

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Central Austin Combined (North University)(CANPAC)

CASE#: NPA-2025-0019.01.SH

DATE FILED: March 3, 2025

PROJECT NAME: Waverly North

PC DATE: May 27, 2025
May 13, 2025
April 22, 2025

ADDRESS/ES: 3710 Cedar Street

DISTRICT AREA: 9

SITE AREA: 1.5657 acres

OWNER/APPLICANT: Austin Groups for the Elderly

AGENT: O-SDA Industries (Abby Tatkov)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Civic

To: Multifamily Residential

Base District Zoning Change

Related Zoning Case: C14-2025-0034.SH

From: SF-3-H-NCCD-NP

To: MF-4-H-NCCD-NP

NEIGHBORHOOD PLAN ADOPTION DATE: August 25, 2004

CITY COUNCIL DATE: June 5, 2025

ACTION:

PLANNING COMMISSION RECOMMENDATION:

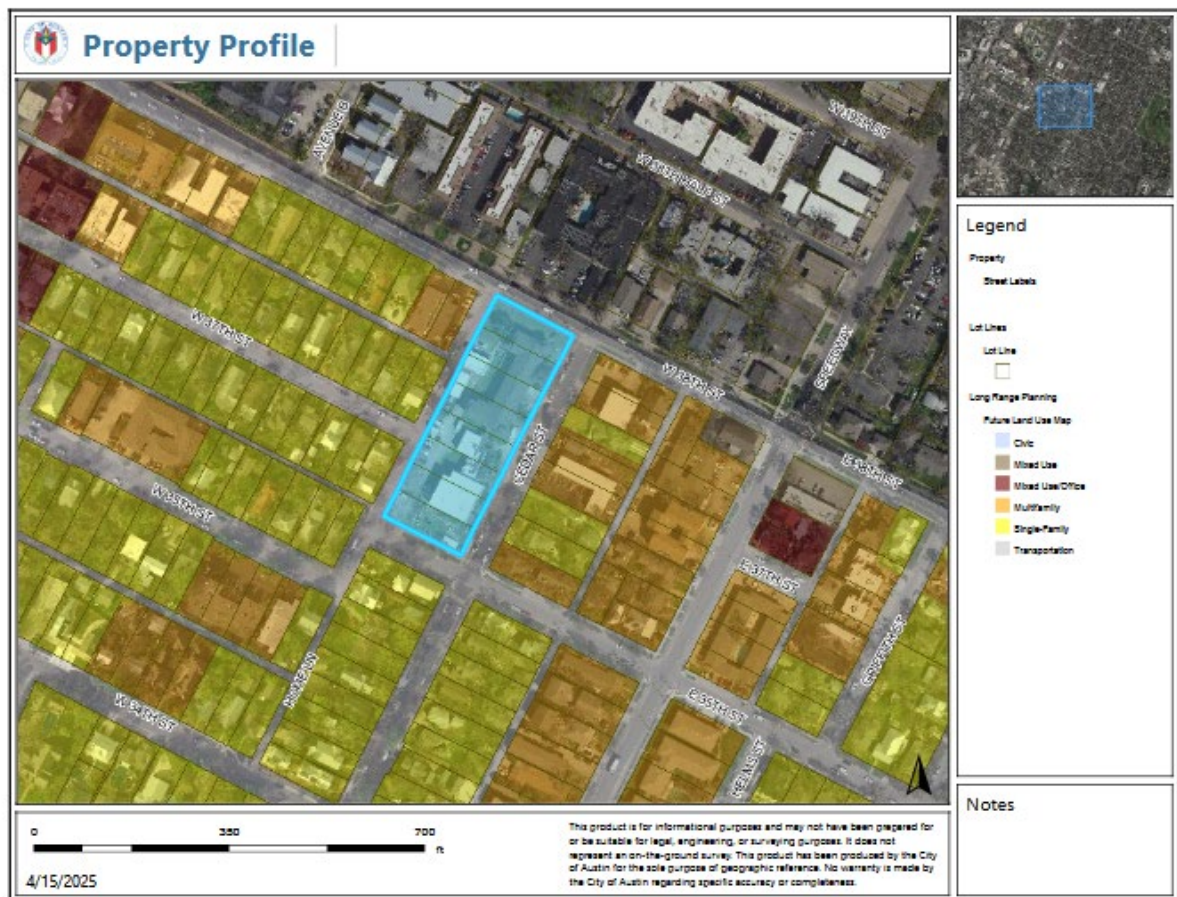
May 27, 2025 – (action pending)

May, 13, 2025 – Postponed to May 27, 2025 on the consent agenda at the request of the Applicant. [F. Maxwell – 1st; A. Woods – 2nd] Vote: 10-0 [P. Howard, C. Hempel, and D. Skidmore absent].

April 22, 2025 - Postponed on the consent agenda to May 13, 2025 at the request of Staff. [F. Maxwell – 1st; C. Haney – 2nd] Vote: 11-0 [N. Barrera-Ramirez and C. Hempel absent].

STAFF RECOMMENDATION: To support the applicant's request for Multifamily Residential land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Multifamily Residential land use in this location. The property is located in an area with existing Multifamily Residential land uses. The applicant is proposing 76 affordable residential dwelling units which will provide additional housing options for the area and the city.



LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Civic - Any site for public or semi-public facilities, including governmental offices, police, fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

PROPOSED LAND USE:

Multifamily Residential - Higher-density housing with four or more dwelling units on one lot.

