

## ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0094 -  
2117 W 49th St. and 4709 Rosedale Ave. Multifamily

DISTRICT: 7

ZONING FROM: SF-3

ZONING TO: MF-6-CO

ADDRESS: 2117 West 49th Street and 4709 Rosedale Avenue

SITE AREA: 4.62 acres (201, 247 sq. ft.)

PROPERTY OWNER: Austin Independent School District (AISD)

AGENT: Dubois Bryant & Campbell, LLP (David Hartman)

CASE MANAGER: Cynthia Hadri 512-974-7620, [Cynthia.hadri@austintexas.gov](mailto:Cynthia.hadri@austintexas.gov)

STAFF RECOMMENDATION:

**The staff recommendation is to grant multifamily residence (high density) - conditional overlay (MF-6-CO) combined district zoning. The conditional overlay will be for a maximum height of 75 feet.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**March 17, 2026:** *APPROVED THE APPLICANT'S REQUEST FOR MF-6-CO.  
[L. STERN; T. MAJOR - 2<sup>ND</sup>] (9-2) B. GREENBERG AND L. OSTA LUGO –  
AGAINST*

**February 17, 2026:** *APPROVED THE NEIGHBORHOOD'S POSTPONEMENT REQUEST  
TO MARCH 17, 2026.  
[L. STERN; L. OSTA LUGO - 2<sup>ND</sup>] (9-0) S. BOONE AND T. MAJOR – ABSENT*

CITY COUNCIL ACTION:

**May 21, 2026:**

**May 7, 2026:** *APPROVED THE NEIGHBORHOOD'S POSTPONEMENT REQUEST TO  
MAY 21, 2026.  
[CM SIEGEL; CM ELLIS- 2<sup>ND</sup>] (10-0) CM FUENTES – ABSENT.*

ORDINANCE NUMBER:

ISSUES:

An Educational Impact Statement (EIS) has been submitted to Austin Independent School District (AISD) for their feedback and will be included in the backup once received.

CASE MANAGER COMMENTS:

The property in question is approximately 4.62 acres is currently zoned family residence (SF-3) with access to West 49<sup>th</sup> street (level 1) Ramsey Avenue (level 1) and West 48<sup>th</sup> Street (level 1). The area is characterized as neighborhood mixed use with commercial zonings to the north and east of the property (CS-V-ETOD-DBETOD; CS-MU-V-CO-ETOD-DBETOD; CS-V) and single family residential (SF-3; SF-3-H) to the west, south and north. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting multifamily residence (high density) - conditional overlay (MF-6-CO) combined district zoning for the development of approximately 435 multifamily units. The applicant is seeking a conditional overlay that will limit the height of the building to a maximum height of 75 feet ***Please refer to Exhibit C (Applicant's Summary Letter).***

The staff is recommending multifamily residence (high density) - conditional overlay (MF-6-CO) combined district zoning. The request is consistent with the intent of the district, provides a balance of intensities and will add housing stock to the area. This property does not have a Neighborhood Plan, but it is adjacent to the Burnet Road Activity Corridor and is partially in Subdistrict 2 of the Equitable Transit Oriented Development (ETOD) Overlay. This property was not rezoned with the ETOD rezonings because it has single family zoning.

The site is in three ETOD Station Areas; North Loop Station Area (Include), 47th Station Area (Include), and the 45th Station Area (Encourage). The Include Station typology seeks to include low-income households and communities of color as development occurs. The Encourage Station typology seeks to encourage affordability as development occurs. The property meets 11 of the Imagine Austin Decision Guidelines with access to multimodal transportation options (bus stops, bike paths and sidewalks), has multiple goods and services to the east, north and south, and expands the number of units and housing options in this area.

On January 7, 2026, this property went to Historic Landmark Commission (HLC) and was approved unanimously. In concurrence with feedback issued by the Architectural Review Committee, whose retention suggestions were implemented by the applicant, the Historic Landmark Commission voted to strongly encourage additional rehabilitation and adaptive reuse of more of the historic fabric of the property, as well as setting back new construction as far as possible behind the historic facade, but to ultimately release the proposed permit for partial demolition, deconstruction, and reconstruction of the building's façade closer to the street upon submittal of:

1) a City of Austin documentation package, including HABS Level One measured drawings of the portions of the building constructed within the 50-year period of significance, for archiving at the Austin History Center;

2) a plan for deconstruction and reconstruction describing how the façade move will be completed per National Park Service guidance

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The multifamily residence (highest density) district is intended to accommodate multifamily and group residential use. This district is appropriate for highest density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where highest density multifamily use is desirable.

The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

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

Both the Austin City Council and Land Use Commissions have articulated a principle to provide more housing in Austin. The rezoning of this property will allow for more multifamily units in central Austin and near the Equitable Transit Oriented Development (ETOD) Overlay.

3. *Zoning changes should promote a balance of intensities and densities.*

The staff recommendation of multifamily residence (highest density) – conditional overlay (MF-6-CO) combined district zoning will allow for the proposed residential development while providing a balance of intensities. MF-6-CO is suitable, as it would be a step down in intensity from the commercial development (CS-V-ETOD-DBETOD), east of the property, to the single-family residences (SF-3), south and west of the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Former AISD Rosedale School
<i>North</i>	SF-3, MF-3, CS-V	Single Family Residential; Commercial Uses; Parking Lot
<i>South</i>	SF-3	Single Family Residential
<i>East</i>	CS-V-ETOD-DBETOD; CS-MU-V-CO-ETOD- DBETOD	Commercial Uses; Multifamily
<i>West</i>	SF-3; SF-3-H	Single Family Residential; Moore-Hancock Farmstead

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Shoal Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Highland Park Elementary School    Lamar Middle School    McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District  
 Austin Neighborhoods Council  
 Brentwood Neighborhood Association  
 Brentwood Neighborhood Plan Contact  
 Team  
 Bull Creek Road Coalition  
 Friends of Austin Neighborhoods

Homeless Neighborhood Association  
 North Austin Neighborhood Alliance  
 Preservation Austin  
 Rosedale Neighborhood Assn.  
 Shoal Creek Conservancy  
 45<sup>th</sup> St. Concerned Citizens

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0120 – 5003 Burnet LLC   Liquor Store	CS-MU-V-CO-NP to CS-1-MU-V- CO-NP	Withdrawn	Withdrawn
C14-2016-0028 – 4705 Burnet Road	GO-MU-V-CO- NP/ CS-1-MU-V- CO-NP to CS-1- MU-V-CO-NP	Withdrawn	Withdrawn
C14-2010-0025 – EP Austin	SF-3-NP to CS- MU	To Grant staff recommendation of GO- MU-CO-NP. CO would limit the uses to "Medical Office, over 5,000 s.f." in the General Office (GO) zoning district and all other Neighborhood Office (NO) uses, prohibit access to Woodrow Avenue and limit vehicle trips to 2,000 per day. (04-12-2011)	Approved GO- MU-CO-NP as Commission Recommended (4/28/2011)
C14-2009-0055 – Brentwood Neighborhood Planning Area Vertical Mixed Use Bldg (V) Zoning Opt- in	The applicant is proposing to add (V) zoning to selected tracts in the VMU overlay district.	To Grant -V (08-11-2009)	Approved -V (08-27-2009)

C14-2008-0004 – Rosedale Neighborhood Planning Area VMUse Bldg. Zoning Opt In/Opt Out	The applicant proposes Vertical Mixed Use zoning.	To Grant -V (2-26-2008)	Approved -V (04-10-2008)
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RELATED CASES: N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

**Project Name and Proposed Use:** 2117 W 49TH STREET. C14-2025-0094. Project: 2117 W 49th St. and 4709 Rosedale Ave. Multifamily. 4.62 acres from SF-3 to MF-6-CO. Existing: former AISD Rosedale School, current Travis County Sheriff’s Office training facility. Proposed: midrise multifamily (435 units). Demolition is proposed, with 0 residential units to be demolished. Note that the proposed conditional overlay limits the maximum height to 75 feet.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>Adjacent to Burnet Road Activity Corridor</b></li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>Within 0.25 miles of bus stops along Burnet Rd</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalk is present along W 49<sup>th</sup> St</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Goods and Services present along Burnet Rd</b></li> </ul>
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.5 miles to the Texas School for the Blind and Visually Impaired</b></li> </ul>
Y	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.5 miles to Ramsey Neighborhood Park</b></li> </ul>
Y	<b>Connectivity and Health *:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> <li>• <b>Within 0.50 miles of doctor’s office along Burnet Rd</b></li> </ul>

Y	<b>Housing Choice *</b> : Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability *</b> : Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use *</b> : Provides a mix of residential and non-industrial uses.
Y	<b>Culture and Creative Economy *</b> : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> <li>• <b>0.4 miles to the Yarborough Branch of the Austin Public Library</b></li> </ul>
	<b>Culture and Historic Preservation</b> : Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy</b> : Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education</b> : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land</b> : Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
11	<b>Number of “Yes’s”</b>

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

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.

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.

PARD – Planning & Design Review:

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended and as expressed in Parkland Early Determination (PED) #2104. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve the Rosedale neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would, ideally, consider a park near the corner of Rosedale and 48<sup>th</sup> St -where the neighborhood already uses the school playground and park area- toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would satisfy an acquisition need for Rosedale and preserve what, in practice, has been a park for some time.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan:

**Zoning Cases**

1. Site plans will be required for any new development except for residential only project with up to 4 units.
2. 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

3. The site is subject to compatibility standards due to the proximity of SF-3 zoning to the north, south and west (i.e., the triggering property).  
*Reference 25-2-1051, 25-2-1053*
4. 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
5. 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*

### Austin Transportation Department – Engineering Review:

A Neighborhood Traffic Analysis was required and completed by TPW staff. Results have been provided in a separate memo, available in the backups ***Please refer to Exhibit D (Neighborhood Traffic Analysis Memorandum)***.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for W 49<sup>th</sup> St. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for W 49<sup>th</sup> St according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for W 48<sup>th</sup> St. As this road appears to be wholly on private land, full ROW dedication may be required, according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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

Existing Street Characteristics:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
W 49 <sup>th</sup> St	Level 1	58-feet	Approx 50 feet	Approx 28 feet	Yes	No	Yes
Ramsey Ave	Level 1	58-feet	Approx 50 feet	Approx 28 feet	No	No	Yes
W 48 <sup>th</sup> St	Level 1	58-feet	NA	Approx 28 feet	No	No	Yes

Austin Water Utility:

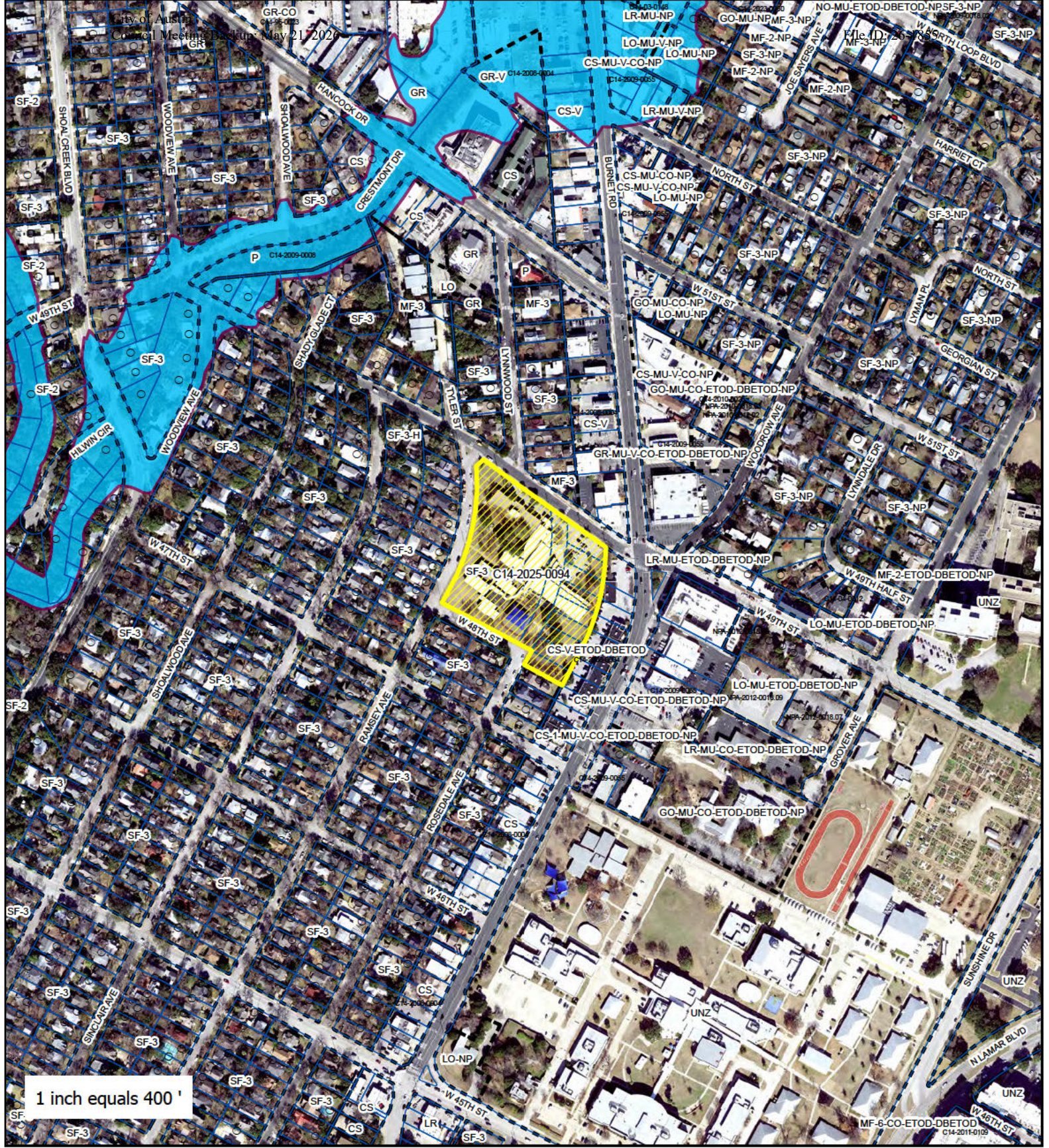
No comments on zoning change.

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
  - D. Neighborhood Traffic Analysis Memorandum (NTA)
  - E. Educational Impact Statement (EIS)
- Correspondence from Interested Parties





### 2117 W 49th St. and 4709 Rosedale Ave. Multifamily

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

ZONING CASE#: C14-2025-0094  
 LOCATION: 2117 W 49th St; 4709 Rosedale Ave  
 SUBJECT AREA: 4.62 Acres  
 MANAGER: Cynthia Hadri





**David Hartman**  
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September 4, 2025

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

Re: 2117 W 49<sup>th</sup> St. and 4709 Rosedale Ave. Multifamily – Rezoning for 4.62 acres located at 2117 W 49<sup>th</sup> St. and 4709 Rosedale Ave., Austin, Texas 78756 (“Property”)

Dear Ms. Middleton-Pratt:

We respectfully submit the enclosed Zoning application for 2117 W 49<sup>th</sup> St. and 4709 Rosedale Ave. Multifamily.

The Property covers 4.62 acres located at 2117 W 49<sup>th</sup> St. and 4709 Rosedale Ave., Austin, Texas 78756. The current zoning of the Property is Family Residence (“SF-3”), and we are requesting Multifamily-Highest Density- Conditional Overlay (“MF-6-CO”) zoning. The proposed Conditional Overlay (CO) would limit the maximum height of the proposed development to a maximum of 75’. The former AISD Rosedale School previously located on the Property was vacated in February 2022 and the Property is currently being used by the Travis County Sheriff’s Office as a training facility for law enforcement officials, and related parking. The zoning application authorizes a multifamily development to provide much needed housing.

The Property is adjacent to multiple Imagine Austin Centers, and Burnet Road which is an Imagine Austin Corridor, ASMP level 3 street, an ASMP Transit Priority Network Roadway, and a Core Transit Corridor. The Property has robust multimodal connectivity, including service by multiple Capital Metro bus stops and routes (including two Metro Rapid routes), multiple bicycle routes, and urban trail network. The Property is located within three City-identified ETOD Station Areas, including the North Loop Station Area, 47<sup>th</sup> Station Area, and the 45<sup>th</sup> Station Area.

The property immediately to the east is zoned CS-V-ETOD-DBETOD (Subdistrict 2), authorized for a maximum height of 90’ (the ETOD and DBETOD combining district has been applied to multiple adjacent tracts located along Burnet Road). Additional nearby zoning districts include CS-V and CS-MU-V-CO-NP to the north, and MF-3 and SF-3 zoning districts.

The TIA Determination Worksheet dated August 20, 2025, signed by Mustafa Wali, states that a Neighborhood Traffic Analysis is required. The Property is not located within a Neighborhood Plan Area.

If you have any questions about the application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

David Hartman

Exhibit C

4262758.5



**MEMORANDUM**

**To:** Kelly Rees, P.E. (Kimley-Horn)

**From:** Austin Jones, P.E.

**Date:** January 14<sup>th</sup>, 2026

**Subject:** **2117 W. 49<sup>th</sup>, and 4709 Rosedale Ave Multifamily NTA | C14-2025-0094**

A handwritten signature in blue ink, appearing to read 'Austin Jones'.

