ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0096 – Congress Views DISTRICT: 2

ADDRESS: 6111, 6113 and 6119 South Congress Avenue

ZONING FROM: MH-NP TO: GR-DB90-NP

SITE AREA: 8.041 acres

PROPERTY OWNER: Congress Corner LLC, (Reza Habibi-Paydar)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – conditional overlay – density bonus 90 – neighborhood plan (GR-CO-DB90-NP) combining district zoning. The Conditional Overlay will prohibit the following uses:

Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Commercial Off-Street Parking, Drop-off Recycling Collection Facility, Exterminating Services, Funeral Services, Medical Offices (exceeding 5000 sq. ft. gross floor area), Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Pedicab Storage and Dispatch, Research Services, and Service Station.

For a summary of the basis of Staff's recommendation, see pages 2 - 4.

PLANNING COMMISSION ACTION / RECOMMENDATION:

August 25, 2026:

August 11, 2026: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO AUGUST 25, 2026*

[F. MAXWELL; C. HANEY – 2ND] (8-0) A. LAN, B. BEDROSIAN, P. BRETON, N. BARRERA-RAMIREZ,– ABSENT; ONE VACANCY ON THE DAIS

July 14, 2026: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO AUGUST 11, 2026*

[P. BRETON; C. HANEY – 2ND] (9-0) A. POWELL, A. LAN, J. HILLER – ABSENT; ONE VACANCY ON THE DAIS

May 26, 2026: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 14, 2026 [A. POWELL; F. MAXWELL – 2ND] (12-0) ONE VACANCY ON THE DAIS*

April 28, 2026: *APPROVED A POSTPONEMENT REQUEST BY THE PLANNING COMMISSION TO MAY 26, 2026 [C. HANEY; D. SKIDMORE – 2ND] (12-0) ONE VACANCY ON THE DAIS*

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

On November 20, 2025, City of Austin staff sponsored a virtual community meeting to provide an opportunity for the neighborhood plan contact team, nearby residents, property owner, and any other interested parties to discuss the proposed rezoning and the neighborhood plan amendment request.

CASE MANAGER COMMENTS:

The subject rezoning area consists of approximately 8.04 acres and is located at the northeast corner of South Congress Avenue and North Bluff Drive, in proximity to Stassney Lane to the north and William Cannon to the south. The site was previously developed as a mobile home park; however, no mobile home residences remain on the property, and approximately 48 mobile home pad sites are still present. The property received its current mobile home residence – neighborhood plan (MH-NP) combining district zoning in 2019 following the City Council's adoption of a resolution initiating the rezoning of existing mobile home parks to MH district zoning.

Since the subject area is located along the South Congress Activity Corridor, it is surrounded by commercial services and multifamily mixed use developments. Directly north and east of the property are multifamily residences (LR-MU-NP; PUD-NP; MF-2-CO-NP). To the south, across North Bluff Drive, is Pleasant Hill Elementary School (LR-MU-NP; SF-3-NP) and to the west, across South Congress Avenue, are various commercial services and multifamily residences, (GR-MU-CO-NP; MF-2-CO-NP). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The applicant is requesting community commercial – density bonus 90 – neighborhood plan (GR-DB90-NP) combining district zoning for a proposed development that would include multifamily units requiring an affordable component and pedestrian-oriented ground floor commercial space. A building constructed under density bonus 90 (–DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The proposed development would consist of a mixed use project that includes approximately 350

multifamily residences with 1,000 square feet of pedestrian oriented ground-floor uses. Access is proposed from South Congress Avenue, with no access from North Bluff Drive.

A development utilizing the "density bonus 90" incentives is permitted with a base (GR) zoning district and must include an affordability component for residential use in order to obtain incentives, including a height maximum of 90 feet in the (GR) district (60 feet base height plus an additional 30 feet) and modified development and compatibility standards, such as floor-area-ratio (FAR), minimum setbacks and building coverage. There are two options for satisfying DB90 development affordability requirements for projects including rental units:

1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
2) a minimum of 10% of the rental units are affordable for a 40-year period for households earning 50% or less than the Austin-Round Rock Metropolitan Statistical Area MFI.

