-income households' transportation costs by reducing automobile dependency. Coupling affordable housing with an on-site daycare facility, if also affordable, may also reduce a household's childcare costs and be transformative financially.

The development has received a Resolution of Support from City Council (*exhibit D*) and a S.M.A.R.T. Housing Certification letter from Austin Housing (*exhibit H*). Austin Housing has stated that

the development intends to submit a request for Rental Housing Development Assistance (RHDA) funding, although they have not received that application yet. The applicant has also indicated that they plan to utilize Affordability Unlocked, which is a development bonus program for affordable housing providers that offers substantial waivers of development regulations in exchange for high percentages of income-restricted affordable units.

The applicant revised their original request of MF-4-NP to MF-3-NP on March 13, 2026, responsive to community feedback.

The subject tract is located within the Travis Heights-Fairview Park National Register Historic District.

There is a valid petition on this case at **71.91%** of property owners, by land area within 200 feet of the rezoning request, see *Exhibit G* below.

CASE MANAGER COMMENTS:

The subject tract is currently a one-story church and one-story single-family residence on nearly an acre of land, located at the northeast corner of East Annie Street and Nickerson Street, approximately 350 feet east of South Congress Avenue, and approximately one mile south of the Austin Central Business District. To the north, is an approximately 15-foot-wide unpaved alley. North of that are five single-family homes constructed between approximately 1909 and 1928. To the east, across Brackenridge Street are two single-family homes constructed between approximately 1926 and 2004 and one garage apartment constructed in approximately 2006. To the south, across East Annie Street are two single-family homes constructed between approximately 2007 and 2008. To the west, across Nickerson Street are three single-family homes constructed between approximately 1914 and 1942.

South Congress Avenue is an Imagine Austin Activity Corridor, part of the ASMP Transit Priority Network, and an ASMP level 3 roadway. Project Connect envisions stations South Congress and Oltorf (approximately 1/2 from the subject tract) and on SoCo between West James Street and Nellie Street (approximately 1/3 mile from the subject tract). The subject tract is within subdistrict 1 of the ETOD Overlay.

Staff noted that there is a taller development, of seven stories under construction within 1,250 feet of the subject tract. While this development fronts South Congress Avenue, it does illustrate that denser, transit supportive development may be coming along this major corridor proximate to Downtown Austin in the near future.

BASIS OF RECOMMENDATION:

**Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.**

Staff noted that there were several instances of MF-3 base district zoning in the neighborhood within ¼ mile of the subject tract to the northeast, north, west, southwest and south. Some of these were adjacent to SF-3 base district zoning, while others were “deeper” into the neighborhood and even further away from the South Congress Avenue corridor. Many of these instances resulted in MF-3 base district zoning immediately adjacent to SF-3 base district zoning without

a street or alley separating it. It was noted that this case has three streets and an alley separating it from SF-3 zoned properties closest to it.

**The proposed zoning should be consistent with the goals and objectives of the City Council.**

City Council has adopted several plans that address land development patterns, including the Imagine Austin Comprehensive Plan, the Austin Strategic Housing Blueprint (ASHB), Austin Climate Equity Plan, and Austin Strategic Mobility Plan (ASMP). Each of these plans aims to increase housing supply within walking distance to major corridors in a compact and connected way, so that pedestrian, bike, transit and other infrastructure can be better utilized efficiently. Granting the proposed zoning request would be consistent with the goals and objectives within these and other Council-adopted plans.

Most notably the ASHB established a goal for *25% of affordable housing units that are created or preserved should have two or more bedrooms AND a system to provide opportunities for families with children*. The ASHB also established a goal for *25% of affordable housing created or preserved to be within ¼ mile of high-frequency transit (this is transit service that provides service every 15 minutes or better throughout most of the day, on weekdays and weekends)*. Granting this rezoning request would be consistent with these Council adopted goals.

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

This rezoning request promotes clearly-identified community goals to provide income restricted, deeply affordable, family friendly housing within walking distance to an Imagine Austin Activity Corridor. Imagine Austin envisioned not only Activity Corridors themselves as becoming denser, but ¼ mile from the corridors themselves. *This allows people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances*. Granting this rezoning request would support that community vision articulated within the City’s 30-year Comprehensive Plan.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	A one-story church and one-story single-family residence
<i>North (across alley)</i>	SF-3-NP	Five single-family homes constructed between approximately 1909 and 1928
<i>South (across East Annie Street)</i>	SF-3-NP	Two single-family homes constructed between approximately 2007 and 2008
<i>East (across Brackenridge Street)</i>	SF-3-NP	Two single-family homes constructed between approximately 1926 and 2004 and one garage apartment constructed in approximately 2006
<i>West (across Nickerson Street)</i>	SF-3-NP	Three single-family homes constructed between approximately 1914 and 1942

NEIGHBORHOOD PLANNING AREA: Greater South River City Neighborhood Planning Area

WATERSHED: East Bouldin Creek Watershed

SCHOOLS: A.I.S.D.

Travis Heights Elementary School  
 Lively Middle School  
 Travis High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin, South Central Coalition, South River City Citizens Association, South River City Combined Neighborhood Plan Contact Team, Zoning Committee of South River City Citizens

AREA CASE HISTORIES:

<b>Number</b>	<b>Request</b>	<b>Commission</b>	<b>City Council</b>
C14-2024-0031 (2105 South Congress Avenue)	The applicant is proposing to rezone approximately 2.84 acres from CS-MU-V-NP, CS-MU-V-NP & GR-MU-V-NP and CS-M-V-NP to CS-MU-V-DB90-NP.	04.23.2024: To grant CS-MU-V-DB90-NP & GR-MU-V-DB90-NP on Consent. Motion by Commissioner Anderson, seconded by Commissioner Woods (11-0) Commissioner Cox and Mushtaler were absent.	05.30.2024: CS-MU-V-DB90-NP on Tract 1 and GR-MU-V-DB90-NP on Tract 2 was approved on Council Member Ellis' motion and Council Member Qadri's second on an 11-0 vote.
C14-2023-0021 (200 W. Mary)	The Applicant is proposing to rezone 0.1585 acres from SF-3-NP to CS-MU-NP. The Applicant amended their request to GR-MU-NP.	06.11.2024: To grant LR-MU-CO-NP was approved on the consent agenda on Vice Chair's Azhar's motion and Commissioner Maxwell's second, on a unanimous vote.	12.12.2024: LR-MU-CO-NP was approved with Restaurant (General) and Restaurant (Limited) as conditional uses. Professional Office was removed from the prohibited use list. On Council Member Qadri's motion and Council Member Harper-Madison's second on a 10-0 vote.

C14H-2014-0014 (Blue Bonnet Hills Neighbors)	The applicant is proposing to rezone Blue Bonnet Hills Subdivision to Local Historic District designation. (Historic Zoning)	05.26.2015: Approved SF-3-HD-NP and SF-3-H-HD-NP with conditions and recommendations	N/A
C14-2009-0032 (Congress Avenue Baptist Church)	The applicant is proposing to rezone property from SF-3-NCCD-NP to CS-NCCD-NP (1.0604 acres) and GO-NCCD-NP (.9513 acres)	08.27.2009: To grant CS-CO-NCCD-NP and GO-CO-NCCD-NP with conditions on a 6-1-1 vote; Tovo-nay, Chimenti-abstain; Castillo-absent.	11.19.2009: Approved CS-CO-NCCD-NP on Mayor Pro Tem Martinez' motion and Council Member Spelman's second on a 7-0 vote.

RELATED CASES:

NPA-2026-0022.01.SH – Future Land Use Map (FLUM) Change from Civic to Multifamily

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin 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 fees may apply to any future site or subdivision applications resulting from this rezoning.

### Site Plan

1. FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.
2. Site plans will be required for any new development except for residential only project with up to 4 units.
3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

### **Compatibility Standards**

4. The site is subject to compatibility standards due to the proximity of triggering SF-3 properties. *Reference 25-2-1051, 25-2-1053*
5. 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*

6. A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer. *Reference 25-2-1062(B), 25-8-700*
7. An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property. *Reference 25-2-1062*

### Transportation and Public Works (TPW) Department – Engineering Review

- TPW 1. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan **if triggered** per LDC 25-6 and TCM 10.2.1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application.
- TPW 2. A new TIA determination worksheet has been received. Based on this new TIA DW, a Neighborhood Traffic Analysis is required and will be performed for this project by TPW staff. Results will be provided in a separate memo. LDC 25-6-114. NTA requires three (3) consecutive 24-hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Please contact **Kaylie Coleman (Kaylie.Coleman@austintexas.gov)** to discuss the location of the tube counts. Results will be provided in a separate memo. LDC 25-6-114. NTA fees will be added in AMANDA. This comment will be cleared once the Memo is approved and the fees are paid. The NTA must be approved prior to the commission meeting.
- TPW 3. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for E ANNIE ST. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for E ANNIE 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)
Nickerson St.	Level 1	58'	60'	31'	Yes	No	Yes
East Annie St.	Level 2	84'	61'	40'	Yes	Yes	Yes
Brackenridge St.	Level 1	58'	58'	31'	No	No	Yes

TIA: The Transportation Impact Analysis (TIA) Determination Worksheet (found below as *exhibit E*) determined that a Neighborhood Traffic Analysis (NTA) was required it can be found below as *exhibit F*.

Austin Water Utility

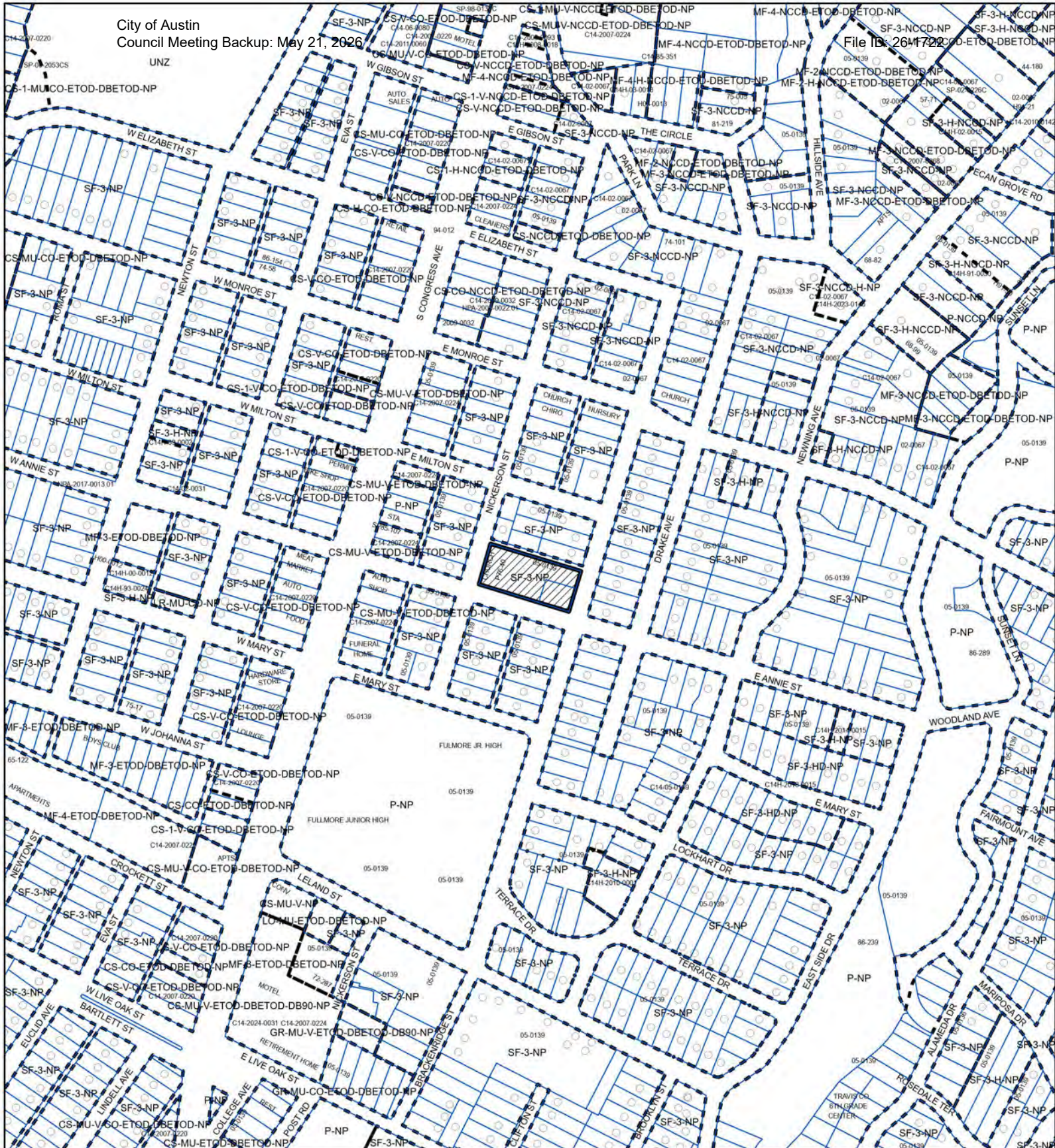
AW1. No comments on zoning change.

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](mailto:ser@austintexas.gov).





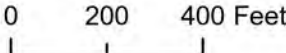
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter, Revised March 13, 2026
- D. Resolution No. 20260205-036 Supporting 9% Low Income Housing Tax Credits
- E. Transportation Impact Assessment (TIA) Determination Worksheet
- F. Neighborhood Transportation Analysis (NTA) Final Memo, Dated April 1, 2026
- G. Valid Petition
- H. S.M.A.R.T. Housing Certification Letter from Austin Housing
- I. Correspondence from Interested Parties



**ZONING**

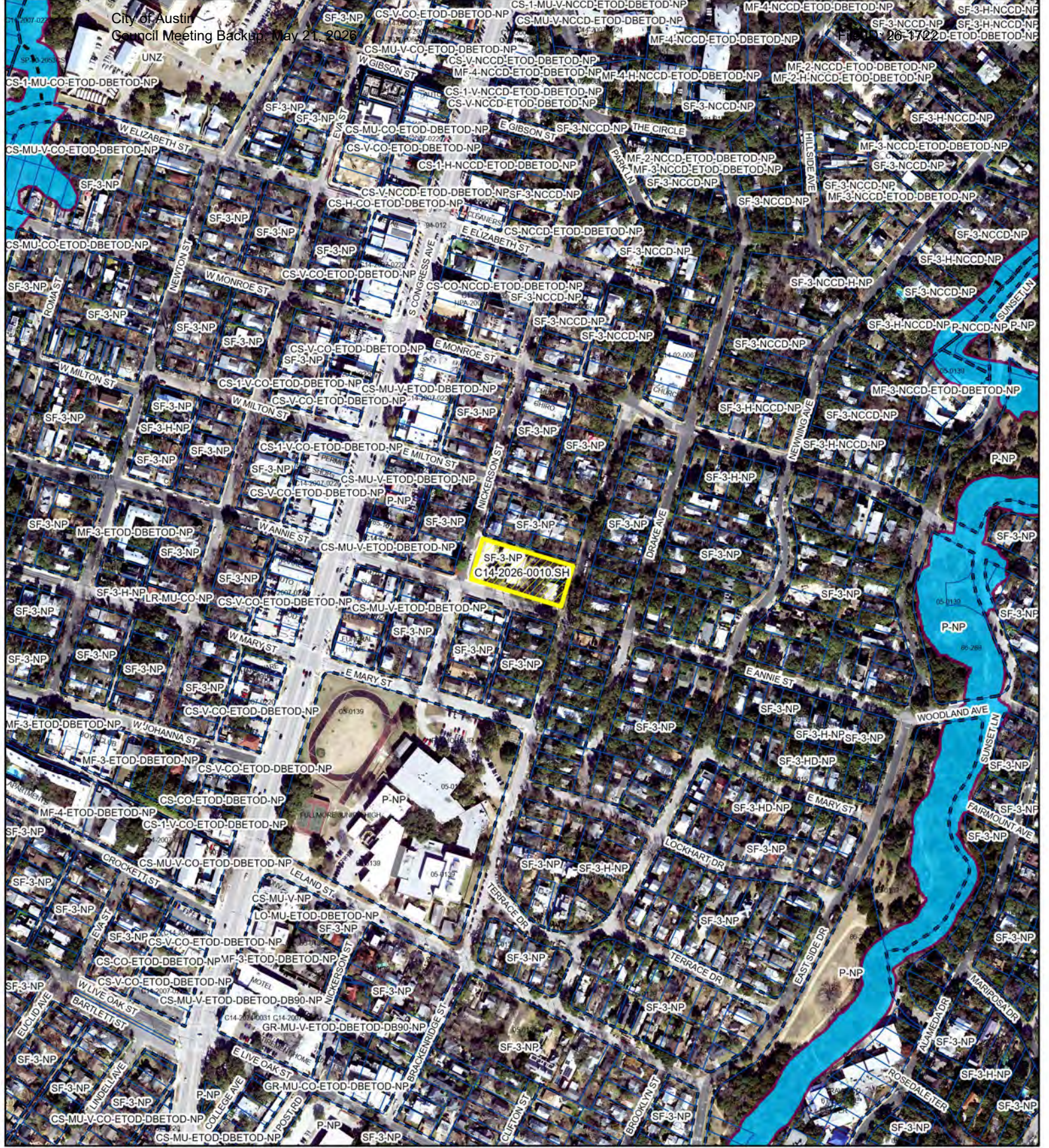
ZONING CASE#: C14-2026-0010.SH






  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY
   


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





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

### Rowen Vale

ZONING CASE#: C14-2026-0010.SH  
 LOCATION: 1710 Brackenridge St,  
 206 1/2 E Annie St  
 SUBJECT AREA: 0.90 Acres  
 MANAGER: Jonathan Tomko



1" = 400'



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

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

Dear Ms. Middleton-Pratt:

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

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

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

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

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

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

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

Best,

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

Megan Lasch  
President, O-SDA Industries



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

**Unit Mix**

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

**64 units**

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

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

**On-site Amenities**

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

More information about the developer can be found at [www.affordablehousingtexas.com](http://www.affordablehousingtexas.com).

**RESOLUTION NO. 20260205-036**

**WHEREAS**, Rowen Vale, LLC, or its successors, assigns, or affiliates (Applicant), proposes to construct an affordable multifamily housing development to be located at or near 206 East Annie Street, Austin, Texas 78704 (Proposed Development) within the City's jurisdiction; and

**WHEREAS**, Applicant intends for the Proposed Development to be for the general population; and

**WHEREAS**, Applicant has or will submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Rowen Vale;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Section 11.3(c) of the Texas Qualified Allocation Plan, Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 11.3(d) of the Texas Qualified Allocation Plan, Council specifically allows the construction of the Proposed Development, which is located one linear mile or less from a development that serves the same type of household as the Proposed Development and has received an allocation of Housing Tax Credits or private activity bonds, or a Supplemental Allocation of credits, within the three-year period preceding the date Application Round begins.

**BE IT FURTHER RESOLVED:**

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Section 11.3(c) of the Texas Qualified Allocation Plan, Council supports the Proposed Development, approves the construction of the Proposed Development, and authorizes an allocation of Housing Tax Credits for the Proposed Development.

**BE IT FURTHER RESOLVED:**

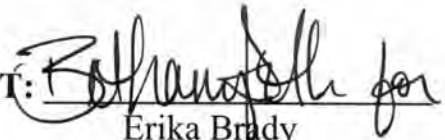
Pursuant to Section 2306.6710(b) of the Texas Government Code and Section 11.9(d)(1) of the Texas Qualified Allocation Plan, Council confirms that it supports the Proposed Development.

**BE IT FURTHER RESOLVED:**

Council authorizes, empowers, and directs the City Clerk to certify this resolution to the TDHCA.

**ADOPTED:** February 5, 2026

**ATTEST:**

  
Erika Brady  
City Clerk

## Traffic Impact Analysis (TIA) Determination Worksheet



Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (<https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/>) for review and signature.

Please contact Lead Development Review Engineer if you have any questions. Contact information is available at: [TPW-TDS Website](#)

Project: **Rowen Vale**  
 Location: **206 E Annie Street** Location Jurisdiction: **Full Purpose**

Approved TIA? TIA name: \_\_\_\_\_  Approved PUD? Approved PUD name: \_\_\_\_\_  
 Applicant/Consultant: **Abby Penner** Email: **abby@affordablehousingtexas.com** Phone: **512-944-3272**

Application Type (Please select only one):

Zoning  Site Plan  Site Plan Extension  Dev. Assessment  Concept Site Plan  PUD

By checking the box below, the applicant acknowledges that City Council has adopted a Street Impact Fee (SIF) program effective December 21, 2020, and that street impact fees will be assessed for any building permit pulled on or after June 21, 2022. For more information on the Street Impact Fee program, please visit [www.austintexas.gov/department/street-impact-fee](http://www.austintexas.gov/department/street-impact-fee)

**I, the applicant, acknowledge this development is subject to the Street Impact Fee program.**

Description of existing and proposed uses: **Proposed MF development with onsite Pre K - 71 units ranging from Studio to 3 bedroom**

							TPW STAFF USE ONLY			
Tract	Acres	Zoning	Land Use Type	Land Use (Select Type First)	Units	Value	ITE	Rate/FCE	Trips/Day	
1	0.9	SF-3-NP	Institutional_500s	560 - Church	1,000 SF GFA	7.31	560	7.60x	56	

Custom: If none of the land use options in the spreadsheet work, please contact Lead Development Review Engineer for next steps. Please note that using custom uses may significantly increase review time.

Use of custom land uses may also require data collection and analysis conducted by a licensed professional engineer in Texas before final determination

							TPW STAFF USE ONLY			
Tract	Acres	Zoning	Land Use Type	Land Use (Select Type First)	Units	Value	ITE	Rate/FCE	Trips/Day	
1	0.9	MF-4-NP	Residential_200s	221 - Multifamily Housing (Mid-Rise)	Dwelling Units	64.00	221	FCE	259	
1	0.9	MF-4-NP	Institutional_500s	565 - Day Care Center	1,000 SF GFA	3.80	565	47.62x	181	

Custom: If none of the land use options in the spreadsheet work, please contact Lead Development Review Engineer for next steps. Please note that using custom uses may significantly increase review time.

Use of custom land uses may also require data collection and analysis conducted by a licensed professional engineer in Texas before final determination

Abutting Roadways:			Net Trips:
Street Name	Proposed Access (Y/N)	Proposed # of Driveways	384
			ASMP Street Level
Annie Street	Y	1	2
Nickerson Street	Y	1	1
Brackenridge Street	N	0	1

Please submit completed spreadsheet to TPW through KNACK (link at top of sheet). If you used Excel for the Web, please download and submit.

**For TPW Staff Use Only**

<input checked="" type="checkbox"/>	A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact the Lead Development Review Engineer.				
<input type="checkbox"/>	A traffic impact study with TDM is required. TIA scoping is required prior to beginning the study. Please see below for the type of study; for more information on each study, please refer to Section 10 of the TCM.				
	<input type="checkbox"/>	Full TIA	<input type="checkbox"/>	TA	<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>	ZTA	<input type="checkbox"/>
<input type="checkbox"/>	A TIA compliance memo is required. The memo must demonstrate compliance of this case with the following TIA. For more information, please refer to the City of Austin TIA Guidelines Section 6.				
<input type="checkbox"/>	A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.				
<input type="checkbox"/>	A standalone Transportation Demand Management (TDM) plan is required. For more information on the contents required in a TDM Plan, please refer to Section 10 of the Transportation Criteria Manual (TCM).				
<input type="checkbox"/>	The traffic impact analysis has been waived. See notes below.				

Reviewer: *Kaylie Coleman* Date: *3/4/2026*

[More information on study requirements and how to submit can be found online at the TDS customer portal \(https://atd.knack.com/development-services#customer-portal/\)](https://atd.knack.com/development-services#customer-portal/)

NOTE: A TIA determination must be made prior to submittal of any Zoning/Site Plan application; therefore, this completed and reviewed worksheet must accompany any subsequent application for the identical project. Changes to the proposed project may require a new TIA determination. This worksheet will remain valid for six months from the approval date above, after which a new TIA Determination Worksheet may be required.



**MEMORANDUM**

**To:** Matthew St. Germain, BOE  
**CC:** Kaylie Coleman, EIT; Bryan Golden, AICP; Matiur Rahman, P.E., TPW  
**From:** Manar Hasan, P.E., TPW  
**Date:** ~~March 30, 2026~~ April 1, 2026  
**Subject:** 206 E Annie St NTA | C14-2026-0010.SH

The purpose of this memorandum is to provide an overview of the proposed development and present the findings of the Neighborhood Traffic Analysis (NTA) conducted by Transportation and Public Works (TPW). The proposed development includes 64 dwelling units of mid-rise multifamily and 3,800 square feet of day care center. The site is a 0.9-acre tract located at 206 E Annie St, as shown in Figure 1 below. The site is currently zoned SF-3-NP and the applicant is looking to rezone to ~~MF-4-NP~~ MF-3-NP. The site proposes access to Annie St, which is a level 2 road, and Nickerson St, which is a level 1 road.



**Figure 1: Site location**

**Date:** March 30<sup>th</sup>, 2026  
**Subject:** 206 E Annie St NTA | C14-2026-0010.SH

### **Roadways**

**Annie St:** The Austin Strategic Mobility Plan (ASMP) designates Annie St as a Level 2 road. The pavement width is approximately 40 feet in the vicinity of the site. There are two travel lanes, undivided, with striped bike lanes, street parking on one side, and sidewalk along the north side. It has a posted speed limit of 25 mph. According to the ASMP, the required right-of-way of Annie St in the vicinity of the site is 84 feet.