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 the Austin Transportation and Public Works (ATPW). The proposed development includes 435 Multifamily Housing (Mid-Rise) units. The site is a 4.62-acre tract located at 2117 W. 49<sup>th</sup> St, and 4709 Rosedale Ave, as shown in Figure 1 below. The site is currently zoned SF-3 and the proposed zoning is Multifamily Highest Density – Conditional Overlay (MF-6-CO). The site proposes access to Ramsey Ave and 49<sup>th</sup> St, which are both level 1 streets. ATPW has reviewed the development and offers the following comments.



**Figure 1: Site location**

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**Roadways**

**W 49th St:** The ASMP designates W 49th St as a Level 1 road. The pavement width of W 49th St along the site frontage is approximately 27 feet. There are two unstriped travel lanes with curb and gutter along the site frontage of W 49th St. The lanes become striped on the east side near the intersection. There are sidewalks in the vicinity of the site on both sides of W 49th St. It functions as a 25-mph street. According to the Austin Strategic Mobility Plan (ASMP), the required right-of-way of W 49 St in the vicinity of the site is 58/64 feet.

**Ramsey Ave:** The ASMP designates Ramsey Ave as a Level 1 road. The pavement width of Ramsey Ave along the site frontage is approximately 27 feet. There are two unstriped travel lanes with curb and gutter along the site frontage of Ramsey Ave. There is no sidewalk in the vicinity of the site on Ramsey Ave. It functions as a 25-mph street. According to the Austin Strategic Mobility Plan (ASMP), the required right-of-way of Ramsey Ave in the vicinity of the site is 58/64 feet.

**W 48th Street:** The ASMP designates W 48th St as a Level 1 road. The pavement width of W 48th St along the site frontage is approximately 26 feet. There are two unstriped travel lanes with curb and gutter along the site frontage of W 48th St. There is no sidewalk in the vicinity of the site on W 48th St. It functions as a 25-mph street. According to the Austin Strategic Mobility Plan (ASMP), the required right-of-way of W 48th St in the vicinity of the site is 58/64 feet.

**Trip Generation and Traffic Analysis**

Based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, the proposed development will generate 1,091 adjusted vehicle trips per day. At the time of site plan, it is recommended the developer meet a 20% TDM trip reduction target. See Table 1 for a detailed breakdown of the existing and proposed land uses, TDM trip reductions, and trip generation.

**Table 1. Net Daily Trip Generation**

Land Use Type	ITE Code	Units	Daily Trip Generation
<b>Existing</b>			
AISD Office	710	37,254 SF	489
<b>Proposed</b>			
Midrise Multifamily	221	435 Units	1,975
TDM Trip Reduction Target			20%
Proposed Adjusted Trips			1,580
<b>Net Adjusted Trips</b>			<b>1,091</b>

24-hour traffic volumes were collected at two points, see Figure 2 below, on Ramsey Ave and

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W 48th St, on September 23rd, 24th, and 25th, 2025. Additionally, traffic volume was collected on W 49th St on September 23, 2025.



**Figure 2: Tube count locations**

Table 2 provides the expected trip distribution for the proposed land use. This development proposes access to Ramsey Ave and W 49th St.

**Table 2. Trip Distribution**

Street	Expected Trip Distribution (Percentage)
W 49th St	70%
Ramsey Ave	30%

Table 3 represents a breakdown of traffic on Ramsey Ave, W 49th St, and W 48th St: existing traffic, proposed site traffic, and total traffic after development measured in vehicles per day (vpd).

**Table 3. Trip Summary**

Street	Width	Existing (vpd)	Site Traffic added to Roadway (vpd)	Total Future Traffic (vpd)
Ramsey Ave	27'	265	327	592
W 48th St	26'	117	0	0
W 49th St	27'	643	764	1,407

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According to Section 25-6-116 of the Land Development Code, traffic on a residential local or collector street with a pavement width of less than 30 feet is operating at a desirable level if it does not exceed 1,200 vehicles per day. W 49th St is less than 30 feet wide with over 1,200 vpd, whereas Ramsey Ave and W 48th St are less than 30 feet wide and below 1,200 vpd.

However, the combined traffic from the proposed development and existing vehicles will not exceed 49<sup>th</sup> St's operational capacity. This capacity is determined by standard transportation engineering principles and the residential street capacity levels outlined in the nationally recognized Highway Capacity Manual (HCM).

### **Offsite Transportation Improvements**

The area around the site was analyzed to identify potential transportation improvements to be implemented at the time of site plan. The 'Recommended Improvement' exhibit attached at the end of this memo identifies several potential improvements based on this review. Improvements identified in this memo are recommended for the applicant to construct at the time of site plan to achieve the TDM reduction target and mitigate traffic impacts.

### **Street Impact Fee and the Roadway Capacity Plan**

At the time of building permit, the site will be subject to the Street Impact Fee (SIF). SIF funds for this site may be used for design and construction of projects identified in the Roadway Capacity Plan (RCP) Service Area 'I'. RCP 'Project II-11' identifies intersection improvements at 49<sup>th</sup> Street and Burnet Road.

### **Recommendations and Conclusions**

Based on the results of the NTA, ATPW has the following recommendations and conclusions:

1. During site plan review, the developer will be required to construct sidewalks and associated curb ramps on Ramsey Ave and W 48th St along the site's frontage.
2. During the site plan review, the developer will be required to re-construct sidewalk on W 49th St along the site's frontage
3. During site plan review, it is recommended the developer construct the following sidewalk improvements to achieve TDM plan trip reduction target.
  - a. Along the north side of 49<sup>th</sup> St west side of Burnet Road between Lynwood St and the existing transit stop.
  - b. Along the east side of Rosedale Ave and north side of 47<sup>th</sup> St between 48<sup>th</sup> St and the transit stop.
4. During site plan review, it is recommended the developer construct a mid-block, raised pedestrian-crossing across 49<sup>th</sup> Street.
5. As per the ASMP, the required ROW for Ramsey Ave, W 49th St and W 48th St is either 58 or 64 feet.
6. If the number of units proposed in Table 1 is exceeded, the TDS division may be required to reassess the NTA.

**Date:** January 14, 2025  
**Subject:** 2117 W 49th, and 4709 Rosedale Ave Multifamily NTA | C14-2025-0094

7. 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 collection amount will be calculated and collected at the time of building permit application. For more information on Street Impact Fees, please visit the City's SIF website (<https://www.austintexas.gov/departments/street-impact-fee>).
8. This assessment is based on the proposed uses. Any changes in these assumptions may require an updated NTA.
9. 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.

Should you have any questions or concerns, please contact Austin Jones, Supervising Engineer of ATPW at [austin.jones2@austintexas.gov](mailto:austin.jones2@austintexas.gov) or (512)-978-1671.

cc: Renee Johns, Program Manager  
Mustafa Wali, P.E., Development Review Engineer  
Cynthia Hadri, Zoning Case Manager

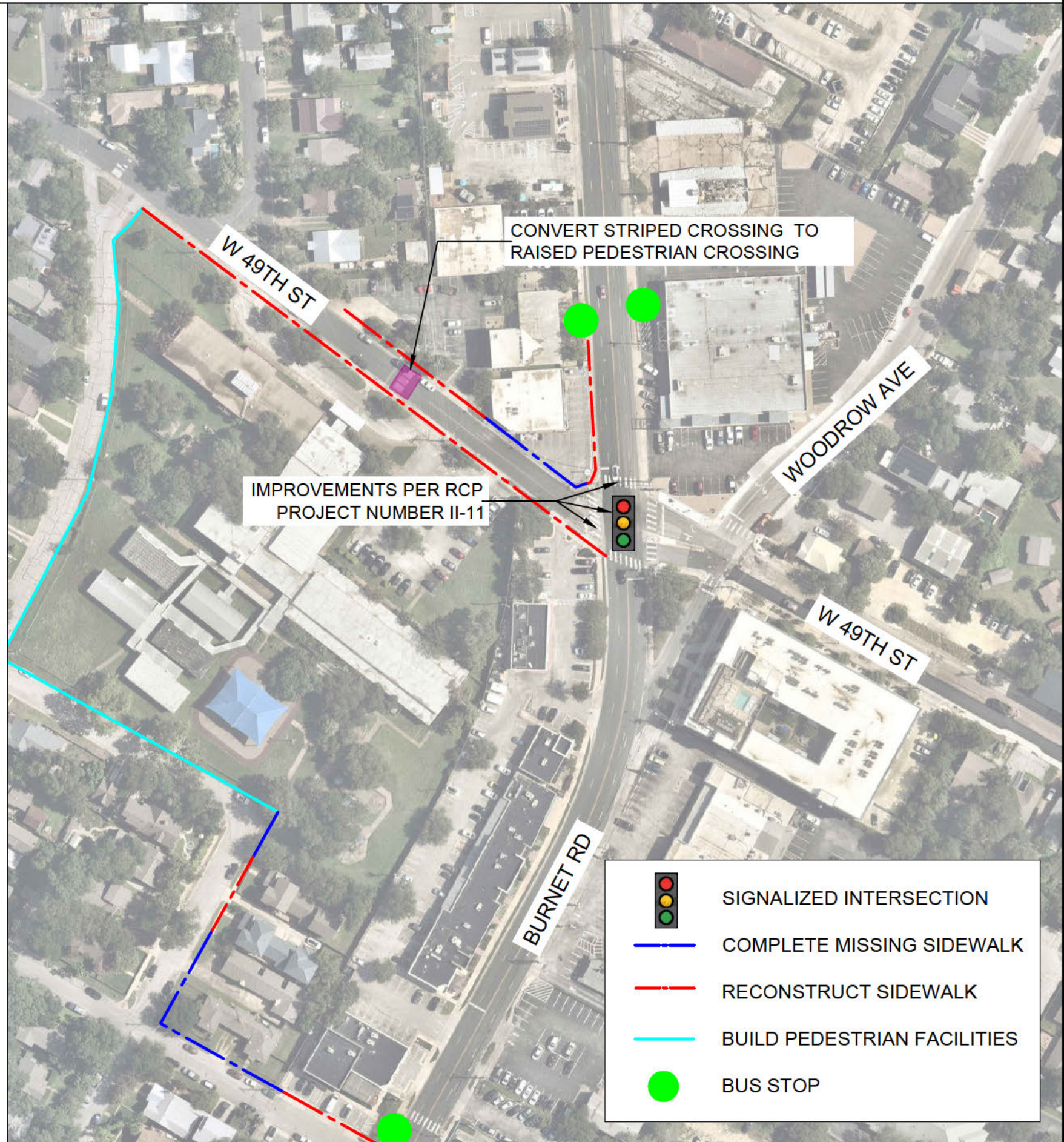
**PEDESTRIAN CROSSINGS IMPROVEMENT (OPTIONS)**

**POTENTIAL RECOMMENDED IMPROVEMENTS**



**Raised Crossings**

- Full width speed tables at pedestrian crossings
- Common at mid-block locations
- Especially effective near schools or where heavy pedestrian activity exists or is anticipated



**Kimley-Horn**

TBPE REGISTERED FIRM NO. F-628  
 10814 JOLLYVILLE RD. BUILDING IV, SUITE 200  
 AUSTIN, TX 78739  
 Phone: (512) 418-1771  
 Website: kimley-horn.com

ROSEDALE NTA  
 AUSTIN, TEXAS

RECOMMENDED  
 IMPROVEMENT

FIGURE

1

K:\AUS\_TPT\ROSEDALE NTA\PLANS\ROSEDALE NTA.DWG  
 1/13/2026 4:50 PM  
 DWG NAME  
 LAST SAVED

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

**Austin Independent  
School District**



**Project Name:** 2117 W 49th St. and 4709 Rosedale Ave. Multifamily

**Address/Location:** 2117 West 49th St. & 4709 Rosedale Ave.

**Case #:** C14-2025-0094

- NEW SINGLE FAMILY
- DEMOLITION OF MULTIFAMILY
- NEW MULTIFAMILY
- TAX CREDIT

<b># SF UNITS:</b>	_____	<b>STUDENTS PER UNIT ASSUMPTION</b>			
		Elementary School:	_____	Middle School:	_____
				High School:	_____
<b># MF UNITS:</b>	<u>435</u>	<b>STUDENTS PER UNIT ASSUMPTION</b>			
		Elementary School:	<u>12</u>	Middle School:	<u>6</u>
				High School:	<u>6</u>
<b># AFFORDABLE MF UNITS:</b>	_____	<b>STUDENTS PER UNIT ASSUMPTION</b>			
		Elementary School:	_____	Middle School:	_____
				High School:	_____

## IMPACT ON SCHOOLS

In January 2026, an Educational Impact Statement was submitted for a proposed **multifamily (MFI) residential development**. The project includes the **construction of 435 new dwelling units**. The site contains **no existing dwelling units**, demolition is proposed.

Austin ISD Student Yield Factors (SYF) were used to estimate how many students may live in this development. An overall SYF of **0.055 across all grade levels** was applied, resulting in an estimated total of approximately **24 students**. Of these, roughly **12 students** would attend **Highland Park Elementary School**, **6 students** would attend **Lamar Middle School**, and **6 students** would attend **McCallum High School**.

Due to the proposed new **multifamily development** and the relatively **low projected student yield**, actual enrollment may be lower than estimated.

All three schools are expected to be above **the recommended** optimal utilization (80-95%) for the 2028–29 school year. Highland Park ES would be at **96%**, Lamar MS at **133%**, and McCallum HS at **135%**.

# EDUCATIONAL IMPACT STATEMENT

*Prepared for the City of Austin*

**Austin Independent  
School District**



## TRANSPORTATION IMPACT

All students at Highland Park, Lamar, and McCallum will be designated as walkers and will not require bus transportation.

## SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: 02.16.2026

Director: \_\_\_\_\_

*Melissa Laursen*

# EDUCATIONAL IMPACT STATEMENT

*Prepared for the City of Austin*

**Austin Independent  
 School District**



## DATA ANALYSIS WORKSHEET

**ELEMENTARY SCHOOL:** Highland ES

**ADDRESS:** 4900 Fairview Dr, Austin, TX 78731

**PERMANENT CAPACITY:** 636

**MOBILITY RATE:** 0.2%

<b>POPULATION (without mobility rate)</b>			
<b>ELEMENTARY SCHOOL STUDENTS</b>	<b>2024-25 Population</b>	<b>5- Year Projected Population (without proposed development)</b>	<b>5-Year Projected Population (with proposed development)</b>
Number	648	597	609
% of Permanent Capacity	102%	142%	96%

<b>ENROLLMENT (with mobility rate)</b>			
<b>ELEMENTARY SCHOOL STUDENTS</b>	<b>2024-25 Enrollment</b>	<b>5- Year Projected Enrollment (without proposed development)</b>	<b>5-Year Projected Enrollment (with proposed development)</b>
Number	649	600	612
% of Permanent Capacity	102%	94%	96%

# EDUCATIONAL IMPACT STATEMENT

*Prepared for the City of Austin*

**Austin Independent  
 School District**



**MIDDLE SCHOOL: Lamar MS**

**ADDRESS:** 6201 Wynona Ave, Austin, TX 78757

**PERMANENT CAPACITY:** 969

**MOBILITY RATE:** -3.2%

**POPULATION (without mobility rate)**

MIDDLE SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,156	1,372	1,384
% of Permanent Capacity	119%	142%	143%

**ENROLLMENT (with mobility rate)**

MIDDLE SCHOOL STUDENTS	2024-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,119	1,282	1,288
% of Permanent Capacity	116%	132%	133%

# EDUCATIONAL IMPACT STATEMENT

*Prepared for the City of Austin*

**Austin Independent  
 School District**



**HIGH SCHOOL: McCallum HS**

**ADDRESS:** 5600 Sunshine Dr, Austin, TX 78756

**PERMANENT CAPACITY:** 1,542

**MOBILITYRATE:** 2.6%

**POPULATION (without mobility rate)**

HIGH SCHOOL STUDENTS	2024-25 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,855	2,025	2,031
% of Permanent Capacity	120%	131%	132%

**ENROLLMENT (with mobility rate)**

HIGH SCHOOL STUDENTS	2025-25 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,904	2,071	2,077
% of Permanent Capacity	123%	134%	135%

Hannah Ilan  
[REDACTED] Hancock Drive  
Austin, TX 78756  
[REDACTED]

December 29<sup>th</sup>, 2025

To Whom It May Concern –

I am writing in strong objection to the rezoning of Rosedale School's former property for the development of a large-scale apartment complex. I have witnessed the growth of our city over the years and the infrastructural expansion that comes with it, but this particular project raises significant concerns for me and my fellow residents in the Rosedale neighborhood.

Firstly, the proposed size of the complex is incompatible with our current community. Our neighborhood consists solely of single-family homes and small-scale housing. A building of this size would physically dwarf the surrounding homes – fundamentally changing the character of our peaceful community, reducing natural light, and diminishing the privacy our neighborhood enjoys.

Secondly, the increase in traffic a development of this size would bring poses serious safety concerns. Our streets were not designed to support the number of vehicles and foot traffic a large complex like this one would introduce – making it more difficult for residents to safely enjoy their surroundings and creating a continual busyness that significantly disrupts the quiet residential atmosphere we value so much.

For these reasons, and many more, I urge the city to dismiss this proposal.

I appreciate your willingness to consider the input of current residents, and hope that you will prioritize community-focused projects that preserve the harmony of existing neighborhoods.