Purpose

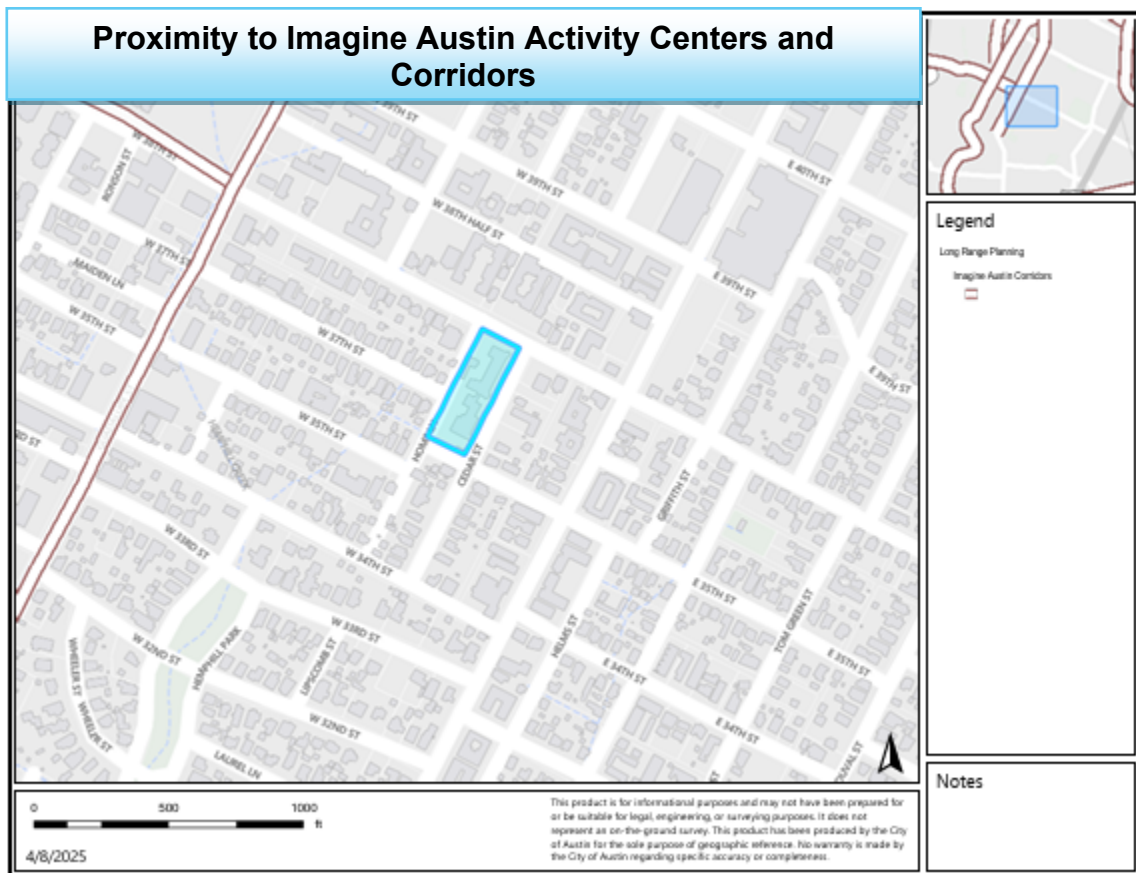
1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