The applicant proposes to satisfy DB90 affordability requirements by providing a minimum of 12% of units as affordable for households earning up to 60% MFI, which would result in approximately 42 affordable units. Per comments from Austin Parks and Recreation, the applicant has also agreed to provide a connection through the site that connects North Bluff Drive to South Congress Avenue at time of subdivision or site plan to satisfy the parkland dedication requirement.

Staff is recommending community commercial – conditional overlay – density bonus 90 – neighborhood plan (GR-CO-DB90-NP) combining district zoning. The conditional overlay will include the prohibited uses listed above in the Staff's Recommendation.

Mixed use development is appropriate along major corridors and at key intersections where higher intensity uses can be supported. South Congress Avenue is designated as an Imagine Austin Corridor and a future Core Transit Corridor, providing access to public transit. The property is served by a Capital Metro bus stop located west of the site on South Congress Avenue, with several bus route options. Additionally, there is a Capital Metro Rapid bus route with a rapid bus stop north of the property.

The applicant is in agreement with the staff recommendation.

BASIS OF RECOMMENDATION:

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

The community commercial services (GR) district zoning is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways. The Conditional Overlay (CO) 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. The proposed density bonus 90 (DB90) combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

The proposed project will provide 12% of units to be made affordable to households making no more than 60 percent of the Median Family Income.

3. The rezoning should be consistent with the policies and principles adopted by the City Council.

City Council has provided policy and direction for having more intensive uses along major corridors and more residential density and increased affordability throughout the City. The (DB90) combining district zoning is appropriate for this area.

4. Zoning changes should promote an orderly relationship among land uses.

Staff is recommending (GR-CO-DB90-NP) combining district zoning for the subject property based on the following considerations:

1) Its location on South Congress Avenue, an Imagine Austin Corridor, in proximity to Stassney Lane and William Cannon, which are also Imagine Austin Corridors.
2) There are numerous multifamily mixed use developments that are zoned (GR) base district zoning located all along South Congress Avenue as well as some (DB90) combining district zoning; therefore, it is consistent with the surrounding zoning pattern.
3) Public transit accessibility, with the property currently served by Capital Metro bus stops and multiple bus routes along South Congress Avenue.
4) Commercial uses would be available to serve residents of the adjacent areas, as well as the broader community.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MH-NP	No existing mobile home residences

North	PUD-NP	Multifamily residences
South	LR-MU-NP; SF-3-NP	Pleasant Hill Elementary School; Closed AISD building
East	LR-MU-NP; PUD-NP; MF-2-CO-NP	Multifamily residences; Commercial services
West	GR-MU-CO-NP; MF-2-CO-NP	Multifamily residences; Auto Services; Commercial services; Food sales

NEIGHBORHOOD PLANNING AREA: South Congress Combined (Sweetbriar)

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District
Pleasant Hill Elementary School
Bedichek Middle School (will be rezoned to Covington MS)
Crockett High School

Please note an Educational Impact Statement (EIS) was prepared for this case on January 23, 2026. ***Please refer to Attachment A.***

COMMUNITY REGISTRY LIST:
Austin Neighborhoods Council
Austin Independent School District
Friends of Austin Neighborhoods
Homeless Neighborhood Association
North Bluff Condominium Community, Inc.
South Austin Neighborhood Alliance (SANA)
South Congress Combined Neighborhood Plan Contact Team
Go Austin Vamos Austin 78745
Onion Creek HOA
Overton Family Committee
Preservation Austin

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0027 – 6111 South Congress Avenue	GR-MU-CO-NP; MH-NP to MH-NP	No Recommendation (5/28/2019)	Apvd MH-NP (6/20/2019).
C14-2023-0034 – 5402 South Congress Avenue	CS-MU-CO-NP; CS-MU-NP; SF-2-NP to CS-MU-V-CO-DB90-NP	To Grant CS-MU-V-CO-DB90-NP (4/9/2024)	Apvd CS-MU-V-CO-DB90-NP as Commission recommended (5/30/2024).
C14-2025-0040 – 4811 SOCO	CS-MU-CO-NP; MH-NP; RR-NP; SF-3-NP to CS-MU-V-NP	To Grant CS-MU-V-CO-NP (7/22/2025)	Apvd CS-MU-V-CO-NP as Commission recommended (9/11/2025).