**Nickerson St:** The ASMP designates Nickerson St as a Level 1 road. The pavement width is approximately 30 feet. There are two travel lanes, undivided, street parking on both sides, and sidewalk along the east side. It has a posted speed limit of 25 mph. According to the ASMP, the required right-of-way of Nickerson St in the vicinity of the site is 58 or 64 feet.

**Brackenridge St:** The ASMP designates Brackenridge as a Level 1 road. The pavement width is approximately 30 feet. There are two travel lanes, undivided, street parking on both sides, and sidewalk along the east side. It has a posted speed limit of 25 mph. According to the ASMP, the required right-of-way of Brackenridge in the vicinity of the site is 58 or 64 feet.

### **Trip Generation and Traffic Analysis**

Based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, the proposed development will generate 384 vehicle trips per day. The existing site is a church. See Table 1 for a detailed breakdown of the existing and proposed land uses and trip generation.

**Table 1: Proposed Daily Trip Generation**

<b>Land Use Type</b>	<b>ITE Code</b>	<b>Units</b>	<b>Daily Trip Generation (vpd)</b>
<b>Existing</b>			
Church	560	7,310 Square Feet	56
<b>Proposed</b>			
Multifamily Housing (Mid-Rise)	221	64 Dwelling Units	259
Day Care Center	565	3,800 Square Feet	181
<b>NET TRIPS</b>			<b>384</b>

24-hour traffic volumes were collected at three points, see Figure 2 below, on Annie St, Nickerson St, and Brackenridge St, on March 10, 11, and 12<sup>th</sup>, 2026.

**Date:** March 30<sup>th</sup>, 2026  
**Subject:** 206 E Annie St NTA | C14-2026-0010.SH



**Figure 2: Tube count locations**

Table 2 provides the expected trip distribution for the proposed land uses. This development proposes access to Annie St and Nickerson St. It has been assumed 65% of the site traffic will access the site via Annie St, and 35% of the site traffic will access the site via Nickerson St.

**Table 2: Trip Distribution**

Location	Estimated Trip Distribution (Percentage)	Estimated Trip Distribution (vpd)
Annie St	65%	269
Nickerson St	35%	115
Brackenridge St (no driveway proposed)	0%	0%

Table 3 represents a breakdown of traffic: existing traffic, proposed site traffic, and total traffic after development.

**Table 3: Trip Summary**

Street	Pavement Width	Existing Traffic from Counts (vpd)	Site Traffic added to Roadway (vpd)	Total Future Traffic (vpd)
Annie St	40'	3,736	250	3,986
Nickerson St	30'	533	134	667
Brackenridge St	30'	364	-	364

According to Section 25-6-116 of the Land Development Code (LDC), residential local or collector streets that are between 30 and 40 feet of pavement width are operating at a desirable level if the

**Date:** March 30<sup>th</sup>, 2026  
**Subject:** 206 E Annie St NTA | C14-2026-0010.SH

average daily traffic volume for such a roadway does not exceed 1,800 vehicles per day. Based on the LDC criteria, existing traffic volume(s) are within the LDC's desirable volume thresholds for Nickerson St and Brackenridge St, and the addition of traffic generated by the proposed development is expected to remain within the LDC's desirable volume thresholds for both streets.

According to Section 25-6-116 of the Land Development Code (LDC), residential local or collector streets that are 40 feet or wider of pavement width are operating at a desirable level if the average daily traffic volume for such a roadway does not exceed 4,000 vehicles per day. Based on the LDC criteria, existing traffic volume(s) are within the LDC's desirable volume thresholds for Annie St, and the addition of traffic generated by the proposed development is expected to remain within the LDC's desirable volume thresholds.

### **Recommendations and Conclusions**

Based on the results of the NTA, Transportation and Public Works (TPW) has the following recommendations and conclusions:

1. Per the Austin Strategic Mobility Plan (ASMP), the required ROW for Annie St adjacent to the site is 84 ft. The required ROW for Nickerson St and Brackenridge St is 58 or 64 ft. ROW dedication as per ASMP will be required at the time of site plan or subdivision, whichever comes first.
2. The ASMP recommends improvements to pedestrian facilities along Annie St, Nickerson St, and Brackenridge St, including completing missing sidewalks. This site will be required to construct the improvements as per the ASMP and TCM, including curb ramps, along their site frontage(s).
3. Due to the nature of day care centers, this site may be required to provide a queuing analysis to ensure adequate storage space shall be provided for queueing on-site in order to prevent queues spilling into the right-of-way. This will be reviewed at the time of site plan.
4. All loading, unloading, and trash collection shall occur on-site as per the City of Austin code and the TCM. This will be reviewed at the time of site plan.
5. If the number of units proposed in Table 1 is exceeded, the TDS division may be required to reassess the NTA.
6. This site will be subject to Street Impact Fee (SIF), which will help fund roadway capacity projects identified in RCP necessitated by new developments. The SIF calculation shall be performed during the Site Plan review, and the fee will be collected at the time of building permit application. For more information on Impact Fees, please visit the City's SIF website (<https://www.austintexas.gov/department/street-impact-fee>).
7. This assessment is based on the proposed uses, intensity, and access. Any changes in these assumptions may require an updated NTA.
8. This NTA does not grant nor guarantee approval of proposed driveway types or locations. Driveway types and locations will be reviewed with the site plan application.

Please contact me at [manar.hasan@austintexas.gov](mailto:manar.hasan@austintexas.gov) if you have any questions or require additional information.

**Date:** March 30<sup>th</sup>, 2026  
**Subject:** 206 E Annie St NTA | C14-2026-0010.SH

Sincerely,

A handwritten signature in black ink, appearing to read "Manar Hasan".

Manar Hasan, P.E.

Austin Transportation & Public Works

Case Number:  
**C14-2026-0010.SH**

**PETITION**

Date: 4/8/2026  
 Total Square Footage of Buffer: 296944.2181  
 Percentage of Square Footage Owned by Petitioners Within Buffer: 71.91%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0302000803	205 E MILTON ST 78704	205 EAST MILTON LLC	yes	11177.62	3.76%
0302000405	111 E MILTON ST AUSTIN 78704	BALL KRISTEN L	yes	721.38	0.24%
0302000306	1804 NICKERSON ST AUSTIN 78704	BREEN MICHAEL & STEPHANIE HUNTER	yes	1925.54	0.65%
0302000305	1802 NICKERSON ST 78704	BROWN BETSY	yes	5575.62	1.88%
0302001209	1801 BRACKENRIDGE ST 78704	CANTO-PONCE VICTORIA	no	12051.87	0.00%
0302000801	1705 NICKERSON ST AUSTIN 78704	CHENU EVE & TOBIN MCGILL	no	6512.30	0.00%
0302000814	201 E MILTON ST 78704	CHENU ROGER & ANNE-MARIE LIVING TRUST	no	8620.88	0.00%
0302001210	303 E ANNIE ST AUSTIN 78704	CLARKE CARYL F	no	2533.28	0.00%
0302000707	1800 BRACKENRIDGE ST AUSTIN 78704	COX VIRGINIA LYNN	yes	14143.42	4.76%
0302001306	1613 BRACKENRIDGE ST AUSTIN 78704	CURRIE TINA G	no	2457.97	0.00%
0302000409	1706 NICKERSON ST 78704	FITZPATRICK JOHN J JR & ELIZABETH K VASSALLO	yes	8385.48	2.82%
0302001304	1707 BRACKENRIDGE ST AUSTIN 78704	GOOD MARILYN J	yes	12840.13	4.32%
0302000406	113 E MILTON ST 78704	HAGA DON	yes	6662.91	2.24%
0302000706	1801 NICKERSON ST 78704	HALL MICHAEL LEE JR & JOANNA LYNN H	yes	14339.64	4.83%
0302000309	107 E ANNIE ST AUSTIN 78704	HALL MICHAEL M & ELIZABETH J ASTON	yes	2713.91	0.91%
0302001207	1805 BRACKENRIDGE ST AUSTIN 78704	HOUSER KRISTI PRUETT & PAGE	yes	853.59	0.29%
0302000410	1708 NICKERSON ST AUSTIN 78704	LLEWELLYN RICHARD & MARY LOVELL	yes	8464.01	2.85%
0302000705	1803 NICKERSON ST AUSTIN 78704	MAYER BARI SHIVA	yes	9232.10	3.11%
0302000411	106 E ANNIE ST AUSTIN 78704	MELTON JOHN E & EDYE R	yes	13284.22	4.47%
0302000304	1800 NICKERSON ST AUSTIN 78704	MULHAUSEN JEFF W & KATHLEEN A	yes	9609.58	3.24%
0302000802	203 E MILTON ST AUSTIN 78704	NEWMAN MARTHA G	yes	8294.09	2.79%
0302001302	1709 BRACKENRIDGE ST AUSTIN 78704	NOLLMAN ANDREW & CASSANDRA NOLLMAN	yes	8457.17	2.85%
0302001305	1701 BRACKENRIDGE ST AUSTIN 78704	OLSOVSKY WILLIAM & LESLIE	yes	9035.02	3.04%
0302000407	1702 NICKERSON ST AUSTIN 78704	PEVETO GEOFFREY	yes	7310.55	2.46%
0302001208	1803 BRACKENRIDGE ST AUSTIN 78704	PRUETT KRISTI MICHELLE	yes	4835.99	1.63%
0302001303	1710 DRAKE AVE 78704	RASMUSSEN JOEL C & DANI	no	3539.76	0.00%
0302000408	1704 NICKERSON ST 78704	SATIS TRUST	no	8160.36	0.00%
0302000709	1804 BRACKENRIDGE ST 78704	SCHLOSSBERG FAMILY TRUST	no	7034.34	0.00%
0302000813	209 E MILTON ST 78704	STILLWELL JOHN	yes	23575.77	7.94%
0302001301	1711 BRACKENRIDGE ST AUSTIN 78704	VINCENT JAMES L	yes	17074.21	5.75%
0302000704	1805 NICKERSON ST AUSTIN 78704	VOLZ JOHN ALOIS III	yes	6948.93	2.34%
0302000708	1802 BRACKENRIDGE ST AUSTIN 78704	WASHBURN JONATHAN & ERIN	no	8955.04	0.00%
REDACTED	REDACTED		yes	8067.35	2.72%
<b>Total</b>				<b>273394.04</b>	<b>71.91%</b>

To: Jonathan Tomko

From: Martha Newman



Re: File C14-2026-0010.SH. Case: 2026-012794

Please find attached petitions from property owners within 200 feet of the property affected by the requested Zoning change, asking that the property on 1710 Brackenridge St., 206 East Annie St. and 206 1/2 East Annie St retain Single Family zoning. The owners of ~~69.9%~~<sup>75.15%</sup> of the affected properties have signed the petition. We are still expecting two more petitions to arrive in the mail.

I have added my name to a first sheet, with my contact information, but it can be found here as well.

Thank you for your consideration.

Martha G. Newman  
203 East Milton St.  
Austin, TX 78704

512 626 7825

# PETITION

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from SF-3-NP 'Single Family' to MF-3 or MF-4 'Multi-Family')

### Reasons for Protest Petition:

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name

Address

Signature

\_\_\_\_\_



Date: \_\_\_\_\_

Contact Name: MARTHA G. NEWMAN

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 512 626-7825

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name

Address

Signature

Betsy Brown      3905 Galacia Dr. Austin TX 78759      Betsy Brown  
 (owner of 1802 Nickerson St)

Date: April 5 2026

Contact Name: Betsy Brown

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 512 923-8981

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: **Austin City Council**

**1710 Brackenridge St.; 206 and 206 1/2 E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

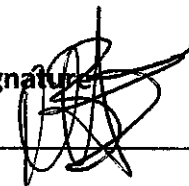
Printed Name

Kristen Ball

Address

111 E. Milton Street  
Austin, TX 78704

Signature



Date:

3/26/26

Contact Name:

Kristen Ball

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number:

512 569 0307

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

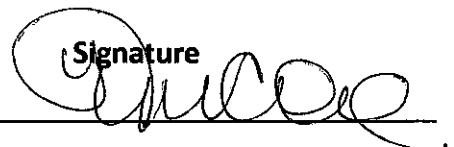
Printed Name

Address

Signature

LYNCOX

1800 Brackenridge St



Date: 3-19-2026

Contact Name: LYNCOX

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 512 804 6419

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

**To: Austin City Council**

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

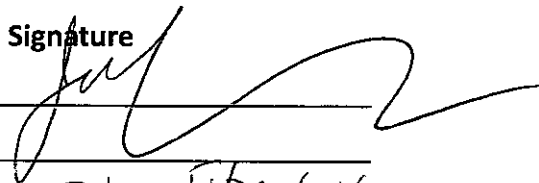
- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name

Address

Signature

John Fitzpatrick 1706 Nickelsen St ATX  
78704



Date: 4/4/26

Contact Name: John Fitzpatrick

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 512-694-2153

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from SF-3-NP 'Single Family' to MF-3 or MF-4 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name

Address

Signature

Marilyn Good 1707 Brackenridge Marilyn Good

Date: 3/15/2024

Contact Name: Marilyn Good

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 512-461-8168

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - with no rezoning needed. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

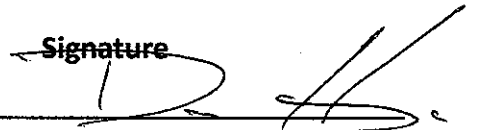
Printed Name

Address

Signature

DON HAGA

113 E. M. Ho. St



Austin TX 78704

Date: 3/26/26

Contact Name: DON HAGA

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 540-558-8616

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

**To: Austin City Council**

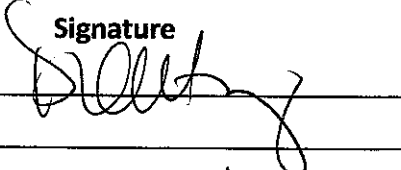
**1710 Brackenridge St.; 206 and 206 1/2 E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on an arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed.* (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

<b>Printed Name</b>	<b>Address</b>	<b>Signature</b>
205 E. Milton LLC	205 E. Milton St	
Dianne Hiskey	Austin, TX 78704	
Date: 3-20-2026	Contact Name: Dianne Hiskey	
** PLEASE USE BLACK INK WHEN SIGNING PETITION **	Phone Number: 512-964-0033	

WRITTEN CONSENT OF 205 East Milton LLC

On this 21<sup>st</sup> day of March, 2026, the undersigned D'Anne Hiskey and Sole member, being officers of 205 East Milton LLC a Texas limited liability company acting by written consent do hereby approve, consent to, and adopt the following resolutions:

1. Any two officers of the Company, acting together, shall have full power and authority to authorize and enter into any and all transactions and to execute and deliver any and all instruments, documents, contracts, and agreements of every kind and nature on behalf of the Company to bind the Company.
2. \_\_\_\_\_ and \_\_\_\_\_, (being elected officers of the Company) have full authority to bind the Company and conduct all business and enter into any and all transaction on behalf of the Company.

205 East Milton LLC, a Texas limited liability company

By:



D'Anne Hiskey  
Sole Member

By: \_\_\_\_\_

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council


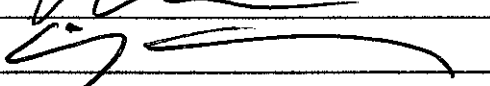
1710 Brackenridge St.; 206 and 206 1/2 E. Annie St.

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from SF-3-NP 'Single Family' to MF-3 or MF-4 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - with no rezoning needed. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name	Address	Signature
Michael Hall	107 E Annie	
112 A 570th	107 E. ANNIE	
Date: 3/15/2026	Contact Name: MICHAEL HALL	Phone Number: 512.217.4304

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

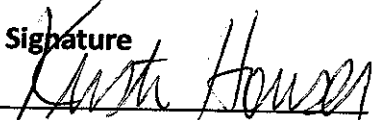
**1710 Brackenridge St.; 206 and 206 1/2 E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - with no rezoning needed. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

<b>Printed Name</b>	<b>Address</b>	<b>Signature</b>
Kristi Houser	1803 Brackenridge St. Austin, TX 78704	
Date: 3/27/2026	Contact Name: Kristi Houser	
	Phone Number: 512-587-9150	

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

**To: Austin City Council**

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed.* (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

<b>Printed Name</b>	<b>Address</b>	<b>Signature</b>
Kristi Houser	1805 Brackenridge St. Austin, TX 78704	<i>Kristi Houser</i>
<b>Date:</b> 3/27/2026	<b>Contact Name:</b> Kristi Houser	
	<b>Phone Number:</b> 512-587-9150	

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

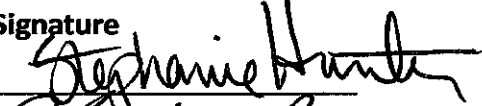

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed.* (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name	Address	Signature
Stephanie Hunter	1804 Nickerson St.	
Michael Green	" " "	

Date: \_\_\_\_\_

Contact Name: Stephanie Hunter

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 512 632 3064

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from SF-3-NP 'Single Family' to MF-3 or MF-4 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - with no rezoning needed. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name                      Address                      Austin TX                      Signature  
 Mary Lovell                      1708 Nickerson                      78704                      *M Lovell*

Date: 3/15/26                      Contact Name: Mary Lovell

\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\*                      Phone Number: 512 415 9447

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - with no rezoning needed. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name	Address	Signature
<u>Bari Shiva Mayer</u>	<u>1803 Nickerson St, Austin, TX</u>	<u>Bari Shiva Mayer</u>

Date: March 29, 2026

Contact Name: (same)

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 512-739-4837

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

**To: Austin City Council**

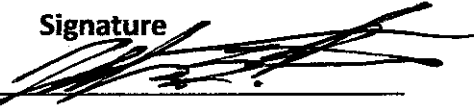
**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - with no rezoning needed. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

<b>Printed Name</b>	<b>Address</b>	<b>Signature</b>
<u>John E. Melton</u>	<u>106 E Annie St</u>	

Date: 3/15/2026 Contact Name: Eric Melton

\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\* Phone Number: 512 795 6409

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - with no rezoning needed. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

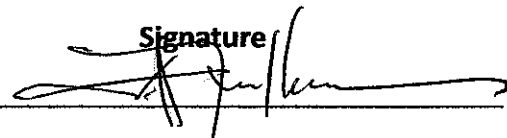
Printed Name

Address

Signature

JEFF MULHAUSEN

1800 NICKERSON



Date: 3.15.26

Contact Name: JEFF MULHAUSEN

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 614-893-4748

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

**To: Austin City Council**

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from SF-3-NP 'Single Family' to MF-3 or MF-4 'Multi-Family')

**Reasons for Protest Petition:**

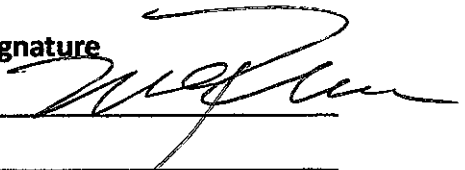
- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name

Address

Signature

MARTHA G. NEWMAN 203 EAST MILTON ST



Date: March 30, 2026

Contact Name: MARTHA NEWMAN

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 512 626 7825

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

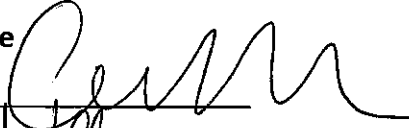

1710 Brackenridge St.; 206 and 206 1/2 E. Annie St.

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from SF-3-NP 'Single Family' to MF-3 or MF-4 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - with no rezoning needed. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name	Address	Signature
Cassandra Nollmann	1709 Brackenridge St.	
ANDREW NOLLMANN	1709 Brackenridge St.	

Date: 3/30/2026

Contact Name: Cassandra Nollmann

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: 469 586 8745

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

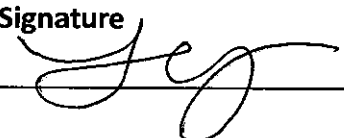
1710 Brackenridge St.; 206 and 206 ½ E. Annie St.

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can Already Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All Existing Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of existing Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - with no rezoning needed. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

<b>Printed Name</b>	<b>Address</b>	<b>Signature</b>
Leslie Olsovsky	1701 Brackenridge St. Austin TX 78704	

Date: 3/30/2026 Contact Name: Leslie Olsovsky

\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\* Phone Number: (928) 699-4077

## **PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

**To: Austin City Council**

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

### **Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

**To: Austin City Council**

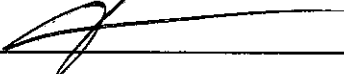
**1710 Brackenridge St.; 206 and 206 1/2 E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name	Address	Signature
Geoff Peveto	1702 Nickerson St.	

Date: 3-5-26 Contact Name: Geoff Peveto

\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\* Phone Number: 512-751-2593

**PETITION**

Date: March 13, 2026

File Number: C14-2026-0010.SH

Case Number: 2026-012794 ZC

Address of Rezoning Request:

To: Austin City Council

1710 Brackenridge St.; 206 and 206 1/2 E. Annie St.

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from SF-3-NP 'Single Family' to MF-3 or MF-4 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name

Address

Signature

JOHN STILLWELL

209 E. MILTON ST

Date:

Mar 20, 2026

Contact Name:

JOHN STILLWELL

\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\*

Phone Number:

(512) 762-7861

**PETITION**

Date: March 13, 2026

File Number: C14-2026-0010.SH

Case Number: 2026-012794 ZC

Address of Rezoning Request:

To: Austin City Council

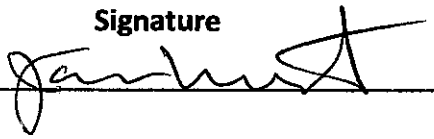
1710 Brackenridge St.; 206 and 206 1/2 E. Annie St.

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from SF-3-NP 'Single Family' to MF-3 or MF-4 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name	Address	Signature
JAMES VINCENT 4/6/26	1711 Brackenridge	

Date: 4/6/26 Contact Name: JAMES VINCENT

\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\* Phone Number: 402-578-5580

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

To: Austin City Council

**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

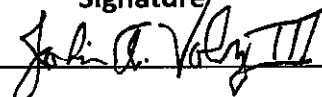
Printed Name

Address

Signature

John Volz

1805 Nickerson St, Austin, TX



Date: April 8, 2026

Contact Name: \_\_\_\_\_

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***

Phone Number: \_\_\_\_\_

**PETITION**

Date: March 13, 2026

File Number: **C14-2026-0010.SH**

Case Number: **2026-012794 ZC**

Address of Rezoning Request:

**To: Austin City Council**


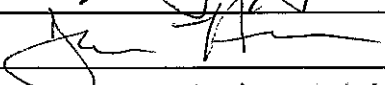
**1710 Brackenridge St.; 206 and 206 ½ E. Annie St.**

We, the undersigned owners of property affected by the requested Zoning Change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3-NP.

(Developer currently requesting Rezoning from **SF-3-NP** 'Single Family' to **MF-3** or **MF-4** 'Multi-Family')

**Reasons for Protest Petition:**

- **4-5 Story Building is Inappropriate Size & Scale within Neighborhood of 1-2 Story Homes.**
  - o Developer proposing 64 units for 90-100 Occupants + 40 PreK students + Staff on this small site.
  - o Only Austin Affordable Housing Project currently seeking State/City funding that is located entirely within a Residential Neighborhood, not on arterial street, or adjacent to Commercial property.
- **Inadequate Parking - Makes Existing Traffic & Safety Problems Even Worse.**
  - o Already difficult to find parking or navigate our narrow streets with residents parking on streets.
  - o Project is only ~30% parked per occupant - Even with recent removal of City parking requirements most Multi-Family developers are still providing 60-80% occupant parking. (per CoA TPW Dept)
- **Proposed Pre-K - Creates Additional Safety & Congestion Issues.**
  - o Lively Middle School already creates significant congestion during peak school hours.
  - o Pre-K program adds additional Safety concerns for all residents, students, and parents.
- **Property Can *Already* Be Used for Increased-Density Housing - Without Any Changes to Zoning**
  - o Under City of Austin HOME & HOME2 Ordinances, this property could remain SF-3 zoning and be subdivided into 6 lots with 18 units. (Approximately 40,000sf lot / 5750sf -> 6 Lots x 3 => 18 units)
- **Almost All *Existing* Commercial Properties Now Available for MF Development w/out Rezoning.**
  - o Recently passed Texas SB 840 enables the vast majority of *existing* Commercially zoned properties in Austin to now qualify for Multi-Family development - by right - *with no rezoning needed*. (Many of these Commercial properties are financially distressed and seeking alternative uses)
  - o These Commercial properties are located on sites with larger street access, on existing transit corridors, and are far more accommodating for a project of this scale.

Printed Name	Address	Signature
Michael Hall	1801 Nickerson St.	
Joanna Hall	1801 Nickerson St.	
Date: <u>4/5/2026</u>	Contact Name: <u>Michael Hall</u>	Phone Number: <u>512 773 5677</u>

**\*\* PLEASE USE BLACK INK WHEN SIGNING PETITION \*\***



# City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.austintexas.gov/department/housing](http://www.austintexas.gov/department/housing)

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

March 3, 2026 (revision to letters dated January 26 and February 6, 2026)

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

TO WHOM IT MAY CONCERN:

O-SDA Industries (development contact information: Abby Penner; ph.: 512-944-3272; email: [abby@afordablehousingtexas.com](mailto:abby@afordablehousingtexas.com)) is planning to develop Rowen Vale, a 64-unit multifamily rental development at 206 East Annie Street, Austin, Texas 78704.

