

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** Central Austin Combined (West University)

**CASE#:** NPA-2025-0019.04

**DATE FILED:** August 20, 2025

**PROJECT NAME:** 1904 San Gabriel

**PC DATE:** October 28, 2025

**ADDRESS/ES:** 1904 San Gabriel Street

**DISTRICT AREA:** 9

**SITE AREA:** 0.1837 acres

**OWNER/APPLICANT:** Ayn Rand Museum and Archives Foundation

**AGENT:** Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Multifamily Residential

**To:** Mixed Use/Office

**Base District Zoning Change**

**Related Zoning Case:** C14-2025-0046

**From:** MF-4-CO-ETOD-DBETOD-NP

**To:** GO-CO-ETOD-DBETOD-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 26, 2004

**CITY COUNCIL DATE:** December 11, 2025

**ACTION:**

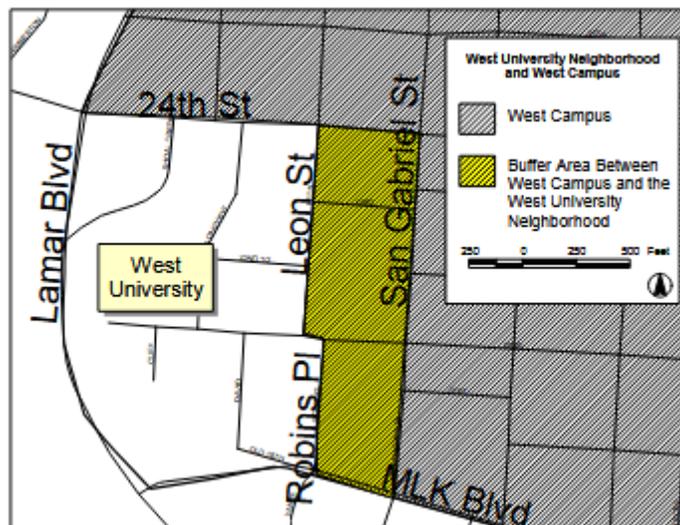
**PLANNING COMMISSION RECOMMENDATION:**

*October 28, 2025* – Approved on the consent agenda the Applicant’s request for Mixed Use/Office land use. [P. Breton – 1<sup>st</sup>; J. Hiller – 2<sup>nd</sup>] Vote: 11-0 [A. Lan absent. One vacancy on the dais].

**STAFF RECOMMENDATION:** Staff supports the Applicant’s request for Mixed Use/Office land use.

**BASIS FOR STAFF’S RECOMMENDATION:** The Applicant is proposing to change the future land use map from Multifamily Residential to Mixed Use/Office land use. There is Multifamily land use to the north and west, Mixed Use land use to the east, and Mixed Use/Office land use to the south and southwest. The property directly to the south of the subject tract has Mixed Use/Office land use and will be developed with the subject tract for a museum to include classrooms, café, and library. Mixed Use/Office land use is appropriate for this location.

The property is located within the “buffer” zone between West Campus and the West University Neighborhood.