Sincerely,  
Hannah Ilan



Outlook

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## Opposition to Rezoning at 2117 W. 49th St. / 4709 Rosedale Ave.

---

From David Gilles [REDACTED]

Date Thu 9/25/2025 12:47 PM

To Barton-Holmes, Christine <Christine.Barton-Holmes@austintexas.gov>; Curtis, Cathy <Cathy.Curtis@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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

### External Email - Exercise Caution

Dear Cynthia, Cathy and Christine,

I am writing as a nearby resident regarding the zoning case for 2117 W. 49th Street and 4709 Rosedale Avenue. I strongly oppose the request to rezone from SF-3 to MF-6-CO.

My concerns include:

- **Compatibility:** MF-6 with 435 units is objectively out of scale with the surrounding single-family neighborhood.
- **Traffic & Safety:** 435 units could generate thousands of new daily vehicle trips. We request that a **Traffic Impact Analysis (TIA)** be required.
- **Flooding/Drainage:** The site lies within the Shoal Creek watershed, which already experiences flooding and infrastructure strain.
- **School Impacts:** This project could add significant enrollment pressure to Highland Park Elementary and McCallum High School. An **Educational Impact Statement (EIS)** should be conducted.
- **Parkland/Open Space:** The project should provide land for public park space, not just a fee in lieu, given the density proposed.

I respectfully ask that staff recommend **denial** of this rezoning or, at minimum, apply stricter conditions to reduce height, density, and impacts (MF-1 or MF-2).

Thank you for your consideration,  
David Gilles ([REDACTED] Lynnwood St., Austin, TX 78756)

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## Request to Postpone Rezoning Application – AISD/OHT Rosedale Property

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From Cash, Brian [REDACTED]

Date Mon 2/9/2026 9:30 AM

To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Fouts, David - BC <BC-David.Fouts@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Puzycki, Ryan - BC <BC-Ryan.Puzycki@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>

Cc Brian Cash [REDACTED]; Play Fair With Rosedale [REDACTED]; Simon, Kayla <kayla.simon@austintexas.gov>; District 7 <District7@austintexas.gov>; Brian Cash [REDACTED]  
Cash, Brian [REDACTED]

External Email - Exercise Caution

Dear Commissioners,

I am a resident of Rosedale who lives across from the site and share the sentiments of many in the neighborhood. I respectfully request that the **Zoning and Platting Commission** postpone consideration of the proposed rezoning of the AISD/OHT tract from SF-3 to MF-6-CO until the pending deed restriction litigation has been resolved.

At present, the rezoning request is not ripe for decision. AISD has entered into a ~\$26M sell of land contingent on approvals that remain uncertain. The central legal question—whether a 1939 deed restriction allowing only a “residence” permits a 435-unit, high-density apartment complex—is pending a date to go before the courts. Multiple parties are involved, and the case may take many months, if not years, to resolve.

Moving forward with rezoning at this stage would be premature and a misuse of City time and resources. If the courts determine the deed restriction does not allow this type of development, any zoning decision would be moot. It is more prudent to allow the legal process to conclude before considering a zoning change that may never apply.

In addition, the proposal raises significant planning and safety concerns. The requested MF-6-CO zoning would enable a six-story, maximum-density complex of roughly 435 units located entirely within the interior of a residential neighborhood, with no direct access to a major arterial. All traffic would be funneled through three narrow neighborhood streets not designed for that volume.

A project of this density, placed deep inside a single-family neighborhood without access to a major corridor, is unprecedented in Austin and incompatible with the surrounding context. At a minimum, these concerns warrant review only after the courts determine whether the project is legally viable.

For these reasons, I respectfully ask the Commission to postpone the rezoning application until the deed restriction litigation is resolved.

I apologize in advance, as I am a newbie to collaborating with local government so if someone else or another distribution list should see this message please reply to me and loop them in.

Thank you for your time and service to the City of Austin.

Sincerely,  
Brian Cash  
[REDACTED] Ramsey Ave, Austin TX 78756  
Rosedale Resident

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



Outlook

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**Re: Rezoning Feedback on W 49th St. and 4709 Rosedale Ave**

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**From** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

**Date** Tue 10/28/2025 5:06 PM

**To** Kevin [REDACTED]

**Bcc** Riley, Suzanne <Suzanne.Riley@austintexas.gov>

Hi Kevin,

Thank you for your comments and concerns regarding this rezoning case. I will relay your concerns to the transportation reviewer. A Neighborhood Traffic Analysis (NTA) is required for this case and transportation will be writing a report for it that I will include in the staff report submitted to Commission and City Council. The Traffic Impact Analysis (TIA) sheet calculated trips based on 435 multifamily units which resulted in 1,975 trips per day with net trips at 1,486. Please let me know if you have any further questions or concerns.

Best Regards,



**Cynthia Hadri**  
Planner Senior  
Planning Department  
512-974-7620  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

*Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.*

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**From:** Kevin [REDACTED]  
**Sent:** Saturday, October 25, 2025 6:26 AM  
**To:** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Subject:** Rezoning Feedback on W 49th St. and 4709 Rosedale Ave

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

External Email - Exercise Caution

Hi Ms. Hadri,

As a resident of W 49th St and a parent of two young children (ages 5 and 7), I want to register my strong objection to the proposed redevelopment of the former Rosedale Elementary property by OHT Partners.

My primary concern is safety. At 435 units, and based on the standard traffic generation rate of approximately 7 trips per day per unit, this project could add nearly 3,000 vehicle trips daily. Many of these vehicles will

inevitably use neighborhood streets, particularly W 49th St and routes toward Shoal Creek, rather than Burnet Road. This level of traffic poses a clear danger to the many children and pedestrians in our community. There are deed restrictions in place for a reason: to protect neighborhood character and public safety. I understand AISD's financial pressures, but there are alternatives that can balance redevelopment with the community's well-being.

I urge the city to conduct (or require) an independent traffic and safety impact study before any rezoning is approved. I also intend to support any community legal actions if necessary to ensure this project is responsibly reconsidered.

Thank you for your time and for ensuring that neighborhood safety and livability are given the consideration they deserve.

Sincerely,

Kevin Incorvia

W 49th St Resident

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## C14-2025-0094 - against zoning change

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**From** Otilia [REDACTED]  
**Date** Mon 2/9/2026 12:13 PM  
**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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

External Email - Exercise Caution

Hello Cynthia,

I am writing in objection to the rezoning of 2117 W 49th Street and 4709 Rosedale Ave to MF-6-CO. I live within 500 feet of the site, and I believe MF-5 or MF-4 would be more appropriate density in Rosedale. The highest density proposed will greatly stress the currently walkable streets of Rosedale. A total unit count between 150-300 would better suit this neighborhood.

I appreciate the work you are doing on this case, knowing you are navigating through our vocal neighborhood!

Thank you,  
Otilia Willis

Sinclair Ave

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



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**Re: Notification error**

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**From** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

**Date** Wed 2/11/2026 12:08 PM

**To** Chris Allen [REDACTED]

**Cc** Carl Reynolds [REDACTED]; Darrell Azar [REDACTED]; Simon, Kayla <kayla.simon@austintexas.gov>; Grant, William <william.grant@austintexas.gov>

**Bcc** Harden, Joi <Joi.Harden@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>; LandUseLiaison <LandUseLiaison@austintexas.gov>

Mr. Allen,

Thank you for the date certain on the neighborhood postponement, I will include it in the backup and let the applicant know about the request.

Best Regards,



**Cynthia Hadri**  
Planner Senior  
Planning Department  
512-974-7620  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

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**From:** Chris Allen [REDACTED]

**Sent:** Wednesday, February 11, 2026 12:06 PM

**To:** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

**Cc:** Carl Reynolds [REDACTED]; Darrell Azar [REDACTED]; Simon, Kayla <kayla.simon@austintexas.gov>; Grant, William <william.grant@austintexas.gov>

**Subject:** Re: Notification error

External Email - Exercise Caution

Let's call it April 7, 2026. We can reassess at that point to see where AISD is on a court date.

Thank you!

Chris Allen  
architect  
Rosedale NA steering committee

On Wed, Feb 11, 2026 at 10:06 AM Hadri, Cynthia <[Cynthia.Hadri@austintexas.gov](mailto:Cynthia.Hadri@austintexas.gov)> wrote:

Good Morning Mr. Allen,

I'm confirming receipt of the neighborhood postponement request. Can you provide a date certain for the postponement request?

Thank you,



**Cynthia Hadri**  
Planner Senior  
Planning Department  
512-974-7620  
[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

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**From:** Chris Allen [REDACTED]  
**Sent:** Wednesday, February 11, 2026 8:14 AM  
**To:** Hadri, Cynthia <[Cynthia.Hadri@austintexas.gov](mailto:Cynthia.Hadri@austintexas.gov)>  
**Cc:** Carl Reynolds [REDACTED] Darrell Azar [REDACTED] Simon, Kayla <[kayla.simon@austintexas.gov](mailto:kayla.simon@austintexas.gov)>; Grant, William <[william.grant@austintexas.gov](mailto:william.grant@austintexas.gov)>  
**Subject:** Re: Notification error

External Email - Exercise Caution

Thank you for your response. Please consider this our official request for postponement of the February 17th ZAP hearing.

Chris

Chris Allen  
architect  
Rosedale NA steering committee  
Play Fair With Rosedale steering committee  
512-964-4592

On Tue, Feb 10, 2026 at 3:22 PM Hadri, Cynthia <[Cynthia.Hadri@austintexas.gov](mailto:Cynthia.Hadri@austintexas.gov)> wrote:

Good afternoon Mr. Allen,

I'm resending this email as I did not reply all in the previous response and wanted to make sure all parties were included.

Thank you for your emails. The purpose of this response is to clarify the public notice, explain the scheduling of this case, and provide the options moving forward.

Per section [§ 25-2-246](#) of the City of Austin Land Development Code, once a complete rezoning application has been submitted, the case must be scheduled for a public hearing by the Land Use Commission within 180 days. Once a case is in review, staff is not able to prevent it from moving forward through the standard rezoning application process. The application for C14-2025-0094 was processed in September of 2025. As such, staff has scheduled this case for a public hearing by the Zoning and Platting Commission on February 17, 2026. Only the Zoning and Platting Commission may grant or deny a postponement – staff cannot grant a postponement of a case on an agenda.

Staff is aware of the lawsuit related to the subject property, but as it is between private parties and excludes the City, it cannot factor into staff's scheduling of the case.

The neighborhood may request a postponement of this item at the Zoning and Platting Commission meeting. Any postponement exceeding sixty days requires a renotification of the case for the next public hearing (which includes a fee). As such, to avoid the requirement for a renotification and associated fee, the longest this case could be postponed to a date certain would be to the April 7, 2026, Zoning and Platting Commission meeting, at which point another postponement could be requested. A postponement exceeding 60 days, otherwise known as an indefinite postponement, could also be requested by the neighborhood, but will require the applicant's consent. Note that, to prevent expiration, a case that is indefinitely postponed is required to be rescheduled for the subsequent public hearing within 180 days of the initial postponement.

Once the Zoning and Platting Commission makes a recommendation, the case will be forwarded to City Council, and the same rules related to postponements will apply.

Staff confirmed with the Austin City Attorney's Office that the notice of public hearing is sufficient. You are correct that the W 48<sup>th</sup> Street right-of-way is not a part of this rezoning application and as such, is not proposed for vacation. We are working on a revised exhibit to include in the Zoning and Platting Commission staff report which will remove the right-of-way from the map.

Thank you,



**Cynthia Hadri**

Planner Senior

Planning Department

512-974-7620

[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

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**From:** Chris Allen [REDACTED]**Sent:** Monday, February 9, 2026 1:07 PM**To:** Hadri, Cynthia <[Cynthia.Hadri@austintexas.gov](mailto:Cynthia.Hadri@austintexas.gov)>; Carl Reynolds [REDACTED] Darrell Azar [REDACTED] Simon, Kayla <[kayla.simon@austintexas.gov](mailto:kayla.simon@austintexas.gov)>; Grant, William <[william.grant@austintexas.gov](mailto:william.grant@austintexas.gov)>**Subject:** Notification error

## External Email - Exercise Caution

RE: C14-2025-0094 - 2117 W 49th and 4709 Rosedale Ave. Multifamily

Good afternoon Ms. Hadri-

Neighbors in the vicinity of the former Rosedale School have begun receiving mailed notices of the ZAP hearing and there is quite a bit of confusion in the community regarding the map that was included in the notice. The Zoning Boundary map on the notice shows that the short portion of 48th Street that runs from Rosedale Avenue to Ramsey Avenue (plus the intersection of Rosedale and 48th St.) is being zoned MF-6-CO.

We haven't previously been informed of any effort to abandon the 48th St. ROW and make it part of the apartment site and assume this is an error made by Staff.

The City notice includes a disclaimer regarding the accuracy of the map that states that it's not "suitable for legal, engineering or surveying purposes". That language is designed to allow for small errors of a few feet, but this map shows a property boundary that would be massively different from the actual property lines (50' from correct, in fact). If this map was correct, Rosedale Avenue would become a dead end street and two corner lots would lose their access to the street. Neighbors are confused and naturally concerned about this depiction of the site boundary. This is no small error.

Adding to the confusion, the map doesn't show the property lines of lots 6-23 of Block 33, Rosedale H, instead showing them as a single lot. This is also a substantial misrepresentation of the actual site, which in this area has 18 single family lots that remain intact from the 1938 subdivision (see the attached survey from the applicant). For consideration by ZAP, there is a substantial difference between re-zoning a large tract of land vs. re-zoning a number of individual single-family lots.

I'm sure that these misrepresentations are unintentional, but they are substantial and would seem to require cancellation of the 2/17 hearing and re-notification with a corrected map.

Please feel free to contact me with any questions.

Chris Allen  
architect  
Rosedale NA Steering Committee  
Play Fair With Rosedale Steering Committee  
512-964-4592

# MARC DUCHEN

COUNCIL MEMBER FOR DISTRICT 10



Dear Zoning and Platting Commission Members,

I am writing to express my support for the neighborhood postponement request to April 7th in case C14-2025-0094 (2117 W 49th St. and 4709 Rosedale Ave). Play Fair with Rosedale is working with the developer and AISD to come to an agreeable solution to a number of concerns with the proposed sale and development of the property. As you may know, current pending litigation may have a significant effect on what zoning is appropriate for this neighborhood property. The results of that lawsuit will materially affect the council's ability to rezone the property. While the city is able to move forward with its own processes and is not necessarily bound by the fact that there is pending litigation, we also can wisely use our limited resources of staff and citizen time on cases without this degree of uncertainty.

Additionally, the neighborhood contact team is in ongoing discussions to address traffic, development, and safety issues. Traffic plans and analysis are currently being debated. A number of traffic safety concerns and quality of life concerns raised by the neighborhood are begin addressed. A postponement to March 17 would conflict with breaks for AISD and the constituents. This timing could interfere with good faith efforts to reach agreement.

Marc Duchén,  
Council Member

A handwritten signature in black ink that reads "Marc".



---

## Rezoning case C14-2025-0094 (Rosedale School)

---

From Kathleen Harrington [REDACTED]

Date Fri 2/13/2026 3:28 PM

To Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>

Cc Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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

External Email - Exercise Caution

Dear Mr. Boone,

**I live directly across the street from the Rosedale School.** A 75 foot high, six story apartment complex directly across the street from our house would literally block the sun from our house. The Ramsey Avenue block directly across from the school is ten small houses on a narrow, two lane street. The two side streets adjacent to the school are less than a half block long. How do you imagine cars coming & going from over 400 apartments would work? It is inconceivable and ludicrous. Please have mercy. We do not oppose development; we are only asking that it be reasonable.

1. **Rezoning case C14-2025-0094 should be postponed until the lawsuit filed by AISD against its neighbors and constituents is resolved.**
  - a. While the lawsuit was filed over deed restrictions, the ownership of one third of lots is now in question and must be ruled on by the court.
  - b. It is inappropriate for AISD to ask the city to rezone nine lots that do not have clear title.
  - c. Until it is certain who owns these lots and the court case is resolved it is a waste of city resources to pursue rezoning.
2. A multi-family development of this size that is not on a major arterial is unprecedented in Austin. **The property has no direct access to Burnet Road,** in spite of implications by the developer. The proposed 6-story, high-density apartment building with 435 units would tower over the homes around it and flood two-lane residential streets with 500 - 700 vehicles on a daily basis. It would more than double (~150% increase) the number of households in the northern portion of Rosedale.
3. The recently released Neighborhood Traffic Analysis is fundamentally flawed and needs to be reevaluated. It starts with the erroneous assumption that the current school building is "an office" and generates 500 vehicle trips a day. That is false. It is not an office and it generates little to no traffic now. Even when it was an active elementary school, most students walked to school or rode a bus. This facility was never a magnet for car traffic.

4. We sympathize with AISD's financial predicament, but asking one neighborhood to bear the burden for the whole school district is unfair. AISD says it must do this for the children. The children of Rosedale are AISD students, too. They deserve safe streets, not streets overrun with an additional 500 to 700 vehicles a day. Building a six-story apartment that would flood two-lane neighborhood streets with traffic is unprecedented in Austin and, frankly, irresponsible. While it bridges a one-year budget gap for AISD, Rosedale residents would permanently suffer the consequences.
5. **We do not oppose redevelopment of the Rosedale school property but this proposal is totally unacceptable.** It would be highly detrimental to the homes for blocks around it and does not address the city's goal of encouraging more affordable housing – these are luxury apartments.
6. Rosedale neighbors want to be treated fairly. Once the lawsuit is resolved and if this development is tabled, our neighborhood is willing to work with AISD to come up with a reasonable plan for redevelopment.