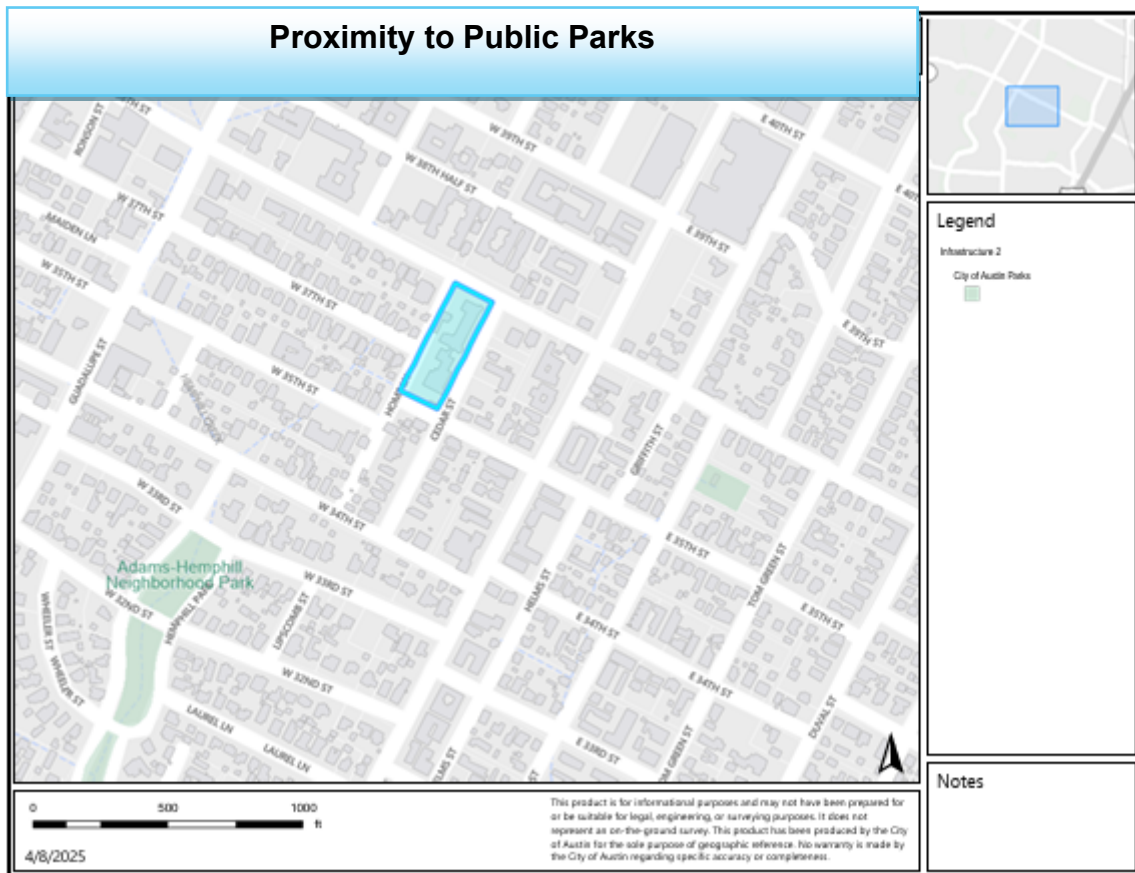
Application

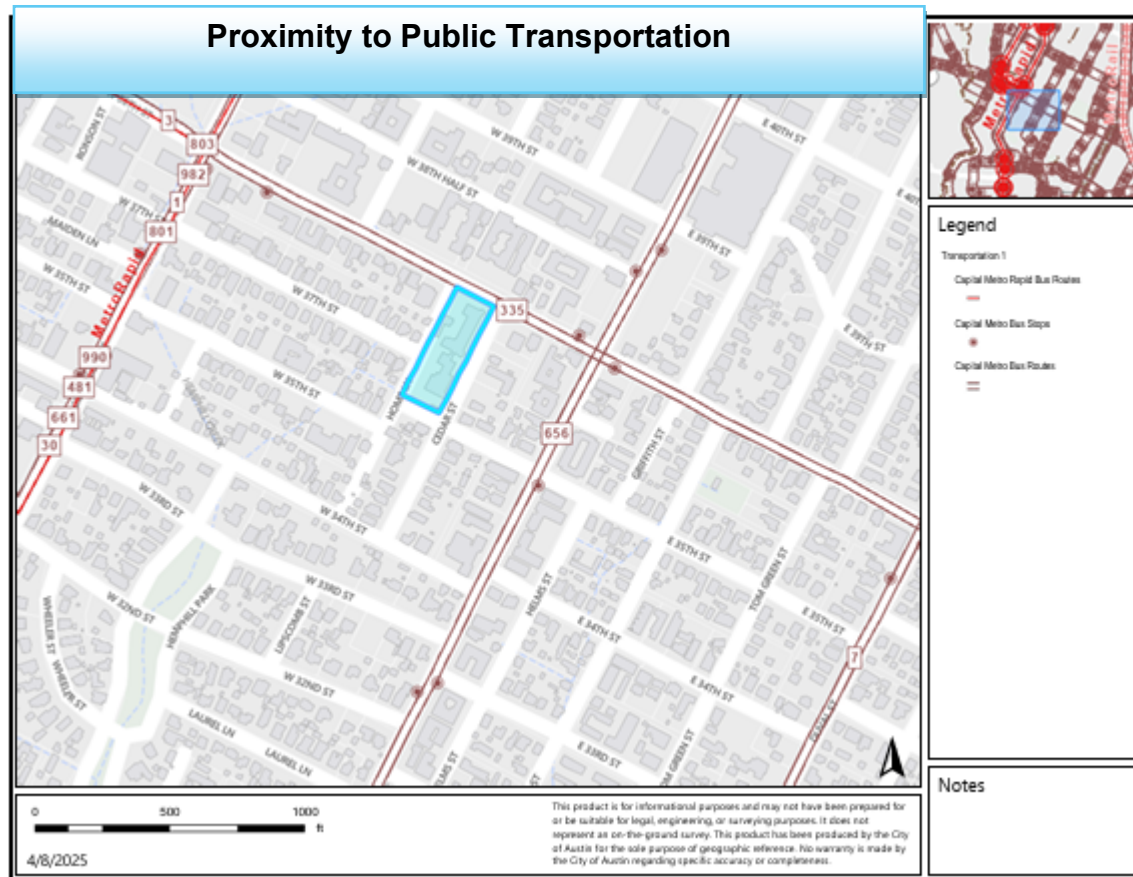
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> • Approx. 0.20 miles east of Guadalupe Street, which is an activity corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Bus routes along Guadalupe Street, East 38th Street, Speedway
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.2 miles from Speedway Grocery
No	Connectivity and Education: Located within 0.50 miles from a public school or university.
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.4 miles from Hemphill Park • 0.3 miles from Sparky Pocket Park
Yes	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)

	<ul style="list-style-type: none"> • 0.4 miles from Children’s Medical Group of Austin • 0.5 miles from CARMAhealth • 0.6 miles from Heart Hospital of Austin • 0.6 miles Central Park Medical
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> • 100% of the units will be affordable
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> • Approx. 76 dwelling units, studio, 1-, 2-, 3 Bedroom units
No	Mixed use: Provides a mix of residential and non-industrial uses.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
Yes	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site. <ul style="list-style-type: none"> • Building has Historic Landmark – Confederate Woman’s Home
Not known	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	Industrial Land: Preserves or enhances industrial land.
10	Number of Yeses







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although

fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to

another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The applicant proposes to change the land use on the future land use map (FLUM) from Civic to Multifamily Residential land use.

The applicant proposes to change the zoning on the property from SF-3-H-NCCD-NP (Family Residence district – Historic Landmark combining district – Neighborhood Conservation combining district – Neighborhood Plan) to MF-4-H-NCCD-NP (Multifamily Residence Medium Density district – Historic Landmark combining district – Neighborhood Conservation combining district – Neighborhood Plan).

The property is a Historic Landmark was once the Confederate Woman's Home which opened in 1908 to care for widows and wives of honorably discharged Confederate soldiers and other women who aided the Confederacy. It has been operating by AGE of Central Texas that helps older adults, which put the property up for sale in December 2024. O-SDA Industries proposes to rezone the property to build approximately 76 affordable residential units.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on April 1, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 733 virtual community meeting notices were mailed to people with utility accounts or own property within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended the meeting, Maureen Meredith and Mark Walters from the Planning Department. Abby Tatkov and Megan Lasch from O-SDA Industries attended, and Abby Penner and Erin Curby from Saigebrook Development, in addition to twenty-five people from the neighborhood.

Below are highlights from Abby Tatkov's presentation:

- O-SDA Industries is a local, women-owned firm with 15 years of multifamily development experience.
- Developer maintains ownership of communities for 15+ years.
- We follow Green Building practices.
- We have onsite management, at minimum of one maintenance person and one manager.
- See presentation slide for Development Timeline.
- AGE of Central Texas listed the property for sale in the winter 2024. It's a Historic Landmark site. It was the Confederate Women's Home.

- We intend to preserve the existing historic structures on the site and build new buildings.
- Our goal is to have approximately 76 units, including Studios, 1-, 2-, and 3-bedrooms
- We will use Affordability Unlocked Type 2 development
- The buildings on the north side of site are considered Historic and the buildings built in the 1970's will be demolished, and the new 3-story building will be in compliance with City of Austin Historic Design Standards, Texas Historic Commission, and the National Parks Service.
- There are three options, see slides in presentation for details.
 - Initially the entrance was proposed on Home Lane, but that was not supported by the neighborhood, so the new proposed entrance is on Cedar Street.
 - 76 units are proposed
 - 78 parking spaces are proposed.
 - Option 3 is the new, proposed site plan, with entrance on Cedar Street, 78 parking spaces, 25-foot setbacks for all buildings on Cedar Street, sidewalks along Home Lane, green space maintained on Cedar Street and will adhere to State and National Parks Service requirements on materials.