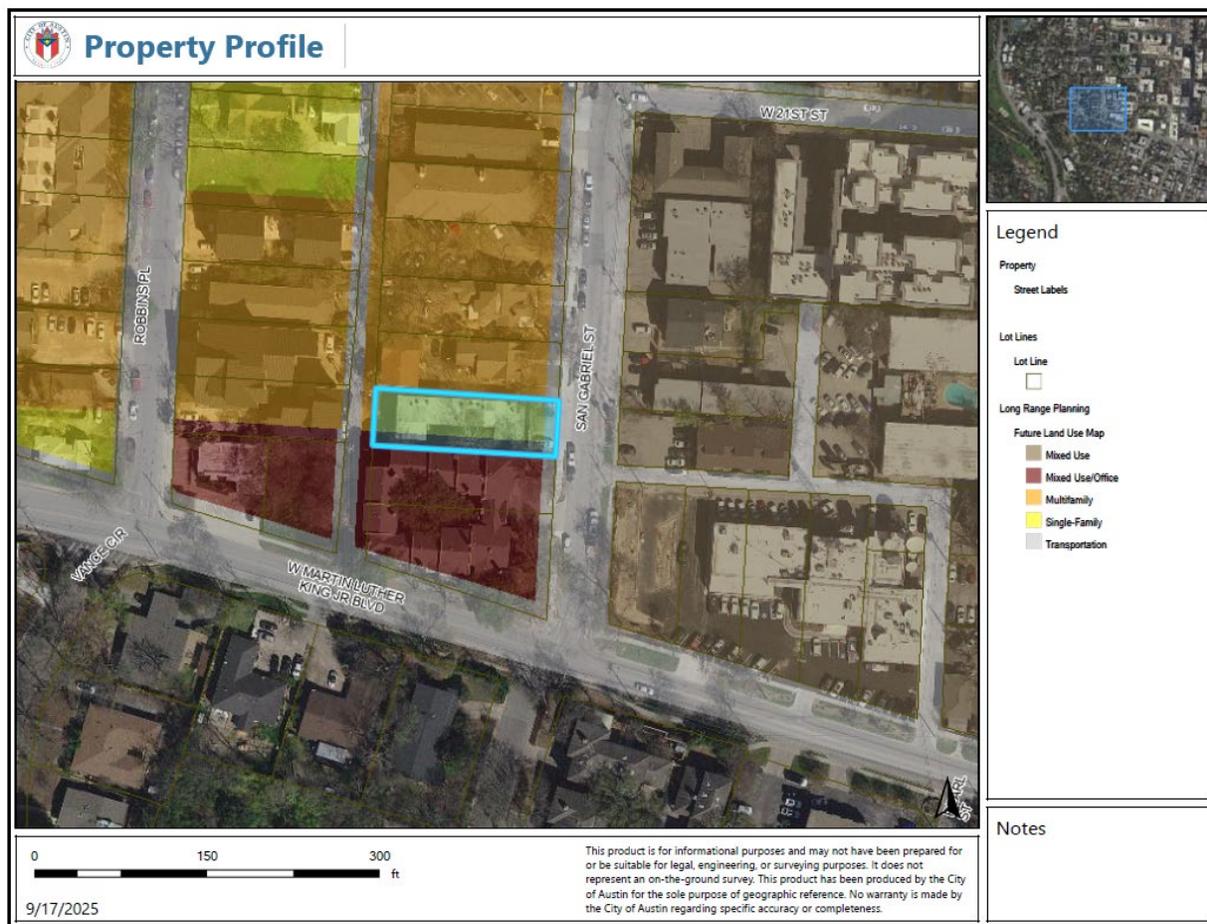


The “buffer” zone along Robins Place, Leon Street, and San Gabriel should serve as a transition between the two areas. The existing single-family houses should remain and any new multi-family development should be designed to respect the scale and massing of the adjacent University neighborhood. Along 24<sup>th</sup> Street, the existing offices should be preserved to buffer the neighborhood from the traffic along 24<sup>th</sup> Street.

**Objective 1.6:** Reduce the negative effects of multi-family housing on the West University Neighborhood.

**Recommendation 8** Reduce the height and density of future multi-family projects surrounding the West University neighborhood.

**Recommendation 9** Rezone low-density multi-family (three to four units per site) properties currently zoned for much denser multi-family development to an appropriate multi-family zoning district.