Thank you,  
Kathleen Harrington  
[REDACTED] Ramsey Ave.  
512.565.2511

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Single Family Homes  
10 lots / 20 units



# Scenario B



Single Family Homes  
25 lots / 50 units





Townhomes  
2-story, 44 units

Apartment Building  
4-story, 80 units





Townhomes  
2-story, 30 units

Apartment Building  
4-story, 140 units



# Summary

	Scenario A	Scenario B	Scenario C	Scenario D
Single-Family (2 bedrooms)	20	50	-	-
Townhomes (3 bedrooms)	-	-	44	30
Studio Apts.	-	-	15	20
1 Bedrooms	-	-	25	50
2 Bedrooms	-	-	25	50
3 Bedrooms	-	-	15	20
<b>TOTAL UNITS</b>	<b>20</b>	<b>50</b>	<b>124</b>	<b>170</b>



# Situación A



Casas unifamiliares  
10 lotes / 20 unidades

Espacio para  
un parque



# Situación B

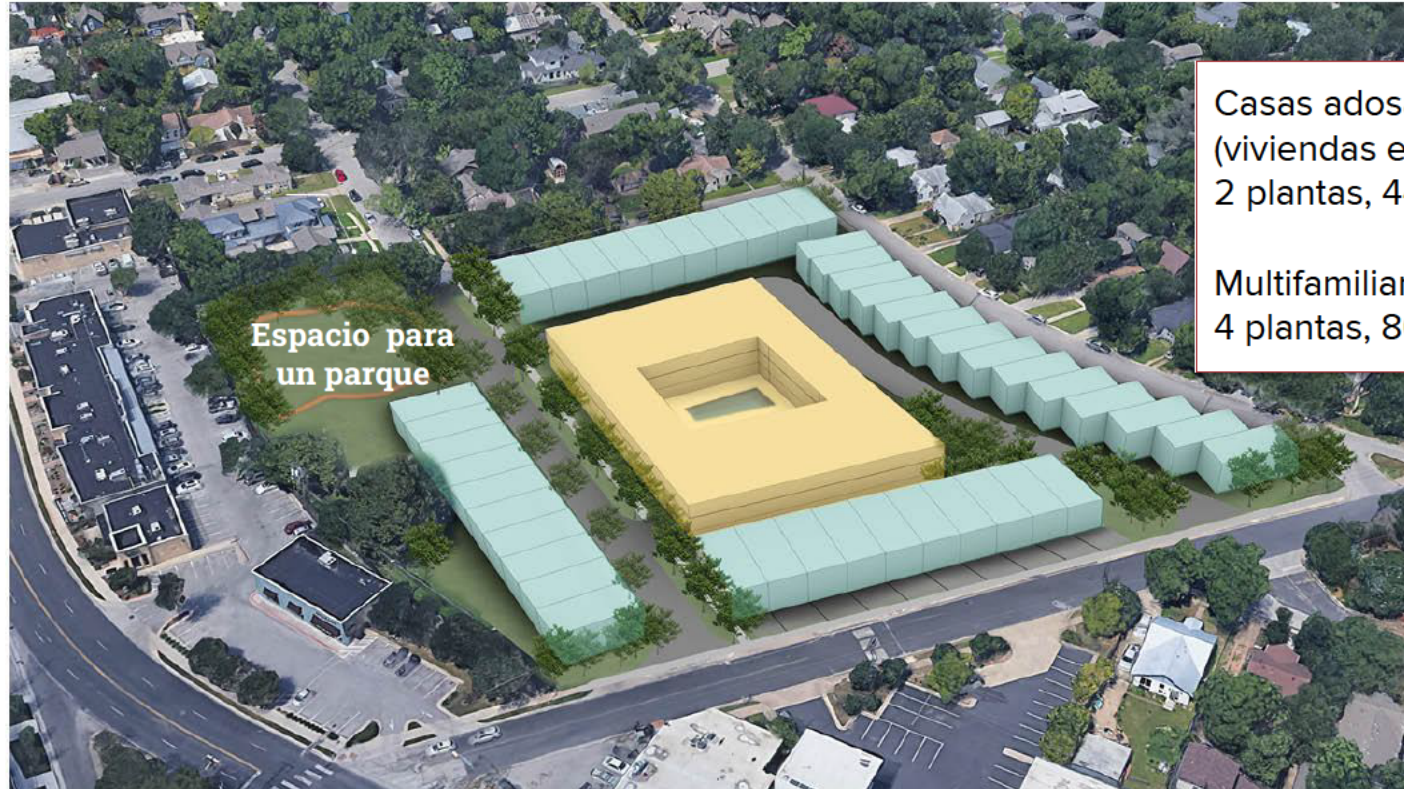


Casas unifamiliares  
25 lotes / 50 unidades

Espacio para  
un parque



# Situación C



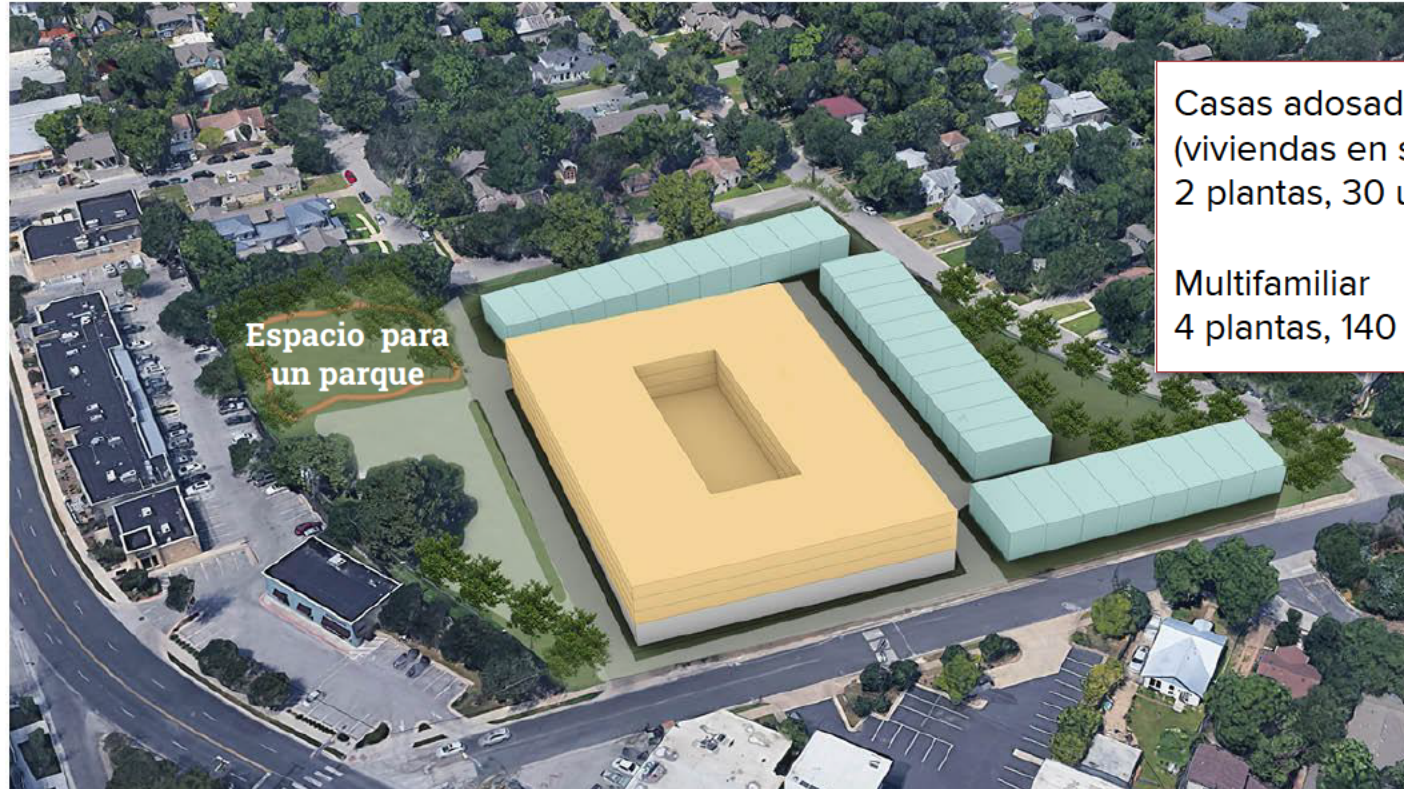
Espacio para  
un parque

Casas adosadas  
(viviendas en serie)  
2 plantas, 44 unidades

Multifamiliar  
4 plantas, 80 unidades



# Situación D



Casas adosadas  
(viviendas en serie)  
2 plantas, 30 unidades

Multifamiliar  
4 plantas, 140 unidades



# Resumen

	Opción A	Opción B	Opción C	Opción D
Independientes (2 dormitorios)	20	50	-	-
Casas adosadas (3 dormitorios)	-	-	44	30
Estudios	-	-	15	20
1 dormitorio	-	-	25	50
2 dormitorios	-	-	25	50
3 dormitorios	-	-	15	20
<b>TOTAL DE UNIDADES</b>	<b>20</b>	<b>50</b>	<b>124</b>	<b>170</b>





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## Rosedale School Hearing on 2/17

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**From** Aaron von Flatern [REDACTED]

**Date** Mon 2/16/2026 8:35 AM

**To** Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>

**Cc** Chris Allen [REDACTED]; Carl Reynolds [REDACTED]; Josh Fogelman [REDACTED]; Margaret von Flatern [REDACTED]

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### External Email - Exercise Caution

Good morning,

I'm writing to request you postpone Tuesday's hearing on upzoning of the Rosedale School Property. We are a year into construction on our new office. It sits on the corner of Burnet and 49th in the shadow of OHT's proposed development there. It also sits at the only stop-light controlled entry/exit point for the entire north portion of the Rosedale neighborhood. The proposed change would drastically affect this already-congested intersection. Based on the traffic load and the angles of that intersection, we anticipate the city will be forced to take our only parking spaces to rework the intersection. The resulting litigation will be costly on both sides, but more importantly it would be a shame to see the city harm our business in favor of out-of-town developers, even if there is some collateral/temporary benefit to AISD.

My firm has won the Better Business Bureau's Torch Award for marketplace ethics. My law partner and our COO were both born in Austin. I went to UT in the 90's. I serve on the board of the Health Alliance for Austin Musicians. I served 6 years on the board of Northwest Little League. I personally live 4 blocks from the development in the affected neighborhood. My law partner is President of the Capital Area Trial Lawyers Association. Each year our team volunteers time and our firm gives over \$100,000 to local charitable organizations including HAAM, Ronald McDonald House, Christy Center, Central Texas Food Bank, Meals on Wheels, Austin Humane Society, the Colorado River Alliance, and many more. In other words, like you, we are part of the relatively small number of people who take real responsibility for the way this town feels and functions, and for the well-being of our neighbors.

We do not oppose density. We are simply asking the city to take a beat. Postpose this hearing so we can all fully and carefully consider whether upzoning makes sense, or whether it will strain the only stoplight-controlled outlet to this core neighborhood to the point of having to claw land away from local businesses who have been pillars of the Austin community.

Sadly, neither I nor my law partner can attend the hearing on Tuesday due to prior conflicts. We hope you will carefully consider the above nonetheless. Thank you.

**AARON VON FLATERN**

**Founding Partner**

**FVF Law | Fogelman & Von Flatern**

3101 Bee Cave Road, Suite 301

Austin, Texas 78746

512-431-7769 | 512-956-9290 Fax

[www.fvf.law](http://www.fvf.law)

Please direct TRCP 21(a) e-service to: [eservice@fvlawfirm.com](mailto:eservice@fvlawfirm.com)

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## C14-2025-0094 Rosedale School, AISD and OHT

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From Carl Reynolds [REDACTED]

Date Mon 2/16/2026 10:15 AM

To Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>

Cc Simon, Kayla <kayla.simon@austintexas.gov>; Grant, William <william.grant@austintexas.gov>

External Email - Exercise Caution

### Play Fair with Rosedale

#### Postpone Zoning Action

AISD, through the Rosedale School, had a neighborly symbiotic relationship with the Rosedale Neighborhood for 84 years. In 2025 AISD decided to turn its back on the Rosedale Neighborhood and then conspired with developer OHT to pursue coordinated deed restriction litigation and upzoning of the Rosedale School property.

The Rosedale School is now a story of broken promises, false assurances, and obfuscation by AISD (and now OHT) and it is all about money. At the heart of the story, AISD is spending millions to sue its Rosedale neighbors in order to break the promise the school district made in 1938. OHT is purporting to own property and receive entitlements when AISD's ownership of the entire tract is not even clear as revealed in the litigation AISD started.

But AISD are oddly in no hurry to pursue the litigation. Per their contractual agreement the suit was filed by AISD on Halloween 2025 and 3.5 months later AISD's lawyer has not even served process on all 125 defendants, nor asked the court to use substituted service. It is apparent that the joint strategy is to rush through the rezoning action in order to have a fait accompli to tell the court about, while arguing that 'one residence on each lot' means 435 residences are perfectly fine on the entire property and 75 feet up.

The ZAP and City Council should not be pawns in this despicable strategy; you need to slow this train starting now.

#### Reject OHT's Proposal

AISD, OHT, and the City of Austin need to Play Fair with Rosedale. Bandaging the school district's budget is no excuse for imposing a wildly incompatible luxury apartment complex among small homes on neighborhood streets.

The proposal isn't fair, and it isn't remotely described by AISD's purported "repurposing" of the school property by selling to the highest bidder, knowing full well that developer OHT will not and cannot develop the property compatibly with the neighborhood.

The proposed huge complex is totally inward-focused, rather than part of the existing community. It promises to be a fortress, edge to edge, six stories with 3 car entrances and exits on narrow neighborhood streets. It is a joke to have municipal code that allows this manifestly inappropriate construction treated as “compatibility.”

And, this enormous structure patently violates your own published Zoning Principles,<sup>[i]</sup> which are supposedly “a guide to preserve the compatibility of land uses.”

- **“Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.**
- **Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.”**

Nearby homes are going to lose significant value, as the City, AISD, and OHT know full well.

AISD/OHT’s proposed use of the entire property and the air far above the property is the absolute antithesis of the community-friendly spirit and physical space of the existing Rosedale School property. Austin’s Historic Landmark Commission architectural background reflects this physical and architectural reality:

*“[The school’s] modest design is architecturally friendly to the students and the neighborhood around it.”*

*“[T]he scale of the existing school is currently in keeping with the neighborhood.”*

## Conclusion

Rosedale’s reaction to this proposal is not a knee-jerk response to be simply labeled NIMBY and ignored by ZAP and City Council. The Rosedale Neighborhood Association recently, enthusiastically supported development of a 5-story apartment building in the heart of the neighborhood to provide affordable units to tenants with incomes from 30% AMI to 80% AMI. That development is underway, at a site and scale where it actually makes sense (and with considerable inconvenience to the neighbors), unlike the OHT/AISD proposal.

I wonder, how many YIMBYs have a six story building outside their front door or would vote for such a thing?

Carl Reynolds

Play Fair With Rosedale and Rosedale Neighborhood Association

█ Sinclair, Austin 78756

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<sup>[i]</sup> See [https://www.austintexas.gov/sites/default/files/files/Planning/zoning\\_guide.pdf](https://www.austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf) ..

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## C14-2025-0094-2117 W 49th St

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**From** Carolyn Mixon [REDACTED]

**Date** Fri 2/13/2026 11:47 AM

**To** Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Puzycki, Ryan - BC <BC-Ryan.Puzycki@austintexas.gov>; Fouts, David - BC <BC-David.Fouts@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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External Email - Exercise Caution

Sent from my iPhone

As a neighbor who lives near Rosedale school, I respectfully ask that you postpone this case regarding Rosedale School property indefinitely to give the lawsuits time to be addressed. OHT lawyers and representatives allowed city staff to state TWICE in the 2-11 neighborhood meeting that the 2-17 hearing had been moved to 4-7 only to tell Chris Allen that it had not been postponed AFTER attendees left. This is another blatant attempt by AISD and OHT to prevent neighbors from participating. This project has no direct major street access and is hugely out of scale with the neighborhood.

Regards,

Carolyn Mixon

[REDACTED] Chiappero Trl

Austin, TX 78731

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## C14-2025-0094 - 2117 W 49th St.

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From Chris Allen [REDACTED]

Date Fri 2/13/2026 5:03 PM

To Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Puzycki, Ryan - BC <BC-Ryan.Puzycki@austintexas.gov>; Fouts, David - BC <BC-David.Fouts@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

### External Email - Exercise Caution

Chairman Smith and ZAP commission members:

My name is Chris Allen. I'm an architect and have been involved in Rosedale's zoning efforts since the 1990s.

For all of that time, Rosedale has had an outstanding history of working WITH developers to deliver win-win scenarios to land use commissions and City Council. From our work with the Central Park PUD, the Triangle, Seton Hospital's endless growth and countless other landmark projects to more recently having the [Ovetta Rosedale](#) subsidized apartments under construction on Medical Parkway (5 stories/75 units), we've avoided conflicts over and over and delivered win-win zoning cases to City Hall wrapped in a ribbon and ready for a vote.