Q: Do you have plans to preserve the community events on the building?

A: We build clubhouse spaces in our developments. We are happy to lend that space to community groups. We know this space has been important to the community.

Q: What setbacks are proposed for Home Lane? Are the buildings on Home Lane considered Historic?

A: We need hear back from the Texas Historic Commission as to the status of the rest of the buildings on the site. We will adhere to the standard setbacks.

Q: Will the project be entirely residential? Will there continue to be leased space to the non-profit organizations in the building?

A: This will be a multifamily community, but there will be spaces on-site for community amenities. There won't be office spaces to rent, but there may be other spaces.

Q: What is the development timeline?

A: We are waiting to hear back from TDHC regarding our tax credit application in July. We are planning to go to PC and CC in the next couple months.

Q: I have an art studio in the building. What is the timeline for me to move out?

A: Our understanding with AGE is that we would close on the land later this year and will be leasing back the property to AGE until we need to start construction next spring or summer. They will be giving their individual tenants the option to lease through this timeline. We like to use local artists in our projects to create murals, etc. Please reach out to us to let us know if you have any interest in this.

Q: Do you have renderings of the property?

A: We are waiting for the Texas Historical Architectural Review because the renderings we have we would like to get input and then come back with another meeting with the neighborhood.

Q: What is the estimate for change in impervious cover?

A: We don't know what the current IC or the proposed. We will need to get back to you.

Q: What is the maximum height?

A: It will be a four-story structure with three stories of housing over parking. With Affordability Unlocked there is a height increase based on the amount of affordable housing we are proposing, so about 45 feet in height. There is a part of the property facing 35th street which would stay at three-stories.

Q: Would all the property be for rent or any thoughts on condos for sale?

A: The housing tax credits lean more towards rentals and not home ownership. For this development, it will all be rental.

Q: What percentage of the property will be affordable and how will it be verified?

A: The Tax Credit Program has the most requirements regarding compliance, the State and the City will require strict affordability and will require documentation to confirm it.

Q: Can students qualify for these affordable units?

A: If they are full-time students they do not qualify for this program, it more around families, but part-time students who are income qualified, they can rent from us.

Q: Can the parking be underground?

A: It's more expensive to build underground parking, so it would add a lot of costs to the affordable housing project.

Q: Are you disregarding the NCCD?

A: We are not completely disregarding the NCCD, it would still apply to this zoning category, but based on the city staff, the height could be adjusted based on Affordability Unlocked.

Q: Are you proposing to have pedestrian-oriented uses on the ground floor that is required by the NCCD instead of screened garage?

A: We would love to do that, but we also hear the neighborhood about parking, we don't want to reduce the number of parking spaces, and we don't want to reduce green space. If that's a bigger priority, we are happy to look into it, but right now our focus is to maximum parking and green space.

Q: The neighbors are concerned about traffic. When will the traffic study be needed?

A: When we submit a permit approximately Dec. 2025, the City will look at the proposed development and the trip generation to determine if a traffic study will be required, but it might just be a neighborhood traffic analysis, not a full traffic study.

Comment: The neighborhood would appreciate if the developers could look into underground parking on the property. That could accommodate the maximum number of affordable housing units while assuring there is enough parking and green space.

Response: We can have the general contractor give us a quick cost on this and get back to you and have the architect look at the ramping of the garage and how that would work.

S.M.A.R.T. Housing Letter



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing Department S.M.A.R.T. Housing Program

January 31, 2025

S.M.A.R.T. Housing Certification
Waverly North, LLC
3710 Cedar Street - Waverly North (ID 1015-6143)

TO WHOM IT MAY CONCERN:

Waverly North, LLC (development contact: Abby Penner, email: abby@saigebrook.com, ph: (512) 944-3272) is planning to develop Waverly North, a **76-unit multifamily rental** development at 3710 Cedar Street, Austin, Texas 78705.

S.M.A.R.T. Housing – Rental – 3710 Cedar Street	
Total units: 76 units	
<u>Minimum Required:</u> 40% (31 units) at or below 80% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 22.4% (17 units) at or below 30% MFI 26.3% (20 units) at or below 50% MFI 35.5% (27 units) at or below 60% MFI 15.8% (12 units) at or below 80% MFI
Affordability Period (S.M.A.R.T. units): 5 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 64/76 units eligible	

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

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

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers. Please note that Austin Energy line extension fees are only waived according to the calculation formula found in the Austin Energy Design Criteria Manual, section 1.3.12.

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

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

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

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

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

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

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

Please contact me by phone 512.978.0814 or by email at Ashlin.Gray@austintexas.gov if you need additional information.

Sincerely,



Ashlin Gray, Project Coordinator
Housing Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

Applicant Summary Letter



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

Re: Rezoning and Neighborhood Plan Amendment for 1.567-acre property located at **3710 Cedar Street
Austin, TX 78705**

Dear Ms. Middleton-Pratt:

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

The project, Waverly North, is a proposed adaptive reuse of the existing historic structures on ±1.567 acres on Cedar Street between 35th and 38th Streets in the North University neighborhood in Central Austin. As submitted on 2/28/25 to the Texas Department of Housing and Community Affairs in its Housing Tax Credit (LIHTC) application, Waverly North would involve the preservation of the existing historic structures and the creation of 76 affordable apartment units.

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

The property is currently zoned SF-3-H-NCCD-NP. Rezoning for the site will be required to comply with impervious cover requirements for the new development. The requested zoning is MF-4-H-NCCD-NP. As the development will be applying to further designate the historic structures beyond their status as a state antiquities landmark, it will maintain the historic landmark (H) zoning and will pursue a Certificate of Appropriateness through the Historic Landmark Commission concurrently with the permitting process in Fall 2025. As such, the development will comply with the City of Austin's Historic Design Standards.

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

This proposal aligns with the goals and vision laid out in the Central Austin Combined Neighborhood Plan, which is inclusive of the North University Neighborhood Planning area, by providing multifamily development that reflects and preserves the historic nature and residential character of the neighborhood.

As the LIHTC process enshrines strict deadlines, the development must have approved zoning by July 2025 in order to proceed. As such, our firm is available to answer any questions about this important historic preservation and affordable housing development and appreciates your efficient consideration of these applications.