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

<b>S.M.A.R.T. Housing – Rental – 206 E Annie St.</b>	
<b>Total units:</b> 64 units	
<u>Minimum Required:</u> 40% (26 units) units <i>average</i> at or below 60% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 10.9% (7 units) at or below 30% MFI 45.3% (29 units) at or below 50% MFI 35.9% (23 units) at or below 60% MFI 7.8% (5 units) at or below 80% MFI
<b>Affordability Period (S.M.A.R.T. units):</b> 5 Years	
<b>Fee waiver level:</b> 100%	
<b>AWU Capital Recovery Fees:</b> 59/64 units eligible	
<b>Does development contain commercial lease space?</b> No	

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

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

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

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

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

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

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

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

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

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

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

Please contact me by phone at 512-978-0823 or by email at [robert.anderson@austintexas.gov](mailto:robert.anderson@austintexas.gov) if you need additional information.

Sincerely,



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


Cc: Marianne Reddivari, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

To: Jonathan Tomko

From: James Vincent



Subject: Petition to protest re-zoning of 206 E. Annie (C14-2026-0010.SH)

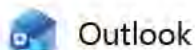
Date: March 3, 2026

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Hello. I am a resident of 1711 Brackenridge Avenue who lives across the street from 206 E. Annie, the property currently under consideration for rezoning. As the coordinator of a protest of this petition by myself and my neighbors, I request that you forward to me the relevant map and spreadsheet to facilitate our protest.

Also, I would appreciate any information you can give me regarding the deadline for submitting the completed petition to your office.

I greatly appreciate your assistance in this matter.



---

**Mr. Jonathan Tomko:**

---

**From** Lynn Cox <[REDACTED]>

**Date** Mon 3/9/2026 5:43 PM

**To** Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

**Mr. Jonathan Tomko:**

This is Lynn Cox.

I live at 1800 Brackenridge Street, Austin, Texas 78704.

I am aware of the potential build on 206 and 2061/2 E. Annie St,  
1710 Brackenridge Street.

I cant say I'm excited about this new build.

My concerns are as listed below

It doesn't fit the neighborhood

Parking is already a daily struggle

Our Firehouse on Congress uses Annie to get to I35

A lot of people use Annie to get from I35 to inner City

We have a school nearby which currently has no parking

For parents picking up children-students attending Lively

Middle School. Most of our parents park sitting in cars

Instead of paying \$5 to park and that is if they can locate

A parking place remotely close enough for a pickup

We all know this will not be a good fit. We all know you wouldn't

Want this across the street from your home.

The live oaks are 100 years old what will come of them?

What about the construction on such a crowded area as Annie

And Brackenridge. And years of construction, 6 days a week.

The noise, the dust, we can forget our owls ever coming back.

I tried to get a screened in porch about 10 years ago. It was  
Impervious cover that stopped my request. What happened  
To impervious cover?

There were other offers for this property. What happened to  
Those offers. Neighbors would much rather have had a

McMansion go up than an apartment complex without ample Parking.

A garage that the homeless will certainly appreciate  
Living in as you know they will, just as they do with all parking  
Garages. Who is going to be responsible for the safety of the  
People living around this area during and after construction?

I understand we have grown. However, we have many apartments  
That are sitting vacant.

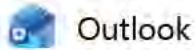
I beg you and the city to rethink this, this has been a lovely neighborhood  
That has openly accepted many changes. I pay to park my car in front of  
My home, and that is my choice. But this is a lot to ask of any homeowner.

Sincerely wanting the city to rethink this,  
Let some homeowner build one two or three, but apartments, no.

Lynn Cox

Sent from my iPad

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## Out-of-Scale Development on Annie Street - Please Reconsider"

---

From KC Coats <[REDACTED]>

Date Fri 3/13/2026 10:56 AM

To District 9 <[REDACTED]>; Watson, Kirk <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Hi,

I'm writing about the proposed apartment development at Annie and Brackenridge. After seeing the zoning sign and looking into the project, I have to say, the scale is shocking for that location. Is this already approved?

I'm not opposed to affordable housing. In fact, we have several wonderful reasonably priced apartments sprinkled throughout the area and think they're a great fit for the neighborhood. That kind of modest, human scale housing makes old neighborhoods better.

But the Rowanvale project looks completely out of proportion for that spot. I also heard there's a daycare planned inside the complex, which seems like an odd fit for that particular lot.

I live a few blocks away, so this won't affect me directly, but I care about this neighborhood, and that's a special little corner of Austin. I genuinely can't understand how the City could approve something this large in that location.

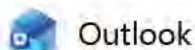
More broadly, rezoning single family lots to multifamily inside established neighborhoods is a troubling trend. The City needs to think carefully before continuing down that path.

My two cents.

Kathryn Kitchen  
1612 Brackenridge Street  
District 9

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C14-2026-0010.SH

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**From** Christian Bergstrom <[REDACTED]>

**Date** Sat 3/21/2026 12:45 PM

**To** Tomko, Jonathan <[REDACTED]>

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

External Email - Exercise Caution

Jonathan,

I hope you're having a nice weekend. I wanted to send you a brief note about the re-zoning case at 206 E Annie. I am a home owner along Nickerson, a block away.

I am a real estate developer and proud affordable housing owner myself, and have a fundamental understanding of the City's progress toward providing more housing options. That being said, this site is ill-equipped to serve the community well.

For instance, every day I watch children walk to school, dodging cars that are lined up along neighborhood streets for school drop-offs and South Congress activities. Almost daily you'll witness people driving in to oncoming traffic and slamming on the brakes to avoid pedestrians. Many children have to wait in my front yard for their parents to avoid cars.

Raising my son on Nickerson, who I hope to send to neighborhood schools in the next few years, I can vouch that an additional significant number of cars parking and using the streets adjacent to the middle school for the Rowen Vale project will exacerbate an already not safe situation.

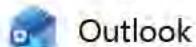
Aside from the anecdotal concerns that we could all debate at length, I think we owe it to our neighborhood communities to do right by existing residents too — and this project doesn't do that. Across the country, for my own business, I have to abide by neighborhood plans and precedent cases. I follow the rules and work with neighbors to design appropriately scaled projects, and have never considered something like this. I think this case will carry a lot of weight for what can happen across the city in communities with long established neighborhood plans. It is my wishes that we continue to respect the SF-3 zoning that is in-place, and that the project's scale meet the parameters set out by the City within that SF-3 zoning.

Thanks for your efforts... and appreciate your time.

Christian

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## Rowan Vale - Nickerson Giant Apartment building

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**From** Michael Breen <[REDACTED]>

**Date** Tue 3/24/2026 11:05 AM

**To** Tomko, Jonathan <[REDACTED]>

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External Email - Exercise Caution

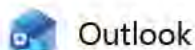
I was on the call last night and just re listened to the call today.

Please do not approve this project as is. It is too large for the neighborhood streets.

Michael Breen  
1804 Nickerson St  
Austin, Texas

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## Rowen Vale | SF-5 promotes affordability while ensuring compatibility

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**From** Grant McClure <[REDACTED]>  
**Date** Wed 3/25/2026 8:41 PM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Hi Jonathan and Maureen,

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

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

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

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

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

Thanks,  
Grant

\*\*\*

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

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

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

Applicant effectively requests MF-6 density in the middle of SF-3 (given Affordability Unlocked). Base zoning at MF-3 would permit up to 36 units per acre (source: [Code](#)) — or 32 units on this 0.9 acre lot. But with Applicant's stated intended use of the Affordability Unlocked Type 2 density bonus, Applicant proposes to build 64 units plus a Pre-K facility all on 0.9 acres — fully double the base density of MF-3. MF-5 zoning is capped at 54 units per acre (source: [Code](#)). Applicant's request is more like MF-6 than MF-3. The Affordability Unlocked program is no issue on its own, but staff should take this full perspective into consideration when evaluating "proportion," "compatibility," and "adequate transition" of this ostensibly MF-3 request, which looks more like a request for MF-6 density surrounded by SF-3.

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

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

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

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

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

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

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

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

Grant McClure  


*Disclaimer: This message reflects only my opinions and is based on my good-faith interpretation of publicly available information and public statements. To the best of my knowledge, the information presented is accurate, but I welcome correction of any inadvertent errors or omissions.*

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## Concerns Regarding Proposed Development Near SoCo

**From** Alexander Ladage <[REDACTED]>  
**Date** Fri 3/27/2026 10:32 AM  
**To** Qadri, Zo <[REDACTED]>  
**Cc** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen <[REDACTED]>

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Council Member Qadri and Mayor Watson,

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

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

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

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

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

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

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

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

**Misaligns land use and transportation realities.** Increased density only makes sense where transit, pedestrian infrastructure, and daily services are already in place. Adding intensity in car-dependent

areas exacerbates congestion and parking conflicts rather than reducing them.

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

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

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

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

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

Respectfully,

**Alexander Ladage**

Managing Director, Private Wealth Advisor



O: [Redacted] (Voice & Text)

E: [Redacted]

F: [Redacted]

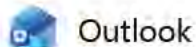
[Website](#) | [LinkedIn](#)

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

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## Reasoning MF Rowan Vale

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**From** Tina Currie <[REDACTED]>

**Date** Fri 3/27/2026 12:17 PM

**To** Tomko, Jonathan [REDACTED]

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

External Email - Exercise Caution

Hello Johnathan, I own 1613 Brackenridge St. and wanted to let you know I am against this rezoning as our neighborhood cannot handle the additional parking and traffic issues. Thank you for your attention,  
Tina Currie

Sent from my iPhone

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## Proposed rezoning for Rowan Vale project in the 200 Block of East Annie

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From duncan montgomery <[REDACTED]>

Date Fri 3/27/2026 2:34 PM

To Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Jonathan,

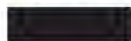
I am writing to register my concern with the proposed rezoning from SF to MF to accommodate a 3-5 story building in a residential neighborhood. I live in the neighborhood and while I understand the growth that is happening on South Congress Avenue, I see this as the beginning of that growth creeping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

Best regards,

Duncan C. Montgomery

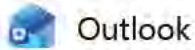
High Frequency Entertainment, LLC

[highfrequencyentertainment.com](http://highfrequencyentertainment.com)



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## Proposed zoning change opposition

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**From** Susan Armstrong <[REDACTED]>

**Date** Fri 3/27/2026 4:09 PM

**To** Tomko, Jonathan <[REDACTED]>

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

External Email - Exercise Caution

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

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

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## Opposing 206 E Annie St 78704

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**From** Laine Montgomery <[REDACTED]>  
**Date** Fri 3/27/2026 5:17 PM  
**To** Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

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

Sincerely,  
Laine Montgomery, Travis Heights, District 9

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## Rowan Vale Zoning change and neighborhood plan amendment.

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**From** David Phillips <[REDACTED]>

**Date** Fri 3/27/2026 7:07 PM

**To** Meredith, Maureen <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

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

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

As a consequence of the burgeoning tourist trade on South Congress, we sometimes struggle to find a place to park near our own home. The parking on both sides of the street makes our streets effectively one lane streets at times. This apartment building will bring a great deal of added traffic to us and will add to the crowding and will threaten the safety of our City designated Play Street.

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

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

Thank you,

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Re: Rowen Vale | SF-5 promotes affordability while ensuring compatibility

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From Grant McClure <[REDACTED]>  
Date Fri 3/27/2026 8:15 PM  
To Tomko, Jonathan <[REDACTED]>  
Cc Meredith, Maureen <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Jonathan Thanks for your call this afternoon. I appreciate your thoughtful engagement on this case.

I wanted to follow up on a few points from our conversation that seem relevant to staff's recommendation.

**Nearby MF-3 properties are not comparable to this project or lot**

As shown in the screenshot below, all of the nearby MF 3 properties are contiguous, adjacent with either MF 3 / higher density or to the park, *not* surrounded by SF 3 like Rowen Vale. (The one exception is 50 ft away from — and is generally surrounded by — MF 3 on three sides.)

Existing MF 3 lots *do* uphold the principles of "adequate transition" and "the policy of locating ... more intensive zoning near the intersections of arterial roadways." This project does not.

**Base MF-3 is incompatible on this lot, regardless of this project**

The existence of other MF 3 parcels in the broader area does not, by itself, establish compatibility here. Even base MF 3 on this lot is incompatible with surrounding SF 3, as the staff recommendation also found in [Heflin Housing](#), given the principles of compatibility, transition, and locating intense uses along arterial roadways. SF 5, SF 6 or MF 1 would be more compatible.

**Assess the project (MF-6 density) not simply base MF-3**

Even setting aside that nearby MF 3 lots are not comparable to this lot (they are compatible land uses; this is not), staff should not put blinders on and view this solely as a request for base MF 3, when the Applicant requests MF 6 density. How is this different from the valid application of AU Type 2 to existing MF 3? In those cases, the lots are *already* MF 3. The question before staff here is whether to support the *change* from SF 3 to MF 6 density. Staff should not.

**Stepping back to the big picture, promoting affordability doesn't require sacrificing compatibility...**

The decision before staff is *not* a choice between affordable housing and no affordable housing. It is a question *whether this particular affordable project* is compatible here at this particular intensity. It is not.

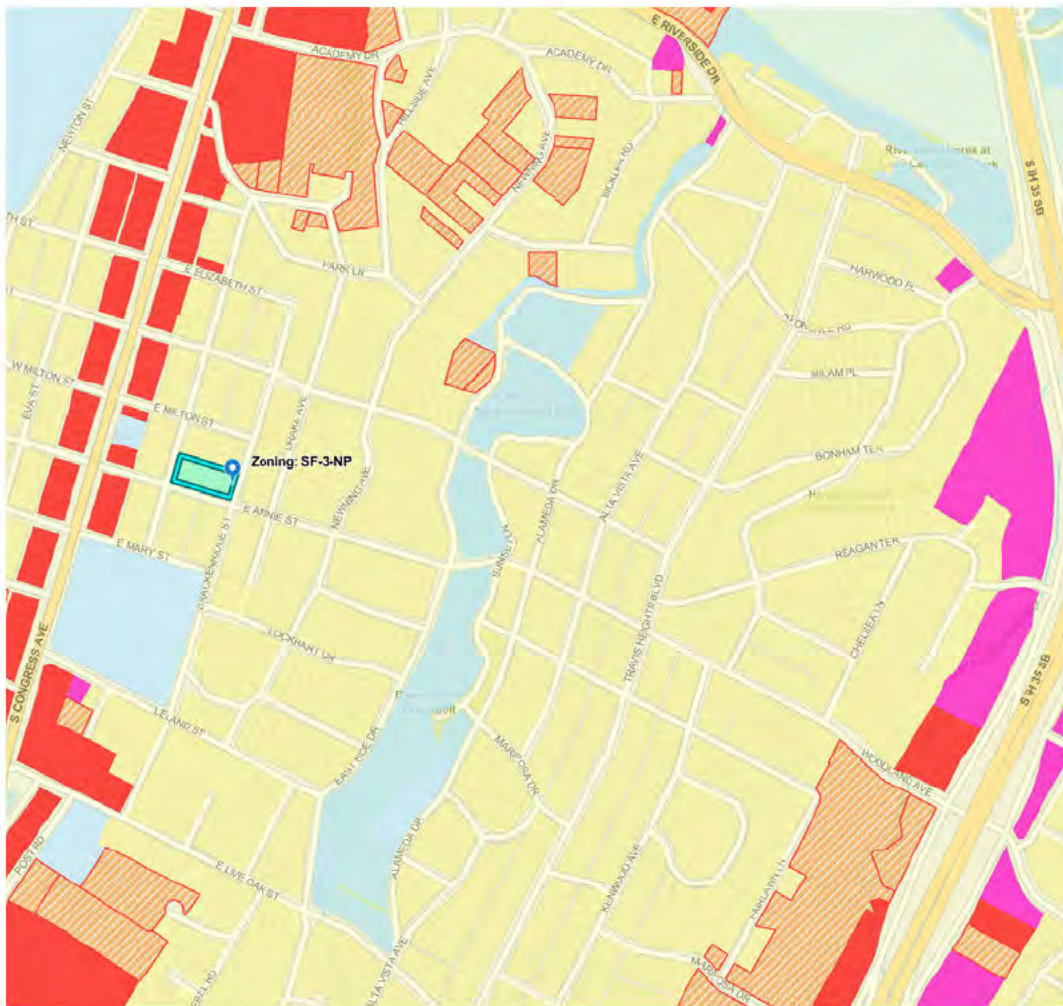
**... and denial of rezoning would not prohibit affordable housing**

A different project could achieve both affordability and compatibility. Perhaps Applicant's purchase option to buy the lot is at too high an offer price (\$4.1mm for 0.9 acres), resulting in their economics requiring a massive 5-story building. That's not the City's problem nor the neighbors' problem. Applicant's proposed purchase price doesn't obligate the City to sacrifice compatibility by approving a massive 5-story building surrounding single family homes.

Nor is *their* problem doomed to reoccur! If this rezoning application is rejected, another affordable project can follow. Protecting compatibility here doesn't preclude future compatible affordable housing on this lot; something that's needed and welcomed: compatible affordable housing.

Thanks again for your time and consideration.

Best,  
Grant



---  
Grant McClure  
[Redacted]

presented is accurate, but I welcome correction of any inadvertent errors or omissions.

On Thu, Mar 26, 2026 at 4:40 PM, Grant McClure <[REDACTED]> wrote:

Thanks, Jonathan. I really appreciate it.

Grant McClure  
[REDACTED]

On Thu, Mar 26, 2026 at 4:20 PM, Jonathan Tomko <[REDACTED]> wrote:

Thank you for your comments on this case. I will include them in the backup for the case.

I will give you a call tomorrow.



**Jonathan Tomko, AICP**

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752

512-974-1057

[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

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**From:** Grant McClure <[REDACTED]>

**Sent:** Wednesday, March 25, 2026 8:40 PM

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

**Subject:** Rowen Vale | SF-5 promotes affordability while ensuring compatibility

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Hi Jonathan and Maureen,

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

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

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

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

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

Thanks,  
Grant

\*\*\*

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

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

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

Applicant effectively requests MF-6 density in the middle of SF-3 (given Affordability Unlocked). Base zoning at MF-3 would permit up to 36 units per acre (source: [Code](#)) — or 32 units on this 0.9 acre lot. But with Applicant's stated intended use of the Affordability Unlocked Type 2 density bonus, Applicant proposes to build 64 units plus a Pre-K facility all on 0.9 acres — fully double the base density of MF-3. MF-5 zoning is capped at 54 units per acre (source: [Code](#)). Applicant's request is more like MF-6 than MF-3. The Affordability Unlocked program is no issue on its own, but staff should take this full perspective into consideration when evaluating "proportion," "compatibility," and "adequate transition" of this ostensibly MF-3 request, which looks more like a request for MF-6 density surrounded by SF-3.

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

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

If the Applicant cannot comply with a compatibility standards that ensure transition, Applicant's profitability should not bear on staff's recommendation. Applicant stated in the March

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

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

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

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

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

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

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Grant McClure  


*Disclaimer: This message reflects only my opinions and is based on my good-faith interpretation of publicly available information and public statements. To the best of my knowledge, the information presented is accurate, but I welcome correction of any inadvertent errors or omissions.*

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## Rowan Vale - OPPOSITION

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From Karen Kelly <[REDACTED]>  
Date Fri 3/27/2026 9:47 PM  
To Tomko, Jonathan <[REDACTED]>; Meredith, Maureen <[REDACTED]>; Qadri, Zo <[REDACTED]>

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### External Email - Exercise Caution

Dear Zo, Jonathan and Maureen,

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

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

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

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

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

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

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

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

Sincerely,  
Karen Kelly



**KAREN KELLY**

REALTOR | BROKER | MBA



[www.karenkelly.com](http://www.karenkelly.com)



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## Please OPPOSE Rowan Vale proposal

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**From** Michele Kim Connors <[REDACTED]>  
**Date** Sat 3/28/2026 9:49 AM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen <[REDACTED]>

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### External Email - Exercise Caution

Dear Mr. Tomko and Ms. Meredith,

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

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

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

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

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

go up in the surrounding neighborhood but maybe that was always the goal of developers like this.

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

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

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

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

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

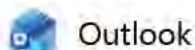
Thank you for your time and consideration.

Sincerely,

Michele Connors, Resident at 1501 Nickerson Street since 2008

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

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From Kelly Goodpastor <[REDACTED]>  
Date Sat 3/28/2026 5:06 PM  
To Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>

### External Email - Exercise Caution

Dear Jonathan and Maureen,

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

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

Nickerson Street has, for many years, been a mobility nightmare. In the mornings and evenings during the week, people speed down Nickerson St. trying to bypass the lights on South Congress on the way to and from work. In fact, there have been at least three of us who have called separately asking for stop signs to be placed at the intersections on Nickerson/Milton and Nickerson/Annie to slow down these drivers. All of us neighbors have witnessed near misses with other cars and pedestrians on this short section of street. Our rearview mirrors get knocked off frequently.

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

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

About 30 minutes ago, I walked out of our house and onto Nickerson with my phone to see if I could capture a typical Saturday afternoon on Nickerson. **I ask you to please take 30 seconds to watch the video below.** It is the perfect example of what we see constantly, and I only had to wait a few

minutes to capture this video. It shows drivers unable to get past each other, two having to back up, one having to back into an open spot (that spot is actually the opening for the current 206 E. Annie St church exit), another squeezing through, pedestrians walking in the street (there is no sidewalk on the west side of this section of street), and another car exiting his parking spot. **This happens all the time on the weekends.**

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

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

Many thanks,  
Kelly Goodpastor



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## Rowan Vale development on East Annie

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**From** francesco.passanti@earthlink.net <[REDACTED]>  
**Date** Sun 3/29/2026 7:12 PM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen <[REDACTED]>

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### External Email - Exercise Caution

To Jonathan Tomko and Maureen Meredith,

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

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

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

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

Thank you for your attention. Sincerely,

Francesco Passanti

Francesco Passanti

1906 Kenwood Avenue

Austin, TX 78704-3634

Tel: [REDACTED]

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## Rowan Vale - Neighborhood Concerns

From Matt Robins <[REDACTED]>  
Date Mon 3/30/2026 6:56 AM  
To Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>

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### External Email - Exercise Caution

Dear Mr. Tomko and Ms. Meredith,

I'm a nearby homeowner writing to share feedback on the proposed Rowen Vale development at 206 E. Annie.

I understand and respect the City's broader housing and density goals. However, based on the materials presented to neighbors, the **site-level execution of this project has not yet demonstrated that it can function without materially impacting the livability of adjacent residents**, and it raises concerns about how well it aligns with the intent of existing zoning and neighborhood planning.

#### Key concerns:

- **Transition and compatibility with surrounding homes**  
Austin's zoning approach generally expects a reasonable transition between single-family homes and larger multifamily buildings, so that new development does not overwhelm nearby properties. A 3–5 story structure (up to ~50 ft) on a site currently zoned SF-3 represents a significant shift in scale.  
As a homeowner who lives adjacent to a large-scale development, I have seen firsthand how mismatched scale can impact day-to-day quality of life—particularly through persistent disturbances that affect sleep and overall livability. I am concerned this project would create similar impacts for immediate neighbors.
- **Project scale relative to site constraints**  
The current proposal appears too large for the lot, creating unresolved pressure on core systems:
  - **Traffic and Pre-K queuing:** Drop-off/pick-up is routed through a garage loop, with open questions about queuing capacity
  - **Parking:** Currently proposed parking (~46 spaces for 64 units), with comparables suggesting demand may exceed supply

- o **Mobility:** Constrained residential streets (Annie and Nickerson) are being asked to absorb significantly more activity

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

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

- **Setbacks and proximity impacts**

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

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

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

Thank you for your time and consideration.

Best regards,  
Matt Robins

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

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**From** Daniel Vickers <[REDACTED]>  
**Date** Mon 3/30/2026 12:52 PM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>

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External Email - Exercise Caution

Good afternoon

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

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

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

Examples of 'similar' developments provided by development team are apples to oranges as the other scopes are directly adjacent to IH 35 feeder roads or directly adjacent to main roads like Lamar. This project is literally surrounded on all sides by 1 to 2 story residences.

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

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

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

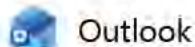
So many reasons to NOT approve these changes being considered.

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

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

Dan Vickers, RA, LEED AP BD+C  
Diane Vickers  
1901 Brackenridge St.  
[REDACTED]

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## Opposition to zoning change for Rowan Vale - 200 block of East Annie

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From Mike Hall <[REDACTED]>

Date Mon 3/30/2026 1:15 PM

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

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### External Email - Exercise Caution

Hello Jonathan and Maureen,

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

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

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

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

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

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

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

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

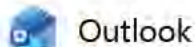
I also worry that the future tenants of this housing project are being used as pawns and exploited by this developer. The shops, restaurants, etc in the area are not affordable. Parking will be a problem for them and they will likely have to walk blocks from their home to afford to park. We should all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

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

Mike and Joanna Hall  
1801 Nickerson St.  
[REDACTED]

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## Rowen Vale\_Scale and Degree

**From** William Coats <[REDACTED]>  
**Date** Mon 3/30/2026 1:54 PM  
**To** Tomko, Jonathan <[REDACTED]>  
**Cc** Meredith, Maureen <[REDACTED]>

### External Email - Exercise Caution

Hi Jonathan

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

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

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

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

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

The parking ratio has vacillated between ~40 and 56 (such a wide range is confusing). It has included (unapproved) designated street parking on some site plans and not others. It does not seem to account for the impact of the preK queuing on Annie and under the building nor does it account for preK staff parking. But let's take the highest total of 56 and assume and that the staff uses public transit. That is essentially one spot for every two residents. The degree of parking deficiency is too high. Especially given South Congress over-flow and the RPP program (not to mention the Living Streets designation on Milton). Acknowledging the unusually deficient parking, the developer states that people without cars will "self-select". Meaning the project is intended for that demographic. No families with kids, no one with a mobility issue and no commuter could self-select to live somewhere with such a high degree of parking uncertainty.