Rosedale also worked enthusiastically with AISD to develop Affordable Housing for Teachers on the Rosedale School site, until they abandoned that project.

Unfortunately, the current Rosedale School project came to us as a **Conflict** from the start. Before we ever had an opportunity to discuss the project, AISD announced that they were suing 125 Rosedale residents/AISD families. Step One in this process was unprecedented conflict, forcing us to raise large amounts of money to hire a litigator to defend neighbors against their own School District.

AISD could have easily sold the property with its existing entitlements and restrictions and netted \$13-15m in a matter of weeks, but they chose this option instead and now hundreds of us are dealing with the fallout.

Now this ugly mess is careening toward City Hall, but you have the opportunity to stop it from turning into a war.

Delaying the ZAP hearing won't hold up AISD's money one moment. Until the litigation and appeals have been resolved, OHT won't be paying AISD any of the \$26m they agreed to pay for the site.

Similarly, OHT isn't going to spend any significant money on design or engineering for transportation or drainage until they own the property.

The timeline on the lawsuit keeps extending, with best estimates in the 1-2 year range. Meanwhile, none of us can know for certain who actually owns the site or what use might be permitted on it.

We're fully aware that the City isn't a party to the restrictions at the heart of AISD's lawsuit. We have no interest in discussing/deliberating or adjudicating the particulars of the lawsuit with you or City Council, but we all live in the Real World, and in that world this lawsuit EXISTS and will have massive consequences on the eventual redevelopment of this site.

Why rush into this? Right now, the two sides in this situation are politely waiting for their day in court, where a (literally) Civil process will provide some guidance. If you prematurely force us all into the City Hall gladiatorial arena, the battle won't be pretty- and will almost certainly be pointless. Why waste everyone's time and energy?

We have a lot of time, and we'd hope that if we don't have to fight this out a City Hall right now, eventually OHT/AISD might be open to some form of Negotiation that would allow Rosedale to do what we do best: work with developers to find the win-win. We're looking forward to having that opportunity.

Thank you for your consideration of our postponement request and for your service to the community.

Chris Allen  
architect  
Rosedale NA Steering Committee  
Play Fair With Rosedale Steering Committee

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## Case C14-2025-0094 — Reject or Postpone Rosedale School Rezoning

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From Christy Lee Hantzmon [REDACTED]

Date Fri 2/13/2026 3:15 PM

To Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>

Cc Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>

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### External Email - Exercise Caution

Dear Hank,

I am a Rosedale resident writing to ask that you reject the proposed rezoning of the former Rosedale School site (Case C14-2025-0094), or at a minimum postpone action until AISD's pending lawsuit against neighborhood residents is resolved. The case now raises questions about ownership of roughly one-third of the lots AISD is seeking to rezone. It is inappropriate to pursue rezoning when clear title is in dispute, and doing so risks wasting City time and resources before the court determines what can legally be built.

A 6-story, 435-unit apartment building at a site with no direct access to Burnet Road would place 500–700 additional vehicles per day onto the same narrow two-lane residential streets my neighbors and I rely on every day. This would increase households in north Rosedale by roughly 150% and fundamentally change traffic patterns on streets where families, including mine, walk, bike, and access nearby schools and parks. I purchased my home last April, moving from East Austin so that I could raise my family with these benefits. I cannot imagine safely walking my two-month old son in his stroller under the proposed conditions,

What's more, a development of this scale, entirely within a neighborhood and not on a major arterial, would be unprecedented in Austin. The recently released Neighborhood Traffic Analysis should also be reevaluated, as it incorrectly assumes the existing school functions as an "office" generating 500 daily trips, which is not accurate.

I do not oppose redevelopment of this site, but this proposal is incompatible with the surrounding neighborhood and does not meaningfully advance affordable housing goals. If Council does not postpone action, please consider MF-4 or MF-5 zoning (under 300 units) as a more appropriate scale. Once the lawsuit is resolved, my neighbors and I would welcome the opportunity to work with AISD on a reasonable redevelopment plan.

Thank you for your consideration.

Sincerely,  
Christy Hantzmon



Outlook

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## Rezoning case C14-2025-0094

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From Cyral Miller [REDACTED]

Date Mon 2/16/2026 8:15 PM

To Hank.Smith@austintexas.gov <Hank.Smith@austintexas.gov>; lonny.stern@austintexas.gov <lonny.stern@austintexas.gov>; alejandra.flores@austintexas.gov <alejandra.flores@austintexas.gov>; cott.boone@austintexas.gov <cott.boone@austintexas.gov>; uis.ostalugo@austintexas.gov <uis.ostalugo@austintexas.gov>; ryan.puzycki@austintexas.gov <ryan.puzycki@austintexas.gov>; david.fouts@austintexas.gov <david.fouts@austintexas.gov>; Andrew.Cortes@austintexas.gov <Andrew.Cortes@austintexas.gov>; Betsy.Greenberg@austintexas.gov <Betsy.Greenberg@austintexas.gov>; christian.tschoepe@austintexas.gov <christian.tschoepe@austintexas.gov>; taylor.major@austintexas.gov <taylor.major@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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### External Email - Exercise Caution

Please immediately and indefinitely postpone the Rosedale School zoning case until pending lawsuits can be resolved. It is a waste of everyone's time to push forward while serious legal questions of ownership and deed restrictions remain in this oversized, poorly conceived proposal. Shoving a gigantic luxury apartment onto this quiet streets should never have gotten this far, but you can stop it for now. Please!!!!

Cyral Miller

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## Rezoning case C14-2025-0094

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From Deborah DeStefano [REDACTED]

Date Mon 2/16/2026 5:24 PM

To Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Puzycki, Ryan - BC <BC-Ryan.Puzycki@austintexas.gov>; Fouts, David - BC <BC-David.Fouts@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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External Email - Exercise Caution

Dear ZAP Members,

I write you today to request that:

**Rezoning case C14-2025-0094 be postponed until the lawsuit filed by AISD against its neighbors and constituents is resolved.**

The lawsuit involves deed restrictions and the ownership of one third of the lots is in question and must be allowed to be ruled on by the court. AISD is asking the city to rezone nine lots for which they have no clear title. This rezoning case is a waste of resources because of the uncertain ownership of the lots.

This huge multi-family luxury development is not on a major traffic artery. There is no access to Burnet Rd. The traffic generated by a development of this size will be directed through the neighborhood with limited small street access to Burnet Rd. and onto an already congested 45th St. The existing school has never generated traffic at this level.

Clearly AISD is in a financial bind, but to impose those financial problems of the entire District is not fair. The Rosedale neighbors do not oppose redevelopment of the property, but the scale of this project is horrific and completely inappropriate for the surrounding houses. The neighborhood is now and has been willing to participate to create a development that could work for everyone.

Do not destroy the quality of life of the existing neighbors and taxpayers in this one neighborhood in an effort to address the financial issues of the school district for the entire city.

Do the right thing. Play Fair With Rosedale!

Sincerely,  
Deborah DeStefano

Deborah DeStefano

██████████ Burnet Rd.

Austin, TX 78756

512-454-3322 (H)

512-799-4455 (C)

destefano@mindspring.com

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## Comment re Rosedale ZONING Hearing 2/17

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From Harrington, Eden E [REDACTED]

Date Fri 2/13/2026 2:46 PM

To Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Puzycki, Ryan - BC <BC-Ryan.Puzycki@austintexas.gov>; Fouts, David - BC <BC-David.Fouts@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>

Cc Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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

### External Email - Exercise Caution

Greetings. I own two properties in the Rosedale neighborhood, one north of 45<sup>th</sup> St. and one south of 45<sup>th</sup> St. I am writing to strongly object to the redevelopment of the former Rosedale School as currently proposed. I am NOT opposed to redevelopment of the site and the addition of appropriately-scaled homes/townhomes/condos, I object to the scale of what is proposed. The site does not sit on Burnet Rd or have direct access to it; instead, it is bounded by small residential streets. The proposed development is much larger than anything nearby. A multi-family development of this size that is not on a major road seems completely out of place and like a terrible approach to a longstanding community in Austin. The proposed 6-story, high-density apartment building with 435 units would tower over the homes around it and flood two-lane residential streets with 500 - 700 vehicles every day. It would more than double (~150% increase) the number of households in the northern portion of Rosedale.

From what I understand, the supposed "Neighborhood Traffic Analysis" that was recently released is wrong in important respects and needs to be re-done. It begins with the erroneous assumption that the current school building is "an office" and generates 500 vehicle trips a day. That is false. It is not an office and there is almost no traffic to it now. Even when it was an active school, most students walked to school or rode a bus. I've lived nearby for 25 years and observed it firsthand, and the Rosedale School never created much car traffic. The proposed redevelopment will entirely change the nature of the neighborhood and that is inconsistent with a sensible approach to redevelopment. The neighbors would support an appropriately scaled proposal – but the current high-density plan is unreasonable and will destroy the neighborhood.

Thank you for your attention, Eden Harrington (homeowner of [REDACTED] Rosedale Avenue and [REDACTED] Sinclair Avenue)



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## Postpone Rosedale School Case

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From Gina Allen [REDACTED]

Date Fri 2/13/2026 4:52 PM

To Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Puzycki, Ryan - BC <BC-Ryan.Puzycki@austintexas.gov>; Fouts, David - BC <BC-David.Fouts@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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Commissioners - I would like to request a postponement for this case so that we can get more information on the particulars of the project from the developer. We had one 60 minute meeting about traffic impacts of this project. The developer could not give us any specifics of how they would deal with the intersection at Burnet Road.

I would also like to know more about how they will be handling their affordable housing. That is mentioned in the staff report but the developers had previously said that they would be doing no affordable housing.

We need more time to meet with the developer to sort out numerous issues with this project.

Gina Allen

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## Zoning and Platting Meeting February 17th, Agenda Item 4: C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily; District 7

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From Kathy Fretwell [REDACTED]

Date Fri 2/13/2026 8:47 AM

To hank.smith@austintexas.gov <hank.smith@austintexas.gov>; betsy.greenberg@austintexas.gov <betsy.greenberg@austintexas.gov>; ryan.puzycki@austintexas.gov <ryan.puzycki@austintexas.gov>; alejandra.flores@austintexas.gov <alejandra.flores@austintexas.gov>; luis.ostalugo@austintexas.gov <luis.ostalugo@austintexas.gov>; scott.boone@austintexas.gov <scott.boone@austintexas.gov>; David.fouts@austintexas.gov <David.fouts@austintexas.gov>; lonny.stern@austintexas.gov <lonny.stern@austintexas.gov>; Andrew.Cortes@austintexas.gov <Andrew.Cortes@austintexas.gov>; Christian.tschoepe@austintexas.gov <Christian.tschoepe@austintexas.gov>; taylor.major@austintexas.gov <taylor.major@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

📎 1 attachment (2 MB)

Proposals-Rosedale AISD.pdf;

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### External Email - Exercise Caution

Members of the Zoning and Platting Commission:

I have owned the property at [REDACTED] Sinclair Ave in Austin's Rosedale neighborhood since 2019. I have lived in many neighborhoods in Austin since I first moved to Austin in 1999, but I moved into the Rosedale neighborhood specifically for the quiet streets that were easy to walk and bike, with their proximity to local shopping and restaurants. I currently use these streets and the bikeways in Austin to ride my bike downtown to work, embracing the best of living in an urban environment. Density and responsible development are what makes Austin a great city.

After the Rosedale school moved to their new campus in 2022 from the current site constructed in 1939, many of the neighbors engaged in a series of meetings with AISD over multiple years to understand how the Rosedale School would be reused. We all understood that the property would need to be developed from the existing use to help AISD deal with their budget issues. The last meeting with AISD proposed development of the property into housing for teachers so that they could live closer to their students and afford to live in the district. We also saw several proposed scenarios for development, all that were in keeping in their size and scale. These proposed options reflected the fact that this property is surrounded on three sides by single-family homes and is located on small residential streets, without direct access to Burnet Road. I have attached the four scenarios that AISD proposed as a pdf to this email to show that the **maximum** number of residents was proposed to be **170 units**. The neighborhood was supportive of AISD and their efforts to address this budget shortfall. The Rosedale neighborhood has also been supportive of responsible development in general, such as the new affordable housing units that front Burnet Road in a commercial area near Ramsey Park.

In March of 2025 it was announced that instead of leasing the property to provide a long-term cash flow to the district, that AISD had decided to sell to OHT partners. At a meeting on November 1, 2025 at the Yarbrough library, this was the first meeting to allow the community to understand what OHT partners planned to build at the site, **435 luxury apartment units**, with **6 stories at a height of 70 feet on all sides**. In order to convert the site from SF-3 to MF-6, AISD has sued over a third of the residents in the neighborhood in an attempt to remove the deed restrictions. These restrictions state that if the school was ever not used as a school it would revert back to single family residents. While this legal battle does not affect the ZAP commission, it does directly affect the property. Current arguments in the response to the lawsuit point out that AISD may not even own title to a large portion of this property. It does not seem

appropriate to waste tax payer resources on hearing a case for a property for which AISD may not own clear title. Due to this lawsuit, I am requesting that ZAP delay the hearing of the zoning case until this issue is resolved in court.

If ZAP does decide to move forward, I would like to raise significant concerns with the conversion of the property to MF-6 and a building of this size and scale within the middle of a SF-3 neighborhood. As a licensed civil engineer, I see significant infrastructure concerns in the area to support this development, which could not be addressed by development or impact fees to Austin due to the cost of these infrastructure improvements.

The Rosedale School property does not connect directly to Burnet Road or 45<sup>th</sup>, both major throughfares. The property is interior to our neighborhood and surrounded on three sides by single family homes. On the fourth side it is bordered by retail and restaurants which were allowed to develop with almost no parking. Patrons and employees of these developments already park on the streets within the Rosedale streets adjacent to the school, in fact many of the employees use the school now for parking. A development of 6 stories is higher than any other current development that fronts Burnet Road in this area. The current development at the southeast corner of Burnet and 49<sup>th</sup> is three stories and this would be more in keeping with the single-family homes scale in the neighborhood.

In the City of Austin memo attached, the net daily trip generation reflects that the existing use of this property is a 37,254 sq ft office building. This property has never been an office building. This was a neighborhood school that generated minimal traffic with most students arriving on buses. AISD's current use is a training facility which occasionally generates a maximum of 50 cars. The traffic associated with 435 units is a **150% increase** from the surrounding homes in this area. The neighborhood streets are approximately 30 feet in width and with the current parking of residents and patrons of the commercial development on Burnet, this makes the roads typically passable for only one car at a time. The additional street parking associated with this development and deliveries to the development would only further impact the safety of these streets. The light at 49<sup>th</sup> and Burnet already has a substantial backup for the west side with wait times of 2-5 minutes and substantial cuing due to lack of a left turn lane. The two brand new developments on the north and south side of 49<sup>th</sup> at this intersection would restrict the ability to widen the streets in this area or improve the intersection. The traffic from the OHT development that is trying to exit to Burnet would back up into the neighborhood and block site lines. Additionally, traffic would be funneled into 47<sup>th</sup>, 46<sup>th</sup>, Ramsey, Rosedale, Sinclair, and Shoalwood, with attempts to try to get out to Burnet or 45<sup>th</sup>, all without stop lights. The impact of 1,975 additional daily trips on these streets would create a daily game of chicken for motorists and make walking and biking in this area dangerous.

The water, sewer and stormwater requirements of this development would be substantial compared to the current use. The water and sewer demand of an existing school is approximately 2,000 acre-feet a year (Austin Water, Water Forward 2024 Appendix C) or approximately 1,240 gpm. The water and sewer demand of a proposed multi-family development is approximately 27,000 acre-feet a year (Austin Water, Water Forward 2024 Appendix C) or approximately 16,740 gpm. The fire demand associated with a 6 story 435-unit building is also significant. The impervious cover associated with the development would also add runoff and stormwater impacts to an area prone to flooding. Shoal Creek has flooded in this area in the past year, killing one person.

The electric demand associated with this development would also be a struggle for the current infrastructure. Our current power grid goes out with every wind storm, most recently for 2 days in May 2025 and 4 days during super storm Uri. Adding another 435 units demand to the existing electric infrastructure would be unsustainable and cause further power grid instability.

In summary, I am requesting you delay the hearing the ZAP case until the lawsuit is resolved and that you consider the zoning that is appropriate should the case move forward.

Sincerely,

Kathy Fretwell, P.E.

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## Rezoning case C14-2025-0094

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From matt stamm [REDACTED]  
Date Fri 2/13/2026 12:41 PM  
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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### External Email - Exercise Caution

Dear Cynthia Hadri,

Thank you for your time and attention. This is in regards to the NOTICE OF PUBLIC HEARING FOR REZONING

I have lived and raised my family in Rosedale for the past 22 years. Our children's only early memories are of Rosedale and the Rosedale School ( aka "the little park" ) that is 1 block from our house. Both of our children learned to climb, bike, swing, run and play at the smaller safer park close to the house. We frequented the Ramsey Park, but being north of 45th street it was not a feasible journey until the kids were much older and able to play chicken with the speeding cars on 45th street. The Rosedale School is the closest "park" aka "dog park" in the North Rosedale Shoal Creek area that is South of Allendale Road. People come from Highland Hills and West of Mopac to utilize this "park."