Best,

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

Megan Lasch
President, O-SDA Industries

5501-A Balcones Dr. #302
Austin, TX 78731



The following provides an overview of the information that can be found in the applicant's LIHTC application:

Unit Mix

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

76 units

Studio = 10 units
1-Bedroom = 28 units
2-Bedroom = 29 units
3-bedroom = 9 units

30% AMI Units = 17 (22% of total units)
50% AMI Units = 20 (26% of total units)
60% AMI Units = 27 (36% of total units)
80% AMI Units = 12 (16% of total units)

Historic Preservation

There are several structures on site that are currently designated as State Antiquities Landmarks. Waverly North will be applying for state and federal historic tax credits as part of the financing of this project, which involves further designation at the state and federal levels. O-SDA Industries has successfully completed this process on other historic rehab projects in the DFW area, including Cielo Place that converted the Riverside Baptist Church into 90 units of affordable housing. An initial Determination of Eligibility submission was submitted to the Texas Historic Commission on January 30th. The project intends to keep and restore the exterior of the original building to ensure that it meets all local, state and federal historic guidelines. Waverly North will also go before the Austin Historic Landmark Commission due to the -H zoning category on the site to request a Certificate of Appropriateness in Fall 2025. We have already set up initial meetings and are on the agenda for the upcoming architectural review board as well.

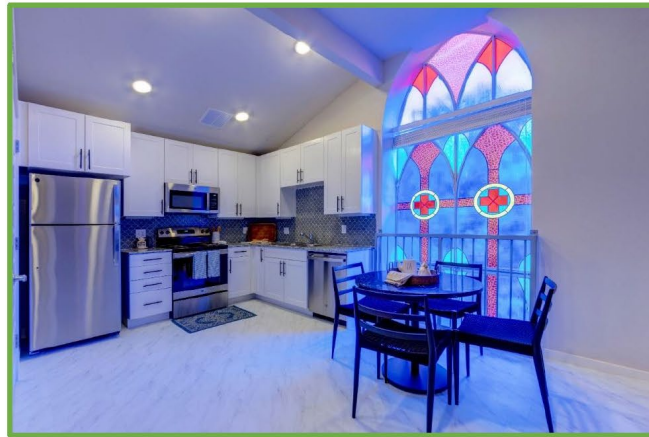
On-site Amenities

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

5501-A Balcones Dr. #302
Austin, TX 78731



Cielo Place Apartments, Fort Worth Texas
(Former Riverside Baptist Church)



Residential unit



Community Gathering Space and Management Office

5501-A Balcones Dr. #302
Austin, TX 78731



Fitness Center



Community Space Accessible to Fort Worth Community Organizations

5501-A Balcones Dr. #302
Austin, TX 78731

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

From: Adam Stephens <>

Sent: Friday, May 9, 2025 1:31 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan
<Jonathan.Tomko@austintexas.gov>

Cc: Bart Whatley <>; betsy greenberg <Homer Parsegian <>; pambell.nuna@

Subject: NPA-2025-0019.01.SH

For the property at 3710 Cedar Street, CANPAC (the contact team for this planning area) supports the plan amendment change to MF.

Adam Stephens, co-chair

Postponement Requests

From: Pam Bell <
Sent: Friday, May 9, 2025 2:53 PM
To: Adam Stephens <adam.stephens@ >
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Bart Whatley <>; betsy greenberg <>; Homer Parsegian <>; Rick Iverson <>; Karen McGraw <>
Subject: Re: NPA-2025-0019.01.SH

External Email - Exercise Caution

Hi Adam,

Did you not receive my email to not send the note about the AGE property while NUNA pursued other options?

We requested and received a Planning Commission postponement until May 27.

We met with City planning staff this morning, next we meet with the developer.

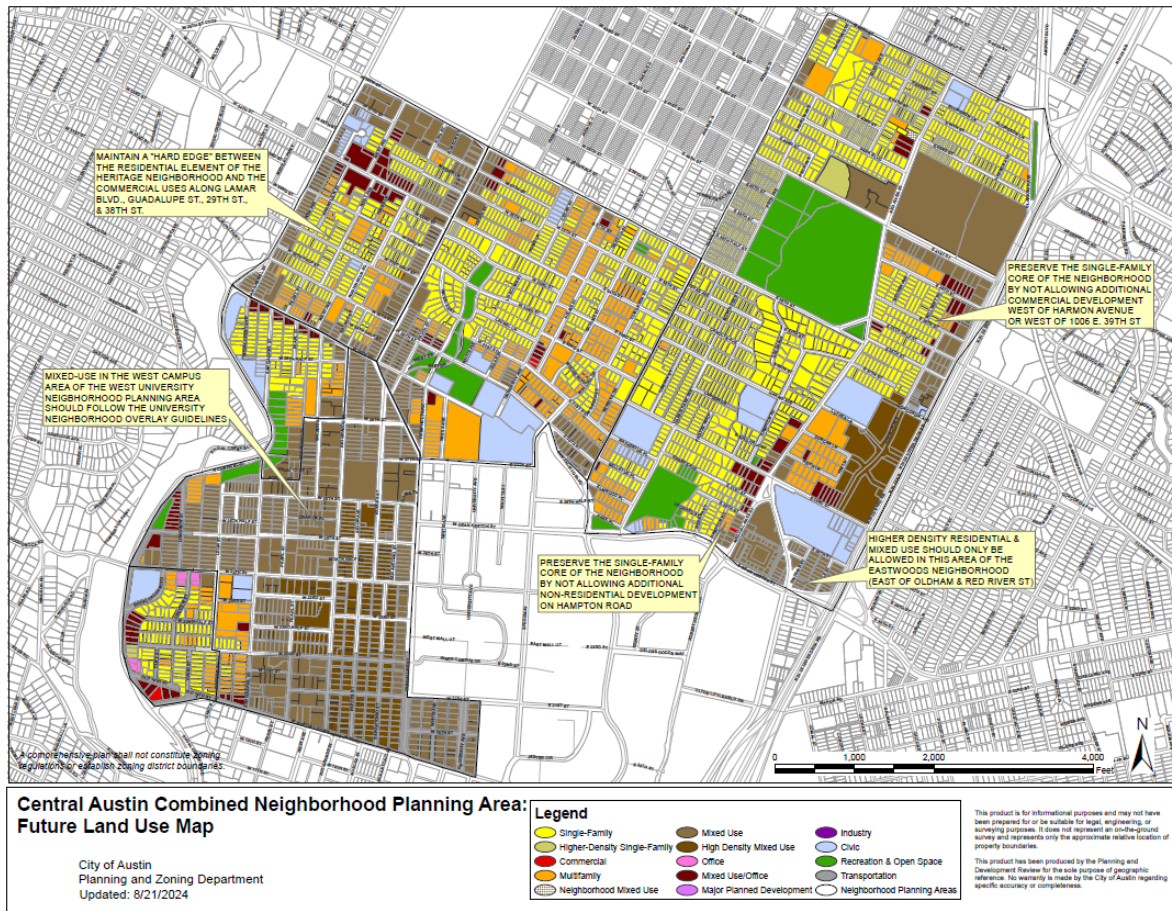
Don't know how your note will affect our case.