C14-2024-0184 – 4930 & 4910 South Congress Avenue	CS-MU-CO-NP; CS-1-MU-CO-NP to CS-MU-V-CO-NP; CS-1-MU-V-CO-NP	To Grant CS-MU-V-CO-NP; CS-1-MU-V-CO-NP (3/11/2025)	Apvd CS-MU-V-CO-NP; CS-1-MU-V-CO-NP w/ added cond's of prohibited uses (4/10/2025).
C14-2022-0118 – 5604 South Congress Avenue	CS-MU-CO-NP; to CS-1-MU-CO-NP	To Grant CS-1-MU-CO-NP (1/10/2023)	Apvd CS-1-MU-CO-NP as Comm. rec. (2/9/2023).
C14-2022-0118 – 6424 South Congress Avenue	GR-MU-CO-NP to GR-MU-V-NP	To Grant GR-MU-V-CO-NP (2/8/2022)	Apvd GR-MU-V-CO-NP as Commission recommended (3/3/2022).

RELATED CASES:

C14-05-0105 – Sweetbriar Neighborhood Plan Area – Rezonings to add -NP combining district and change base district zonings on 43 tracts.

ADDITIONAL STAFF COMMENTS:

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 in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

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.

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. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The majority of the site is 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 South Congress neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a connection through the site that connects North Bluff Drive to South Congress Avenue satisfying the requirement at time of permitting (whether subdivision or site plan). Such a connection would improve neighborhood connectivity to parks and transit stops and satisfy an acquisition need for South Congress Avenue.

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. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan

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

Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

DB90 Rezoning
This site must meet affordability minimums per LDC 25-2-652 to be eligible for DB90. A signed approval letter from the Housing Department will be required with site plan submittal.

South Congress Avenue is the Principal Street for this site. Any buildings fronting this street will be required to have 75% of the ground floor as commercial uses. NOTE: A lobby serving a use other than a pedestrian-oriented commercial or civic space is not counted as a pedestrian-oriented commercial or civic place.

If a building includes a mix of uses, a non-residential use:

a. may not be located above a residential use; and
b. may not be located on or above the third story of the building.

This site is adjacent to a site that contains one to three dwelling units and is zoned SF-5 or more restrictive. A compatibility buffer 25' in width, designed to 25-8-700 and 25-2-652(G) will be required.

Transportation – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 170 feet of right-of-way for South Congress Avenue. It is recommended that 85 feet of right-of-way from the existing centerline should be dedicated for South Congress Avenue 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 72 feet of right-of-way for North Bluff Drive. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for North Bluff Drive according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
South Congress Avenue	Level 3 – Major Arterial	170'	123'	48'	Yes	Yes	Yes
North Bluff Drive	Level 2 – Collector	72'	55'	33'	Yes	No	Yes

A Traffic Impact Analysis is not required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC).

Austin Water Utility

No comments on zoning change.