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

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

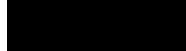
Addressing operational challenges like ingress/egress, dumpsters/deliveries, how the alley will be used, the preK queuing and circulation, are similar to challenges associated with any multifamily project. But if you look at them in totality and in the context of 206 E Annie, it becomes clear that this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

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

-W

--

William Coats



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Dear Members of the Zoning Commission,

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

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

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

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### **Community Feedback**

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

### **Decision-Making Should Not Be Driven by Developer Constraints**

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

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

### **Scale and Neighborhood Integrity as Stated by the City**

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

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

### **Construction Impact, Logistics, and Protected Trees**

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

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

### **Parking, Affordability, and Infrastructure Strain**

Parking and infrastructure constraints present a significant challenge. The surrounding streets are already under strain, as evidenced by the recent implementation of paid and permitted parking systems in response to documented demand.

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

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

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

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

### **Existing Developments and Unresolved Issues**

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

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

### **Speculation About Future Residents and Lifestyle Assumptions**

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

For instance:

- identifying Tiny Grocer as a nearby walkable grocery option overlooks the reality that it is a boutique market with pricing that is inaccessible to many residents. Presenting it as an affordability-supporting feature reflects a disconnect between planning assumptions and lived realities of the residents.
- Claims that residents will primarily be drawn from nearby service industry workers, or that many will not require vehicles, are not substantiated. **Housing decisions are influenced by multiple factors—including community ties, schools, family needs, and overall cost of living—not proximity to employment alone.**
- Stating that many residents may “move in with a car and then realize that they don’t need one” Yet the developer’s own reference to census data indicating that only a small percentage of Austinites do not own cars further underscores this concern.

## Conclusion

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

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

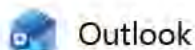
The city is taking steps to alleviate affordability concerns by creating a viable and sustainable model. It is not mega development OR housing. The City should not be pressured to make a decision regarding rezoning when a viable option is within reach. The developer does not even have their full funding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

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

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

Sincerely,

Kimberley Mead  
1803 Drake Ave  
Austin 78704



## SRC Neighbourhood Plan\_Rowen Vale

From William Coats <[REDACTED]>  
Date Mon 3/30/2026 2:37 PM  
To Meredith, Maureen <[REDACTED]>  
Cc Tomko, Jonathan <[REDACTED]>

### External Email - Exercise Caution

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

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

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

#### Goal # 1

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

#### Priority # 1

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

Encourage a bicycle and pedestrian friendly neighborhood.

- The neighborhood plan amendment along with the zoning change at this location is a very impactful precedent. There are two other large SF3 NP "Civic" parcels within 2 blocks of 206 E Annie. Both are churches and both are surrounded by homes. If Rowen Vale were allowed to go forward, there would be no justification for denying developers from rezoning and amending the other two. At that point the neighborhood ceases to exist in any recognizable form and it is a matter of time before the old homes start being picked off. 206 E Annie is the first domino. Maybe phasing out old housing within a few blocks of South Congress is the vision for some in

the City. That would be very sad. I am afraid we are providing easier access to things we are destroying.

Best Regards William

William Coats

[REDACTED]

[REDACTED]

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## OPPOSE REZONE FOR ROWAN VALE/200 ANNIE ST

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From Melanie Clapp <[REDACTED]>

Date Mon 3/30/2026 3:26 PM

To Tomko, Jonathan <[REDACTED]>

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

External Email - Exercise Caution

Hello Jonathan

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

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

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

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

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

Appreciate your attention to this matter.

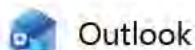
Thank you

Melanie Clapp

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sidestreethome.com%2F&data=05%7C02%7Cjonathan.tomko%40austintexas.gov%7Ca1e1ebad693a4aeed3df08de8e9a8dea%7C5c5e19f6a6ab4b45b1d0be4608a9a67f%7C0%7C0%7C639104991611418143%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=RaQynW6zYCc tGA1GnYJP7%2B9WOeaMRY8B6Sa503BUkwl%3D&reserved=0>

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## 1710 Brackenridge Street, Case No. C14-2026-0010.SH

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From gretchen@scardinollp.com <[REDACTED]>

Date Mon 3/30/2026 4:08 PM

To Tomko, Jonathan <[REDACTED]>

Cc [REDACTED] <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Hello Mr. Tomko,

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

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

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

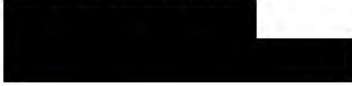
Is this a done deal? If not, the City leaders should do everything possible to oppose it. Approving a zoning change from single family to multifamily, inside of a historic, family friendly neighborhood, would be a catastrophic change to the character of Fairview Park/Travis Heights. The City leaders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

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

Sincerely,

Gretchen and Daniel Scardino

Gretchen Scardino



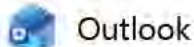
**Scardino LLP**

111 CONGRESS AVE., SUITE 500, AUSTIN, TEXAS 78701



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## Rowan Vale Development

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From Seth R Bank <[REDACTED]>

Date Mon 3/30/2026 6:25 PM

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

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Dear Mr. Tomko and Ms. Meredith,

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

In my view, this proposal is inconsistent with both the City of Austin's zoning principles and the intent of the Greater South Austin Neighborhood Plan. Travis Heights has evolved over time, but it has done so in a way that generally respects the balance between residential livability and nearby commercial activity. The scale and intensity of Rowan Vale would disrupt that balance rather than build on it.

A primary concern is the lack of an appropriate transition. A 64 unit, 3–5 story development immediately adjacent to single family homes does not reflect a compatible or gradual shift in density. The height, massing, and unit count are simply out of proportion with the surrounding context and would have a lasting impact on the character of the neighborhood. The project also appears oversized for the site, creating practical issues that have not been adequately addressed. Increased traffic and queuing associated with the proposed Pre K use, limited on site parking, and constrained surrounding streets raise legitimate safety and mobility concerns. These are not abstract issues—they affect daily life for residents and families in the area.

My family and I have lived in Travis Heights for many years, and we have supported thoughtful growth and increased density where it is appropriate. However, this proposal does not strike that balance. The combination of existing congestion from South Congress activity, increased on street parking pressures, and evolving traffic patterns already places strain on neighborhood streets. Adding a project of this scale risks compounding those challenges in a way that feels avoidable. The applicant's shift to an MF 3 zoning request does not materially resolve these concerns. The overall size and intensity of the development remain largely unchanged, and the adjustments cited appear tied to regulatory requirements rather than a meaningful effort to reduce neighborhood impact.

There are also several site specific considerations that warrant careful review, including traffic impacts from ingress and egress points, drainage and stormwater management, tree preservation, minimal

setbacks, loss of light and privacy, and potential infrastructure constraints. These factors reinforce the broader concern that the proposal is not well suited to this location.

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

Sincerely,  
Seth Bank  
Resident, Travis Heights

---

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

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

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## Rowan Vale proposal

**From** Shi Winch <[REDACTED]>  
**Date** Mon 3/30/2026 7:12 PM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>  
**Cc** Martha Newman <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

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

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

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

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

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

Shiela Winchester  
1613 Drake Ave.  
Austin, TX. 78704

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## Proposed development in Travis Heights

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From kristi pruet houser <[REDACTED]>

Date Mon 3/30/2026 9:34 PM

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

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Dear Jonathan Tomko & Maureen Meredith-

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

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

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

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

Sincerely,

Kristi Pruet Houser

1803 Brackenridge Street, Austin, TX. 78704

[REDACTED]

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## Opposition to Rowen Vale :: Great Opportunity for "Missing Middle" :: 206 E Annie St

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From ben may <[REDACTED]>

Date Tue 3/31/2026 12:06 AM

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

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

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

### Who we are:

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

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

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

### What I do:

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

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

### HOME/Light-Rail

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

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

### Opposition Statement:

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

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

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

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

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

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

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

- 1) The Politicians - who are pushing this monstrous scale in an effort to boost their Affordable Housing statistics for their upcoming reelection campaigns.
- 2) The Developer - who will win the 'premier real estate' lottery - while building a sub-par project at minimum financial exposure, while reaping maximum gain. On the taxpayer's dime.

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

### Smoke & Mirrors:

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

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

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

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

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

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

### **A Better Model: "The Missing Middle"**

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

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

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

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

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

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

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

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

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

### Example / Case Study - 1301 Newning:

I actually had the unique opportunity to help deliver this alternative model - with our old residence at 1301 Newning Ave. What was once a single 1901-built home (spilt into 4 small units) on a 1.6ac lot in the middle of Travis Heights, has now been transformed into an appropriately-scaled multi-family project of 10-15 townhomes.

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

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

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

### In Summary:

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

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

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

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

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

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

### Thank You!

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

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

Ben & Stacy & Cooper & Bodhi May  
1611 Brackenridge St

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

B

[benmaydesign.com](http://benmaydesign.com)



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## Proposed zoning and neighborhood plan changes for Rowan Vale development at 206 E. Annie

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**From** A. Weinberg <[REDACTED]>  
**Date** Tue 3/31/2026 9:10 AM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen <[REDACTED]>

You don't often get email from [REDACTED] - [Learn why this is important](#)

### External Email - Exercise Caution

Dear Jonathan and Maureen,

I am writing to express my opposition to the proposed changes to the SRCC neighborhood plan and zoning code for the Rowan Vale development. The proposed development is out of scale with the surrounding neighborhood and violates the City's stated zoning principles. While the City's desire to promote affordable housing is laudable, that does not mean that every developer's proposal for affordable housing is viable. Rowan Vale proposes too many units on too small a lot. Their request for MF-3 zoning should be denied.

The Rowan Vale site is entirely surrounded by existing single-family homes located on two-lane streets unsuitable for handling traffic from a high density development. The proposed zoning change from SF-3 to MF-3 will, with Affordability Unlocked bonuses, allow a 60 foot tall building five feet from the site's property line adjacent to my backyard. The proposed 5-story, 64-unit building completely upends the notions of compatibility with adjacent land uses, transitions between adjacent and nearby zoning districts, and locating intensive zoning along arterial roadways and collectors.

To be sure, this is partly about my backyard. The loss of privacy, shading, and traffic will affect me personally. But the zoning changes, if granted, will also affect other SF-3 areas throughout Austin by establishing a precedent for dumping established zoning principles to facilitate whatever current policy goals the Council may adopt. For better or worse, zoning is the tool we use to mediate between competing land-use goals; as such, maintaining consistent principles is essential for continued public support.

City staff have made parallel arguments opposing zoning requests in past cases. In the Heflin Housing case in 2023, staff wrote that it "does not support" the proposed rezoning from SF-3 to MF-3 (same request as Rowan Vale's), in a lot surrounded by SF-3 and SF-6, and offered an alternate recommendation of SF-6. The Planning Commission concurred. Such a compromise would be appropriate in the current case too.

Sincerely,

Andrew Weinberg  
203 E. Milton St.

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Subject: Request for Denial – Neighborhood Plan Amendment and MF-3 Rezoning (Rowen Vale – 206 E Annie St)

Dear Mr. Tomko,

My name is Jeff Mulhausen, and I live at 1800 Nickerson Street within the Greater South River City Neighborhood Plan area in Austin. I am writing to respectfully request that staff recommend denial of the proposed Neighborhood Plan Amendment and the associated rezoning to MF-3 for the Rowen Vale project at 206 East Annie Street and the adjacent parcels.

From my perspective as a nearby resident, this request raises concerns related to consistency with the adopted neighborhood plan, compatibility with surrounding land uses, and the precedent it may establish for interior parcels within established SF-3 areas.

The site is currently zoned SF-3 and is surrounded primarily by single-family homes. The proposed development—a 3–5 story multi-family structure with 64 units—would introduce a level of intensity that appears inconsistent with the existing development pattern and the transition principles typically applied within Austin’s zoning framework. This request places MF-3 density within the interior of a single-family area rather than in locations that have historically been identified for higher-intensity development such as major corridors.

The Greater South River City Neighborhood Plan emphasizes compatibility, proportionality, and minimizing impacts to adjacent residential properties. **Based on the materials that have been shared so far, the scale of the proposed project appears difficult to reconcile with those goals.** I encourage staff to carefully evaluate this request against the City’s criteria for neighborhood plan amendments, particularly regarding consistency with surrounding land uses and neighborhood compatibility.

Austin’s broader planning policies have generally encouraged locating higher-density housing along corridors, transit routes, and mixed-use areas where infrastructure and mobility are designed to support that level of intensity. This site appears to be located within the interior of a single-family block rather than along one of those areas, which raises questions about whether this amendment aligns with that approach. I would also appreciate a clear evaluation of compatibility and transition from the proposed MF-3 zoning to the surrounding SF-3 properties on this block.

Beyond policy considerations, several practical impacts appear to still need further evaluation, including mobility and traffic conditions in the immediate area, queuing related to the proposed Pre-K component, parking demand on nearby streets, drainage and infrastructure capacity, and the potential effects of project access points on homes along Nickerson, Annie, Milton and Brackenridge Street.

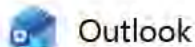
I want to be clear that my comments are not intended to oppose affordable housing. I understand the importance of expanding housing opportunities in Austin, including income-restricted housing. My

concern is whether this particular site—given its zoning context and location within an established single-family area—is appropriate for development of this scale and intensity. Additionally, **since affordable housing could already be pursued within the existing SF-3 zoning** framework, it raises the question of whether a neighborhood plan amendment and MF-3 rezoning are necessary in this location.

For these reasons, I respectfully ask that staff recommend denial of both the Neighborhood Plan Amendment and the proposed MF-3 rezoning request.

Thank you for your time, your work on this case, and your careful consideration of the planning principles that guide development decisions in our city.

Sincerely,  
Jeff Mulhausen  
1800 Nickerson Street  
Austin, Texas



## Rowen Vale Project in Travis Heights

From [REDACTED] <[REDACTED]>  
Date Tue 3/31/2026 3:43 PM  
To Meredith, Maureen <[REDACTED]>; Tomko, Jonathan  
<[REDACTED]>

You don't often get email from [REDACTED] [Learn why this is important](#)

### External Email - Exercise Caution

Good afternoon, Maureen and Jonathan

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

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

Kind Regards,

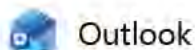
Page D Houser  
1803 and 1805 Brackenridge St.  
Austin, TX. 78704



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## 206 E. Annie St.

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**From** Anita Tschurr <[REDACTED]>  
**Date** Tue 3/31/2026 5:17 PM  
**To** Tomko, Jonathan <[REDACTED]>  
**Cc** Meredith, Maureen <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Mr. Tomko & Ms. Meredith,

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

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

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

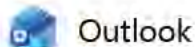
TH has some of the most subsidized housing in Austin. We want to be open, receptive and to help those who need housing, but this is not appropriate or in line with the neighborhood.

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

Anita R. Tschurr  
[REDACTED]

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Re: Rowen Vale Project in Travis Heights

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From [REDACTED] <[REDACTED]>  
Date Tue 3/31/2026 6:20 PM  
To Meredith, Maureen <[REDACTED]>; Tomko, Jonathan  
<[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Written from the heart without the aid of AI.

Sent from [Proton Mail](#) for iOS.

Original Message

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

Good afternoon, Maureen and Jonathan

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

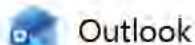
If this is our reality, the wish of the City for the good of our community, I think it is reasonable to expect that those of us that are to absorb and accept this project and it's new inhabitants, should also have a voice in how this project presents itself for the long term.

Kind Regards,

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

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Re: Rowen Vale | SF-5 promotes affordability while ensuring compatibility

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From Grant McClure <[REDACTED]>  
Date Wed 4/1/2026 9:30 AM  
To Tomko, Jonathan <[REDACTED]>  
Cc Meredith, Maureen <[REDACTED]>

External Email - Exercise Caution

Jonathan It appears there are significant Pre K queuing issues, which apparently may prevent the Rowen Vale project from receiving TDHCA funds and could impair the entire project's economic feasibility. (The project has the lowest score of all applications in Region 7, but is ranked first solely because of its intended Pre K, as I understand it.)

Affordable housing is a major pillar behind why this proposed rezoning has some merit. If you knew in advance that this project would not be built, I imagine that would change the calculus on rezoning.

Is clarifying these issues an unreasonable basis for delaying a staff recommendation and planning commission meeting?

Best,  
Grant

---  
Grant McClure  
[REDACTED]

*Disclaimer: This message reflects only my opinions and is based on my good faith interpretation of publicly available information and public statements. To the best of my knowledge, the information presented is accurate, but I welcome correction of any inadvertent errors or omissions.*

On Mon, Mar 30, 2026 at 3:13 PM, Grant McClure <[REDACTED]> wrote:  
Thanks, Jonathan.

Grant McClure  
[REDACTED]

On Mon, Mar 30, 2026 at 2:47 PM, Jonathan Tomko <[REDACTED]> wrote:

Thank you for your comments. We will include them with our case backup. Staff does not currently have a recommendation on this case and is continuing to review it. Once scheduled you can attend public hearings and provide public testimony if you would like to.

**Jonathan Tomko, AICP**

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752

512-974-1057



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**From:** Grant McClure <[REDACTED]>  
**Sent:** Friday, March 27, 2026 8:15 PM  
**To:** Tomko, Jonathan <[REDACTED]>  
**Cc:** Meredith, Maureen <[REDACTED]>  
**Subject:** Re: Rowen Vale | SF-5 promotes affordability while ensuring compatibility

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**External Email - Exercise Caution**

Jonathan - Thanks for your call this afternoon. I appreciate your thoughtful engagement on this case.

I wanted to follow up on a few points from our conversation that seem relevant to staff's recommendation.

**Nearby MF-3 properties are not comparable to this project or lot**

As shown in the screenshot below, all of the nearby MF-3 properties are contiguous, adjacent with either MF-3 / higher density or to the park, *not* surrounded by SF-3 like Rowen Vale. (The one exception is 50 ft away from — and is generally surrounded by — MF-3 on three sides.)

Existing MF-3 lots *do* uphold the principles of "adequate transition" and "the policy of locating ... more intensive zoning near the intersections of arterial roadways." This project does not.

**Base MF-3 is incompatible on this lot, regardless of this project**

The existence of other MF-3 parcels in the broader area does not, by itself, establish compatibility here. Even base MF-3 on this lot is incompatible with surrounding SF-3, as the staff recommendation also found in [Heflin Housing](#), given the principles of compatibility, transition, and locating intense uses along arterial roadways. SF-5, SF-6 or MF-1 would be more compatible.

**Assess the project (MF-6 density) not simply base MF-3**

Even setting aside that nearby MF-3 lots are not comparable to this lot (they are compatible land uses; this is not), staff should not put blinders on and view this solely as a request for base MF-3, when the Applicant requests MF-6 density. How is this different from the valid application of AU

Type 2 to existing MF-3? In those cases, the lots are *already* MF-3. The question before staff here is whether to support the *change* from SF-3 to MF-6 density. Staff should not.

**Stepping back to the big picture, promoting affordability doesn't require sacrificing compatibility...**

The decision before staff is *not* a choice between affordable housing and no affordable housing. It is a question *whether this particular affordable project* is compatible here at this particular intensity. It is not.

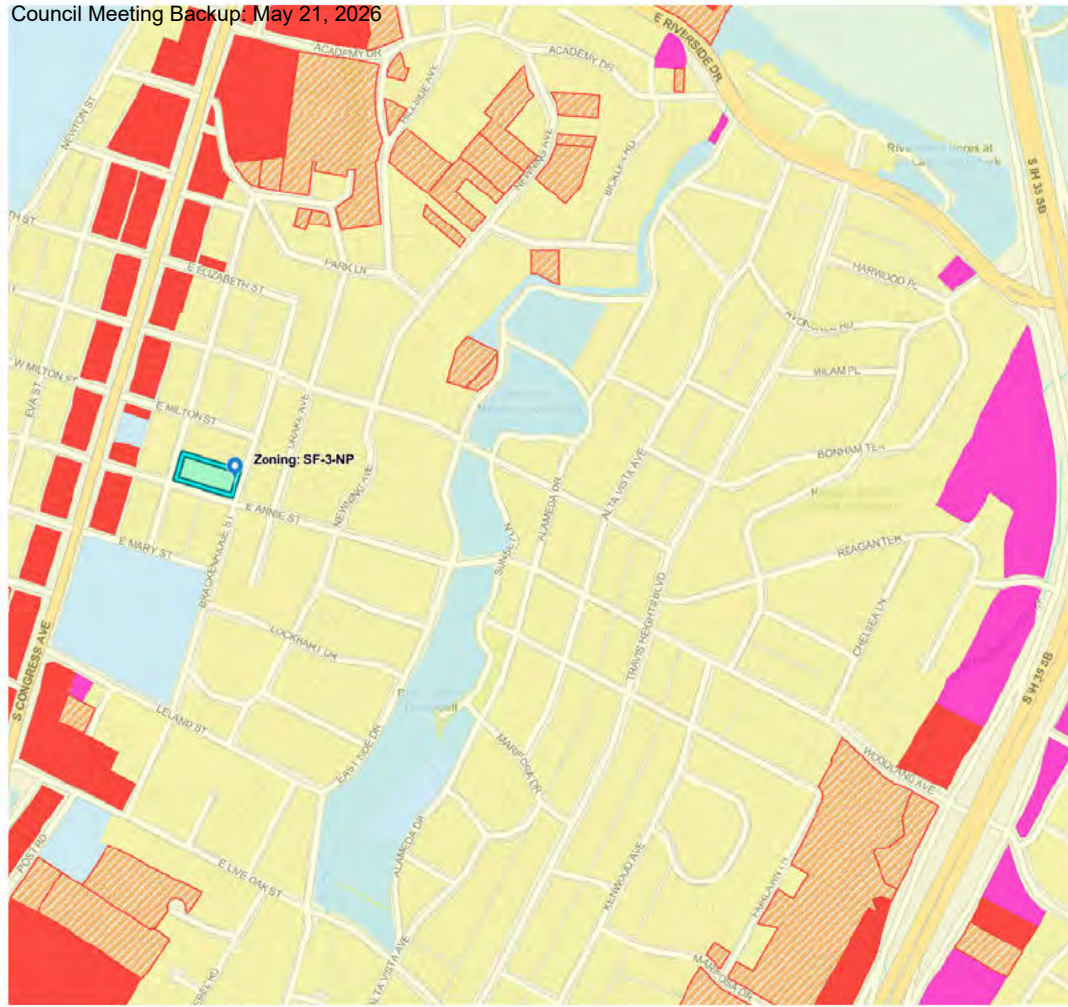
**... and denial of rezoning would not prohibit affordable housing**

A different project could achieve both affordability and compatibility. Perhaps Applicant's purchase option to buy the lot is at too high an offer price (\$4.1mm for 0.9 acres), resulting in their economics requiring a massive 5-story building. That's not the City's problem nor the neighbors' problem. Applicant's proposed purchase price doesn't obligate the City to sacrifice compatibility by approving a massive 5-story building surrounding single family homes.

Nor is *their* problem doomed to reoccur! If this rezoning application is rejected, another affordable project can follow. Protecting compatibility here doesn't preclude future compatible affordable housing on this lot; something that's needed and welcomed: compatible affordable housing.

Thanks again for your time and consideration.

Best,  
Grant



---  
Grant McClure

*Disclaimer: This message reflects only my opinions and is based on my good-faith interpretation of publicly available information and public statements. To the best of my knowledge, the information presented is accurate, but I welcome correction of any inadvertent errors or omissions.*

On Thu, Mar 26, 2026 at 4:40 PM, Grant McClure <[REDACTED]> wrote:  
Thanks, Jonathan. I really appreciate it.

---  
Grant McClure

On Thu, Mar 26, 2026 at 4:20 PM, Jonathan Tomko <[REDACTED]> wrote:  
Thank you for your comments on this case. I will include them in the backup for the case.

I will give you a call tomorrow.



**Jonathan Tomko, AICP**

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752

512-974-1057  
[REDACTED]

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**From:** Grant McClure <[REDACTED]>

**Sent:** Wednesday, March 25, 2026 8:40 PM

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

**Subject:** Rowen Vale | SF-5 promotes affordability while ensuring compatibility

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External Email - Exercise Caution

Hi Jonathan and Maureen,

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

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

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

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

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

Thanks,  
Grant

\*\*\*

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

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

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

Applicant effectively requests MF-6 density in the middle of SF-3 (given Affordability Unlocked). Base zoning at MF-3 would permit up to 36 units per acre (source: [Code](#)) — or 32 units on this 0.9 acre lot. But with Applicant's stated intended use of the Affordability Unlocked Type 2 density bonus, Applicant proposes to build 64 units plus a Pre-K facility all on 0.9 acres — fully double the base density of MF-3. MF-5 zoning is capped at 54 units per acre (source: [Code](#)). Applicant's request is more like MF-6 than MF-3. The Affordability Unlocked program is no issue on its own, but staff should take this full perspective into consideration when evaluating "proportion," "compatibility," and "adequate transition" of this ostensibly MF-3 request, which looks more like a request for MF-6 density surrounded by SF-3.