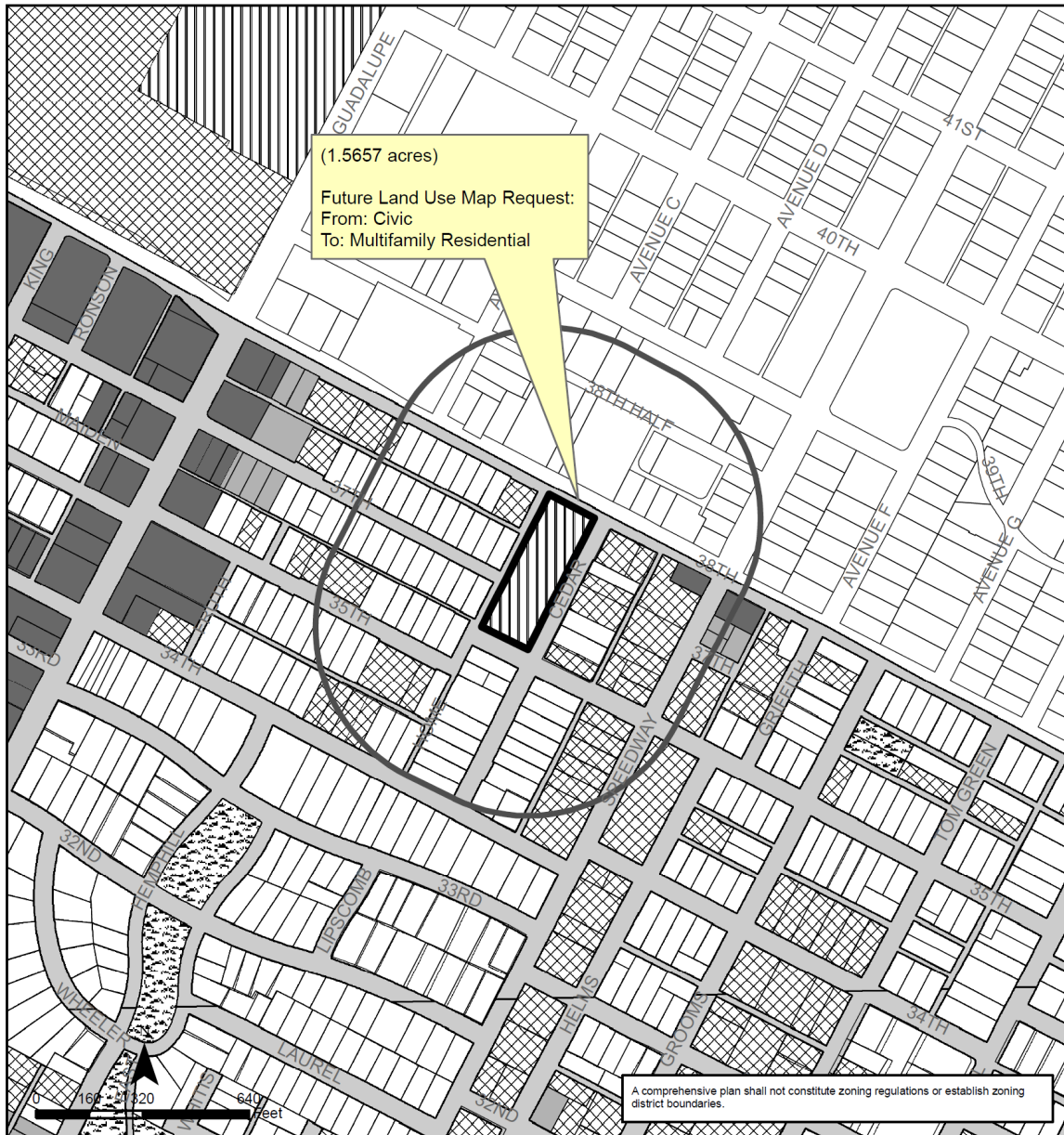
Pam Bell
512.560.1953

On May 9, 2025, at 1:31 PM, Adam Stephens <adam.stephens@capstarlending.com> wrote:

For the property at 3710 Cedar Street, CANPAC (the contact team for this planning area) supports the plan amendment change to MF.

Adam Stephens, co-chair





Central Austin Combined (North University) Neighborhood Planning Area NPA-2025-0019.01.SH

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

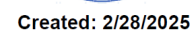
This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