While the the Rosedale School was more active in the years 2004-2010, we would often play chicken at 47th street and Rosedale Ave due to cut through traffic from Burnet Road that was attempting to avoid the light at 45th and Burnet Road.

In 2008-2009, while my wife was the RNA President, the association worked with the City of Austin on a traffic calming project that added curb jetties and a Round-about @ 46th and Rosedale. These improvements slowed down traffic and cut throughs substantially.

The only continuous North South side walk is the 45th to 48th street section of Rosedale. This is the sidewalk that runs on the West Side of Rosedale Ave

All traffic on Rosedale, Ramsey, Sinclair, and Shoalwood Ave are essentially single lane traffic, with no sidewalks meaning if someone is driving down the street and another car comes in the opposite direction, one of the cars must find a "pullout" section of the street with no parked cars so the other car can pass. This in addition to walkers, cyclists, strollers, dogs, skateboarders, etc all sharing these roads .

Both of my daughters, now in college, learned to drive on shoal creek and the surrounding areas of Rosedale, Allendale, Brykerwoods, Tarrytown, Brentwood, and Crestview.

While teaching both daughters to drive, I always questioned my daughters unprotected left turn decision when trying to turn left onto Burnet Rd and go north off 47th or 46th streets. I would encourage them to drive the long way around the Rosedale school to W 49th street so they could take the protected street light. This is the only street light protected exit from Rosedale that allows north travel.

Other factors for your consideration

#1 Rosedale neighbor hood has narrow streets and limited parking as well as egress with the only protected

left turns onto Burnet Rd at 49th Street and 45th Streets. OHT is proposing a 6 story structure and 435 units at the old Rosedale school dumping traffic onto residential streets.

#2 4709 Rosedale is a SF-3 lot of dimensions 50ft by 135 ft that shares a property line with 4707 Rosedale is SF-3 Allowing a single lot SF-3 ( max 32-35 foot average height) that abuts another SF-3 property to be changed to MF-6-CO ( max 75 feet )

This would essentially create a precedent for ANY SF-3 lots to be changed to MF-6-CO ( max 75 ft )

#3 4700 - 4900 blocks of Burnet Road are all single story structures on both sides of Burnet Road. The OHT proposed egress from their parking garage on to 48th street and Ramey avenue would dump more traffic onto a heavily trafficked street with no center turn lane and limited protected lefts.

OHT is proposing a 6 story structure and 435 units at the old Rosedale school dumping traffic onto residential streets.

#4 - 4800 woodrow - in 2017 this property was occupied by the single story restaurant ( the Omletry ) and was up zoned to become the Braxton, a 3 story 52 unit apartment complex. As of 2/13/2026, this complex has 3 available units, fully contained parking and garage entrance that dumps onto a commercial side street, 52 units and side entrance exit off burnet is a similar situation as that that is being proposed for the old Rosedale school location, except at a scale that is almost 10x ( 435 units )

OHT is proposing a 6 story structure and 435 units at the old Rosedale school dumping traffic onto residential streets.

#5 - The Haus 5350 apartment complex is a four-story mixed-use structure, with a 5 story parking garage at the back of the property, and has three floors contains only 175 apartments, while the ground floor is dedicated to 10,000 square feet of restaurant and retail space. They have 11 units available as of 2/13/26. They abut commercial property and dumps traffic only Burnet Road just north of North Loop Road. This area of Burnet Round from 49th street up to Allendale Rd is a traffic nightmare aka "rush hour parking" lot mostly because of the lack of a center turn lane and numerous unprotected left turns.

OHT is proposing a 6 story structure and 435 units at the old Rosedale school dumping traffic onto residential streets.

#6 The Marq on Burnet Road is a 5 story apartment building that is somewhere between 60-70 feet, is on a section of burnet road that has 2 lanes in either directions (N-S ) and has a center turn lane. This complex only has 345 units and is extremely large and towering presence in this part of burnet road.

OHT is proposing a 6 story structure and 435 units at the old Rosedale school dumping traffic onto residential streets.

I can only image that at some point in an attempt to ease traffic and for safety in the area of Burnet Road from 45th to 49th street will have to become a single lane in each direction with a center turn lane. This lower section of Burnet Road is essentially a pinch point funnel into central Austin and is essentially a parking lot at rush hour for anyone attempting to east west on 45th between Burnet and Lamar. Adding more housing will only exacerbate the problem.

I can not fathom a 6 story 75 foot building in a residential neighborhood. The audacity of the request to change the zoning of an SF-3 property into a MF-6-CO while simultaneously suing 125 of the longtime neighbors who granted the property with specific deed restrictions. If AISD agreed to the restrictions in 1938 and now in dire financial straits, wants to change the rules.

Which Central Austin School will AISD deem as more valuable and surplus in the future. As more of Austin land goes up in value, almost every school, park, community center, nature preserve, all can be argued to have a higher more valuable use.

It is up to the ZONING AND PLATTING COMMISSION to set the precedent and deny this zoning request.

Sincerely,

Matthew L Stamm

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## Rosedale Zoning hearing 2/17

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From Russell Martin [REDACTED]

Date Fri 2/13/2026 4:56 PM

To Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>

Cc Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Puzycki, Ryan - BC <BC-Ryan.Puzycki@austintexas.gov>; Fouts, David - BC <BC-David.Fouts@austintexas.gov>; bc-Andrew.Cortes@austin.gov <bc-Andrew.Cortes@austin.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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### External Email - Exercise Caution

My name is Russell Martin and I live at [REDACTED] Rosedale Avenue, which puts me just about catty cornered from the proposed development of Rosedale School.

I would like to share with you my major concerns over this project.

I have been sued by AISD in connection with the lawsuit over the deed restrictions pertaining to the lots available. This for one is outrageous that the School District can steamroller through a lawsuit and propose Zoning changes when they have no idea who owns part of the property. The Zoning committee should not waste valuable time and money until this dispute is defined.

A meeting the traffic Analysis showed it woefully short of reality. They ghosted 300-500 cars using the property daily. Nonsense, it hasn't been used as an office since I have lived here for 10 years at least. Police occasionally use it for training. So 300-500 cars should be added not taken away from their figures. Also this property does not front Burnett Road, it leads out onto a neighborhood street. From there there will be traffic running through the neighborhood to avoid the inadequate junction with one lane onto Burnett Road.

I am not against development and would certainly like to see a more appropriate downscaled version. The surrounding roads are built for traffic in the 1930s, not 2026. No sidewalks, people and kids in the streets, that is its current useage. traffic already cuts through from 45th in rushhours..

Please consider postponing the Zoning decision until these matters are resolved.

Russell Martin



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## Traffic Study Revisions for CASE C14-2025-0094; 2117 W. 49th St in Rosedale

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From Scott Morledge [REDACTED]

Date Mon 2/16/2026 6:59 PM

To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Cc Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Puzycki, Ryan - BC <BC-Ryan.Puzycki@austintexas.gov>; Fouts, David - BC <BC-David.Fouts@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>

📎 1 attachment (4 MB)

Traffic Study Revisions Case C14-2025-0094 - 2117 W 49th St.pdf;

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External Email - Exercise Caution

Hello Cynthia,

My daughter's house is on 49th St. in the Rosedale neighborhood, five houses away from the proposed MF-6 site referenced above. I recently retired after 42 years in the real estate development business here in Austin, so I have been following the rezoning process on her behalf.

In my career, I've reviewed no less than 50 different traffic studies. The brief traffic "survey" in the file for this project appears to have grossly understated the traffic impacts on the surrounding neighborhood due to factually incorrect assumptions used in the study. **I am urging a postponement on this zoning application** until factual information can be obtained and a thorough bi-directional traffic study is completed on all affected neighborhood streets. With no direct access to Burnet Rd., it is imperative that the city and the neighborhood understand provisions for accommodating an additional 1,400 VPD safely.

**A fully reviewed and factually-updated version of the traffic study is ATTACHED TO THIS EMAIL.**

**Executive Summary:**

- Neighborhood streets average 27 feet in width and are largely without sidewalks
- The existing use at the site for the last two years has been a Sheriff's training facility, generally with less than 100 VPD. The city acknowledges this in the case file, and the applicant's Engineer

noted it in their report. However, the traffic study incorrectly classified the use as a 37,000 ft.<sup>2</sup> office building generating 489 VPD.

- During the onsite traffic study, only a single traffic count apparatus was used for 49th St., and was unfortunately placed at the least-utilized east end of 49th St. This location limited the count of vehicles to only a fraction of actual trips immediately west of the site on 49th street.
- The net effect of these two revisions in the traffic report indicate that the proposed density of MF-6 zoning will cause 49th St. to exceed operational capacity (as indicated in the Highway Capacity Manual) by more than 100% unless direct access to Burnet Rd. can be obtained.
- This section of 49th St. has previously been identified and studied by the City of Austin Speed Management Program. Even without considering any increased VPD from the site, the program mandated traffic flow controls for the full five block length of 49th St. to maintain pedestrian safety.
- MF-6 traffic counts in the neighborhood will cause a failure of three primary provisions of the **Austin Strategic Mobility Plan** relating to pedestrian network, adaptive uses of streets, and recognition that children, seniors, and people with mobility impairments will be disenfranchised above 500 VPD. Current proposed zoning will result in almost 5 times that level.

Please forward this information to staff and Planning Commission. This is a big decision for the city and the neighborhood, especially as more school closures are imminent. Without adequate factual information, it is impossible to make an informed decision.

Thank you.

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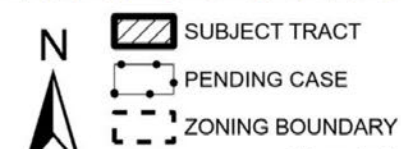
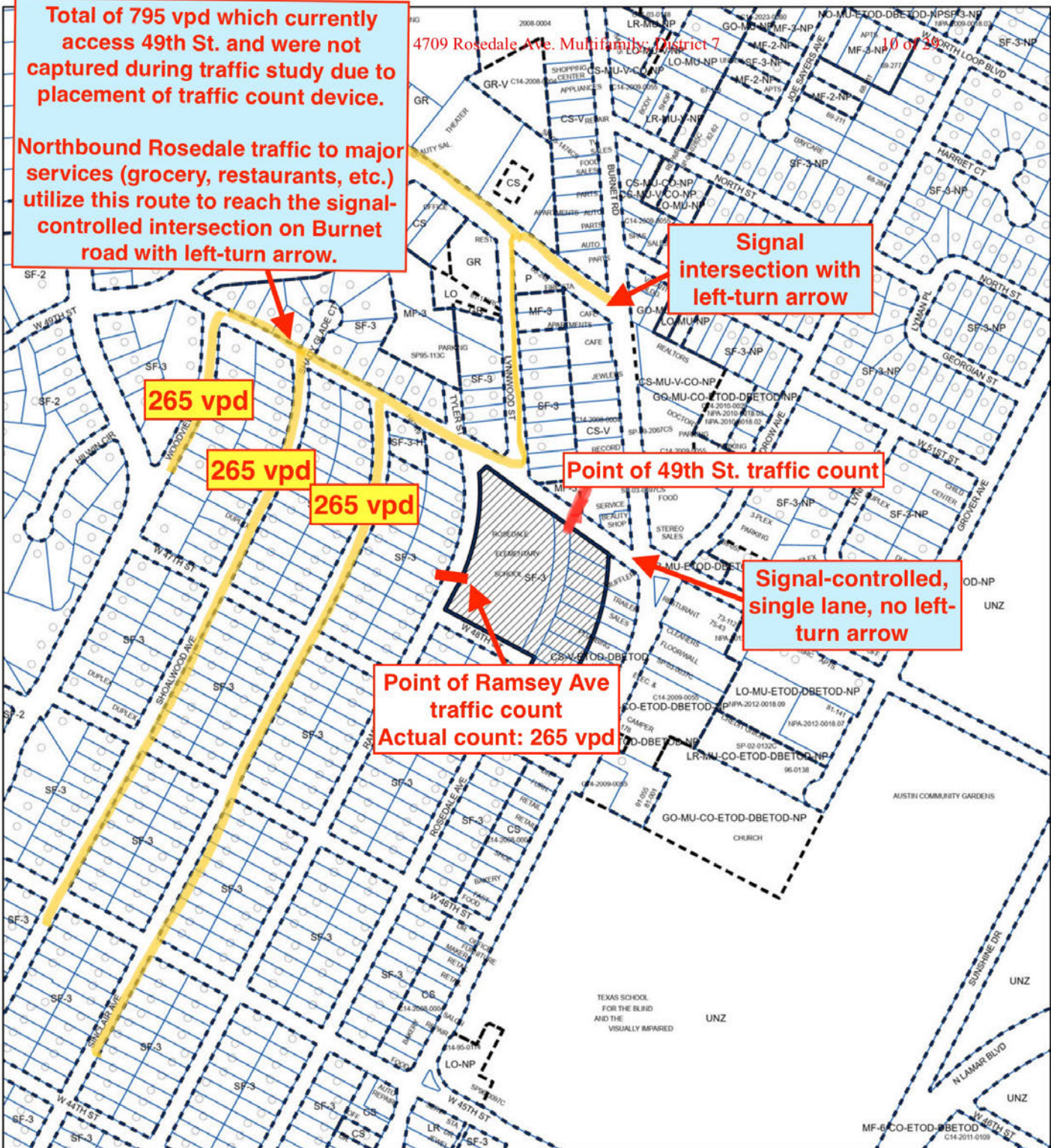
**Scott Morledge**  
Executive Chairman  
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**ZONING**  
ZONING CASE#: C14-2025-0094



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**Date:** January 14, 2025  
**Subject:** 2117 W 49th, and 4709 Rosedale Ave Multifamily NTA | C14-2025-0094

According to Section 25-6-116 of the Land Development Code, traffic on a residential local or collector street with a pavement width of less than 30 feet is operating at a desirable level if it does not exceed 1,200 vehicles per day. W 49th St is less than 30 feet wide with over 1,200 vpd, whereas Ramsey Ave and W 48th St are less than 30 feet wide and below 1,200 vpd.

However, the combined traffic from the proposed development and existing vehicles will not exceed 49<sup>th</sup> St's operational capacity. This capacity is determined by standard transportation engineering principles and the residential street capacity levels outlined in the nationally recognized Highway Capacity Manual (HCM).

### **Offsite Transportation Improvements**

The area around the site was analyzed to identify potential transportation improvements to be implemented at the time of site plan. The 'Recommended Improvement' exhibit attached at the end of this memo identifies several potential improvements based on this review. Improvements identified in this memo are recommended for the applicant to construct at the time of site plan to achieve the TDM reduction target and mitigate traffic impacts.

### **Street Impact Fee and the Roadway Capacity Plan**

At the time of building permit, the site will be subject to the Street Impact Fee (SIF). SIF funds for this site may be used for design and construction of projects identified in the Roadway Capacity Plan (RCP) Service Area 'I'. RCP 'Project II-11' identifies intersection improvements at 49<sup>th</sup> Street and Burnet Road.

### **Recommendations and Conclusions**

Based on the results of the NTA, ATPW has the following recommendations and conclusions:

1. During site plan review, the developer will be required to construct sidewalks and associated curb ramps on Ramsey Ave and W 48th St along the site's frontage.
2. During the site plan review, the developer will be required to re-construct sidewalk on W 49th St along the site's frontage
3. During site plan review, it is recommended the developer construct the following sidewalk improvements to achieve TDM plan trip reduction target.
  - a. Along the north side of 49<sup>th</sup> St west side of Burnet Road between Lynwood St and the existing transit stop.
  - b. Along the east side of Rosedale Ave and north side of 47<sup>th</sup> St between 48<sup>th</sup> St and the transit stop.
4. During site plan review, it is recommended the developer construct a mid-block, raised pedestrian-crossing across 49<sup>th</sup> Street.
5. As per the ASMP, the required ROW for Ramsey Ave, W 49th St and W 48th St is either 58 or 64 feet.
6. If the number of units proposed in Table 1 is exceeded, the TDS division may be required to reassess the NTA.

**Date:** January 14, 2025  
**Subject:** 2117 W 49th, and 4709 Rosedale Ave Multifamily NTA | C14-2025-0094

7. 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 collection amount will be calculated and collected at the time of building permit application. For more information on Street Impact Fees, please visit the City's SIF website (<https://www.austintexas.gov/departments/street-impact-fee>).
8. This assessment is based on the proposed uses. Any changes in these assumptions may require an updated NTA.
9. 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.

Should you have any questions or concerns, please contact Austin Jones, Supervising Engineer of ATPW at [austin.jones2@austintexas.gov](mailto:austin.jones2@austintexas.gov) or (512)-978-1671.

cc: Renee Johns, Program Manager  
Mustafa Wali, P.E., Development Review Engineer  
Cynthia Hadri, Zoning Case Manager

Residential streets in Rosedale are primarily 27 feet wide with no sidewalks. Pedestrian activity, bicycling, children's activities and more take place along the streets. Many of the older homes have no garage or single-car garage, so there is existing street parking to navigate. The proposed MF6 zoning will create traffic loading far in excess of streets capacity and in direct opposition to the goals of the Austin Strategic Mobility Plan, especially for those with mobility impairment.