**LAND USE DESCRIPTIONS:**

**EXISTING 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.

**PROPOSED LAND USE:**

**Mixed Use/Office** - An area that is appropriate for a mix of residential and office uses.

**Purpose**

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

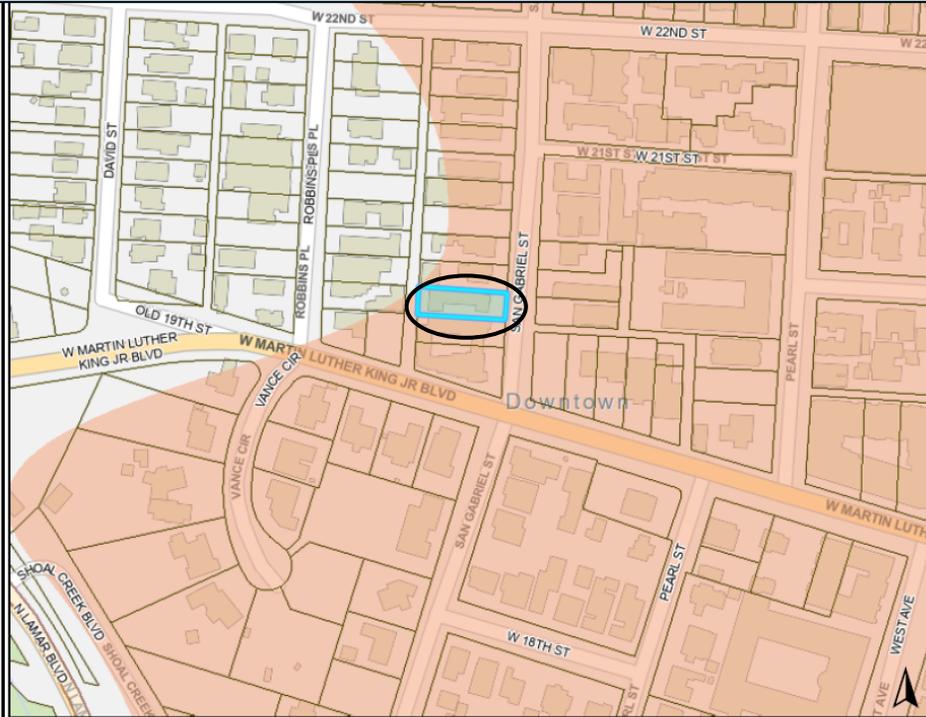
**Application**

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<p><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>Name(s) of Activity Center/Activity Corridor/Job Center:</b></p> <ul style="list-style-type: none"> <li>• Within the Downtown Regional Center</li> <li>• Approx. 0.25 miles from North Lamar Blvd and activity corridor</li> </ul>
Yes	<p><b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> <li>• Bus routes on North Lamar Blvd, Guadalupe Street, and W. 22<sup>nd</sup> Street</li> </ul>
Yes	<p><b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.</p>
Yes	<p><b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
Yes	<p><b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> <li>• <b>0.2 miles from West Campus Market</b></li> <li>• <b>0.3 miles from Rio Mart (convenience store)</b></li> <li>• <b>0.5 miles from Target</b></li> </ul>

Yes	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
Yes	<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>Approx. .25 miles from Pease Park</b></li> </ul>
No	<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>1.2 miles from Dell Seton Medical Center</b></li> </ul>
No	<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.
No	<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.
No	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> <li>• <b>The proposed zoning of GO-MU-ETOD-DBETOD-NP would allow for a mixed use development, but the proposed use is a cultural center.</b></li> </ul>
Yes	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
No	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
No	<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 particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	<b>Industrial Land:</b> Preserves or enhances industrial land.
8	<b>Number of “Yeses”</b>

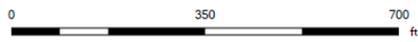
## Proximity to Imagine Austin Activity Center and Corridors