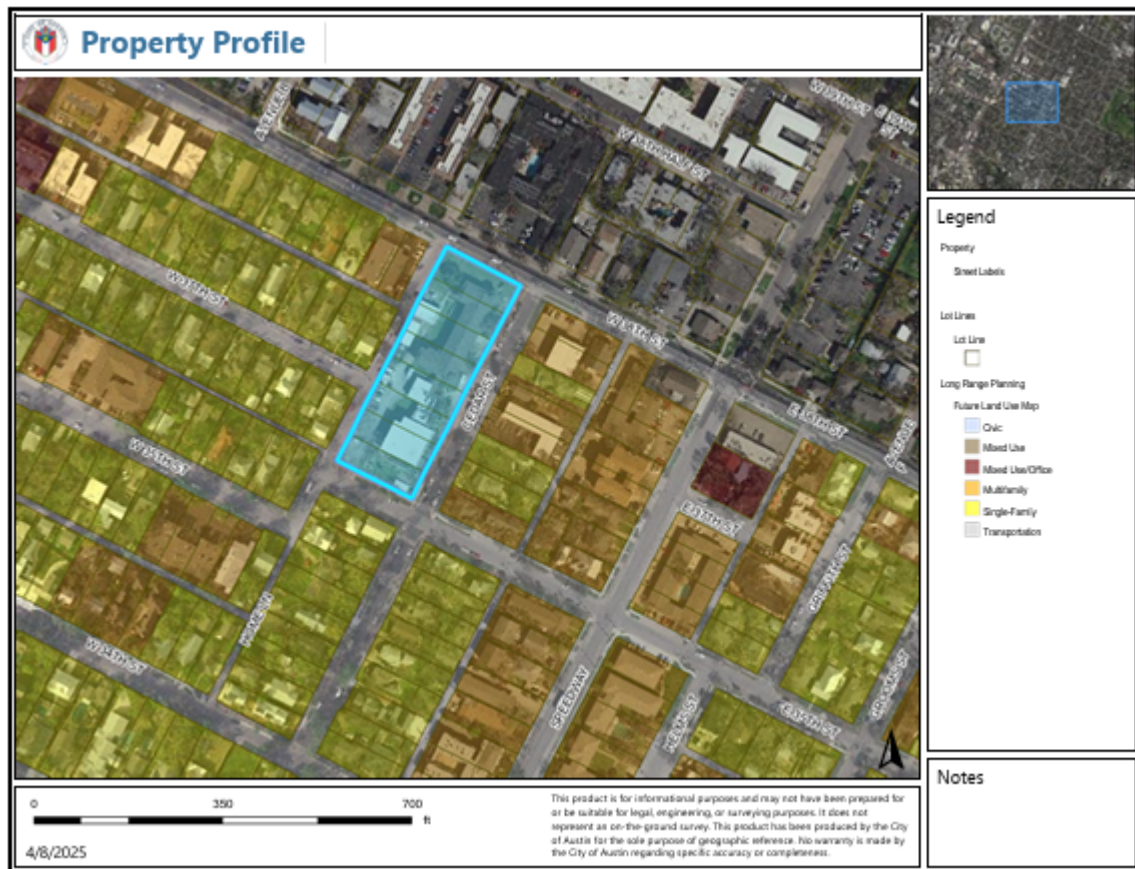


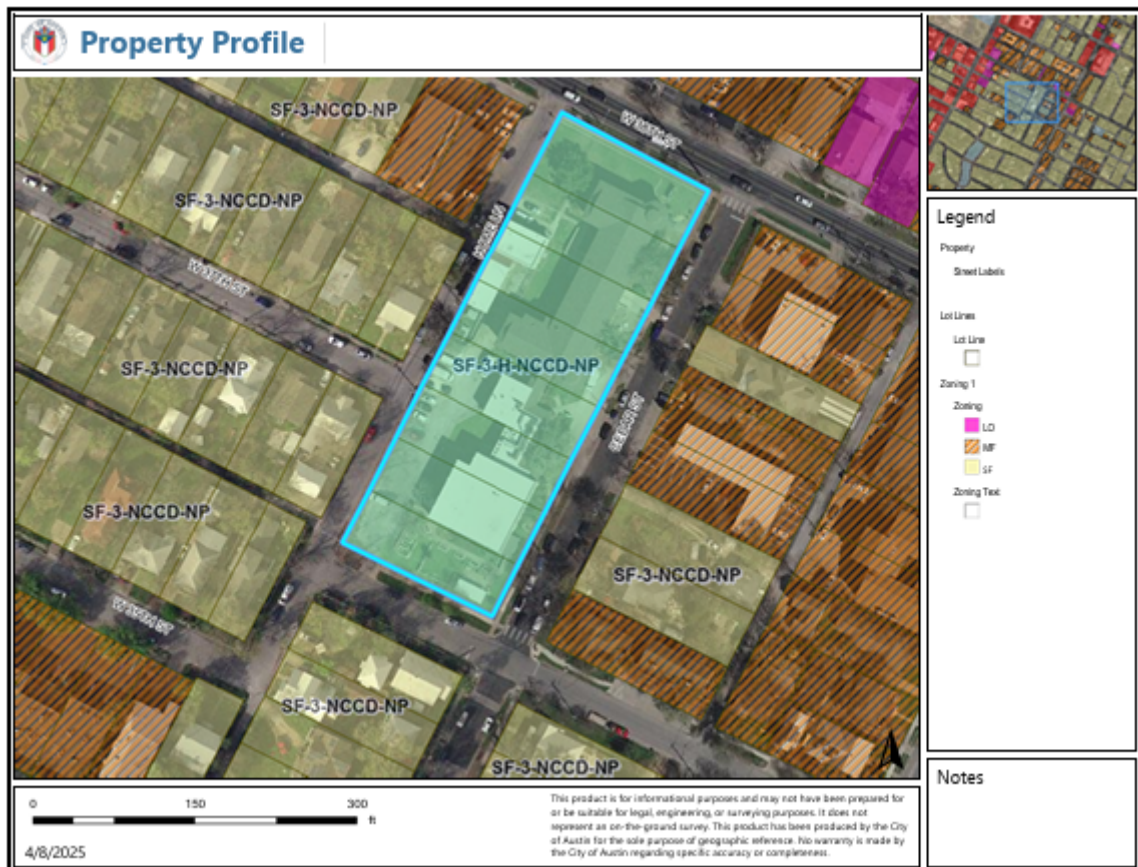
City of Austin
Planning Department
Created on 3/6/2025, by: MeeksS

Future Land Use

	500 ft. notif. boundary		Multifamily Residential
	Subject Tract		Recreation & Open Space
	Civic		Single-Family
	Mixed Use		Transportation
	Mixed Use/Office		







Abby Tatkow's Presentation at the April 1, 2025 Virtual Community Meeting

Waverly North

3710 Cedar Street
Austin, Texas

MEGAN LASCH

MEGAN@O-SDA.COM

(830)330-0762

ABBY TATKOW

ATATKOW@SAIGEBROOK.COM

(978)376-1922

ABBY PENNER

ABBY@SAIGEBROOK.COM

(512)944-3272



O-SDA Industries

- Texas-based, Woman-owned firm
- 15 years experience in multi-family development
- Developer of more than 3,000 units in Texas.
- Developer maintains ownership of communities for 15+ years
- Green Building Practices
- Onsite Management: At minimum two full-time staff: one maintenance and one manager