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

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

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

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

Commission concurred (source: [Minutes](#)) and I believe the application was withdrawn before a Council hearing.

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

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

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

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

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Grant McClure  


*Disclaimer: This message reflects only my opinions and is based on my good-faith interpretation of publicly available information and public statements. To the best of my knowledge, the information presented is accurate, but I welcome correction of any inadvertent errors or omissions.*

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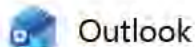
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## 200 Block of East Annie St

From Martha Newman <[REDACTED]>  
Date Wed 4/1/2026 10:01 AM  
To Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>

2 attachments (4 MB)

Image 1. 203 E Milton.png; Image 2. ROWEN VALE - 203 E MILTON - Back View w New Bldg 3D.png;

### External Email - Exercise Caution

Dear Jonathan Tomko and Maureen Meredith,

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

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

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

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

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

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

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

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

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

Thank you for your consideration,

best,

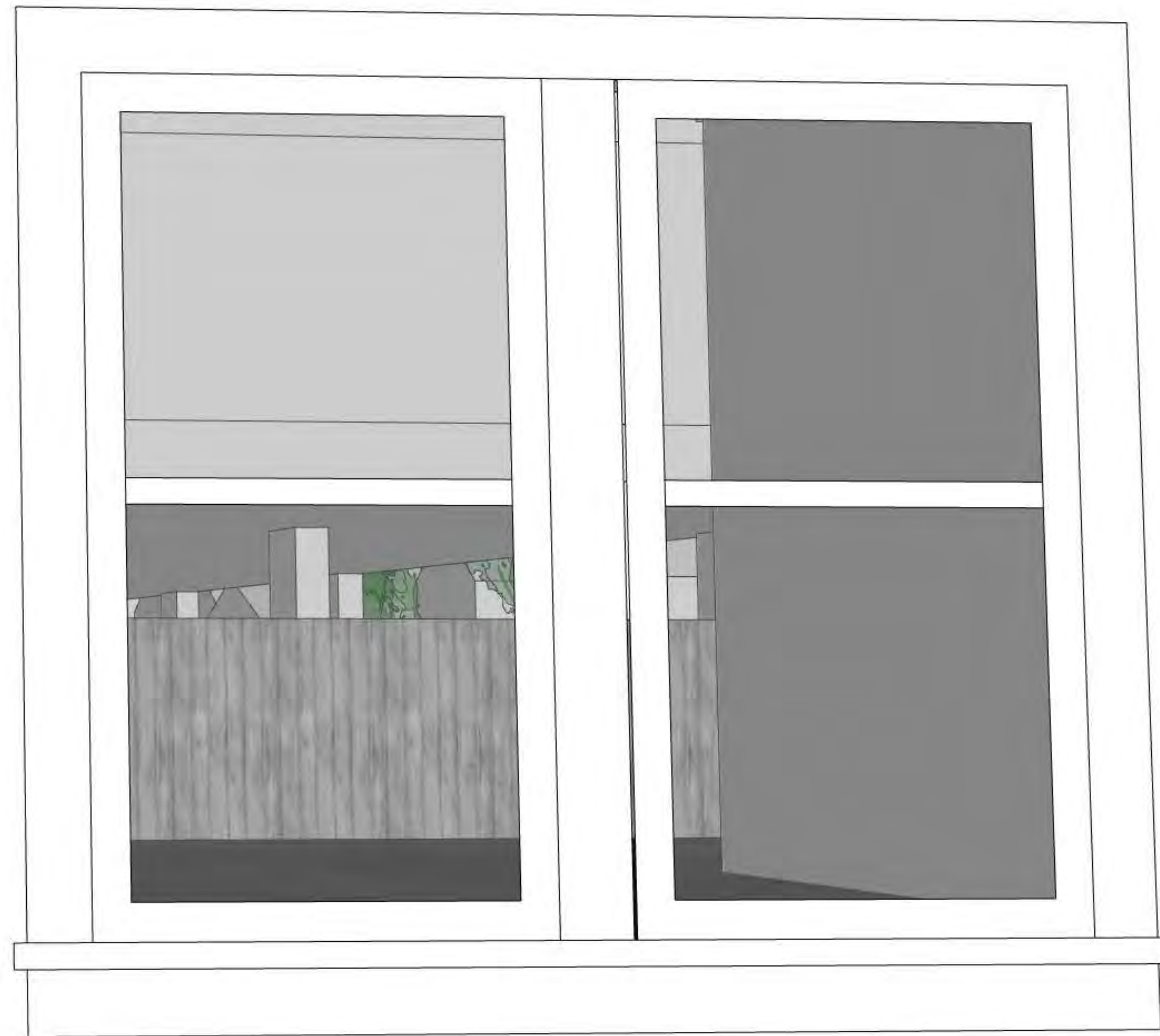
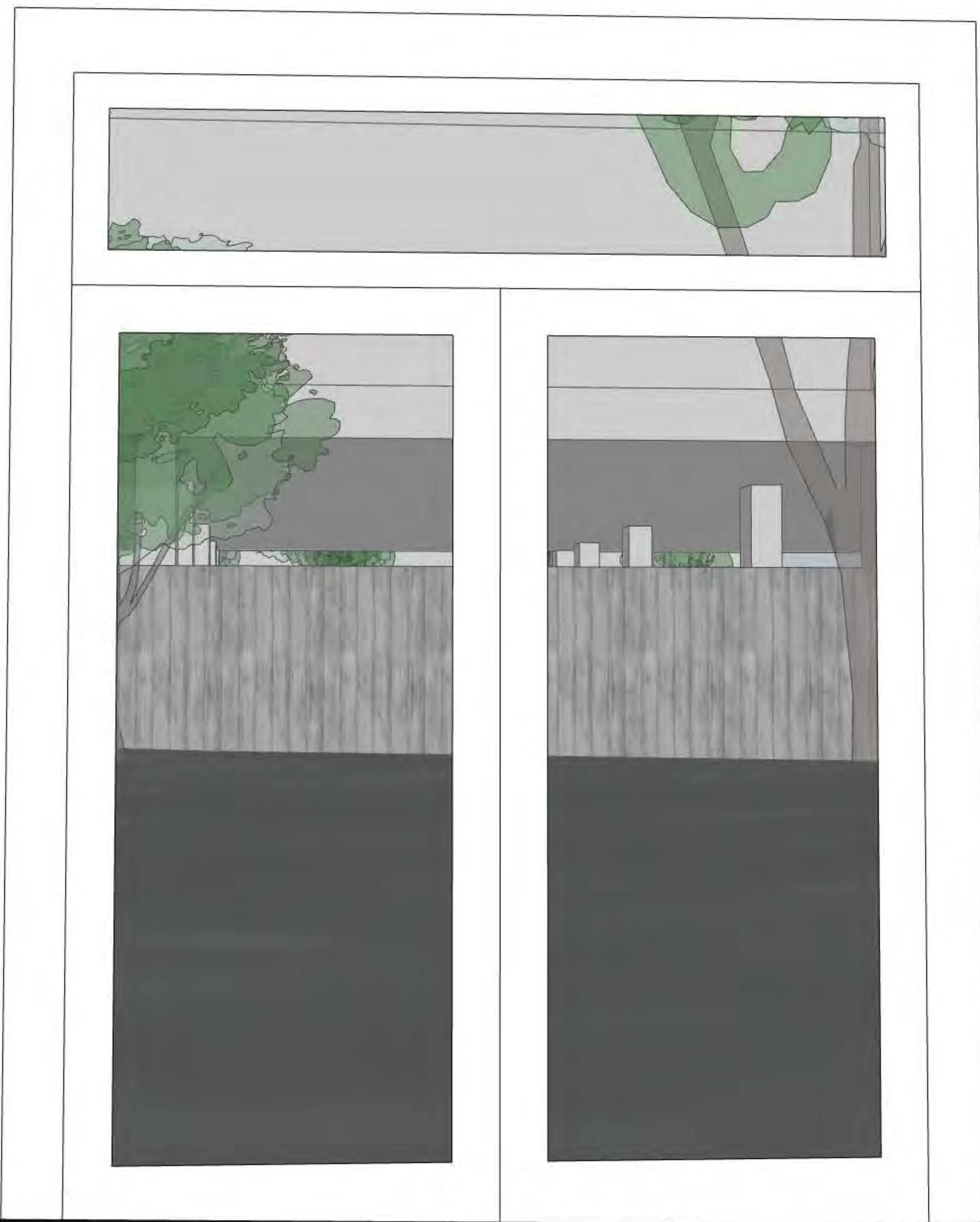
Martha Newman

203 East Milton, resident since 1989.

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## Rowan Vale project on Annie

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**From** James Vincent <[REDACTED]>  
**Date** Wed 4/1/2026 4:21 PM  
**To** Tomko, Jonathan <[REDACTED]>

### External Email - Exercise Caution

This project borders on the absurd as to why the city would approve the rezoning for a building that looks like something out of the Soviet Union, and as tall as the HEB at S. Congress and Oltorf in the middle of one of the oldest historic neighborhoods in Austin is beyond my comprehension. Whether one is talking about character of a neighborhood or Traffic or parking or heritage oaks, take your pick. Every single one should disqualify the approval of a zoning change.

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

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

Sincerely

James Vincent. 1711 Brackenridge St.  
Sent from my iPad

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## Rowan Vale — traffic, safety, and compatibility considerations

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**From** Sean Ransenberg <[REDACTED]>

**Date** Wed 4/1/2026 7:06 PM

**To** Tomko, Jonathan <[REDACTED]>

**Cc** Meredith, Maureen <[REDACTED]>; Cecelia Croman <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Jonathan,

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

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

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

---

### Traffic Operations and Safety

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

The project would add:

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

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

**Key concerns:**

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

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

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

We would encourage staff to take a close look at:

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

---

## Compatibility and Transition

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

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

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

---

## A Path Forward

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

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

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

---

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

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

Sean Ransenberg [REDACTED]  
Cecelia Croman  
1601 Brackenridge Street  
Austin, TX 78704

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Bari Shiva Mayer  
1803 Nickerson St.  
Austin, TX  
78704

April 1, 2026

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

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

Dear Mr. Tomko and Ms. Meredith,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed changes exacerbate existing parking and traffic issues.

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

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

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

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

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

In summary

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

Sincerely,

  
Bari Shiva Mayer



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Re: Re: request for more information regarding Rowan Vale Project and Zoning

---

From Martha Newman <[REDACTED]>  
Date Thu 4/2/2026 9:02 AM  
To Tomko, Jonathan <[REDACTED]>  
Cc Meredith. Maureen <[REDACTED]>; [REDACTED]  
<[REDACTED]>

External Email - Exercise Caution

Dear Jonathan,

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

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

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

Also, re the Transportation corridor, I assume you realize that, given Project Connect's recent plans for lightrail stops along S; Congress, one will be at Oltorf St (some .7 miles from the development), and the other, the "SoCo" stop, will be .5 miles in the other direction.

thanks for your efforts,

best  
Martha Newman  
203 East Milton St.

On Wed, Apr 1, 2026 at 3:08 PM Tomko, Jonathan <[REDACTED]>

> wrote:

Martha,

Please see comments responsive to your letter below.

**1. Site Plan Documenting 65% Impervious Cover**

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

**2. Infrastructure Impact**

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

**3. Greater South River City Neighborhood Plan**

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

**4. Impact on Future Congress Avenue Development**

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



**Jonathan Tomko, AICP**

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752

512-974-1057



**From:** Phillips <[REDACTED]>

**Sent:** Tuesday, March 31, 2026 8:05 PM

**To:** Tomko, Jonathan [REDACTED]; Meredith, Maureen

[REDACTED]  
**Cc:** [REDACTED] <[REDACTED]>

**Subject:** RE: Re: request for more information regarding Rowan Vale Project and Zoning

External Email - Exercise Caution

Jonathan and Maureen, attached is the complete signed letter requesting more information. I hope this makes it easier to read/file. Again, sorry for the glitch. Thank you so much for your time and consideration. My best to your and yours, Diana Phillips (c) 512 774 8057

From: "Tomko, Jonathan" <[REDACTED]>  
To: "Meredith, Maureen" <[REDACTED]>, "Phillips"  
<[REDACTED]>  
Cc: "[REDACTED]" <[REDACTED]>  
Sent: March 31, 2026 at 2:45 PM CDT  
Subject: Re: request for more information regarding Rowan Vale Project and Zoning  
I apologize; it appears page 2 is missing from the attached document. Could you please re-send?

**Jonathan Tomko, AICP**  
Planner Principal  
Austin Planning, Permitting and Development Center  
6310 Wilhelmina Delco Dr., Austin, TX 78752  
512-974-1057  
[REDACTED]

---

**From:** Phillips <[REDACTED]>  
**Sent:** Tuesday, March 31, 2026 11:08 AM  
**To:** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** request for more information regarding Rowan Vale Project and Zoning

External Email - Exercise Caution

Attached is a letter requesting information on the Rowan Vale project, including several questions asked at the Zoom Meeting on March 23. That forum, while helpful, did not provide an opportunity to get responses. This is important information that could affect consideration of the requests for rezoning and amendment to the neighborhood plan.

I will be sending a separate letter covering my personal concerns about the project.

I and my neighbors appreciate your communication and responsiveness as we continue to learn about the zoning and planning process.

Warm regards,

Diana Phillips  
207 E. Milton St, Austin, TX 78704  
[REDACTED]

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## Rowan Nickerson project

**From** Michael Breen <[REDACTED]>  
**Date** Thu 4/2/2026 4:49 PM  
**To** Meredith, Maureen <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

**Maureen  
Jonathan**

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

**Michael Breen  
1804 Nickerson**  
[REDACTED]

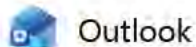
*Last week, the Council approved a resolution to develop new zoning tools that allow more types of what's called "Missing Middle" housing. (I'll just say something that needs to be said: housing experts, housing advocates, and housing nerds have more strange names for things than you see in many other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

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

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

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rowan vale

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**From** brooks kasson <[REDACTED]>  
**Date** Thu 4/2/2026 4:55 PM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>

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

External Email - Exercise Caution

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

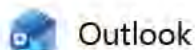
there is no change in the size of this building which is in the middle of modest, single family homes....homes which deserve compatibility considerations, neighborhood traffic impact considerations, as well development parking considerations.

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

sincerely,  
brooks kasson  
1400 alta vista  
78704

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

---

From Kelly Goodpastor <[REDACTED]>  
Date Thu 4/2/2026 5:57 PM  
To Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>

External Email - Exercise Caution

Dear Jonathan and Maureen,

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

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

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

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

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

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

**Additionally, there is another point of congestion -> AFTER the parents drop off their children. (This concern was actually pointed out by TPW).** As parents leave the parking garage, they are forced to exit onto Nickerson Street which has historically had challenges with speed as people cut

through the neighborhood to avoid South Congress traffic. There is also paid and Residential Permit Parking on both sides of Nickerson, burdening the exit with extremely limited sight lines. **So, parents will also be required to queue AGAIN at the parking garage exit - as they wait to pull out onto Nickerson, creating a second queue of folks in the garage after the drop off, and blocking additional residential parking spots.**

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

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

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

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

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

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

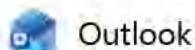
**After multiple meetings with TPW and after reviewing the TCM, it has become increasingly apparent that the developer has failed to demonstrate where the 35+ families will safely queue while they wait to pick up/drop off their children.**

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

I truly appreciate your time and thoughtful consideration.

Warmly,  
Kelly Goodpastor  
1611 Nickerson St.

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## Fwd: Rowan Vale

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From KMead <[REDACTED]>

Date Sat 4/4/2026 12:31 PM

To Tomko, Jonathan <[REDACTED]>

📎 1 attachment (731 KB)

Rowen Vale Zoning.pdf;

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Dear Members of the Zoning Commission

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

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

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

---

#### Decision-Making Should Not Be Driven by Developer Constraints

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

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

#### Scale and Neighborhood Integrity as Stated by the City

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

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

### **Construction Impact, Logistics, and Protected Trees**

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

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

### **Parking, Affordability, and Infrastructure Strain**

Parking and infrastructure constraints present a significant challenge. The surrounding streets are already under strain, as evidenced by the recent implementation of paid and permitted parking systems in response to documented demand.

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

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

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

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

### **Existing Developments and Unresolved Issues**

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

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

### **Speculation About Future Residents and Lifestyle Assumptions**

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

For instance:

- identifying Tiny Grocer as a nearby walkable grocery option overlooks the reality that it is a boutique market with pricing that is inaccessible to many residents. Presenting it as an affordability-supporting feature reflects a disconnect between planning assumptions and lived realities of the residents.
- Claims that residents will primarily be drawn from nearby service industry workers, or that many will not require vehicles, are not substantiated. **Housing decisions are influenced by multiple factors—including community ties, schools, family needs, and overall cost of living—not proximity to employment alone.**

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

### Community Feedback

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

### Conclusion

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

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

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

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

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

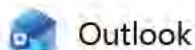
Sincerely,

Kimberley Mead  
1803 Drake Ave  
Austin 78704

Kimberley Mead, M.A., LPC-S

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## 206 E Annie Rezoning

From Mark Hutchinson <[REDACTED]>  
Date Mon 4/6/2026 10:21 AM  
To Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Hi Mr. Tomko,

I live at 1600 Drake Ave, 2 blocks from the proposed project at 206 E Annie St (Case # [NPA-2026-0022.01.SH](#)) and I wanted to express my opinion that the project should not be approved as planned. I am a real estate developer focused on doing 2-unit & 3-unit projects in SF-3 zoning throughout Austin so I have some familiarity with the zoning process and I'm also a huge proponent of urbanism and density in general and a big believer in affordable housing as a goal for our city.

I'm not sure what items are in your purview when you do your analysis of reviewing a project of this nature, and I am not sure what items I could mention that might have any impact in any form on your review. My primary concern is that this project is completely surrounded by SF-3 zoning and 1-story and 2-story homes in the middle of a classic Austin neighborhood. If there was no plan for affordable housing attached to this project we all know that this would never get approved. There are plenty of great areas in Austin along major roads to build dense multi-family affordable housing projects. I do not see the imperative to tear up our entire zoning code to set a precedent of allowing tall and dense multi-family in the middle of great SF-3 neighborhoods just because the developer is promising that they'll rent some units at lower prices for 45 years.

My other issues are that as a developer I don't understand why they don't just subdivide this land and take advantage of the great new zoning code to build a very dense project with upwards of 30 homes by-right. That would be completely fitting with the neighborhood and would be very supported by everyone, and would provide real houses that real humans can actually thrive in. Their economic arguments for needing to build a tall apartment building are purely self-serving. The developers cost structure is wild. I build at \$250/SF for beautiful Westlake homes that sell for \$5m and yet they are planning to build for much more than that, earning huge fees as a developer, to make dense boxes with the most basic building material one can find.

Thanks for your time,  
Mark Hutchinson  
1600 Drake Ave, Austin, TX, 78704

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## Proposed construction of Rowan Vale

**From** Mónica Cenicerós <[REDACTED]>  
**Date** Mon 4/6/2026 12:15 PM  
**To** Tomko, Jonathan <[REDACTED]>  
**Cc** Meredith, Maureen <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Dear Members of the Planning Commission,

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

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

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

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

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

Additionally, the Future Land Use Map designates this property as "Civic," reflecting its long-standing use as a church for approximately 100 years. This designation carries meaning and intent. MF-3 multifamily zoning does not align with a civic designation and represents a substantial shift in both use and intensity. If the FLUM identifies this site as Civic, then zoning should remain consistent with

that designation or transition appropriately—such as SF-5 with civic or compatible residential use—rather than introducing MF-3 apartments.

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

Thank you for your time and consideration.

Sincerely,

Mónica Cenicerros | 506 Leland Street

MONICA  
CENICERROS



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## Rowen Vale Website by Travis Heights residents

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**From** Susan Goldberg <[REDACTED]>  
**Date** Mon 4/6/2026 12:52 PM  
**To** Tomko, Jonathan <[REDACTED]>

External Email - Exercise Caution

Hello Jonathan,

Here is the link I mentioned. Please share with your staff.

I would appreciate it if you could send me the NTA.

Many thanks,  
Susan



206 E Annie St, Austin TX  
rowenvale.com

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

---

From Melinda Steele <[REDACTED]>  
Date Mon 4/6/2026 3:01 PM  
To Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>

📎 1 attachment (446 KB)  
RPP Map for 206 E. Annie St..pdf;

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

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

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

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

**In the recorded meeting, neighbor Susan Goldberg stated, "A point of clarity is there will be no removal of residential overnight parking for this project." Joseph Al-Hajeri responded, "As far as RPP zones on the street, no, they will stay the same."**

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

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

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

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

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

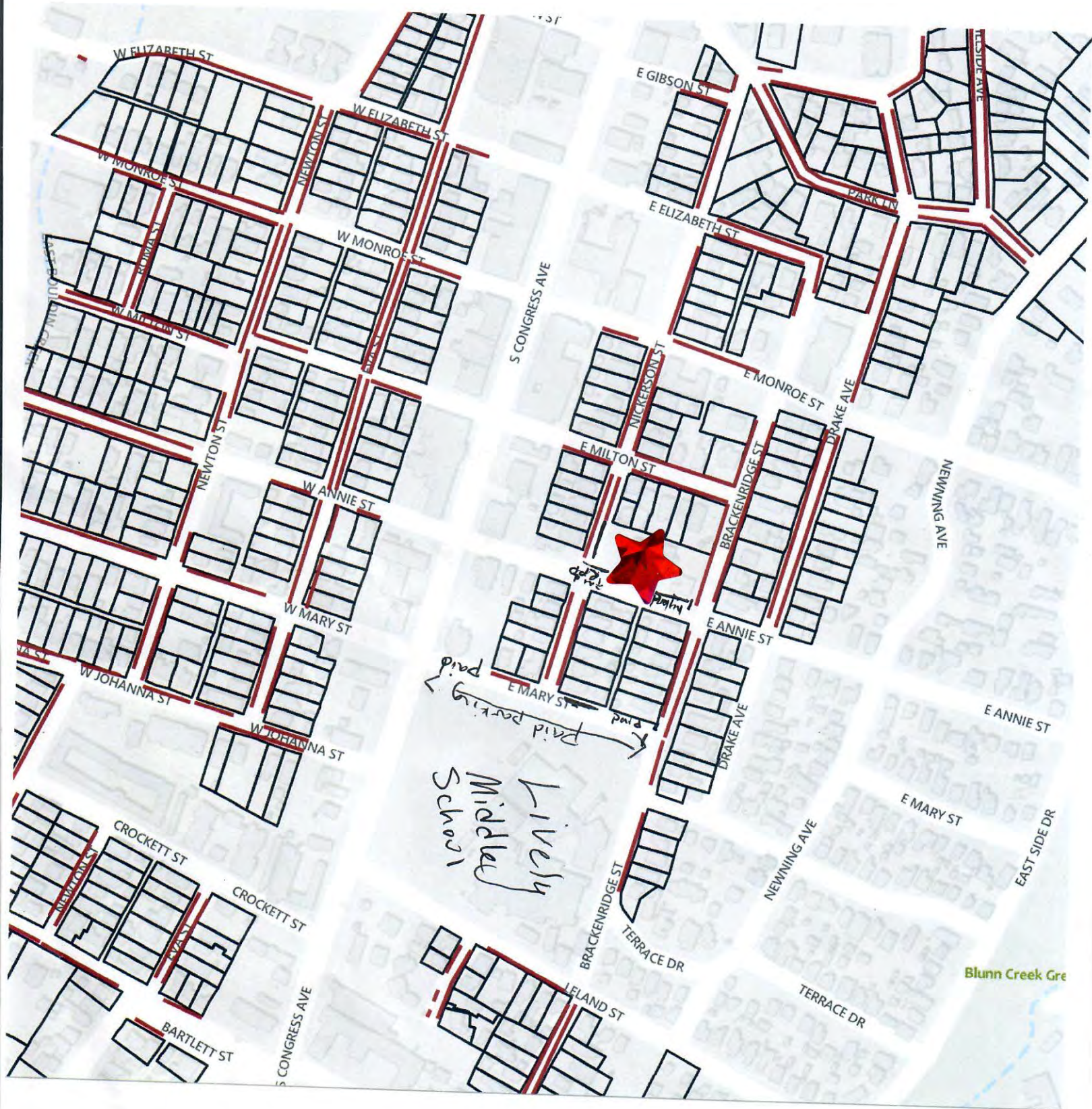
No one at the mobility meeting, during or since, has been able to show us examples of affordable housing (other than student housing) that is surrounded by paid or RPP parking while also not having adequate parking on-site. I have attached a map from the City of Austin RPP site showing how far residents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

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

Thank you,  
Melinda Steele

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## Rowan Value Development - Concerns from a local resident

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From Leslie Olsovsky <[REDACTED]>

Date Mon 4/6/2026 3:01 PM

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

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Hello Mr Tomko and Ms. Meredith,

I am a resident of Brackenridge St in Travis Heights and wanted to send along a note of concern regarding the zoning changes on the 200 block of East Annie due to the proposed construction of the Rowan Vale housing development.

