



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.ⁱ

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 proposalⁱⁱ 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. 49th ½ St.
Cameron Ray, Rosedale Ave.
Elizabeth Baird, Rosedale Ave.
Chris Allen, W. 39th ½ St.
Gina Allen, W. 39th ½ St.

Jeff Archer, Rosedale Ave.
Vicki Almstrum, W. 39th 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. 40th St.
Dianne Holley Mountain, Tonkawa Trl.
Kelly Pirkl, W. 39th ½ St.
Ryan Pirkl, W. 39th ½ St.
Mac Ragsdale, Shoalwood Ave.
Richard Relph, Rosedale Ave.
Jeff Sumner, Rosedale Ave.
Christine Sweeney, Edendale Ct.
Sunitha Downing, W. 40th St.
Dauphin Ewart, Burnet Rd.
Dawn McDaniel, W. 40th St.

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

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

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