Development Timeline Updates

Austin City Council Resolution of Support Vote February 13, 2025

Submitted Rezoning/NPA App Feb 10, 2025

Submitted Full Application to TDHCA Feb 28, 2025

CoA Virtual Community Meeting April 1, 2025

TDHCA Scoring and Underwriting March-July 2025

Zoning Case/Neighborhood PA to be considered April-June 2025

TDHCA Award Approval July 2025

Construction Drawings and Permit July-April 2026

Begin Construction May 2026

Waverly North

- AGE of Central Texas listed property for sale in Winter 2024
- Historic Reuse of the existing building + new construction building on site
- ~76 units including Studio, 1-, 2-, and 3- bedrooms
- Affordability Unlocked Type 2 Development





Proposed Site Plan

OPTION 1

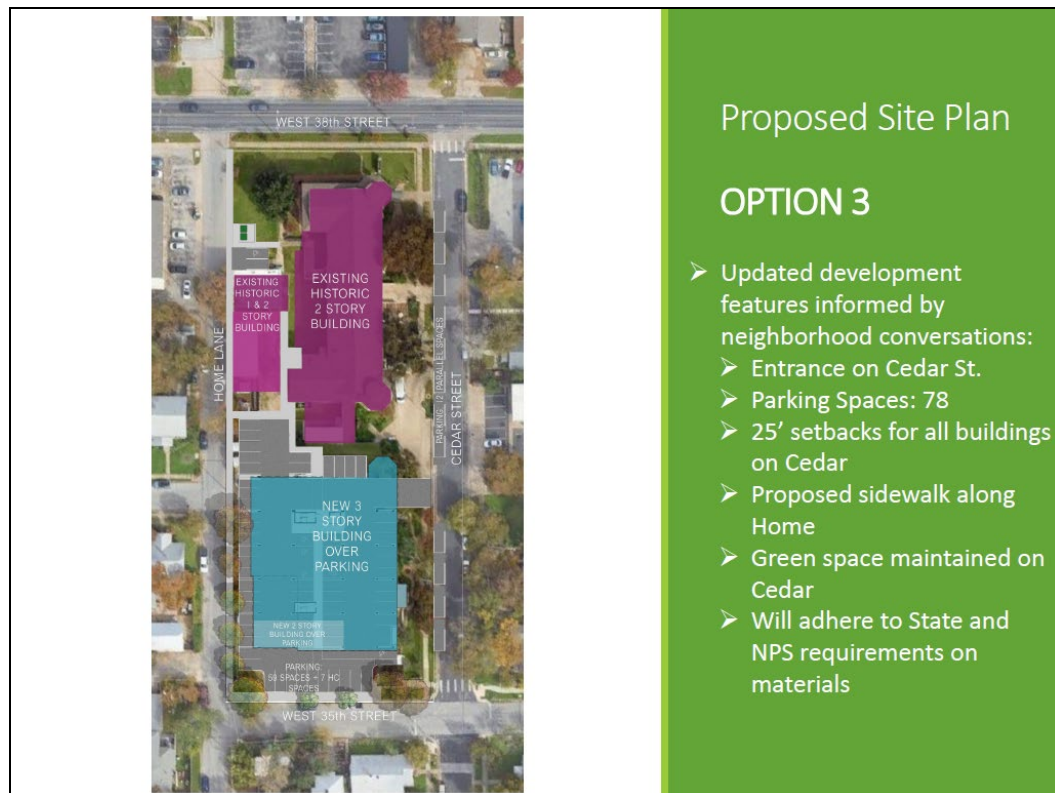
- Preserves existing historic buildings on site
- New construction 3-story building in compliance with
 - CoA Historic Design Standards
 - Texas Historic Commission
 - National Parks Service
- Parking Spaces: 33



Proposed Site Plan

OPTION 2

- Preserves existing historic buildings on site
- New construction 3-story building *over parking* in compliance with
 - CoA Historic Design Standards
 - Texas Historic Commission
 - National Parks Service
- Parking Spaces: 76











Georgian Oaks, the former Binyon-O'Keefe Building,
Downtown Fort Worth



Maren Grove, the former Our Lady of Victory
Academy, Fort Worth

Upcoming Historic Preservation Projects



Upcoming Austin Projects

Thank you!

Please feel free to reach
out to us with any
questions at:

Abby Tatkow

atatkow@saigebrook.com

(512)850-5562



Correspondence Received

PUBLIC HEARING COMMENT FORM

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

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

Rec'd 4/21/25

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2025-0019.01.SH

Contact: Maureen Meredith, 512-974-2695 or

Maureen.Meredith@austintexas.gov

Public Hearing: April 22, 2025 - Planning Commission

Your Name (please print) Sarah Fitzsimons

☐ I am in favor
☒ I object

Your address(es) affected by this application
302 W. 35th St. Austin 78705

Sarah Fitzsimons 4/15/25
Signature Date

Comments:

This is an inappropriate
development in a residential
area, mainly early 19th C.
single family homes.

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
City of Austin - PDC
Planning Department
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Austin, TX 78767-8810

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Contact: Maureen Meredith, 512-974-2695 or

Maureen.Meredith@austintexas.gov

Public Hearing: April 22, 2025 - Planning Commission

Your Name (please print) Ann Marie Frasca

☐ I am in favor
☒ I object

Your address(es) affected by this application
402 Ave C

5/20/25
Date

Signature

Comments:

This contributes to the Chipping
away of the history and urban
character that Austin is experiencing.
For once running the City of Austin
manages 3-4-5 story dense apartments
I vote NO.

From: Keri Stern
Sent: Tuesday, March 18, 2025 8:01 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Josh Stern <jstern@>; Melissa Ciano Ellis <>
Subject: Case number. NPA-2025-0019.01.SH

Hello Maureen.

Our cul-de-sac would like to please discuss this case with you. We are opposed to this development. We would like our street to stay a residential road.

Please advise on next steps.

Thank you

Keri stern

512-573-5197