### Legend

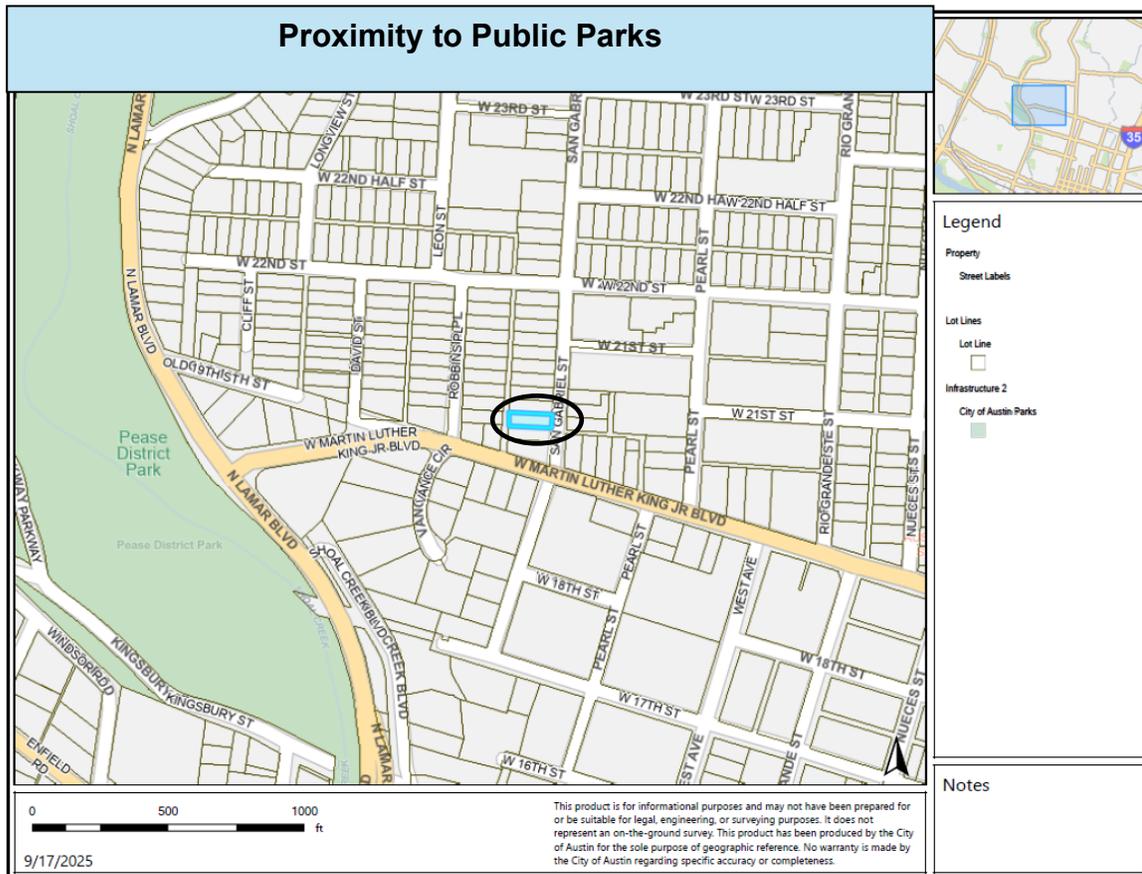
- Property
- Street Labels
- Lot Lines
- Lot Line
- Long Range Planning
- Imagine Austin Corridors
- Imagine Austin Centers
- Regional Center