I support affordable housing, and many of the positives of this project resonate with me. However, I have broad concerns about the approach of the development company and the impact to the character of the neighborhood. I wanted to highlight a particular concern regarding the neighborhood infrastructure, which I do not believe supports the change of zoning for this project.

A key concern for me is the traffic and parking stress this development would add to the (already busy) residential neighborhood. At peak times (weekends, rush hour), the streets cannot support current traffic patterns and parking can be challenging.

While South Congress is an appealing destination, it does not have amenities that make a non car lifestyle easy. A development without adequate parking seems unreasonable. There are many families living in the vicinity of the development (including mine with three young boys) and there should be consideration taken into the safety for pedestrians and cyclists with the added pressure on the traffic grid.

Thank you for your consideration.

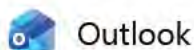
Best,

Leslie Olsovsky

[REDACTED]  
1701 Brackenridge St.

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Re: Rowen Vale\_Scale and Degree

From William Coats <[REDACTED]>  
Date Mon 4/6/2026 5:07 PM  
To Tomko, Jonathan <[REDACTED]>  
Cc Meredith, Maureen <[REDACTED]>

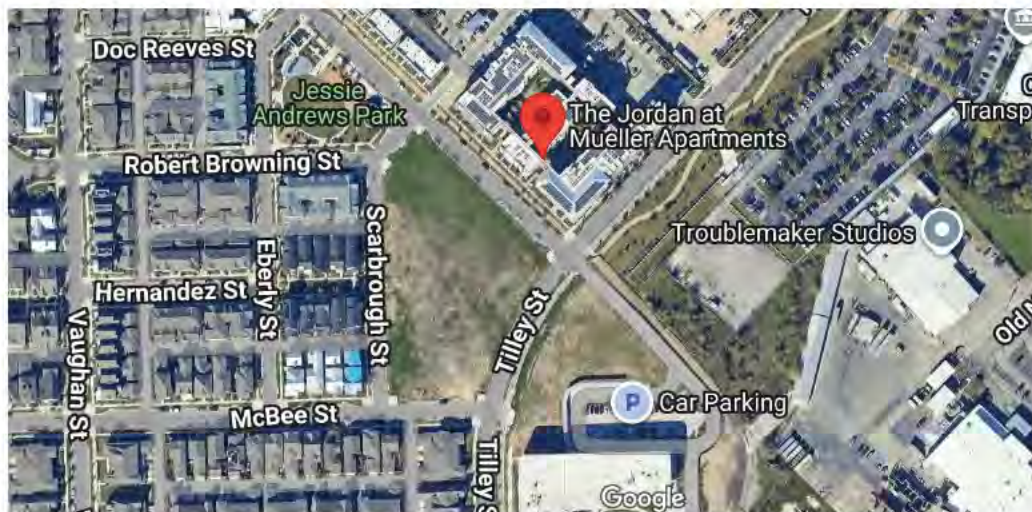
External Email - Exercise Caution

Last thing!

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

The RV location is akin to the front half of the Hernandez, Eberly, McBee block with McBee being Annie.

Obviously planning can't be this perfect with infill development (like RV) but the image shows that the City of Austin knows how density should work.



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

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

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

I very much appreciate it.

Regards  
-William

On Tue, Mar 31, 2026 at 11:14 AM William Coats <[REDACTED]> wrote:

I really appreciate that Jonathan.  
Lots to read!

Sent from my iPhone

On Mar 31, 2026, at 10:28 AM, Tomko, Jonathan <[REDACTED]> wrote:

Good morning William,

Yes, I make a point to read all correspondence submitted to me on every case and convey all critical points to any colleagues who may not have time to read everything.

It is also my practice to visit every site with a rezoning application in which I am the Zoning Case Manager.

Thank you again for your well thought out comments.

<Outlook-  
rw5mbwqd.png>

**Jonathan Tomko, AICP**  
Planner Principal  
Austin Planning, Permitting and Development Center  
6310 Wilhelmina Delco Dr., Austin, TX 78752



---

**From:** William Coats <[REDACTED]>  
**Sent:** Monday, March 30, 2026 3:02 PM  
**To:** Tomko, Jonathan <[REDACTED]>  
**Cc:** Meredith, Maureen <[REDACTED]>  
**Subject:** Re: Rowen Vale\_Scale and Degree

External Email - Exercise Caution

Ok- I hope you have a chance to read it. I do not get into any technicalities and tried to avoid topics that don't likely move the needle but rather have tried to make the case that there are characteristics of the Rowen Vale that make it considerably less rational than similar projects.

Maureen, I sent you one as well.

Thanks!

-W

On Mon, Mar 30, 2026 at 2:56 PM Tomko, Jonathan

<[REDACTED]> wrote:

Thank you for your comments and for all your time thinking through this case from so many different angles. We will include your comments with our case backup. Staff does not currently have a recommendation on this case and is continuing to review it. Once scheduled you can attend public hearings and provide public testimony in person or virtually if you would like to.

<Outlook-  
odxwfhfd.png>

**Jonathan Tomko, AICP**

Planner Principal

Austin Planning, Permitting and Development Center

6310 Wilhelmina Delco Dr., Austin, TX 78752



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**From:** William Coats <[REDACTED]>

**Sent:** Monday, March 30, 2026 1:53 PM

**To:** Tomko, Jonathan <[REDACTED]>

**Cc:** Meredith, Maureen <[REDACTED]>

**Subject:** Rowen Vale\_Scale and Degree

External Email - Exercise Caution

Hi Jonathan

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

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

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

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

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

The parking ratio has vacillated between ~40 and 56 (such a wide range is confusing). It has included (unapproved) designated street parking on some site plans and not others. It does not seem to account for the impact of the preK queuing on Annie and under the building nor does it account for preK staff parking. But let's take the highest total of 56 and assume and that the staff uses public transit. That is essentially one spot for every two residents. The degree of parking deficiency is too high. Especially given South Congress over-flow and the RPP program (not to mention the Living Streets designation on Milton). Acknowledging the unusually deficient parking, the developer states that people without cars will "self-select". Meaning the project is intended for that demographic. No families with kids, no one with a mobility issue and no commuter could self-select to live somewhere with such a high degree of parking uncertainty.

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

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

Addressing operational challenges like ingress/egress, dumpsters/deliveries, how the alley will be used, the preK queuing and circulation, are similar to

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

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

-W

William Coats  
[REDACTED]  
[REDACTED]

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William Coats  
[REDACTED]  
[REDACTED]

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William Coats  
[REDACTED]  
[REDACTED]

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## We Are Pro-Density - But This Is Not the Answer

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From KC Coats <[REDACTED]>

Date Mon 4/6/2026 8:42 PM

To District 9 <[REDACTED]>; Watson, Kirk <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Dear Jonathan,

I want to be clear from the outset: we are not here to fight affordable housing. We are here because we love this neighborhood, and because what is being proposed for Annie and Brackenridge is not thoughtful density, it is thoughtless development dressed up as a public good.

I walk these streets at night. I hear crickets, and I see foxes. There is a quiet, human scale to this neighborhood that has been built over generations. Single story bungalows, mature trees, sidewalks where neighbors stop and talk. A five story building clad in six different generic materials, built straight to the sidewalk with no green space, no setback, and no relationship to its surroundings, is not a contribution to this community. It is an imposition on it.

The developers behind this project have made no apparent effort to understand the neighborhood they are proposing to enter, its aesthetic, its history, its character, or its needs. They are building to a financial model, not to a place. The result is a structure that would look out of context in any neighborhood, let alone one as particular and irreplaceable as this one.

We have always welcomed the idea of gentle density in our old neighborhoods. The two story affordable apartment buildings scattered through South Austin work precisely because they were built to a human scale, with materials and massing that make sense alongside the homes around them. That is the model. That is what we are asking for.

The great cities of the world: Paris, London, and Barcelona were not built by developers in a hurry. They were built with care, with craft, and with the understanding that a building is not a temporary product but a permanent contribution to a place.

The Rowan Vale project, as proposed, reflects none of that thinking. It appears to be designed for a 20 to 30 year lifespan, cheap materials, no green space, no relationship to the street at which point it will either be demolished or become a burden on the very community it claims to serve.

We are asking the City to hold this project to a higher standard:

Limit height to two stories, consistent with the neighborhood's existing scale and historic character.

- Require meaningful green space and a humane relationship to the sidewalk and street.
- Mandate quality materials and a coherent architectural language that responds to the surrounding context.
- Require the developer to demonstrate genuine community engagement before any approval proceeds.

Density done right is a gift to a neighborhood. Density done carelessly is a wound that doesn't heal. Please don't let this be the latter.

Respectfully,

Kathryn Kitchen  
1612 Brackenridge Street  
District 9

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## Additional thoughts re: MF-4

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**From** Susan Goldberg <[REDACTED]>  
**Date** Mon 4/6/2026 9:12 PM  
**To** Tomko, Jonathan <[REDACTED]>  
**Cc** Martha Newman <[REDACTED]>; Kelly Goodpastor <[REDACTED]>

### External Email - Exercise Caution

Dear Jonathan,

I am writing to express concern regarding the proposed rezoning from SF 3 to MF 3. The requested zoning represents a significant increase in intensity and introduces multifamily density and a high traffic use into the middle of an established single family neighborhood. The proposed zoning is not compatible with the surrounding area, will increase traffic on narrow local streets, and does not provide an appropriate transition in scale from multifamily to adjacent single family properties.

## Imagine Austin- What does it say about zoning and density?

It has been stated that "affordability is a mandate from City Council" and Imagine Austin is cited as one source that might justify increased zoning as it supports density within 1/4mile of major corridors (Congress). Imagine Austin also directs the most intense development to activity corridors and centers, not to interior local residential streets like Annie. It calls for compatible transitions between different land uses and scales of development. **It explicitly states:**

- New development should be **compatible in scale and character**
- Protect **established neighborhoods**
- Use **transitions in height and scale**

Please review the Rowen Vale website which validates this project is not complying with any of the above Imagine Austin mandates <http://www.rowenvale.com/>. The website is accurate, to scale, and allows you to move this project to any address in Austin.

## Site Selection: How was this site chosen?

The site was selected to accommodate a 75 unit, six story building with minimal parking on the ground floor. This was submitted to the city in their initial application for tax credits/funding and this was the project envisioned when they requested MF-4 zoning. The addition of the preschool to the site was

only offered *after* the developer learned they were not likely to receive funding. Adding the pre-school ensured that they would receive funding.

**This is a critical factor to consider when considering the appropriateness of this site for this project. Having a preschool on site was never a consideration when the property was vetted and selected. Had the developer known a pre-school was required, we believe due to the severe constraints of the site, 206 E Annie would never have been chosen.**

When O-SDA reconfigured the site to accommodate a pre-school, they had to reduce the number of units and subsequently realized they no longer needed MF-4 zoning to achieve their objectives; they then changed the zoning request to MF-3.

While I understand a site plan is not required and need not be approved prior to zoning decisions, future site *usage* under MF-3 Zoning should be considered. Is this site appropriate for a day care/pre-k and can it be added without compromising safety for its students? Can it be added without exacerbating traffic patterns and congestion on existing residential streets not designed to accommodate commercial traffic?

### **Reasons to deny MF-3 zoning related to the pre-kindergarten.**

1. MF-3 zoning combined with a 40 student preschool will create significant congestion within the parking garage, which poses a safety issue. The complex has a single entrance for its 120+ residents, which is on Annie, and is the same entrance that will be utilized by the Pre-k. The even more significant problem relates to exiting, when both residents and pre-k parents will be trying to exit at the same time in the morning. This problem has no solution.
2. It poses a safety risk as it will cause traffic to back up in both directions on Annie. There are only 3-4 cars that will be able to queue in the parking garage, leaving the remaining 35 cars to queue on Annie. Angel's Care, the proposed provider, maintains hours from 7AM-5:30PM, which coincide with peak rush hour traffic. There is also a middle school one block away which further compounds the traffic congestion. It is worth mentioning that the traffic study (NTA) on Annie that was recently conducted was done while Annie (Woodward) was closed for construction at I-35. That has markedly changed traffic patterns and reduced traffic counts on Annie as Travis Heights residents now use Cesar Chavez and Oltorf to access northbound I-35.
3. It poses a safety risk to small children who are not visible below the hood of a car. They are expected to load and unload within the parking garage, an inherently dangerous place to load/unload as cars are backing up, entering, exiting, and parents/residents are rushing to get out of the parking garage to get to work..

We believe the developer is trying to mitigate these traffic problems by donating right of way to widen the street. While that is shown on the site plan, we've not been able to confirm with the developer. If that is the case, it further demonstrates that **the developer recognizes that existing infrastructure can not support the level of density added by the pre-k in combination with the 120+ residents.** New development should be designed to adhere to existing infrastructure instead of the other way around, modifying the street to meet the specific needs of the development.

While the site is within a quarter mile of South Congress, it is located on an interior local residential street. We agree with Imagine Austin that density is needed. Our hope is that it be done in a careful

thoughtful way, respecting what is and with a well considered design that introduces density appropriate to the neighborhoods near major transit corridors. This project with this zoning does neither.

Thank you for your consideration,  
Susan

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## Rowan Vale Proposed Development

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**From** Cathey Capers <[REDACTED]>  
**Date** Mon 4/6/2026 9:44 PM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

April 6, 2026

Dear Mr. Tomko and Ms. Meredith,

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

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

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

Rather than leap to a 64 unit highly dense project with extremely limited parking in an already over congested street, I would support the zoning designation that strives to achieve a more moderate level of increased density most suitable to this location (SF5 zoning). I would seriously lament this neighborhood street becoming a heavily trafficked and dangerous corridor, especially with two schools, including a proposed pre-school in its midst.

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

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

Sincerely,

Catherine Capers

1807 Nickerson St. Austin, Texas

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April 7, 2026

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

DELIVERED VIA EMAIL

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

Dear Mayor Watson and Council Members,

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

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

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

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

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

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

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

Page 2

April 7, 2026

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

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

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

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

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

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

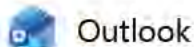
In short, the initiative has “good intent” but it will never change the economic reality. It’s entirely a waste of tax money. Concessions to developers in the name of ‘affordable housing’ enrich the developers at the expense of all taxpayers. Taxpayers suffer; developers gain wealth; housing cost is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

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

Elloa Mathews, NPCT member since 2005 and immediate past Chair

David Swann, NPCT member since 2005

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



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

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**From** stephanie hunter <[REDACTED]>  
**Date** Tue 4/7/2026 5:27 PM  
**To** Meredith, Maureen <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear Maureen and Jonathan,

Thank you for your attention to this matter. I know you have heard from many of my neighbors and I just want to also record my objection for the Rowan Vale Development which is near my home. I am Stephanie Hunter and my address is 1804 Nickerson St. My husband is Michael Breen and I know he also sent his objection by email.

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

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

Again, I object to the Rowan Vale Development.

Thank you.

Sincerely,  
Stephanie Hunter

Stephanie Hunter  
[REDACTED]

Begin forwarded message:

**From:** Mayor Kirk Watson <[REDACTED]>  
**Subject:** Watson Wire: In the Middle of It All  
**Date:** April 2, 2026 at 1:58:00 PM CDT  
**To:** <[REDACTED]>  
**Reply-To:** Mayor Kirk Watson <[REDACTED]>



When we moved to Austin, we were in our early 20's and just getting started, barely out of school. Before moving here, we lived in a tiny one-bedroom apartment with a space that was generously called a kitchen. It was part of pretty good-sized apartment complex near Baylor Law School. That way, we could have one car because I could walk to class.

Our first Austin home was a triplex that was part of a group of triplexes located in a single-family neighborhood. We weren't making a ton of dough, but could afford to live in Austin, which played a role in our falling in love with this town and staying here for almost 45 years now.



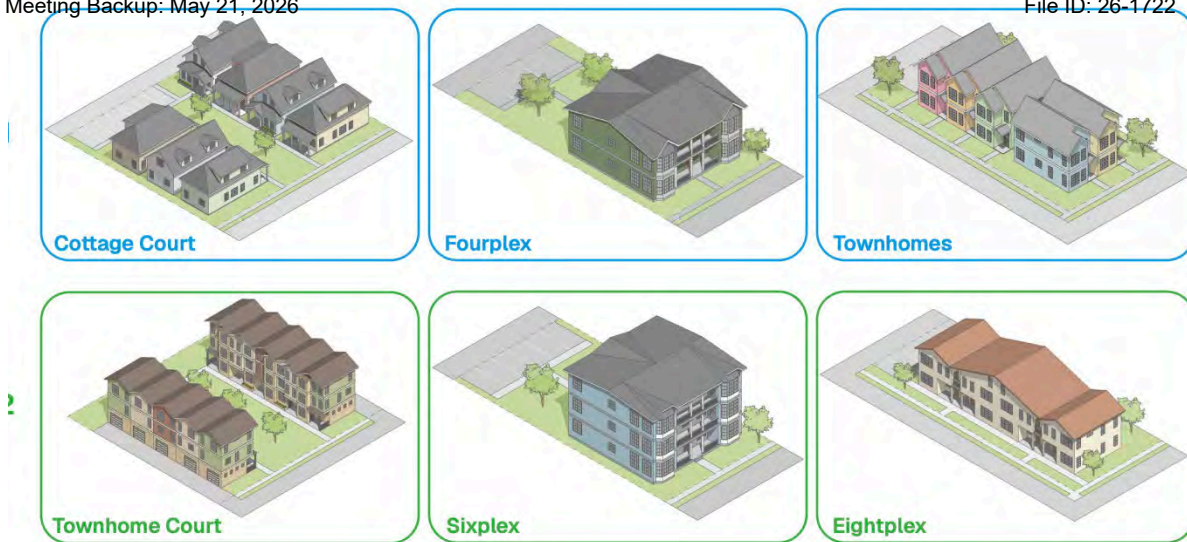
*My first home in Austin.*

## What's Missing?

“[Affordability First](#)” was my mantra while running for mayor. It’s been my agenda since taking office in 2023. Over the past three years, we’ve aggressively worked to add more housing stock through [historic land use reforms](#), [cutting regulatory red tape](#) and [simplifying our permitting process](#).

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

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



*Types of missing middle housing developments.*

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

Our current land development code was passed in 1984. The code made it harder to create this type of housing. The result we see today is a huge gap and limited options for people who are looking to live in something other than a single-family home or a large apartment complex.

This latest initiative allows us to be more responsive and intentional with how we grow in Austin. We're filling in gaps and building upon the work we've done in the past three years to increase housing stock, and we're doing it in a way that adds to our existing neighborhoods.

## **More Housing Lingo & Needed Changes**

This sort of responsiveness and adaptability has helped Austin become a national leader in creating more housing. To be successful and get optimal results, we need to be willing to evaluate and reevaluate our work and see if it's doing what we want or causing problems. We can't be rigid and stuck in our ways—especially if we can see things aren't working the way we thought they would.

I've spoken out about [my unhappiness with our density bonus program known as DB90](#). (See what I mean about a strange name? DB90 ought to be the name of

C3PO's brother in Star Wars). DB90 is the only tool the city has available to incentivize affordable housing in all parts of Austin. It gives a developer more height for building a housing structure that provides more affordable housing.

In some ways, it's achieved the intended purpose. But DB90 has also created unintended consequences because it's a rigid tool that can't be adapted to different situations and neighborhoods. Having just one tool for every job doesn't make a lot of sense. I wouldn't use a butcher knife to spread butter on a piece of bread. (Actually, I'm dieting and very hungry. I might do this, but it would be because of irrational and primal instinct. I'd love some bread and butter, and I might use an axe to spread it.) The point is still good: We shouldn't just use one citywide density bonus program to address our affordable housing hunger in such a large and diverse city.

Last June, [I initiated amendments to DB90 as well as our other density bonus programs](#). Council directed city staff to revisit DB90 and to bring back density bonus tiers that consider items such as the affordability requirements, height allowances, redevelopment requirements, and commercial standards.

While developers can still request 90 feet in height, neighbors can help the council decide if the height should be more or less. We can also adjust the density, decide whether ground-floor commercial makes sense, make other adjustments so the development is tailored to the neighborhood.

This is a far more intentional approach to development and creates the opportunity for robust conversations between neighbors and developers. My hope is that these tiers will replace DB90 and move in a more thoughtful way for increased density.

Austin needs to continue work toward being a city that more people can afford, especially young people looking to stay here and plan their futures. The good news is we're having success and our efforts have been recognized across this country. We're now a national leader when it comes to housing reforms. We're building more and making it easier to do so. We're trying to provide more variety when it comes to the types of homes that are being built. We're paying attention to the results of our efforts and being willing to do some calibration to make things work better.

[View email in browser](#)

Mayor of Austin 301 W 2nd St Austin, TX 78701 4652 USA



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### PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2026-0010.SH  
Contact: Jonathan Tomko, 512-974-1057  
Public Hearing: April 14, 2026, Planning Commission  
May 21, 2026, City Council

DANIEL VICKERS  
Your Name (please print) AUSTIN

1901 BRACKENRIDGE 78704  
Your address(es) affected by this application

[Signature] 4/8/2026  
Signature Date

I am in favor  
 I object

Daytime Telephone: 512.567.1622

Comments: SF-3 IS INTENDED FOR  
MODERATE DENSITY SINGLE-  
FAMILY RESIDENTIAL USE WHICH  
IS STILL THE ONLY APPROPRIATE  
DENSITY FOR THIS LOCATION.  
THE SUGGESTED CHANGE IS  
UNFAIRLY AGGRESSIVE AND PRESENTS  
SCALE, CONSTRUCTION, PARKING +  
TRAFFIC ISSUES.

If you use this form to comment, it may be returned to:  
City of Austin, Austin Planning  
**Jonathan Tomko**  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



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

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From Shumway, Penelope [REDACTED]

Date Wed 4/8/2026 11:21 AM

To Tomko, Jonathan [REDACTED]

You don't often get email from [REDACTED] - [Learn why this is important](#)

### External Email - Exercise Caution

Case Number: C14-2026-0010.SH

Jonathan,

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

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

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

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

- afterthoughts. A preschool creates peak hour traffic for pick-up/drop-off queuing, and O-SDA's careless proposal to combine MF-3 density with a preschool on a local residential street is unworkable, and disrespectful to everyone impacted by this project – existing neighbors, future neighbors, the proposed residents of Rowan Vale – everyone.
- C. An additional anecdotal example to demonstrate the lack of research and understanding at play here: In O-SDA's initial application, they cited Tiny Grocer as the grocery store that their affordable housing tenants would utilize. Tiny Grocer is a treasured part of our South Congress community but, for the average person, the premium prices and micro-supply make it a humorous resource to cite for anyone's weekly grocery needs.
2. 200 E. Annie Street is not like other O-SDA projects.
- A. This site is not even 1 acre. It is surrounded on all four sides by two lane roads. Due to street parking being universally permitted and utilized by residents and visitors to SOCO, the neighborhood's two-lane roads function in practice as one-lane roads where we, the residents of Travis Heights, dodge and dive and patiently wave oncoming drivers through in order to make our way through the neighborhood. Our neighborhood streets are oversaturated with cars as it stands today... This site is too small, and the infrastructure surrounding the site is inadequate, to properly support a 70+ unit (as originally proposed by O-SDA) high-rise high-density apartment complex, not to mention to accommodate parking for the multiple tenants residing in each unit, parking for a child-care center, daily parking for teachers and parents, a secure toddler drop-off area, a suitable place for queuing parents during pick-up time, space for trash/recycling areas and heating/cooling units sufficient to service a complex of this size... the list of logistical red flags goes on. Zoning intensity should correspond to the street network. MF-3 zoning is not appropriate or advisable on local, residential streets that function as one-lane roads a majority of the day. This is exactly why there are zoning restrictions in play. Rowan Vale is exactly what our City's zoning restrictions are in place to protect against.
- B. O-SDA developed and operates Aria Grand, another 70-unit affordable housing complex, less than 1 miles from the proposed 200 E. Annie site. This Aria Grand complex is located at 1800 S I-35 Frontage Rd., and benefits from access to/from Woodland Ave. and I-35. Aria Grand is appropriately located for a development of its size and scale. It did not require Neighborhood Plan amendment to develop because it was not diametrically opposed to any zoning or neighborhood restrictions and it was not built to tower over a property line it shares with one and two story single-family homes. *None of these same facts are true about O-SDA's Rowan Vale proposal.* To develop Rowan Vale would require an express exception to the established zoning parameters and neighborhood plan that Travis Heights home owners have respected and lawfully abided by for generations. Why should a large developer, who does not care enough about the potential project to do basic site research prior to application submission, be freely afforded a benefit that local, tax-paying home owners are not? O-SDA would argue they deserve an exception because they are building critical affordable housing (...despite there being a 10-15% vacancy at the Aria Grand complex less than 1 mile away...). While I am in full support of affordable housing at 200 E. Annie St. it *must be of appropriate scale and supported by suitable infrastructure.* When asked in neighborhood meetings why O-SDA would not consider building town homes consistent with current zoning restrictions or even a lower-density apartment complex on this site, we heard from the O-SDA representatives that if Rowan Vale is not developed to the towering and inappropriate size currently proposed then it becomes a bottom-line issue (i.e., it would not make O-SDA the profit they feel they deserve) and they would not pursue the 200 E. Annie St. site if it had less than the requested number of units.
3. A precedent concern; rewarding blatant disregard for the established rules and guidelines.
- A. It is my understanding that O-SDA has failed to properly notify the Greater South Austin Neighborhood Plan's designated contacts who are supposed to make a recommendation before the City acts on a matter like the exceptions sought by Rowan Vale. This failure to notify could be an oversight or it could be that this procedural step was not a high-enough priority to motivate O-SDA

to satisfy its obligations and abide by the rules. Whether it is a lack of attention to detail or a lack of respect – or both – these deficiencies are traits of O-SDA I have consistently observed throughout this process so far. There is a pattern of O-SDA seeking exceptions to the rules instead of making efforts to abide. Rowan Vale could be a promising development but 200 E. Annie St. is not the right site for it.