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

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

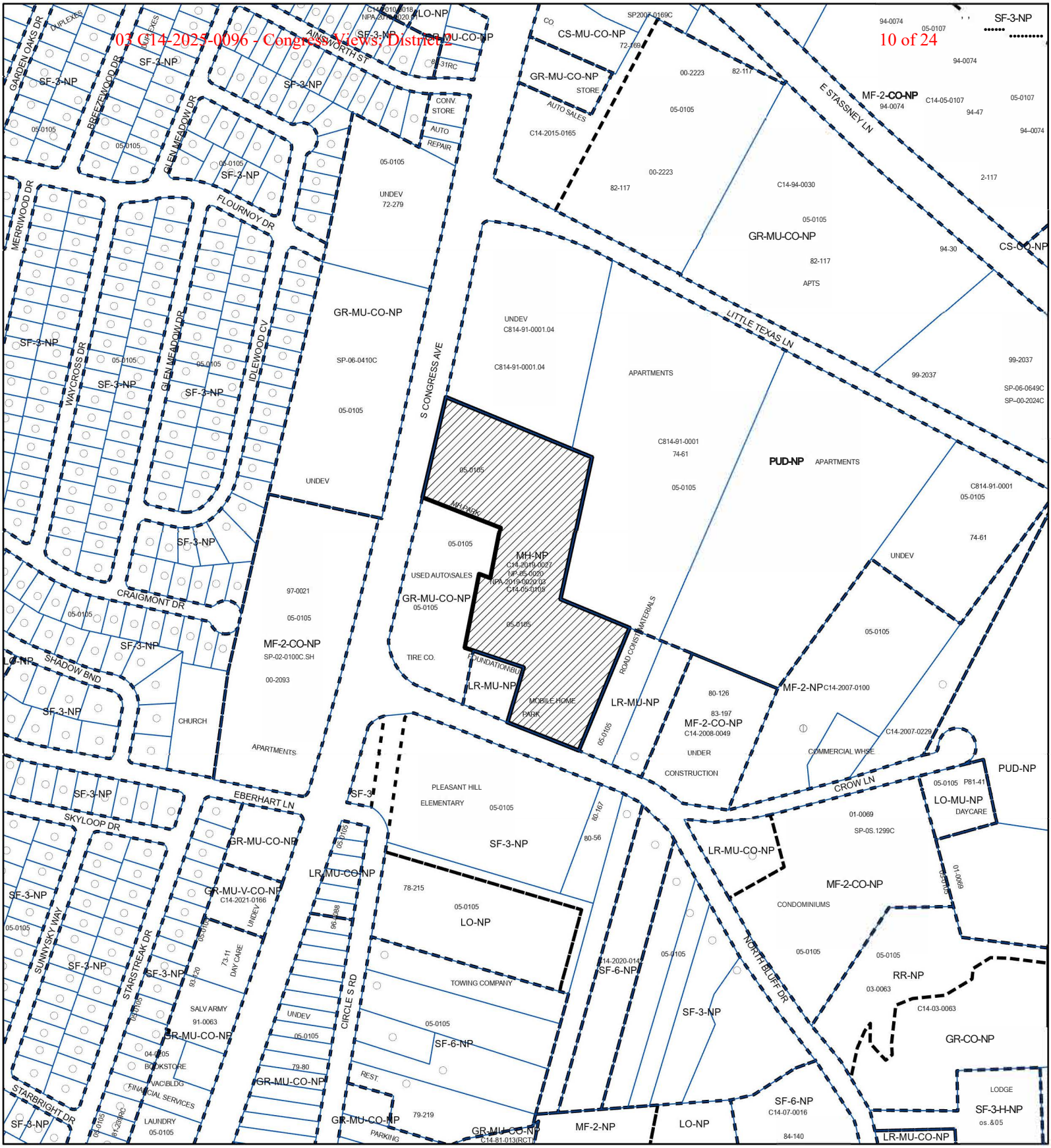
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Applicant's Summary Letter

Attachment A: Educational Impact Statement (EIS)