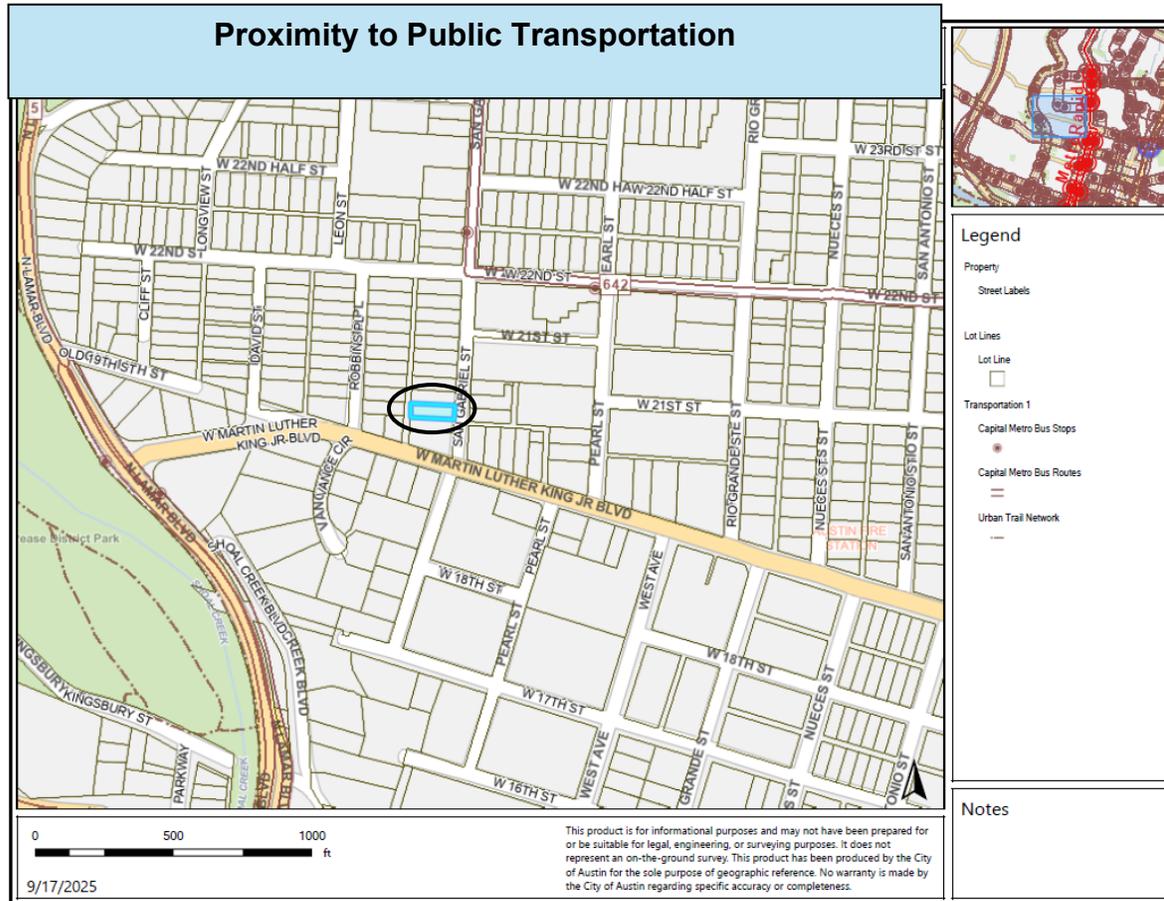
### Notes



9/17/2025

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## 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 future land use map on the property from Multifamily Residential to Mixed Use/Office land use.

The applicant proposes to change the zoning on the property from MF-4-GO-ETOD-DBETOD-NP (Multifamily Residence Moderate-High Density district – Conditional Overlay combining district – Equitable Transit-Oriented Development combining district – Density Bonus Equitable Transit-Oriented Development combining district – Neighborhood Plan) to GO-CO-ETOD-DBETOD-NP (General Office district- Conditional Overlay combining district – Equitable Transit-Oriented Development combining district – Density Bonus Equitable Transit-Oriented Development combining district– Neighborhood Plan) for a museum. For more information on the proposed zoning, see case report C14-2025-0046.

**PUBLIC MEETINGS:** The ordinance-required community meeting was held on September 29, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 432 meeting notices were mailed to utility account holders (renters), property owners, neighborhood and environmental groups within 500 feet of the property.

Below are highlights from Michele Rogerson Lynch’s presentation:

- The property at 1904 San Gabriel Street will be developed with the tract directly to the south, which already has GO-CO-ETOD-DBETOD-NP zoning with Mixed Use/Office FLUM.
- The proposed use is for a Cultural Services use for the Ayn Rand Museum.
- We have site plan under review for the property.
- The maximum height will be 45 feet with prohibited uses.
- There will be an underground parking garage with 11-12 parking spaces.
- The museum will be associated with UT’s Business School and is walking distance to property.
- The facility will have archives and artifacts, will provide classes, library, café and will have meeting spaces for the public. It will have a garden on the property at 1904 San Gabriel Street. The facility will be open to the public.
- We will comply with the Commercial Design Standards and any compatibility regulations.

***Q: What is the timeline for the road improvements with respects to the project?***

A: My understanding is that our site plan, that is under review, is showing the improvements and we're aiming for approval in February 2026. The improvements made to the road will be piece-meal. I don't know what the City's projected timeline for their part, but our responsible will have to accommodate this design.