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

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

Sincere thanks for your consideration.

**Penelope Shumway**

**Akin**

2300 N Field Street | Suite 1800 | Dallas, TX 75201 | USA | Direct [REDACTED]  
[REDACTED] | [akingump.com](http://akingump.com) | [Bio](#)

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For any additional questions or concerns, contact CSIRT at "[cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov)".

March 22, 2026

City of Austin  
Permit and Zoning CT.  
6310 Wilhelmina Dr.  
Austin, TX 78752 - 4409

To Whom It May Concern,

I am writing to voice my opposition to the zoning change suggested for the corner of Brakenridge and Annie in the Travis Heights Neighborhood. The case number is C14-2026-0010 SH. The addresses are 1710 Brakenridge St and 206 1/2 Annie St. I live at 516 E. Annie. I've lived in this neighborhood for 14 years. I choose to live here because it is a quiet neighborhood of two story houses, a beautiful park, called Little Stacy, a green belt along Blunne Creek, a school and churches, yet close to Congress Ave., the heart of Austin, Texas. Commercial locations are found along Congress. Tall residential buildings are along Congress. My neighborhood is a quiet place where homeowners walk their dogs and children play. Annie St. is busy, leading traffic to the Interstate highway 35, but besides that traffic, this is an ideal place to live.

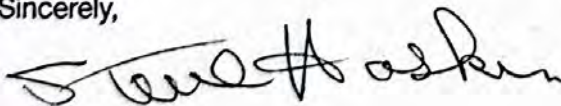
The proposed zoning change would allow a five story residential building to be built three blocks from my home. This proposed building would be low income and this is great. Current plans would house 80 residents. But would only have 40 parking places. Currents plans would house a day care center that would have an entrance facing Brakenridge. Up to 40 children could be dropped off at this center every morning and picked up every evening meaning 40 cars descending on this location every day. Both these features would create traffic that can't be accommodated at this location. This zoning change and planned buildings are far beyond what is acceptable in our neighborhood.

I ask, and many of my neighbors ask, that this zoning change be turned down. I ask, and many of my neighbors ask that this proposed building and day care center be greatly scaled down and simplified to fit in with the nature of our neighborhood. A one story building could be acceptable. A single day care center could be acceptable. A five story building with 80 residents plus a day care center is completely unacceptable.

I ask, and many of my neighbor ask — no, to this zoning change. No, to a five story building. No, to increased traffic. No, to this proposal in general.

No, to the zoning change. Keep our neighborhood quiet and charming and free from commercial locations.

Sincerely,



Steve Haskin

516 E. Annie St.  
Austin, TX 78704

[sphaskin@gmail.com](mailto:sphaskin@gmail.com)

### PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin, Austin Planning at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page.

*Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.*

*Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y pueden ser publicadas en línea.*

### PUBLIC HEARING COMMENT FORM

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

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

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

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

I am in favor  
 I object

MARTHA NEUMAN, Andy WEINBERG  
Your Name (please print)

203 EAST MILTON ST. 78704  
Your address(es) affected by this application

*[Handwritten Signature]*  
Signature  
4/19/2026  
Date

Comments: We are opposed to amending the Greater South River City Combined Neighborhood Plan, which our neighbors put together at the request of the city. The request to change the future use designation to multi-family contradicts the central principles of the existing plan and radically changes the neighborhood.

### PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



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However, in order to allow for mixed use developme may add the MIXED USE (MU) COMBINING DISTI commercial districts. The MU Combining District residential uses in addition to those uses already allow commercial zoning districts. As a result, the MU Con allows the combination of office, retail, commercial, uses within a single development.

For additional information on the City of Austin's lan process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning)

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Case Number: C14-2026-0010.SH  
Contact: Jonathan Tomko, 512-974-1057  
Public Hearing: April 14, 2026, Planning Commission  
May 21, 2026, City Council

JOHN STILLWELL

Your Name (please print)

209 E. MILTON ST.

Your address(es) affected by this application

John B Stillwell

Signature

April 10, 2026

Date

Daytime Telephone: (512) 762-7861

I am in favor  
 I object

#### Austin Planning:

As a homeowner directly bordering the Rowan Vale project on the north, I object to the proposed Zoning Change request. This lot is surrounded on all sides by single family homes; the proposed scale of the project is excessively oversized for the middle of an endangered and precious historic bungalow neighborhood. The huge amount of traffic, a parking garage directly facing our backyards, the blocking of sunlight by the overly tall proposed building all will be results of the inappropriate location for a project of this scale. Please consider ways that more housing and more affordable housing can be developed while keeping to the scale of the neighborhood: otherwise you will destroy what makes people want to live in our great city in the first place.

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**Case Number: C14-2026-0010.SH**  
**Contact: Jonathan Tomko, 512-974-1057**  
**Public Hearing: April 14, 2026, Planning Commission**  
**May 21, 2026, City Council**

S Winchester  
Your Name (please print)

I am in favor  
 object

1613 + 1701 Drake Ave  
Your address(es) affected by this application

AB Whelan  
Signature

4/16/26  
Date

Daytime Telephone: 512 221-7874

Comments: \_\_\_\_\_

oppos oppose oppose

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

City of Austin, Austin Planning  
Jonathan Tomko  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

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Case Number: C14-2026-0010.SH  
Contact: Jonathan Tomko, 512-974-1057  
Public Hearing: April 14, 2026, Planning Commission  
May 21, 2026, City Council

KATHLEEN MULHAUSEN

Your Name (please print)

I am in favor  
 I object

1800 NICKERSON ST. AUSTIN

Your address(es) affected by this application TX 78704

*[Handwritten Signature]*

Signature

4/10/26

Date

Daytime Telephone: 512-796-2628

Comments: THE BUILDING ~~IS~~ SIZE +  
SCALE DOES NOT MATCH NEIGHBORHOOD  
GUIDELINES REQUIRING NEW BUILDS  
TO MATCH SCALE OF WHAT'S ALREADY  
THERE. REJECT THIS ZONING  
REQUEST CHANGE THAT IS  
ASKING THE CITY TO MOVE UP  
SEVEN CATEGORIES.

If you use this form to comment, it may be returned to:  
City of Austin, Austin Planning  
Jonathan Tomko  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

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Case Number: C14-2026-0010.SH  
Contact: Jonathan Tomko, 512-974-1057  
Public Hearing: April 14, 2026, Planning Commission  
May 21, 2026, City Council

Catherine Capers / Bleck Pauche

Your Name (please print)

1807 Nickerson St. 78704

Your address(es) affected by this application

Catherine Capers Bleck Pauche

Signature

I am in favor  
 I object

4/11/26

Date

Daytime Telephone: 512 568 4740

Comments: We object based on the scale of the proposed project which is way out of proportion to the existing block of single family homes. We would support increasing density at a more modest scale that is in line with the Neighborhood Plan + City's own vision (Imagine Austin). These streets are already dangerously congested + to invite a preschool and life units with inadequate parking is a very poor planning decision.

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City of Austin, Austin Planning  
Jonathan Tomko  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

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Case Number: C14-2026-0010.SH  
Contact: Jonathan Tomko, 512-974-1057  
Public Hearing: April 14, 2026, Planning Commission  
May 21, 2026, City Council

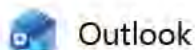
MARtha Newman + Andy  
Your Name (please print) WEINBERG.  
203 EAST MILTON ST  
Your address(es) affected by this application 78704  
[Signature] 4/9/2026  
Signature Date

I am in favor  
 I object

Daytime Telephone: 512 - 626 7825

Comments: We are opposed to this zoning change, and are opposed to the plans of the developer who requested the change, especially since the building they propose is in effect MF-6 not MF-3. This is an ideal site for the new "Missing Middle" development, not for a 64-unit apartment plus pre-K. The lot is too small for the development they propose.

If you use this form to comment, it may be returned to:  
City of Austin, Austin Planning  
Jonathan Tomko  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



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

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**From** D'Anne M. Hiskey <[REDACTED]>  
**Date** Thu 4/9/2026 9:50 AM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Dear Jonathan and Maureen,

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your time and thoughtful consideration.

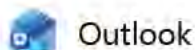
Sincerely,  
D'Anne Hiskey



H O P E B R I D G E

CONNECTING COMMUNITIES IN CHRIST

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



---

**Request for Postponement - Zoning Case No. C14-2026-0010.SH; Neighborhood Plan Case No. NPA-2026-0022.01.SH**

---

**From** Chris Goodpastor <[REDACTED]>  
**Date** Thu 4/9/2026 7:33 PM  
**To** Tomko, Jonathan <[REDACTED]>; Meredith, Maureen <[REDACTED]>; Garcia, Ella <[REDACTED]>; Brown, Destiny <[REDACTED]>; Harden, Joi <[REDACTED]>  
**Cc** Kelly Goodpastor <[REDACTED]>

1 attachment (130 KB)  
206 Annie Street.pdf;

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

External Email - Exercise Caution

Dear Planning Commission and Staff,

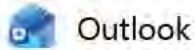
My name is Chris Goodpastor. My wife, Kelly, and I reside at 1611 Nickerson St. in Travis Heights, one block from the proposed development in the referenced matters. I am writing in support of the SRCC's request to postpone the April 14 hearings until June 23. As stated in SRCC's letter, we need additional time and information to fairly evaluate and respond to the developer's requested zoning and neighborhood plan amendments. Thank you for your consideration.

Very truly yours,

Chris and Kelly Goodpastor

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

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



---

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

---

From William Coats <[REDACTED]>

Date Thu 4/9/2026 7:54 PM

To Tomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>; Garcia, Ella <[REDACTED]>; Brown, Destiny  
<[REDACTED]>; Harden, Joi <[REDACTED]>

External Email - Exercise Caution

Hello All,

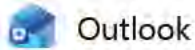
I am writing to express my support for SRCC's request for postponement of the Planning Commission hearing currently scheduled for April 14, 2026 to June 23, 2026. Due to our neighborhood hearing about this project when the development process was already well under way, the schedule for the zoning case has moved too quickly for us to effectively and comprehensively review the project. If allowed to move forward, this project and the zoning change required for the developer to achieve an acceptable return, would completely change the character of this neighborhood. Therefore I think a slight delay is not too much to ask.

Best regards  
-William Coats

William Coats  
[REDACTED]  
[REDACTED]

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



---

## 64 units on 200 block of East Annie

---

**From** John Tongate <[REDACTED]>  
**Date** Fri 4/10/2026 11:53 AM  
**To** Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED] [Learn why this is important](#)

### External Email - Exercise Caution

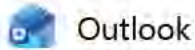
Jonathan--

I live in 78704, not next to the proposed changes to C14-2026-0010.SH for Zoning and [NPA-2026-0022.01.SH](#) for the neighborhood plan. If zoning is changed the next multi-unit project could be next to my one story bungalow. I think the proposed project is entirely inappropriate for my residential area. I am not opposed to adding housing to central Austin but not in this aggressive an advance.

John Tongate  
504 E Mary St  
Austin, TX 78704-3143  
[REDACTED]

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



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## Postponement of Zoning Case No. C14-2026-0010.SH and Neighborhood Plan Case No. NPA-2026-0022.01.SH

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From Phillips <[REDACTED]>

Date Fri 4/10/2026 4:02 PM

To Garcia, Ella <[REDACTED]>; Brown, Destiny <[REDACTED]>; Harden, Joi <[REDACTED]>; Meredith, Maureen <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

### External Email - Exercise Caution

I urge postponement of Planning Commission of Zoning Case No. C14-2026-0010.SH and Neighborhood Plan Case No. NPA-2026-0022.01 until June 23. Not only for the reasons outlined in the South River City Citizens letter requesting postponement, but also to allow research about and consideration of two other factors:

- 1) The impact of the zoning and neighborhood plan changes on the Federal designation of the Fairview Park/Travis Heights National Historic Neighborhood.
- 2) The impact of the zoning and neighborhood plan changes on the already stressed health of the SoCo area-- an area already challenged by empty storefronts, the loss of locally-owned businesses and a soon to be shuttered hotel, and declining diversity in retail offerings (at least 7 cowboy boot stores and 6 eyeglass shops)

Thank you for your consideration. Warm Regards, Diana Phillips, 208 E Milton St.

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

### PUBLIC HEARING INFORMATION

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Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

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**Case Number: C14-2026-0010.SH**  
**Contact: Jonathan Tomko, 512-974-1057**  
**Public Hearing: April 14, 2026, Planning Commission**  
**May 21, 2026, City Council**

Michael Hall

Your Name (please print)

1801 Nickerson St

Your address(es) affected by this application

*[Handwritten Signature]*

Signature

4/10/2026

Date

Daytime Telephone: 512 773 5677

Comments: The proposed development does not fit in the neighborhood. Full details at <https://rowanvale.com>. I'm pro affordable housing and fine with it being on that lot, but not as proposed. see the bottom of the web page for good alternatives.

I am in favor  
 I object

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

City of Austin, Austin Planning

**Jonathan Tomko**

P. O. Box 1088, Austin, TX 78767

Or email to:

[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



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## Postponement of Zoning Case No. C14-2026-0010.SH and Neighborhood Plan Case No. NPA-2026-0022.01.SH

---

From Phillips <[REDACTED]>

Date Fri 4/10/2026 4:02 PM

To Garcia, Ella <[REDACTED]>; Brown, Destiny <[REDACTED]>; Harden, Joi <[REDACTED]>; Meredith, Maureen <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

### External Email - Exercise Caution

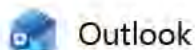
I urge postponement of Planning Commission of Zoning Case No. C14-2026-0010.SH and Neighborhood Plan Case No. NPA-2026-0022.01 until June 23. Not only for the reasons outlined in the South River City Citizens letter requesting postponement, but also to allow research about and consideration of two other factors:

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



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## Opposition to ReZoning/Development of 200 E. Annie St.

---

**From** Brenda Ladd <[REDACTED]>  
**Date** Fri 4/10/2026 4:02 PM  
**To** Meredith, Maureen <[REDACTED]>; Tomko, Jonathan  
<[REDACTED]>

You don't often get email from [REDACTED] [Learn why this is important](#)

### External Email - Exercise Caution

**Re:** Case numbers: C14-2026-0010.SH for Zoning and [NPA-2026-0022.01.SH](#) for the neighborhood plan.

Dear Ms. Meredith and Mr. Tomko,

I am writing in opposition to the proposed rezoning and development plan for 200 E. Annie St. I am a long-time resident of Travis Heights/Fairview Park (I live at Newning and Monroe) in a home first occupied by a black teamster in 1909 - Anderson Peoples.

I staunchly value living in a National Register Historic District. Protecting the historic character is extremely important.

I believe the proposal by Rowen Vale development conflicts with the city's plans, policies, and precedents.

Some points that make this proposal abysmal:

- The design is inappropriate. The sheer size and limited set back is shocking! It is NOT compatible with existing home architecture, nor in keeping with with scale.
- The set backs proposed are minimal.
- The tax credits offered to developer are unfair.
- The allotment of parking spaces inadequate.
- The increased traffic in our Historic District with narrow streets is unsafe and unwise. We are, currently, over capacity.

There are better options for this site.

Our community would be supportive of a different option.

Mayor Watson is correct: "let's work towards being a city that more people can afford, and do it in a way that ADDS to our exiting neighborhoods.

The National Register Historic District shines with pride and commitment to upholding our history.

This Rowen Vale building is TOO much building on to little land.

Please advise.

Kind Regards,

**BRENDA LADD**

Photographer/Educator/Artist

My Passion is My Craft

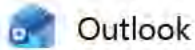


1509 NEWNING AVE.  
AUSTIN, TEXAS 78704



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



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## Request for postponement of Zoning Case #C14-2026-0010.SH and Neighborhood Plan Case #NPA-2026-0022.01.SH

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**From** David Phillips <[REDACTED]>

**Date** Fri 4/10/2026 4:23 PM

**To** Garcia, Ella <[REDACTED]>; Brown, Destiny <[REDACTED]>; Harden, Joi <[REDACTED]>; Meredith, Maureen <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

I am writing to request a postponement of this Zoning Case and this Neighborhood Plan Case to allow us to research 2 factors.

We need to study the effect of these changes on our Federally designated National Historic Neighborhood and the effect these changes would have on the SOCO neighborhood. As you are aware SOCO has become the "Rodeo Drive" of Austin with a tremendous crush of tourists and visitors that cause overcrowding and traffic gridlock at times.

I also wish to echo the concerns raised by the South River Citizens in its letter to you.

Thank you.

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

### PUBLIC HEARING INFORMATION

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**Case Number: C14-2026-0010.SH**  
**Contact: Jonathan Tomko, 512-974-1057**  
**Public Hearing: April 14, 2026, Planning Commission**  
**May 21, 2026, City Council**

*J. David Phillips*

Your Name (please print)

I am in favor  
 I object

*207 E. MILTON STREET*

Your address(es) affected by this application

*J. David Phillips*

Signature

*4-10-26*  
Date

Daytime Telephone: *512-797-6062*

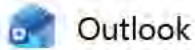
Comments:

*This project is too big,  
too tall and completely out  
of scale for this block.  
It will increase traffic and  
crowding.*

If you use this form to comment, it may be returned to:  
City of Austin, Austin Planning

**Jonathan Tomko**  
P. O. Box 1088, Austin, TX 78767

Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



---

**Request for postponement of Zoning Case No.C14-2026-0010.SH and Neighborhood Plan Case #NPA-2026-0022.01.SH**

---

**From** Liz Couch <[REDACTED]>  
**Date** Fri 4/10/2026 4:36 PM  
**To** Garcia, Ella <[REDACTED]>; Brown, Destiny <[REDACTED]>; Harden, Joi <[REDACTED]>; Meredith, Maureen <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

**External Email - Exercise Caution**

I urge postponement of Planning Commission of Zoning Case No. C14-2026-0010.SH and Neighborhood Plan Case No. NPA-2026-0022.01 until June 23. We need to study the impact of this development further.

--  
Thank you for you consideration,  
Liz Couch

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

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<https://bit.ly/ATXZoningComment>.



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**Case Number: C14-2026-0010.SH**  
**Contact: Jonathan Tomko, 512-974-1057**  
**Public Hearing: April 14, 2026, Planning Commission**  
**May 21, 2026, City Council**

Elizabeth Couch  
Your Name (please print)

I am in favor  
 I object

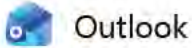
207 E. Milton St., Austin TX 78704  
Your address(es) affected by this application

J. Couch Signature      04/10/2026 Date

Daytime Telephone: (512) 507-2952

Comments: I have lived in my house since I was 1 (one) day old. I am concerned about the impact the project will have on the safety and viability of my community. The project will harm our City Play Street. There are two other City Play Streets less than a mile from the project.

If you use this form to comment, it may be returned to:  
City of Austin, Austin Planning  
**Jonathan Tomko**  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)




Case # C14-2026-0010.SH opposition

From Dani Rasmussen <[redacted]>  
Date Sun 4/12/2026 6:00 PM  
To Tomko, Jonathan <[redacted]>

You don't often get email from [redacted]. [Learn why this is important](#)

External Email - Exercise Caution

PUBLIC HEARING INFORMATION	
<p>This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.</p> <p>Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <a href="https://bit.ly/ATXZoningComment">https://bit.ly/ATXZoningComment</a></p>  <p>During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.</p> <p>During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.</p> <p>However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.</p> <p>For additional information on the City of Austin's land development process, visit our website: <a href="http://www.austintexas.gov/planning">www.austintexas.gov/planning</a>.</p>	<p>Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Case Number: C14-2026-0010.SH Contact: Jonathan Tomko, 512-974-1057 Public Hearing: April 14, 2026, Planning Commission May 21, 2026, City Council</p> </div> <p><u>Dani Rasmussen</u> Your Name (please print)</p> <p><u>501 E. Monroe St</u> Your address(es) affected by this application</p> <p><u>Dani R</u> <u>4/10/26</u> Signature Date</p> <p>Daytime Telephone: <u>512-496-2612</u></p> <p>Comments: <u>This is a monstrosity for Trans Heights. It would create dangerous traffic on a main thorough fare that is already congested. The height is taller than anything in the neighborhood. The developer is doing this as a tax break</u></p> <div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object         </div> <p>If you use this form to comment, it may be returned to: City of Austin, Austin Planning Jonathan Tomko P. O. Box 1088, Austin, TX 78767 Or email to: <a href="mailto:Jonathan.tomko@austintexas.gov">Jonathan.tomko@austintexas.gov</a></p> <p><u>at the expense of the neighborhood! Strongly object!</u></p>

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



Re: Case numbers: C14-2026-0010.SH for Zoning and NPA-2026-0022.01.SH for the neighborhood plan.

From Marie Case <[REDACTED]>  
Date Mon 4/13/2026 11:16 AM  
To Meredith, Maureen <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Meredith and Mr. Tomko,

Before tomorrow's Planning Commission meeting I am writing in opposition to the proposed rezoning and development plan for **200 E. Annie St.** I am a long time resident of Travis Heights and I own and live at **1606 East Side Drive.** From the time I moved to Austin to attend MCC through 2007 when I purchased this home, I dreamed of living in Travis Heights. Like so many who live here, I love this neighborhood and its historic homes.

I believe the Rowen Vale proposal conflicts with the City's plans, policies, and precedents—particularly as it relates to development within the **Travis Heights/Fairview Park National Register Historic District.**

I ask staff and decision makers to evaluate this request against:

1. the adopted Neighborhood Plan and FLUM consistency standards (including whether there are truly "changed conditions" that justify an amendment and whether the proposal meets the plan's goals and objectives);
2. the City of Austin Historic Design Standards (March 2021), which guide work in National Register districts and evaluate location/setbacks, orientation, and scale/massing/height; and
3. the City's compatibility framework intended to limit height and setback impacts near single-family areas.

In my view, the proposal fails these tests—particularly on **scale/massing/height, setback pattern, and neighborhood compatibility.**

**Key inconsistencies that require clear findings**

- Staff acknowledges the Plan's compatibility requirement and that the neighborhood believes this proposal is not compatible, yet still recommends approval. I request a clear finding—based on measurable criteria—of how this project meets compatibility expectations in a National Register Historic District.

- The request is framed as **MF-3**, but the City's own materials describe how **Affordability Unlocked** can make it functionally equivalent to **MF-5** height/massing. That gap between the label and the real-world outcome undermines the premise that this is a moderate, compatible change.
- Staff recognizes the site is within a National Register Historic District, yet the recommendation does not demonstrate how scale/massing/setbacks will maintain historic context—especially if development bonuses significantly increase height.
- The recommendation relies on anticipated public benefits and layered subsidies, but even staff notes some funding requests have not yet been submitted/received. Major zoning/NPA changes should not hinge on benefits that are not finalized.
- Citywide goals matter, but they do not eliminate the requirement to demonstrate site level compatibility within an adopted neighborhood plan area and historic district.

### Specific concerns

- **Inappropriate design and massing**
  - The sheer size and limited setbacks are shocking.
  - The design is not compatible with existing home architecture and not in keeping with the established scale of the district.
  - The setbacks proposed are minimal and do not reflect the established pattern of development.
- **Parking and traffic impacts**
  - The allotment of parking spaces is inadequate.
  - Increased traffic in a historic district with narrow streets is unsafe and unwise.
  - Our streets are already strained; we are effectively at or over capacity.
- **Incentives / tax credits**
  - The proposed public incentives feel inequitable given the scale of the project and its impacts on the surrounding historic district.

There are better options for this site. Our community would be supportive of a different approach that respects the historic district while advancing Austin's housing goals. Mayor Watson is correct: "Let's work towards being a city that more people can afford, and do it in a way that **adds to our existing neighborhoods.**"

The Travis Heights/Fairview Park National Register Historic District shines with pride and a commitment to upholding our history. This Rowen Vale proposal is simply **too much building on too little land** for this location.

Thank you for your consideration.

Sincerely,

**Marie Case**

1606 East Side Drive

Austin, TX 78704

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



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**Re: Support for Item 6 Rowen Vale**

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**From** Greg Anderson <[REDACTED]>  
**Date** Mon 4/13/2026 12:51 PM  
**To** Meredith, Maureen <[REDACTED]>  
**Cc** Tomko, Jonathan <[REDACTED]>

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Thank you, Maureen.