Correspondence



ZONING

ZONING CASE#: C14-2025-0096

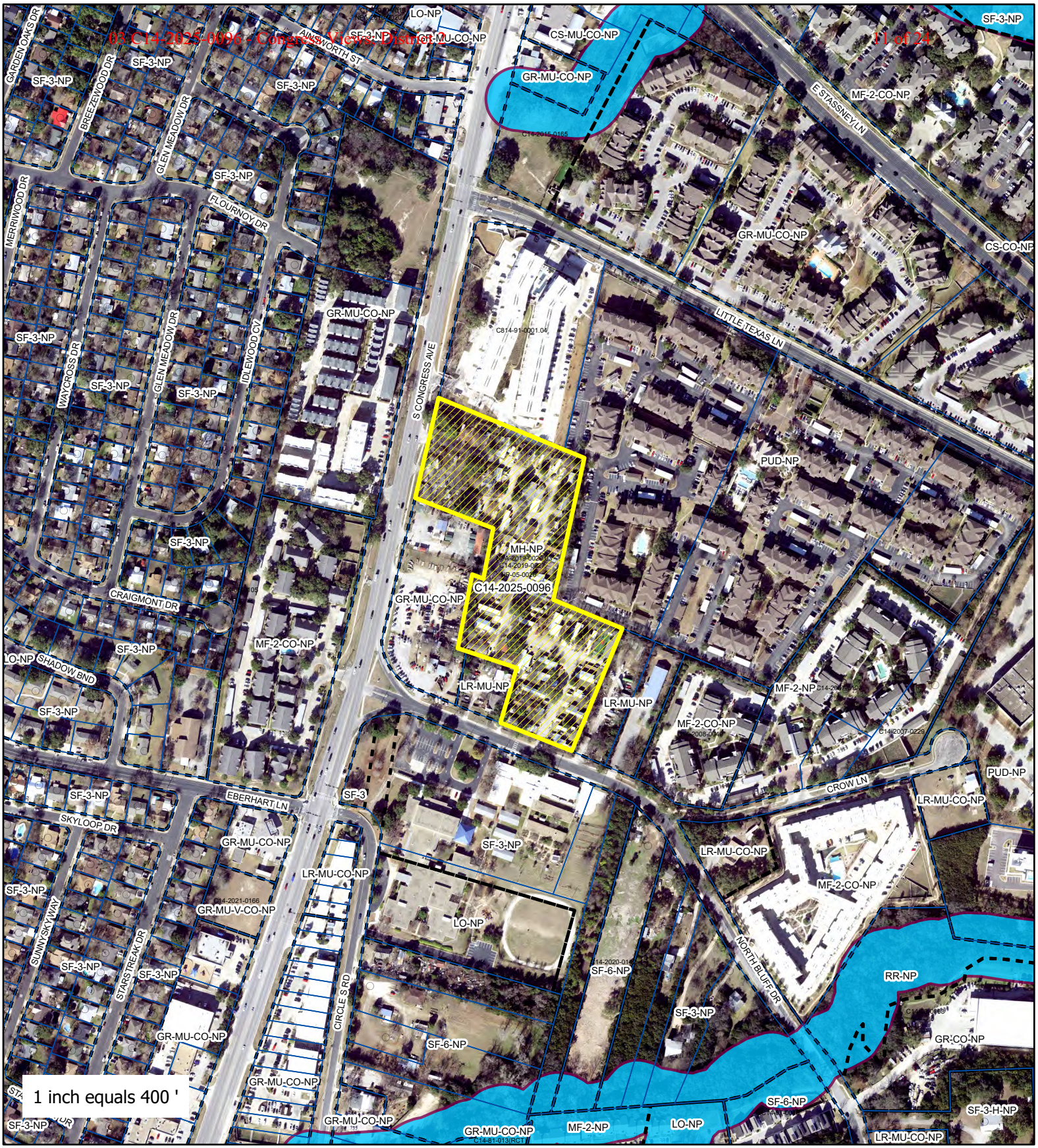
EXHIBIT A

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

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

IA Austin

Created: 10/7/2025



Congress Views

EXHIBIT A-1

N

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

ZONING CASE#:	C14-2025-0096
LOCATION:	6111, 6113, and 6119 S Congress Ave
SUBJECT AREA:	8.041 Acres
MANAGER:	Nancy Estrada

Austin

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

Created: 10/22/2025

ALICE GLASCO CONSULTING

September 12, 2025
Update #1: October 20, 2025 – to reflect correct acreage & rezoning request
Update #2: October 21, 2025 – to remove reference to VMU

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

RE: South Congress Combined Neighborhood Plan Amendment and rezoning of 6111, 6113, & 6119 S. Congress Ave.