***Q: Can you confirm the number of parking spaces? Our Judges Hill neighborhood is concerned.***

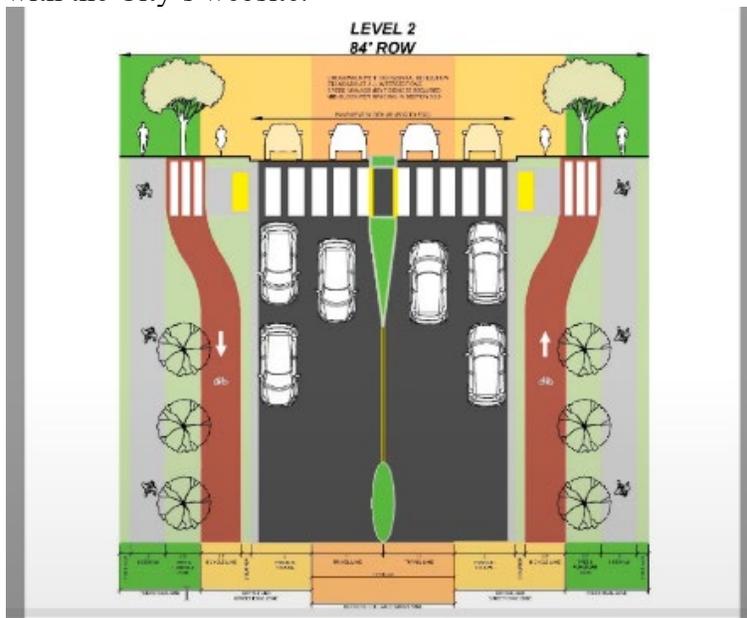
A: Yes, there will be thirteen standard spaces, that includes two ADA spaces, and twelve bike parking spaces. This location was chosen because of access to bus lines and its walkable proximity to UT.

***Q: The alley behind the property has problems with the unhoused and the narrow nature of the alley, and how it will impact the businesses and the houses. We had issues with attacks on people in underground parking garages. Will there be security? Will there be fencing around the property? Will there be music at this location?***

A: There will be a fairly elaborate security and video monitoring. Regarding the music, I don't believe they are planning music, but if they do, it will probably be acoustic, but I'll have to check with the applicant.

***Q: Will a third lane be built for MLK? There is a bottleneck at the narrow part of the road.***

A: This is our section proposed for MLK. For the rest of the road, you would have to check with the City's website.



***Q: One issue is the outside lighting and how it might affect the adjacent neighbors. Also, the underground parking, will there be a gate to close off to people and cars? Will there be night classes for students?***

A: I don't know the answers to this and will need to get back to you. With the lighting, we are limited to certain foot candles, but I will need to get back to you.

***Q: Will people be able to view in and out of the windows of the building for added security?***

A: It looks like the interior views you can see out of the windows. Some windows it looks like it's not fully transparent.

***Comments:***

- The Downtown Austin Neighborhood Association supports this project.
- Judges Hill Neighborhood Association supports this project.

## Applicant Summary Letter from Application



METCALFE WOLFF  
STUART & WILLIAMS, LLP

MICHELE ROGERSON  
LYNCH  
Director of Land Use &  
Entitlements  
mlynch@mwwtexas.com  
512-404-2251

August 19, 2025

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

*Via Online Submittal*

Re: Application for Neighborhood Plan Amendment; 0.1837 acres, located at 1904  
San Gabriel Street (the "Property")

Dear Mrs. Pratt:

As representatives of the owner of the above stated Property we respectfully submit the attached Application for Neighborhood Plan Amendment to the Future Land Use Map (FLUM) of the Central Austin Combined Neighborhood Plan -West University Neighborhood Plan Area.

The Property consists of a vacant, 10-unit building constructed in 1963 that was most recently used as an AirBnB. The current zoning on the Property is Multifamily Residence Moderate - High Density-Conditional Overlay-ETOD-DBETOD-Neighborhood Plan (MF-4-CO-ETOD-DBETOD-NP). We are simultaneously submitting an application to rezone the Property to General Office -Conditional Overlay-ETOD-DBETOD-Neighborhood Plan (GO-CO-ETOD-DBETOD-NP) to allow for Cultural Services as a permitted use. Therefore, we are requesting a Neighborhood Plan Amendment to change the FLUM from Multifamily to Mixed Use/Office.