City of Austin

Council Meeting Backup: May 21, 2026

File ID: 26-1855

## 1.2. Austin Strategic Mobility Plan

The Austin Strategic Mobility Plan (ASMP) is a comprehensive long-range transportation plan that establishes a vision for Austin's multimodal transportation network. It calls for decreasing the percent of people who drive alone to work to 50 percent by increasing the percent of people who walk, bike, take transit, carpool, or avoid commuting by working from home to 50 percent.

This 2023 Sidewalks, Crossings, and Shared Streets Plan supports the ASMP's mobility goal and its overall vision by planning ways to enhance Austin's pedestrian network so walking is a viable form of mobility.

The ASMP includes numerous mobility-related policies. Specific policies that both shaped the development of this Plan and that this Plan helps to support include (but are not limited to):

Mobility-Related Policies:

<b>Pedestrian Network Policy #1:</b>	<b>Complete the pedestrian network</b>	Provide safe, comfortable, and accessible pedestrian passage along and across every public street to provide safe, equitable access throughout all of Austin.
<b>Roadway Policy #6</b>	<b>Support streets as places where people and community engage in non-mobility activity</b>	Recognize the diverse and expanding civic needs within our right-of-way and promote adaptive uses of the street.
<b>Accessibility Policy #3</b>	<b>Ensure sidewalks are safe and accessible for people with mobility impairments</b>	Recognize that children, seniors, and people with mobility impairments face disproportional difficulties when sidewalk infrastructure is not properly provided, operated, and maintained.

49th St immediately west of the proposed multifamily site has already been studied by the City of Austin's Speed Management Program because of safety considerations, even at existing traffic counts. The Speed Management Program found that traffic-calming treatments were mandated to deal with existing traffic flows. A series of speed cushions were installed through the full 5-block length of 49th St in this area.

**Austin** Resident Business Government Departments Connect

Departments > Transportation and Public Works > Programs > Speed Management

# Speed Management

Home >

Transportation >

Engineering >

The Speed Management Program works to improve safety and enhance the livability of Austin streets through context-appropriate speed reduction strategies. Reducing egregious speeding on all street levels and the likelihood of serious injury and fatal crashes supports the City's [Vision Zero goal](#). Austin Transportation and Public Works (TPW) implements two concurrent initiatives that make up the Speed Management program:

- **Speed limit changes:** TPW reviews existing speed limits citywide using data and applicable engineering studies to recommend changes or reductions in speed limits.
- **Traffic calming treatments:** TPW uses a multi-step data-driven process to select priority street segments and construct cost-effective engineering treatments that support reduced roadway speeds.

The city's traffic study references the Highway Capacity Manual (HCM) and suggests that capacities of up to 2,000 vpd could be accommodated on 49th St (27 feet wide). The following is from the HCM and says planned capacity should be less than 1,200 vehicle trips per day. The current estimate with the traffic study revisions and the MF6 zoning is 2,414 vpd. The HCM further says that on-street parking and frequent driveways or street intersections will further reduce suggested capacity. Rosedale streets are subject to both of those considerations.

Based on the Highway Capacity Manual (HCM 2010 and 6th Edition), residential streets (local, non-arterial) with widths of 27 feet or less are generally classified as having low volumes and are typically analyzed under the "Urban Street" or, more accurately for small local streets, not requiring rigorous capacity analysis due to their low-volume nature. [ⓘ](#)

#### **Key Capacity Characteristics for 27-ft or Less Residential Streets:**

- **Definition:** These are typically classified as non-arterial, local streets.
- **Capacity Threshold:** Residential local streets are often defined by a planned capacity of less than **1,200 vehicle trips per day** (daily total, not hourly).
- **Lane Width/Configuration:** A 27-foot street generally accommodates two lanes of traffic (roughly 13.5 ft each) or one lane with parking on one side.
- **Capacity Factors:** Capacity for these roads is often determined by constraints like parking,, rather than the raw number of lanes, which may be reduced if the width is constrained.
- **Parking Impact:** On-street parking significantly reduces the effective capacity of narrow streets,, often restricting them to one-lane, alternating flow conditions. [ⓘ](#)

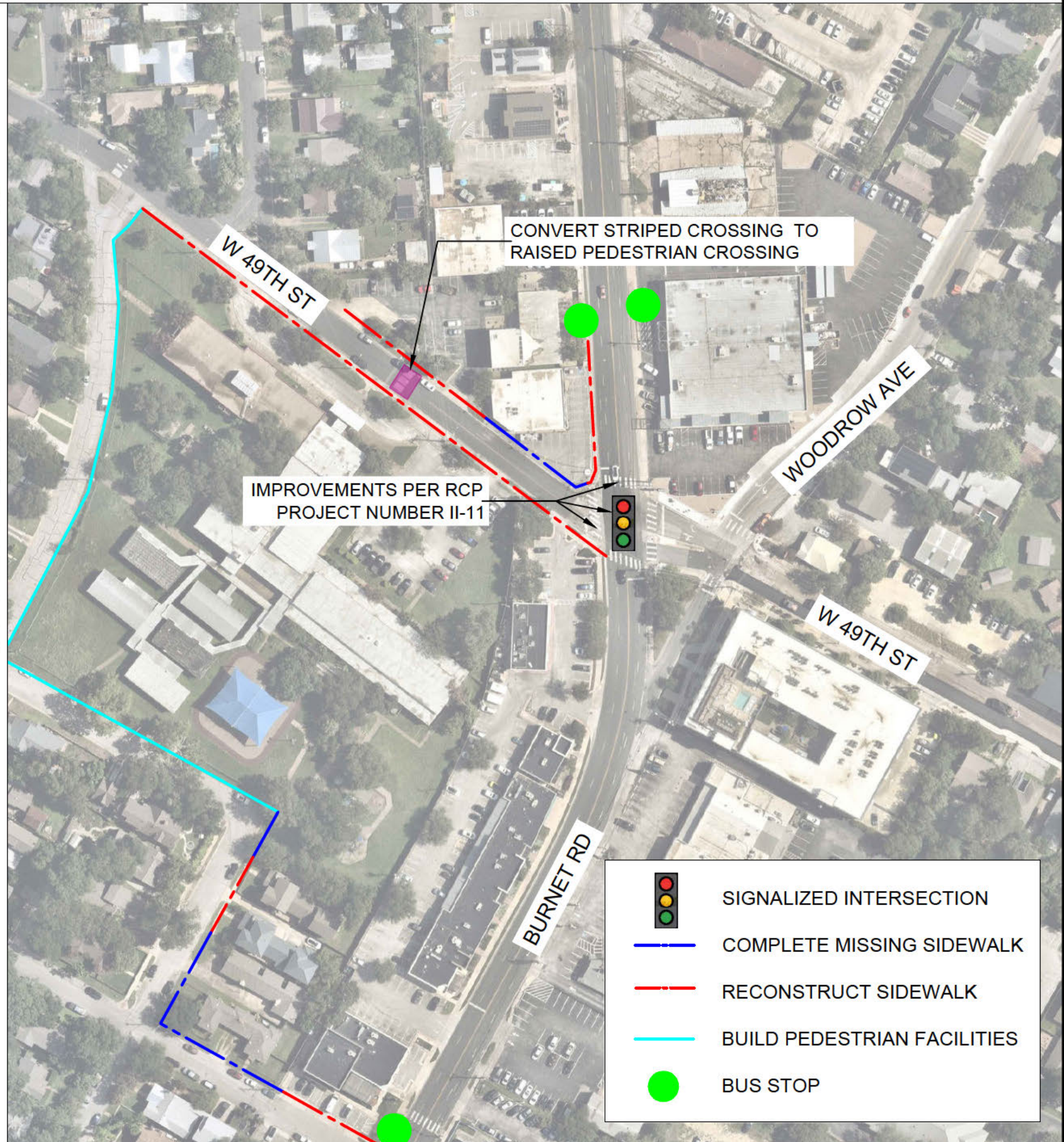
**PEDESTRIAN CROSSINGS IMPROVEMENT (OPTIONS)**

**POTENTIAL RECOMMENDED IMPROVEMENTS**



**Raised Crossings**

- Full width speed tables at pedestrian crossings
- Common at mid-block locations
- Especially effective near schools or where heavy pedestrian activity exists or is anticipated



**Kimley-Horn**

TBPE REGISTERED FIRM NO. F-628  
 10814 JOLLYVILLE RD. BUILDING IV, SUITE 200  
 AUSTIN, TX 78739  
 Phone: (512) 418-1771  
 Website: kimley-horn.com

ROSEDALE NTA  
 AUSTIN, TEXAS

RECOMMENDED  
 IMPROVEMENT

FIGURE

1

K:\AUS\_TPT\ROSEDALE NTA\PLANS\ROSEDALE NTA.DWG  
 1/13/2026 4:50 PM  
 DWG NAME  
 LAST SAVED



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## Rosedale School Zoning Decision - DELAY NECESSARY

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From Shelby Goodrum [REDACTED]  
Date Fri 2/13/2026 3:59 PM  
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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

External Email - Exercise Caution

Dear Ms. Hadri:

Please forward this to the Zoning and Platting Commission Members at your earliest convenience. Thank you.

### **RE: Rezoning Case C14-2025-0094 - Request for Postponement**

Dear Members of the Zoning and Platting Commission:

I am writing to urge you to postpone consideration of rezoning case C14-2025-0094 for the former Rosedale Elementary School property until the pending lawsuit filed by AISD against neighborhood residents is resolved.

**The case should be postponed because ownership is in dispute.** AISD is seeking to rezone nine lots for which it does not have "clear title." One-third of the lots in this application are now subject to a court case that must determine rightful ownership. It is premature and a waste of city resources to consider rezoning property when ownership remains legally uncertain.

**This proposal is incompatible with our neighborhood.** The proposed 6-story, 435-unit apartment complex would be unprecedented in Austin for a development of this size located in the interior of a residential neighborhood with no direct access to a major arterial like Burnet Road. This high-density development would more than double the number of households in northern Rosedale and flood our narrow two-lane residential streets with 1200-1400 vehicle trips daily. Further, while residents of the development would be parked within the building, ancillary vehicles like boats and campers owned by building residents are likely to clog neighboring streets.

**The traffic analysis is underresearched, too narrow, and fundamentally flawed.** The Neighborhood Traffic Analysis incorrectly assumes the current building functions as "an office" generating 489 vehicle trips per day. This is patently false. The building generates minimal traffic now, and even as an active elementary

school, most students walked or took the bus. This facility was never a car traffic generator. Further, it does not take into consider the second-order problems that will arise in the surrounding streets, including cut-through impact on 49<sup>th</sup> Street and Woodview Avenue (toward Shoal Creek Boulevard) and at the four-way stop at 45<sup>th</sup> and Shoal Creek.

**One neighborhood should not bear the district's entire burden.** While we sympathize with AISD's financial challenges, Rosedale children are AISD students too. They deserve safe streets, not thoroughfares overwhelmed by development-driven traffic. We do not oppose redevelopment, but this luxury apartment proposal does not serve the city's affordable housing goals and is incompatible with our historic neighborhood's character and infrastructure.

**We want to work collaboratively.** Once the lawsuit is resolved, our neighborhood is willing to partner with AISD on a reasonable redevelopment plan that respects our community.

I respectfully request that you postpone this case until legal ownership is clear.

Sincerely,  
Shelby Goodrum  
[REDACTED] Shoalwood Avenue  
Austin, TX 78756

[Shelby Newton Goodrum, CAP®](#)  
[Giving Advisors LLC | 914.584.5578](#)

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## Case C14-2025-0094 Rosedale School

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**From** Susan Walsh [REDACTED]  
**Date** Fri 2/13/2026 5:02 PM  
**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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### External Email - Exercise Caution

From the public notice sent to houses 500 ft of the proposed zoning change I object to the zoning change of the Rosedale School Property to MF6 with the Conditional Overlay.

- 1) This property is in a SF3 neighborhood bordering 3 sides with houses and 1 side with a single story commercial building. It is unprecedented in Austin to have a high density development without access to a major roadway.
- 2) The Rosedale neighborhood has narrow residential roads. Residents walk, bike, drive, and converse in these roads. We have many children in our neighborhood of all ages, including those under the age of 5. A high density development without access to Burnet Road will overflow into all of our grid making the walkability of our neighborhood more hazardous.
- 3) The best developments in older, historic neighborhoods embrace the styles, green spaces, traditions, and friendliness of the neighborhood. City is to be commended for requiring a park as any development of this property will take away our park that has been used for decades. It seems the emphasis has been on maximum size rather than what could we develop that would integrate into and embrace Rosedale.
- 4) Why has there been no discussion on affordable units? AISD had many discussions with our neighborhood leadership before they decided to enter a contract to sell Rosedale. Many of those ideas are still good ideas including affordable housing for teachers.

Thank you for the opportunity for public input. I urge you not to grant the proposed zoning change for Rosedale School. I believe the traffic impact to our neighborhood has been underestimated, and balance would be a development with less units.

Thank you,  
Susan Walsh  
[REDACTED] Sinclair

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Outlook

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## Rosedale School Zoning Decision - DELAY NECESSARY

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From Tom Goodrum [REDACTED]  
Date Fri 2/13/2026 3:40 PM  
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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

External Email - Exercise Caution

Dear Ms. Hadri:

Please forward this to the Zoning and Platting Commission Members at your earliest convenience. Thank you.

### **RE: Rezoning Case C14-2025-0094 - Request for Postponement**

Dear Members of the Zoning and Platting Commission:

I am writing to urge you to postpone consideration of rezoning case C14-2025-0094 for the former Rosedale Elementary School property until the pending lawsuit filed by AISD against neighborhood residents is resolved.

**The case should be postponed because ownership is in dispute.** AISD is seeking to rezone nine lots for which it does not have "clear title." One-third of the lots in this application are now subject to a court case that must determine rightful ownership. It is premature and a waste of city resources to consider rezoning property when ownership remains legally uncertain.

**This proposal is incompatible with our neighborhood.** The proposed 6-story, 435-unit apartment complex would be unprecedented in Austin for a development of this size located in the interior of a residential neighborhood with no direct access to a major arterial like Burnet Road. This high-density development would more than double the number of households in northern Rosedale and flood our narrow two-lane residential streets with 1200-1400 vehicle trips daily. Further, while residents of the development would be parked within the building, ancillary vehicles like boats and campers owned by building residents are likely to clog neighboring streets.

**The traffic analysis is underresearched, too narrow, and fundamentally flawed.** The Neighborhood Traffic Analysis incorrectly assumes the current building functions as "an office" generating 489 vehicle trips per day. This is patently false. The building generates minimal traffic now, and even as an active elementary

school, most students walked or took the bus. This facility was never a car traffic generator. Further, it does not take into consider the second-order problems that will arise in the surrounding streets, including cut-through impact on 49<sup>th</sup> Street and Woodview Avenue (toward Shoal Creek Boulevard) and at the four-way stop at 45<sup>th</sup> and Shoal Creek.

**One neighborhood should not bear the district's entire burden.** While we sympathize with AISD's financial challenges, Rosedale children are AISD students too. They deserve safe streets, not thoroughfares overwhelmed by development-driven traffic. We do not oppose redevelopment, but this luxury apartment proposal does not serve the city's affordable housing goals and is incompatible with our historic neighborhood's character and infrastructure.

**We want to work collaboratively.** Once the lawsuit is resolved, our neighborhood is willing to partner with AISD on a reasonable redevelopment plan that respects our community.

I respectfully request that you postpone this case until legal ownership is clear.

Sincerely,

Tom Goodrum

██████████ Shoalwood Avenue

Austin, TX 78756

914-282-9975

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## Fw: Rosedale School - Opposition to Current Rezoning Proposal

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**From** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

**Date** Tue 3/3/2026 10:00 AM

**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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**From:** Emily Thompson Payne [REDACTED]

**Sent:** Tuesday, February 17, 2026 4:15 PM

**To:** Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>; Flores, Alejandra - BC <BC-Alejandra.Flores@austintexas.gov>; Puzycki, Ryan - BC <BC-Ryan.Puzycki@austintexas.gov>; Stern, Lonny - BC <BC-Lonny.Stern@austintexas.gov>; Boone, Scott - BC <BC-Scott.Boone@austintexas.gov>; Osta Lugo, Luis - BC <BC-Luis.OstaLugo@austintexas.gov>; Fouts, David - BC <BC-David.Fouts@austintexas.gov>; Cortes, Andrew - BC <BC-Andrew.Cortes@austintexas.gov>; Tschoepe, Christian - BC <BC-Christian.Tschoepe@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Major, Taylor - BC <BC-Taylor.Major@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>; Brown, Destiny <destiny.brown01@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>

**Cc:** Gerrick, Emily <Emily.Gerrick@austintexas.gov>; Simon, Kayla <kayla.simon@austintexas.gov>; Sloan, Heidi <heidi.sloan@austintexas.gov>; Swallow, Sarah <sarah.swallow@austintexas.gov>; District 7 <District7@austintexas.gov>; Watson, Kirk <Kirk.Watson@austintexas.gov>

**Subject:** Rosedale School - Opposition to Current Rezoning Proposal

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External Email - Exercise Caution

Dear Commissioners and Staff,

My name is Emily Payne, and I live in Rosedale at [REDACTED] Sinclair Avenue. I'm also an AISD parent. Like many of my neighbors, I understand the need to sell and redevelop the former Rosedale School property. That said, I oppose the current rezoning proposal for the following reasons:

- The rezoning proposal requests exponentially increasing the zoning allowance without providing any community benefits or amenities -- no affordable housing, no community open space. Rezoning is a powerful tool that can be used to leverage community-minded development. Approving this drastic zoning increase without community benefit sets a precedent that weakens the City's ability to leverage community benefits for future projects -- especially future redevelopments of other properties that AISD plans to sell.
- The traffic created by the proposed development will create a safety hazard for pedestrians and cyclists - including AISD students who walk or bike past the site en route to McCallum High School (which also serves as the bus stop for Kealing Middle School). There is no precedent in the City for allowing traffic of this intensity on a neighborhood street -- especially one that functions as a safe route to school. Generating transit-corridor-level traffic should require access to a transit corridor. The developer could seek an easement for access via Burnet Road. Granting the rezoning as currently requested would discourage this alternate solution.
- The property was donated for educational use in perpetuity. Undermining the conditions of donation threatens to undermine the preservation of public land across the city, as well as discourage future donation of land for public use.
- As many neighbors have noted, there is an ongoing lawsuit regarding the property.