Dear Lauren:

I represent Congress Corner, LLC, the entity that owns the subject property in a request to amend the Future Land Use Map (FLUM) of the South Congress Combined Neighborhood Plan and associated rezoning. The proposed zoning and FLUM (Future Land Use Map) changes are as follows:

Current FLUM Land Use: Mobile Home & Higher Density Single Family

Proposed FLUM Land Use: Mixed Use

Current Zoning: MH-NP

Proposed Zoning: GR-DB90-NP

Site area: 8.03 acres

The proposed rezoning of GR-DB90-NP will allow the property to be developed with approximately 350 multifamily units and 1,000 square feet of commercial space. Adding DB90 combining district will ensure that affordable housing is provided as prescribed by the land development code.

JUSTIFICATION FOR A PLAN AMENDMENT AND REZONING

1. **The request to change** the FLUM from Mobile Home and Higher Density Single Family to Mixed Use is consistent with goals number 2 and 3 of the South Congress Combined Neighborhood Plan, which are as follows:

Goal Two: South Congress should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

Objective:

2.1 : Create incentives and programs to promote a pedestrian-oriented corridor.

Goal Three: Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco, President
Alice Glasco Consulting

Cc: Joi Harden, Zoning Officer
Maureen Meredith, Neighborhood Planner
Nancy Estrada, Zoning Planner

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

Project Name: 6111 S. Congress Ave.

Address/Location: 6111, 6113, 6119 S Congress Avenue

Case #:C14-2025-0096

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

# SF UNITS:		STUDENTS PER UNIT ASSUMPTION				
		Elementary School:		Middle School:	High School:	
# MF UNITS:	350	STUDENTS PER UNIT ASSUMPTION				
		Elementary School:	0.100	Middle School: 0.045	High School:	0.056
# AFFORDABLE MF UNITS:		STUDENTS PER UNIT ASSUMPTION				
		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 350 new dwelling units**. The site contains **no existing dwelling units**, and no 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 **0.201 across all grade levels** was used to determine the projected number of students. Based on these factors, the project is expected to add **about 71 students total**.

Of these students, approximately **35** would attend **Pleasant Hill ES**, **16** would attend **Covington MS**, and **20** would attend **Crockett ECHS**. Students are currently zoned to Bedichek Middle School; however, beginning in the 2026–27 school year, Bedichek will close and students will be rezoned to Covington MS. Therefore, the data reflects Covington Middle School.

About **two-thirds** of the homes are **one-bedroom units**, and around **12%** of them are affordable. The other **one-third** are **two-bedroom units**, with about **12%** affordable. Since the majority of units are one-bedroom, the projected student numbers may be higher than actual enrollment.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

Even with these new students, all three schools are expected to stay **below the recommended capacity range** for the 2028–29 school year. Pleasant Hill ES would be at **82%**, Covington MS at **47%**, and Crockett ECHS at **74%**.

TRANSPORTATION IMPACT

Students assigned to **Pleasant Hill ES** are expected to **walk to campus**. Students assigned to **Bedichek MS** will be located within the **Covington school zone** in the next school year and will require **bus transportation**. Students assigned to **Crockett ECHS** are expected to be **bus riders** using **existing bus routes**.

SAFETY IMPACT

No safety impacts were determined at this time.