Greg Anderson  
[REDACTED]

On Monday, April 13, 2026 at 12:48:29 PM CDT, Meredith, Maureen <[REDACTED]> wrote:

Thank you for your comments. We will include them in late back up for the public hearing tomorrow.  
Maureen

---

**From:** Greg Anderson <[REDACTED]>  
**Sent:** Monday, April 13, 2026 11:58 AM  
**To:** Woods, Alice - BC <[REDACTED]>; Haney, Casey - BC <[REDACTED]>; Maxwell, Felicity - BC <[REDACTED]>; Ahmed, Imad - BC <[REDACTED]>; Powell, Adam - BC <[REDACTED]>; [REDACTED]; Ramirez, Nadia - BC <[REDACTED]>; Lan, Anna - BC <[REDACTED]>; Skidmore, Danielle - BC <[REDACTED]>; Bedrosian, Brian - BC <[REDACTED]>; Gannon, Chris - BC <[REDACTED]>; Breton, Peter - BC <[REDACTED]>; Hunter, Candace - BC <[REDACTED]>; Cohen, Jessica - BC <[REDACTED]>; Harden, Joi <[REDACTED]>; Meredith, Maureen <[REDACTED]>; Beeler, Melissa <[REDACTED]>  
**Subject:** Support for Item 6 Rowen Vale

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External Email - Exercise Caution

Dear Planning Commissoiners,

I'm writing in support of Item 6, NPA-2026-0022.01.SH (Rowen Vale).

One of the most important aspects of this proposal is its location in a high-opportunity area with strong access to jobs, transit, education, and daily needs. These are exactly the places where more Affordable housing is needed. And candidly, these are also the places where proposals like this often draw the most resistance from well-resourced neighbors opposed to change...

It's disappointing to see the project has already reduced its number of homes in response to feedback, yet continues to face opposition. This underscores the broader challenge we face as a city.

You will likely hear requests to delay, postpone, or further dilute this proposal. I hope you'll stay the course and act on it, especially given what looks to be an already packed agenda on the 28th.

I appreciate staff's recommendation and respectfully ask for your support

Thank you for your service and consideration,  
Greg

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

Greg Anderson



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

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

Dear Members of the Zoning Commission,

My name is James Young.

I live at 1803 Drake Ave.

I have been a current resident of Travis Heights since 2012, and have lived in or close to this neighborhood since 1999.

My wife has lived in this house since 2001.

We live within 500 feet of the proposed project.

I am writing to oppose the Rowen Vale

development planned for Annie Street in Travis Heights, as it is currently planned.

Conceptually, Rowen Vale, is a solid idea, the question is whether this is appropriate for this specific location.

A project of this scale is better suited to an area

designed to support its size, traffic, and infrastructure demands—and that is not the narrow residential streets of Travis Heights.

The developer stated they wanted to purchase property on South Congress, but could not afford it. Also, they could not make their development more to an appropriate scale in relation to the neighborhood because they could not make a profit, based on their business model.

Frankly, that is not the neighborhood's concern and neither should it be the city's. It is not, and should not be the government's job to cater to developer's needs at the expense of the residents of the neighborhood impacted. While the ideas behind the project are noble, when it comes down to it, this is a developer-driven, for-profit business venture like any other.

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

This scale is not consistent with the City's stated goal of integrating new housing while maintaining the character and integrity of established neighborhoods.

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

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

Parking and infrastructure constraints present a significant challenge. The 06 NPA-2026-0022.01.SH - Rowen Vale; District 9 52 of 87

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

Introducing high-density housing without sufficient on-site parking will

exacerbate these existing pressures. All four streets surrounding the proposed development are designated as paid or resident-only parking, raising concerns about alignment with affordability goals.

This is goal reality-based zoning to help ensure success for residents rather than creating a long-term struggles and strain on the surrounding area in Travis Heights.

It is also important to consider the performance of existing developments by the same developer. A nearby affordable housing project reportedly faces parking challenges and is not at full occupancy. With the current parking challenges and the lack of parking spaces, some of which will most likely be taken up by leasing staff and daycare employees, the already crowded parking will become even more crowded. If existing projects are facing challenges, it is reasonable to question the urgency and readiness of introducing another high-density development in an even more constrained setting.

I happen to live on the one block that, for some inexplicable reason, was the only section of street in that area not designated paid/resident pass parking. We get a lot of cars there as it is, because it is free: local workers, and visitors to South Congress. The street parking on our block can get pretty congested and in the past, before paid parking, we have had it completely full when there was a big event in the area. We also have no driveway and have to park on the street. In the past, we could park on another block until the traffic cleared out, but now we can no longer do that without getting risk of ticketed or towed.

The roads turn into one narrow lane as it is when it gets crowded. I guarantee that we would become overwhelmed with overflow from the proposed complex, because we are the free parking in the area.

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

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

Identifying Tiny Grocer as a nearby walkable grocery option overlooks the reality that it is a boutique market with pricing that is inaccessible to many residents. Presenting it as an affordability-supporting feature reflects a disconnect between planning assumptions and lived realities of the residents.

- Claims that residents will primarily be drawn from nearby service industry workers, or that many will not own vehicles, require vehicles, or will no longer want vehicles and sell the ones they have, are not substantiated, generalizing, and considering this is an affordable housing project, a bit classist. Housing decisions are influenced by multiple factors—including community ties, schools, family needs, and overall cost of living—not proximity to employment alone.
- Stating that many residents may “move in with a car and then realize that they don’t need one” Yet the developer’s own reference to census data indicating that only a small percentage of Austinites do not own cars further underscores this concern.

The community feedback has been clear and consistent. There is strong support for 06 NPA-2026-0022.01.SH - Rowen Vale; District 9 53 of 87

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

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

A widely supported and viable alternative is only months away: Missing Middle Housing. MF 3 or SF 5 duplexes, fourplexes, and small multi-unit buildings provide increased density while remaining compatible with neighborhood scale and infrastructure. This is what is suited for this site and quite achievable. It balances all the needs and stressors of this lot. Support for this approach is strong and consistent. It is a rare alignment between community input, sound urban planning principles, and long-term Sustainability.

I have talked to a lot of residents in the area around the proposed site. I have read the many, many letters sent.. From what I have heard and seen, not a single one supports this development in it's current configuration. Everyone is saying the same thing: we support more affordable housing, but not in the development plan currently proposed. Many have come up with alternative, more sensitive solutions to the issue that will both allow more affordable housing and is sustainable to the neighborhood. Some of them are in construction and planning. They know what they are talking about. Please listen to them.

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

Rowen Vale, as currently proposed, is out of alignment and causes more problems than it solves if placed here. It is a strong concept applied in an unsuitable context. Thank you for your time and careful consideration of these concerns. I urge you to prioritize solutions that respect the character, infrastructure, and long-term health of Travis Heights, both current and future residents.

Thank you,  
James Young



## Rowen Vale South Congress Affordability Housing Project

From adam.luckyrobotrestaurant.com <[REDACTED]>  
Date Thu 4/16/2026 10:59 AM  
To Woods, Alice BC <[REDACTED]>; Skidmore, Danielle BC <[REDACTED]>;  
[REDACTED] >; Breton, Peter - BC <[REDACTED]>; Haney, Casey -  
BC <[REDACTED]>; Ramirez, Nadia BC <[REDACTED]>; Ahmed,  
Imad - BC <[REDACTED]>; Bedrosian, Brian - BC <[REDACTED]>;  
Powell, Adam BC <[REDACTED]>; Hiller, Josh BC <[REDACTED]>;  
Lan, Anna - BC <[REDACTED]>; Gannon, Chris - BC <[REDACTED]>;  
Maxwell, Felicity BC <[REDACTED]>; Hunter, Candace BC <[REDACTED]>;  
[REDACTED] >; Beeler, Melissa <[REDACTED]>; Qadri, Zo  
<[REDACTED]>; Iomko, Jonathan <[REDACTED]>; Meredith, Maureen  
<[REDACTED]>  
Cc Abby Tatkov <[REDACTED]>; Megan Lasch <[REDACTED]>; Adam Weisberg  
<[REDACTED]>

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

To Whom It May Concern,

I am writing to express my strong support for the proposed affordable housing development in our community.

My name is Adam Weisberg, and I am the owner of Nomade and Lucky Robot, restaurants that has proudly served the South Congress and Bouldin neighborhoods for over 20 years. I have also lived in the Bouldin Creek area for more than two decades. During that time, I've had the privilege of watching this neighborhood evolve into one of Austin's most vibrant and desirable places to live and work.

However, with that growth has come a very real challenge—affordability.

As a small business owner, one of the most pressing issues I face is the ability for my team members to live within a reasonable distance of where they work. Many of our employees—servers, cooks, hosts, and support staff—are essential to the fabric of our business and the broader hospitality community. Yet, too often, they are forced to commute long distances due to rising housing costs, creating strain on their quality of life and on our ability to retain a stable, dedicated workforce.

Affordable housing developments like this one are not just beneficial—they are necessary to sustain the economic and cultural vitality of our neighborhood.

When employees can live closer to where they work, it leads to stronger communities, more reliable businesses, and a healthier local economy. It allows people who contribute daily to the success of Austin's small businesses to also share in the opportunity to live here.

From a broader perspective, supporting workforce housing ensures that neighborhoods like Bouldin Creek and South Congress remain diverse, inclusive, and authentic. Without it, we risk becoming communities that only serve visitors, rather than the people who make them special.

I believe this project represents a thoughtful and important step toward addressing these challenges. It aligns with the long-term sustainability of both our local businesses and our community as a whole.

I respectfully encourage you to support this development and initiatives like it. The future of Austin depends on our ability to create housing solutions that serve all members of our community—not just a few.

Thank you for your time, consideration, and commitment to the continued success of our city.

Kind Regards,



Adam Weisberg, Co-Founder



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

### PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C14-2026-0010.SH**  
**Contact: Jonathan Tomko, 512-974-1057**  
**Public Hearing: April 14, 2026, Planning Commission**  
**May 21, 2026, City Council**

Kathryn Kitchen  
Your Name (please print)

I am in favor  
 I object

1612 Prackenridge St.  
Your address(es) affected by this application

[Signature] 4/12/26  
Signature Date

Daytime Telephone: (512) 780-2784

Comments: I urge you to deny this rezoning. Every SF-3 conversion in a historic district moves us closer to a city no one recognizes. I oppose rezoning this historic lot from SF-3 to MF-3. A 60 unit building is incompatible with a neighborhood of pre-WWII single story bungalows. We are not against density, context blind development. This project is designed for profit, not for place.

*we are already*

If you use this form to comment, it may be returned to:  
City of Austin, Austin Planning  
**Jonathan Tomko**  
P. O. Box 1088, Austin, TX 78767  
Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

Dear Chair Woods, Vice Chair Haney, and Planning Commissioners,

I am writing as a local business owner to express my strong support for the proposed rezoning that would allow for the development of deeply-affordable housing at 206 East Annie Street.

Like many employers in our area, I rely on a dedicated workforce to keep my business operating. However, it has become increasingly difficult for my employees to find housing they can afford within a reasonable distance of their jobs. Many of them face long commutes, rising transportation costs, and housing instability—challenges that ultimately affect their well-being, productivity, and long-term ability to remain in our workforce.

Approving the Rowen Vale rezoning would create much-needed housing opportunities for working individuals and families, including many of the people who serve our community every day. Providing affordable homes near employment centers is not just a housing issue—it is an economic development strategy. It helps businesses attract and retain talent, reduces turnover, and strengthens the overall resilience of our local economy.

I respectfully urge the Commission to approve this rezoning request. Doing so will support local businesses, strengthen our workforce, and move us toward a more equitable and sustainable future.

Thank you for your time and thoughtful consideration.

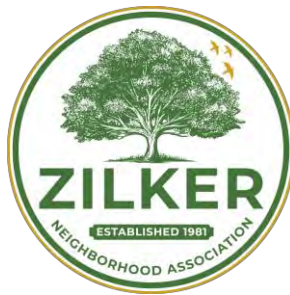
Sincerely,

A handwritten signature in black ink that reads "Steph Steeb". The signature is fluid and cursive, with the first name "Steph" and last name "Steeb" clearly legible.

Tiny Grocer

1718 S.Congress Ave. Austin TX 78704





Drew Zerdecki  
Vice President – Zoning, Zilker Neighborhood Association

April 23, 2026

Re: Rowen Vale Rezoning and Neighborhood Plan Amendment; Case Nos. C14-2026-0010.SH and NPA-2026-0022.01.SH

Dear Commissioners, Council Members, and City Staff:

Zilker and Travis Heights share more than adjacency and District 9. Both are residential neighborhoods framed by major transportation corridors, both rely on small interior streets to absorb what spills off those corridors, and both have cause to care about how the City addresses transportation at the zoning stage.

I am the Zoning Chair of the Zilker Neighborhood Association and write to respectfully oppose the rezoning and neighborhood plan amendment proposed for the Rowen Vale project at 206 East Annie Street. The Neighborhood Traffic Analysis the Commission is being asked to rely on is missing a mandatory element required by LDC § 25-6-115(C) and the Transportation Criteria Manual § 10.4.3.2(C), and at a minimum the Commission should postpone action on both applications pending its completion.

### **I. The Site And Scale Make Transportation Review The Consequential Issue.**

The Rowen Vale site is an interior parcel in an established SF-3 block, not a corridor-fronting site. The Greater South River City Neighborhood Plan emphasizes compatibility, transition, and proportionality, and Austin’s planning framework steers higher-intensity development toward corridors designed to absorb it. According to the record, the project concentrates 100 residents (and perhaps 120 based on unit sizes and other characteristics), a 40-student PreK, and associated staff on a 0.9-acre lot with approximately 46 parking spaces. That makes the transportation analysis on Annie and Nickerson Streets the consequential element of the Commission’s review.

Annie Street is also the main artery by which Fire Engine 6, one block from the site, accesses I-35; Lively Middle School is one block away. PreK drop-off and pickup will coincide with both emergency-response use of Annie and middle-school foot traffic crossing it. If the on-site queue fills, it spills into that lane.

### **II. The NTA Is Missing A Mandatory Element Required By The Transportation Criteria Manual.**

Transportation Criteria Manual § 10.4.3.2(C) is unambiguous: “An NTA *shall* ... provide an access management plan and queuing analysis as required by the applicable department.” Nevertheless, the April 1, 2026 NTA memo expressly recognizes, at Conclusion #3, that “due to the nature of day care centers, this site *may* be required to

*provide a queuing analysis to ensure adequate storage space shall be provided for queuing on-site in order to prevent queues spilling into the right-of-way.”* The NTA then defers that analysis to site plan review.

Under the TCM the queuing analysis is a component of the NTA itself, not a separate downstream study. The Commission is being asked to act on an NTA that, on its face, identifies the triggering use and omits the mandatory analysis for that use.

### **III. Annie Street Is Projected Within 14 Vehicles Of The LDC’s Desirable Threshold (On Counts Taken During The Lowest-Volume Weekdays).**

Table 3 of the NTA projects total future traffic on Annie Street at 3,986 vehicles per day. LDC § 25-6-116 sets the desirable volume threshold for a 40-foot residential street at 4,000 vehicles per day. This is a 14-vehicle margin on a street where cars already park both sides of the street. Moreover, the tube counts underlying that projection were collected March 10, 11, and 12, 2026: Tuesday, Wednesday, and Thursday. As correspondence in the case file documents, no Friday or weekend counts were captured, despite a residential-plus-PreK-plus-amenity land-use profile that generates meaningful non-weekday volume and despite prior assurances from TPW that peak-volume days would be captured.

On a 14-vehicle margin, the day on which the counts were taken is not a technicality. It is what separates an NTA that concludes "within thresholds" from an NTA that would trigger § 25-6-141(A)(2), the provision authorizing denial when projected traffic exceeds the desirable operating level on a residential street.

### **IV. The Evergreen Avenue Precedent: When Transportation Concerns Are Deferred Until Site Plan.**

On June 13, 2023, the Planning Commission voted 11–0 to approve the rezoning of 1705 and 1707 Evergreen Avenue (pictured below), in the Zilker neighborhood, from SF-3 to CS-MU (Case No. C14-2023-0039).



That vote rested on a series of specific representations on the record. With almost three years of distance and the full administrative record now in hand, each of those representations warrants revisiting:

- Proposed Use and Transit Assurances:
  - **Counsel on behalf of Applicant:** “The impetus behind this project is perhaps to reduce some of the traffic because Status Labs would **like to put housing there for their own employees... [w]e will be providing parking**, we provide it now, we have our own parking, none of our folks are parking on the street and we would provide it for the new portion of the development.”
  - **Commissioner Azar:** “That’s honestly an exciting feature [because] to your point, **that reduces trips.**”
- Commissioners’ Concerns Regarding Transit:
  - **Commissioner Muto:** “We’re gonna be backfilling all these problems down the road and the new residents are gonna wonder what in the heck we were thinking.”
  - **Commissioner Maxwell:** “The additional **traffic in this case is not theoretical. It already exists... I’m not sure we got quite adequate answers.**”
- City Staff Comments:
  - **Zoning Review Sheet:** “Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, **will occur at the time of site plan application.**”
  - **City Staff** (response to Commissioner Anderson’s traffic mitigation concerns): “All of this information **will be addressed at the time of site plan review.**”

Flash forward to 2026. The site plan released March 5, 2026 bears little resemblance to those representations. What was approved as “trip-reducing workforce housing” is now an approved **2-story event pavilion** whose de facto transportation mitigation is **curbside parking** and **rideshare loading in the right-of-way**, on a street with **23 feet of existing pavement**.

- Approved Site Plan’s Use and Parking:
  - “Workforce housing with a parking lot” has become a **2-story event pavilion** with a single parking space.
  - City approved an April 2025 waiver request in which Applicant notes that “most users of this *event space will be utilizing street parking or ride shares* and will be entering from the street.”
- Street Impact Fees & Traffic Mitigation:
  - The project’s **Street Impact Fee**, based on an ITE Code 560 (“**Religious Place of Worship**”) classification indicating little PM peak use traffic, **was assessed at \$0.**
  - A 0.016-acre street deed was recorded October 14, 2025, and a waiver fee was paid, but the record contains **no demonstration that the required 30-foot pavement cross-section can actually be achieved** on a street with 23 feet of existing pavement.
  - A public information request specifically seeking any traffic analysis for Evergreen Avenue (PIR C303883-022326, certified complete March 5, 2026) returned no such assessment. **Meaningful analysis was never performed.**

Every concern these commissioners flagged has materialized. This is not a criticism of the 2023 Commission, which asked the right questions and received specific answers from the applicant and from City staff. *It is a cautionary tale about deferring analysis to an administrative stage the neighborhood cannot meaningfully reach.* When ZNA sought administrative review of the released site plan in March 2026, the Director denied the request and noted that “Interested Parties have no right to appeal final determinations of an Administrative Site Plan Permit.”

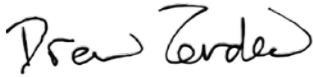
**The parallels to Rowen Vale are direct.** At Evergreen, the loading-and-drop-off function was implicit and re-surfaced at site plan as curbside rideshare activity. At Rowen Vale, it is explicit from day one: 46 spaces, nearly 100 residents, and 40 PreK families dropping off and picking up every weekday. The NTA has deferred the queueing analysis to the exact stage at which, as Evergreen demonstrates, the neighborhood has no remedy and the mitigation plan may well resolve into the very right-of-way use the TCM prohibits.

The Code contemplates exactly this moment. LDC § 25-6-115(C) and TCM § 10.4.3.2(C) require the queueing analysis as part of the NTA — before the rezoning, not after. The Commission should hold the record to that standard.

**V. Relief Requested.**

We respectfully request that the Commission deny Rowen Vale’s applications for Rezoning and Neighborhood Plan Amendment or, in the alternative, postpone action until Transportation and Public Works issues a corrected NTA that (a) contains the queueing analysis required by TCM § 10.4.3.2(C) for the on-site day care use and (b) rests on tube counts that capture peak-volume days.

Respectfully submitted,



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Drew Zerdecki  
Vice President – Zoning  
Zilker Neighborhood Association



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4818 E Ben White Blvd • Austin, TX 78741 • [www.unitehere23.org](http://www.unitehere23.org)

April 28, 2026

Dear Planning Commission Members,

I write today on behalf of UNITE HERE Local 23 in support of items #4 and #5 on today's agenda amending the Greater South River City neighborhood plan and rezoning to build affordable, multifamily housing.

UNITE HERE Local 23 is a union of hospitality workers including hotel housekeepers, cooks, bartenders, dishwashers, servers, and cashiers at locations in downtown Austin and at Austin International Airport. For our members that work downtown in District 9, there are not very many options to live close to work. In fact, most of our members commute from more affordable areas to work downtown, many commuting over an hour to work. While they have won wages and benefits that go far beyond the standard for non-union hospitality workers in the city, the cost of living and specifically the cost of housing remains high, especially in downtown.

For many years, the community has been advocating for more of this type of development. This project is what working people need, and as the backbone of this city, they deserve to be able to live downtown and close to work.

This is really a choice about what kind of city do we want Austin to be in 10, 20, 30 years. This is an opportunity to have an impact on that future. Austin is special, not because of the towers downtown, but because of our culture and diversity. Allowing for a more diverse population in all areas of the city will only make our community stronger. In addition to the location, the fact that this property will be 100% income restricted affordable housing, include free onsite pre-K, and is connected to public transit, this project will help move us toward the future we want and deserve.

Sincerely,

Rachel Melendes

Political Director

UNITE HERE Local 23

c. 210-887-1167

**From:** Drew Zerdecki

**Sent:** Tuesday, April 28, 2026 1:40 PM

**To:** LandUseLiaison <[REDACTED]>; Meredith, Maureen  
<Maureen.Meredith@austintexas.gov>; Tomko, Jonathan  
<Jonathan.Tomko@austintexas.gov>

**Subject:** Speaker Presentation — NPA-2026-0022.01.SH and C14-2026-0010.SH (Rowen Vale, 206 E. Annie Street)

Dear Land Use Liaison and Case Managers:

Following up on my online speaker registration earlier today, attached is a document I plan to present. I am registered to speak in opposition on both Rowen Vale items: [NPA-2026-0022.01.SH](#) (neighborhood plan amendment) and C14-2026-0010.SH (rezoning).

In addition to serving as my displayed presentation during testimony, I am asking that this email and the attachment be included in the case backup as opposition correspondence under Planning Commission Rule of Procedure 2.200, which requires backup to include "letters in support or opposition for each case." I am copying the case managers for that reason.

The attached single page documents an OpenCorporates search conducted today across all U.S. jurisdictions for the entity "Rowen Vale" — the firm named on the Submittal Verification and identified as the agent in both Review Sheets. The search returned zero results. Rowen Vale, LLC does not exist.

This raises a threshold procedural question under the Land Development Code. Section 25-1-81 provides that "a record owner or the record owner's agent may file an application," and authorizes the responsible director to require evidence of the applicant's authority to file. Section 25-2-242 limits initiation of zoning or rezoning to specifically enumerated parties. For the neighborhood plan amendment, Section 25-1-810(B) places the burden of demonstration on "the applicant." A non-existent entity cannot satisfy any of these provisions as the named agent of record.

I am asking that the attachment be queued for display during my testimony and that this letter be included in the backup distributed to the Commissioners. For the neighborhood plan amendment specifically, I would also respectfully note that Section 25-1-810(A) provides that "the director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied," including the applicant's burden of demonstration under (B). I bring the attached search result to staff's attention so it can be evaluated against that prohibition before the hearing.

Thank you for your time.

Respectfully,

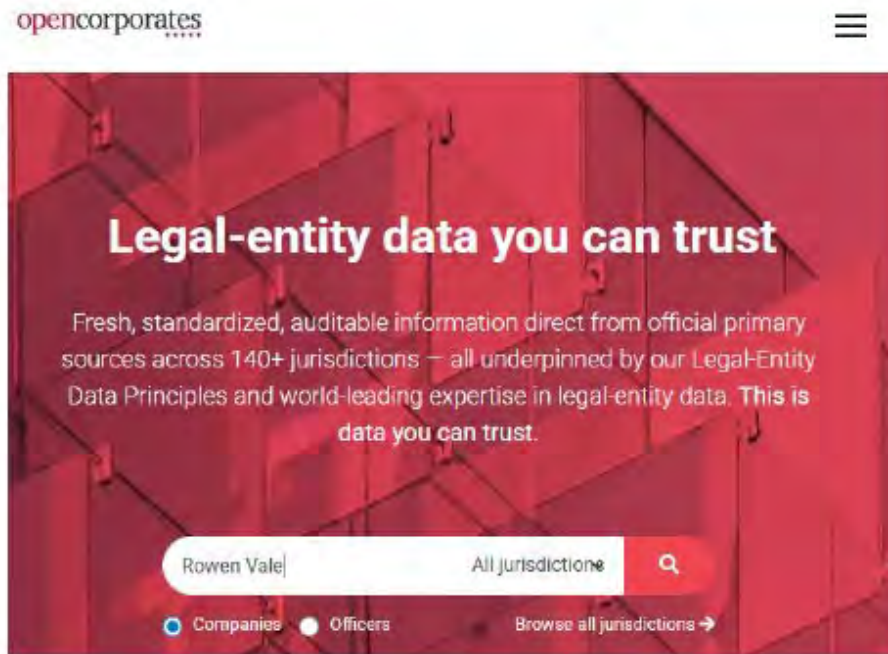
Drew Zerdecki

1211 W. Mary St. C

Austin, TX 78704



Attachment: OpenCorporates search result for "Rowen Vale" conducted April 28, 2026



- Search of "Rowen Vale" was conducted at <https://opencorporates.com> of "All jurisdictions" on April 28, 2026 (as indicated above)
- Search Result: Found 0 companies named Rowen Vale (as indicated below)