Many thanks for your consideration,

Emily Payne

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Outlook

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## Rezoning case C14-2025-0094 | Rosedale school

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From Christina Singh [REDACTED]

Date Wed 3/11/2026 11:54 AM

To Watson, Kirk <Kirk.Watson@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Velasquez, Jose <Jose.Velasquez@austintexas.gov>; Vela, Jose "Chito" <Chito.Vela@austintexas.gov>; Alter, Ryan <Ryan.Alter@austintexas.gov>; Laine, Krista <krista.laine@austintexas.gov>; Siegel, Mike <mike.siegel@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Qadri, Zo <Zo.Qadri@austintexas.gov>; Duchen, Marc <marc.duchen@austintexas.gov>; Simon, Kayla <kayla.simon@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Dear Mayor Watson and City Council Members,

I am writing as a resident of Lynnwood St., less than 500 meters from the former Rosedale School site, to ask you to delay or deny the rezoning case for Rosedale School - please do not allow this case to advance through City Council.

Advancing through hearings wastes community time and public money at a moment when Austinites are scrutinizing every dollar City Hall spends. After Proposition Q failed, Mayor Watson pledged to reform the City's budget and rebuild public trust. Yet, the City continues to devote staff time, legal resources, and commission hearings to a zoning case while AISD simultaneously sues hundreds of Austin constituents to nullify a deed restriction that would prevent this project from moving forward. The project cannot proceed until it lawsuit is resolved, as the sale contract between AISD and the developer contains a closing contingency tied to its outcome.

As a resident directly affected by this project, I am also concerned about its implications for my street. I have two children under five who play outside daily on Lynnwood, running, riding scooters, and sharing the road with neighbors because we have no contiguous sidewalks. If this project moves forward, Lynnwood will become a cut-through for hundreds of additional vehicle trips each day. The traffic study enables this outcome by overstating existing usage. Characterizing the vacant Rosedale School as a "school office building with 500 daily trips" is inaccurate, and the study simultaneously understates net new trip generation. The result shifts real congestion and safety risks onto streets where young children live and play, including Lynnwood, Rosedale, and Sinclair (one of which is part of the Austin Safe Routes program).

I empathize with AISD's budget deficit. But AISD had alternative sale options that could have generated substantial immediate revenue without conflict, litigation, or the drain on public resources we are witnessing now. Instead, the district chose the slowest and most contentious path: suing its own constituents while drawing continued City involvement. The project they are pursuing offers the neighborhood nothing in return: 435 luxury units, zero affordable housing, no mixed-use benefit, and

a site plan that raises setback, water, and drainage concerns. The benefits to AISD are short-term. The impacts on Rosedale are permanent.

What began at Rosedale is now expanding across Austin. AISD is negotiating with Trammell Crow Company over the former Brooke Elementary and has announced community meetings about six additional campuses. Each case risks repeating the same pattern: community conflict, litigation, and strain on public systems. Advancing this rezoning while deed restrictions remain under legal dispute sends a troubling signal that the City is willing to spend public resources to accelerate a private transactions actively being challenged in court. **At a time of fiscal pressure, that is the wrong priority.**

Please do not allow this case to advance through City Council. Please require a broader, transparent framework for AISD campus sales before committing additional public time and money to individual cases.

Thank you for your consideration.

Christina Singh

██████ Lynnwood St.

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## Support for City of Austin Partnership to Strengthen AISD

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**From** Meaghan Lisman <meaghan.lisman@gmail.com>

**Date** Wed 4/29/2026 2:48 PM

**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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

### External Email - Exercise Caution

Dear Ms. Hadri,

I am writing to strongly encourage AISD and the City of Austin to pursue a partnership regarding the Rosedale campus. For reference, the Case Number is: C14-2025-0094

AISD's financial challenges require urgent, creative solutions. A City purchase of the Rosedale property for parkland and a community center, potentially funded through a bond initiative, offers a practical path to generate needed revenue for the district while creating a lasting public asset for the community.

This approach can help reduce ongoing conflict, support students and staff, and ensure the property serves a broad and diverse group of Austinites. I urge you to actively explore this option and engage the community in moving it forward.

Time is a critical factor for AISD, and leadership on collaborative solutions like this and others is essential.

Thank you for your consideration, and I look forward to your response.

Sincerely,

Meaghan Lisman, parent of 3 children attending AISD schools, and resident of the Rosedale neighborhood

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May 1, 2026

To: Council Member Mike Siegel

Re: Rezoning Case: C14-2025-0094, 2117 W 49th St. and 4709 Rosedale Avenue

Dear Council Member Siegel,

Thank you for requesting the neighborhood's input on AISD's proposed rezoning of its Rosedale School property. The following comments come to you with the mutual support of the Rosedale Neighborhood Association and Play Fair With Rosedale -- a separate neighborhood group formed in response to the OHT/AISD proposed rezoning and lawsuit.

We are not opposed to rezoning the property and increasing the density, but we are caught between two extremes:

1. An OHT/AISD proposal to permit 435 luxury apartments.
2. The strict limitations on development contained within deed restrictions, currently being tested by AISD in court.

We are seeking your help to find a collaborative compromise between these extremes. What we want most is for the city leadership to work with us for a reset such that AISD follows through with the neighborhood on creating truly affordable housing.

A negotiated resolution would:

- Put money in AISD's coffers much more quickly.
- Provide the increased density the city wants to support its transit initiatives.
- Increase the range of affordable housing types, which would invite new families, many with school-age children, to live and thrive in our neighborhood.

School properties nested on neighborhood streets are a perfect opportunity for affordable, family-friendly, "missing middle homes." Rosedale provides an opportunity to chart a coherent policy to keep school properties as community assets, a policy both AISD and the city support.

Rosedale is not asking for special treatment. The opposite: We are asking you not to single us out. As the city's own "comparables" show, Austin has never before rezoned land to permit high-density apartments surrounded on three sides by single-family neighborhood homes.<sup>i</sup>

A negotiated resolution would require the city and AISD to work with the neighborhood. We therefore urge you to vote to delay rezoning until at least a trial court decision in the declaratory judgment litigation filed by AISD. We are preparing more detailed information to bring this approach forward, but we need more time.

We have been urged to work with AISD and OHT, and we would be delighted to. Unfortunately, they haven't shown any interest in working with us, failing to respond to correspondence and

telling us point blank there is no negotiation (in the meeting you convened at City Hall on December 10).

OHT and AISD are treating their contract as obligating them to pursue a joint strategy of litigation and rezoning against the neighborhood. While the city has no jurisdiction over private deed restrictions, city officials should certainly take the applicant's contractual obligations into account.

There is no rush to rezone this property before the litigation is resolved. First, if AISD loses, rezoning will have been a waste of time and resources. Second, given the city's success in creating housing and recent analyses showing an oversupply of the housing types proposed by OHT, industry experts tell us the developer is unlikely to construct this project for several years, as current market conditions don't favor more construction of this kind. AISD also acknowledged the timing reality when it took budget action early this year that pushed the expected revenue into its next fiscal year.

If the neighbors win the litigation, we still commit to the same collaboration requested above.

We also have major concerns to be addressed if the OHT/AISD proposal moves forward, including:

- Monumental incompatibility in scale.
- Volume of vehicle traffic.
- Lack of meaningful affordability.
- Destruction of trees and open space.
- Adding an "urban heat island" in the neighborhood.
- Increased flood risk (in 2025 alone, three people died from flooding in the creek a few hundred feet from this site).

OHT itself provided a somewhat more reasonable proposal<sup>ii</sup> to AISD earlier in the process. It addressed many of the items above. There is strong community support for increased density paired with affordability, and we look forward to resuming that dialogue once we are invited back into the room.

Finally, it is important to note that this rezoning vote will be the first time a group of elected officials has voted on this specific development project. When AISD trustees cast their votes to sell the land and authorize a sales contract, they did so before this current plan was created. They knew they were discarding community input but were not aware of what the ultimate consequence would be. You have information in front of you that they did not have, and can send a signal that creates conditions for a better outcome for all of Austin.

Approved by the Steering Committees for RNA and PFWR:

Daniel S. Ray, Ramsey Ave.  
Darrell Azar, Lynnwood Ave.  
Laura Genet, Lynnwood Ave.  
John Fretwell, Sinclair Ave.  
Kathy Fretwell, Sinclair Ave.  
Beth Condon, Sinclair Ave.  
Jody Satterfield, Sinclair Ave.  
Laura Alley, Sinclair Ave.  
Michael Alley, Sinclair Ave.  
Adam Hootnick, Sinclair Ave.  
Scott Morledge, Stoneridge Rd.  
Jim Cunningham, Rosedale Ave.  
Barbara McArthur, Clay Ave.  
Stephen Scace, Shoalwood Ave.  
Victoria Rios, Ramsey Av.  
Joseph Reynolds, W. 49<sup>th</sup> ½ St.  
Cameron Ray, Rosedale Ave.  
Elizabeth Baird, Rosedale Ave.  
Chris Allen, W. 39<sup>th</sup> ½ St.  
Gina Allen, W. 39<sup>th</sup> ½ St.

Jeff Archer, Rosedale Ave.  
Vicki Almstrum, W. 39<sup>th</sup> ½ St.  
Morgan Merritt, Burnet Rd.  
Carl Reynolds, Sinclair Ave.  
Jay Carpenter, Hilwin Circle  
William Hudson, Great Oaks Pkwy.  
Bee Moorhead, Rosedale Ave.  
Robert Moorhead, Rosedale Ave.  
Kim Mosley, W. 40<sup>th</sup> St.  
Dianne Holley Mountain, Tonkawa Trl.  
Kelly Pirkel, W. 39<sup>th</sup> ½ St.  
Ryan Pirkel, W. 39<sup>th</sup> ½ St.  
Mac Ragsdale, Shoalwood Ave.  
Richard Relph, Rosedale Ave.  
Jeff Sumner, Rosedale Ave.  
Christine Sweeney, Edendale Ct.  
Sunitha Downing, W. 40<sup>th</sup> St.  
Dauphin Ewart, Burnet Rd.  
Dawn McDaniel, W. 40<sup>th</sup> St.

Cc: Mayor Kirk Watson  
Austin City Council Members  
Austin Independent School District Trustees

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<sup>i</sup> See <https://playfairwithrosedale.org/2026/04/30/austin-planners-justify-roosedale-rezoning-with-ill-fitting-comps/> .

<sup>ii</sup> See <https://playfairwithrosedale.org/wp-content/uploads/2026/04/OHT-original-development-proposal-to-AISD-Feb-2025.pdf>.



Outlook

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**Case Number: C14-2025-0094 Redevelopment of the Rosedale Elementary site**

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**From** Jim Cunningham [REDACTED]

**Date** Mon 4/20/2026 2:45 PM

**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; District 7 <District7@austintexas.gov>; Duchen, Marc <marc.duchen@austintexas.gov>; Watson, Kirk <Kirk.Watson@austintexas.gov>; matias.segura@austinisd.org <matias.segura@austinisd.org>; trustees@austinisd.org <trustees@austinisd.org>

**Cc** Jim Cunningham [REDACTED]

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

External Email - Exercise Caution

Cynthia,

As a resident within 500 feet of Rosedale Elementary I am writing to state I object to the current redevelopment as proposed.

The school district came to the neighborhood a few years ago stating they were interested in making the site a home for affordable housing for educators. The neighborhood, understandably, wanted to know what this meant. We did not "shoot it down" as was supposedly stated by the superintendent of schools. We gave the district honest feedback as to what we thought this might look like. We were shown various scenarios of how the site might contain several different options that looked a lot like the "missing middle" component to addressing housing shortages. The district then went silent for approximately two years before we were shocked to find that the property would NOT be affordable but instead would be sold to a developer of "luxury apartments". We've made it known that the neighborhood is in support of the very sort of housing, again the missing middle, that the district first came to us with. We were told that this would likely be hard because it would require city/state and possibly federal funding and that we were being disingenuous in our request. I can assure you this is not the case. The very sort of funding the district first approached us about as an option. What changed except the district decided a money grab was an easier solution, one that they could then blame on the neighborhood. This neighborhood heartily stood with the building of affordable housing in our neighborhood on Medical Arts Parkway. We'd love to have new residents that we can become friends with, meaning a mixture of apartment dwellers-likely to be temporary neighbors, as well as more permanent residents via owners of

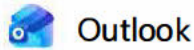
townhomes, duplexes and any other sort of permanent solution that actually works to accomplish the very thing that our city and the politicians who represent us tell us is so very needed. We would very much like the opportunity to have a seat at the table, one that has been denied to us at every turn. Mike Siegel, my council member, said that "the owner of the property ultimately has the right to develop however they'd like". I'd like to clarify that land belongs to all of us. If the neighborhood doesn't have a say, why has the city sued so many of us?

Jim Cunningham

██████████ Rosedale

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**RE: C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily - City Council Hearing Update**

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**From** Cash, Brian [REDACTED]  
**Date** Mon 4/27/2026 12:38 PM  
**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Play Fair With Rosedale <playfairwithrosedale@gmail.com>

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Thanks for following up and letting me know you didn't get it.

I oppose, and do not support the rezoning. Below are the comments I put in the form.

I oppose the rezoning to **MF-6-CO**. A **six-story, 450-unit apartment complex** is out of scale with the neighborhood and does not fit its existing character. With **no entrances on Burnet**, the project would funnel all traffic through residential streets, creating serious safety and congestion concerns. The **traffic studies provided are questionable** and need independent review to avoid basing long-term decisions on flawed data that the community may later regret. I am, however, **very supportive of a thoughtful, well-scaled use of this site**—one that is mutually beneficial to **AI****SD**, the neighborhood, and **Austin**ites who will rely on what is ultimately built here.

**Brian Cash**

Global Sales Director

**Dell Technologies** | AI Technical Sales  
[REDACTED]

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**From:** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Sent:** Monday, April 27, 2026 12:05 PM  
**To:** Cash, Brian [REDACTED] Play Fair With Rosedale <playfairwithrosedale@gmail.com>  
**Subject:** Re: C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily - City Council Hearing Update

[EXTERNAL EMAIL]

Hi Brian,

I was hoping that there was a delay in the system, but I did not get your comments for this case. Would you like to give them to me here for submission?

Best Regards,



**Cynthia Hadri**

Planner Senior

Austin Planning

512-974-7620

[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

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## Rosedale School Rezoning

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**From** Carl Reynolds [REDACTED]  
**Date** Mon 5/4/2026 8:19 PM  
**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Cc** Simon, Kayla <kayla.simon@austintexas.gov>

 1 attachment (113 KB)  
Rosedale letter to CM Siegel.pdf;

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### External Email - Exercise Caution

Hi Cynthia,  
I'm writing on behalf of the Rosedale Neighborhood Association and Play Fair With Rosedale. We request a postponement of this rezoning from May 7 to May 21, so that all the neighbors can plan to *not* come down to City Hall on the 7th. Please let me know about that. I will also stress, as noted in the letter attached -- which I should have provided to you previously, my apologies -- we feel strongly that this entire exercise should be delayed until after the related litigation is resolved.  
Thank you for your help.  
Carl Reynolds  
[REDACTED] Sinclair

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**RE: C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily - City Council Hearing - applicant agrees to neighborhood postponement to 5/21/26**

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**From** David Hartman <dhartman@dbcllp.com>  
**Date** Tue 5/5/2026 2:54 PM  
**To** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Good afternoon:

On behalf of the applicant for this rezoning case C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily, we agree to the neighborhood's request for postponement from the May 7 to the May 21, 2026 Council meeting.

Best, David

**David Hartman**  
**Partner**  
**DuBOIS BRYANT & CAMPBELL**  
303 Colorado, Suite 2300  
Austin, TX 78701  
**O:**(512) 457-8000  
**D:**(512) 685-3409  
**M:**(512) 297-5640  
**F:**(512) 457-8008  
[bio](#)  
[vcard](#)



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**From:** Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>  
**Sent:** Tuesday, May 5, 2026 11:43 AM  
**To:** David Hartman <dhartman@dbcllp.com>  
**Subject:** C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily - City Council Hearing

Hi David,

Please see the attached letter from the neighborhood. They are requesting a neighborhood postponement from May 7<sup>th</sup> to May 21st. This will be uploaded to backup by tomorrow morning but wanted to let you know as well.

Best Regards,



**Cynthia Hadri**

Planner Senior

Austin Planning

512-974-7620

[cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)

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