Date Prepared: **01.23.2026** **Director:** Melissa Laursen

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Pleasant Hill ES

ADDRESS: 6405CircleSRd, Austin, TX 78745 **PERMANENT CAPACITY:** 612

MOBILITYRATE: 3.7%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	409	453	505
% of Permanent Capacity	67%	74%	83%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	424	464	499
% of Permanent Capacity	69%	76%	82%

MIDDLE SCHOOL: Covington MS

ADDRESS: 3700 Convict Hill Rd, Austin, TX78749 **PERMANENT CAPACITY:** 1229

MOBILITY RATE: -7.5%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	678	587	603
% of Permanent Capacity	55%	48%	49%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	627	557	573
% of Permanent Capacity	51%	45%	47%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

HIGH SCHOOL: **Crockett ECHS**

ADDRESS: 5601 Menchaca Rd, Austin, TX 78745

PERMANENT CAPACITY: 2,055

MOBILITYRATE: 4.6%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	747	646	1,393
% of Permanent Capacity	84%	74%	68%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	691	1504	1524
% of Permanent Capacity	79%	67%	74%

From: Alice Glasco [redacted]
Sent: Monday, August 10, 2026 4:19 PM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>
Subject: RE: SCCNPCT- Requesting Postponement: August 11, 2026 Planning Commission for NPA-2025-0020.04,C14-2025-0096 to the August 25, 2026 Planning Commission - Reply - Update

External Email - Exercise Caution

Nancy & Maureen,

The applicant agrees to the postponement request by the South Congress Ccombined Neighborhood Plan Contact Team to the 8/25 PC meeting to allow for more dialogue.

==========
Alice Glasco, President
Alice Glasco Consulting

From: Alice Glasco [redacted]
Sent: Thursday, August 6, 2026 3:33 PM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: RE: SCCNPCT- Requesting Postponement: August 11, 2026 Planning Commission for NPA-2025-0020.04,C14-2025-0096 to the August 25, 2026 Planning Commission - Reply

External Email - Exercise Caution

Nancy,

The applicant is opposed to this third postponement request. In fact, the applicant has been more than gracious in accepting two previous postponements of these cases.

==========
Alice Glasco, President
Alice Glasco Consulting

DATE: August 6, 2026

TO: City of Austin Council Member: Vanessa Fuentes, District 2

CC: City of Austin Zoning Dept: Maureen Meredith (Maureen.Meredith@austintexas.gov)

Applicant: Alice Glasco (alice@agconsultingcompany.com)

FROM: South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) to **City of Austin Planning Commission - City of Austin Zoning Dept**

RE: **Requesting Postponement:** August 11, 2026 Planning Commission for NPA-2025-0020.04,C14-2025-0096 to the August 25, 2026 Planning Commission

Dear Planning Commissioners:

We will not be able to attend the August 11, 2026 Planning Commission meeting due to previous work schedule commitments.

We value our neighborhood(s) and representatives with input and information regarding this zoning case.

The SCCNPCT is **Requesting Postponement** for Case number: NPA-2025-0020.04 – C14-2025-0096 6111, 6113, 6119 South Congress Ave., For the August 11, 2026 Planning Commission meeting to the August 25, 2026 Planning Commission to be heard.

Please contact me if you have any questions regarding this case.

Sincerely,

Mario Cantu, Chair
South Congress Combined Neighborhood Plan Contact Team.

From: Shoshana Krieger
Sent: Monday, July 13, 2026 4:52 PM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>
Cc: Woods, Alice - BC <BC-Alice.Woods@austintexas.gov>; mariocantu; Aabiya Baqai
Subject: Postponement Request: Items 8 & 9 Congress Views 2025-116856 ZC

External Email - Exercise Caution

Good afternoon Nancy and Joi:

I am writing with regard to Items 8 & 9, case # 2025-116856 ZC, 6111 S. Congress Avenue, formerly the home of the Congress Mobile Home Park community.

We would like to request a postponement of the matter to allow for us to be able to conduct outreach to the former residents who were displaced from the community so they are aware of the item and have the opportunity to engage in the process if they so desire.

It is our understanding that the applicant will accept a four week postponement request and a four week postponement suffices for us at this time. I do want to note that our original request was 6 weeks as we believe the Chair of the neighborhood contact team may have a work conflict on the August 11th meeting but it is our understanding that he will see if he can resolve that conflict.

Please let us know if you need anything else from us and we super appreciate your work on this matter.

Thank you,

Shoshana Krieger
Project Director
Building and Strengthening Tenant Action (BASTA)
a project of Texas RioGrande Legal Aid
4920 N IH 35
Austin TX 78751
512.782.0354 (direct)
512.447.3940 (fax)

DATE: April 23, 2026

TO: City of Austin Council Member: Vanessa Fuentes, District 2

CC: City of Austin Zoning Dept: Maureen Meredith (Maureen.Meredith@austintexas.gov)

Applicant: Alice Glasco (alice@agconsultingcompany.com)

FROM: South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) to **City of Austin Planning Commission**

RE: **Letter Not to Support:** 6111, 6113, 6119 South Congress Ave.

Case number: NPA-2025-0020.04 – C14-2025-0096

Dear Planning Commissioners and Council Member Vanessa Fuentes:

This is to inform you that the property owner's representative has been meeting with the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) related to the proposed rezoning of the above-mentioned property.

This case, Number: NPA-2025-0020.04 – C14-2025-0096 6111, 6113, 6119 South Congress Ave., will be on the agenda before the Planning Commission on April 28, 2026.

The SCCNPCT has had several meetings with the developer's representative Alice Glasco, and the opportunity to express a number of our neighborhoods' concerns regarding the deep affordability that has been lost with the closing of the mobile home park that previously existed at this location. However, we cannot support rezoning this property at this time, as we believe that the provision of affordable units currently being proposed falls short of compensating for what has been lost.

We, the SCCNPCT, maintain Austin's affordability as a main priority, so true affordable housing is provided for families and children living within the Contact Team area and in all of Austin, Texas.

Please ensure this letter is added to the above case file to serve as the SCCNPCT's **letter Not to support re-zoning** of the above property, Zoning Case No. NPA-2025-0020.04 – C14-2025-0096 - 6111, 6113, 6119 South Congress Ave.

We value Council Member Vanessa Fuentes insights and ask for her involvement in every part of this zoning case.

Please contact me if you have any questions regarding this case.

Sincerely,

Mario Cantu, Chair
South Congress Combined Neighborhood Plan Contact Team.

From: Lonny Stern
To: LandUseLiaison
Cc: Meredith, Maureen; Estrada, Nancy
Subject: SUPPORT for NPA-2025-0020.04 and C14-2025-0096, "Congress Views,"
Date: Monday, August 10, 2026 10:56:25 AM

You don't often get email from [redacted]. Learn why this is important

External Email - Exercise Caution

Dear Chair and Members of the Planning Commission:

I am writing in support of NPA-2025-0020.04 and C14-2025-0096, "Congress Views," located at 6111, 6113, and 6119 South Congress Avenue.

This is precisely where Austin should be adding housing. South Congress is an Imagine Austin Activity Corridor with existing high-frequency transit service and the potential for significant future transit investment. Adding approximately 350 apartments and ground-floor commercial space here will allow more Austinites to live near transit, employment, schools, parks, and everyday services while supporting a more walkable and transit-oriented corridor.

The site also has an important history. It previously contained 48 mobile homes that provided naturally occurring affordable housing but has now sat vacant for approximately three years. While the proposed apartments cannot undo the displacement of those former residents, they can restore housing to the property on a more permanent and stable platform. Through DB90, the project will also provide income-restricted apartments for 40 years. **I encourage the applicant to select the option that provides 10% of the units at 50% MFI,** offering deeper affordability to households most likely to have benefited from the housing previously available on the site.

Finally, I have worked with Alice Glasco on other properties along South Congress Avenue and have found her to be an honest broker who communicates directly, listens carefully, and works constructively with community stakeholders. That experience gives me confidence that concerns raised during the remainder of the development process will receive serious consideration.

Congress Views advances Austin's housing, affordability, land-use, and transportation goals on a site well suited for additional density. I respectfully ask the Planning Commission to support both the neighborhood plan amendment and the associated rezoning.

Sincerely Yours --

Lonny
--

Lonny Stern, Development Advisor
Policy ▪ Public Relations ▪ Grants ▪ Real Estate

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