This Property is being combined in a site plan with the adjacent property at 1900 San Gabriel for the overall development of a museum (Cultural Services) use across both properties. The adjacent property is already zoned GO-CO-ETOD-DBETOD-NP with a FLUM designation of Mixed Use/Office.

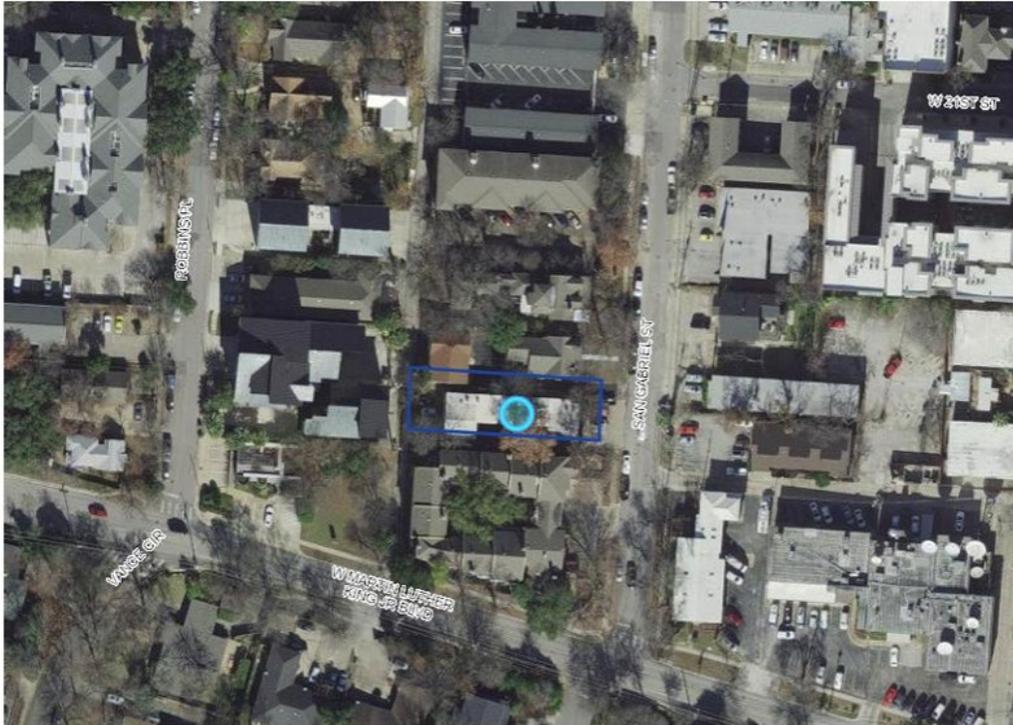
If you have any questions about this Application for Neighborhood Plan Amendment or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in cursive script that reads "Michele Rogerson Lynch".

Michele Rogerson Lynch

AERIAL EXHIBIT



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

(No letter as of November 10, 2025)

**From:** Meredith, Maureen

**Sent:** Monday, September 22, 2025 11:40 AM

**To:** adam.stephens@[REDACTED]; bart.whatley@[REDACTED];  
betsy.greenberg@[REDACTED]; lindabethteam@[REDACTED]; bhfairchild@gmail.com;  
rs01@utexas.edu; cochlea1@gmail.com; a.jarry@[REDACTED]; jfoxworth@[REDACTED];  
wwukasch@[REDACTED]; 1sarah.campbell@[REDACTED]; hparsegian@[REDACTED];  
mclvinx@[REDACTED]; 'pambell.nuna@[REDACTED]; <pambell.nuna@[REDACTED]>;  
xcjkw636@[REDACTED]

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

**Subject:** CANPAC Rec ltr?: NPA-2025-0019.04\_1904 San Gabriel St.

**Importance:** High

Dear CANPAC NPCT:

Cases **NPA-2025-0019.04** and **C14-2025-0046\_1904 San Gabriel Street** are scheduled for the **October 28, 2025 Planning Commission** hearing date. If your team would like to include a letter of recommendation in our staff reports, please email it to me and Cynthia no later than **Tuesday, October 21<sup>st</sup> by 3:00 pm**. If we get it later than this date and time, we will submit it as late material for the hearing.

Thanks.

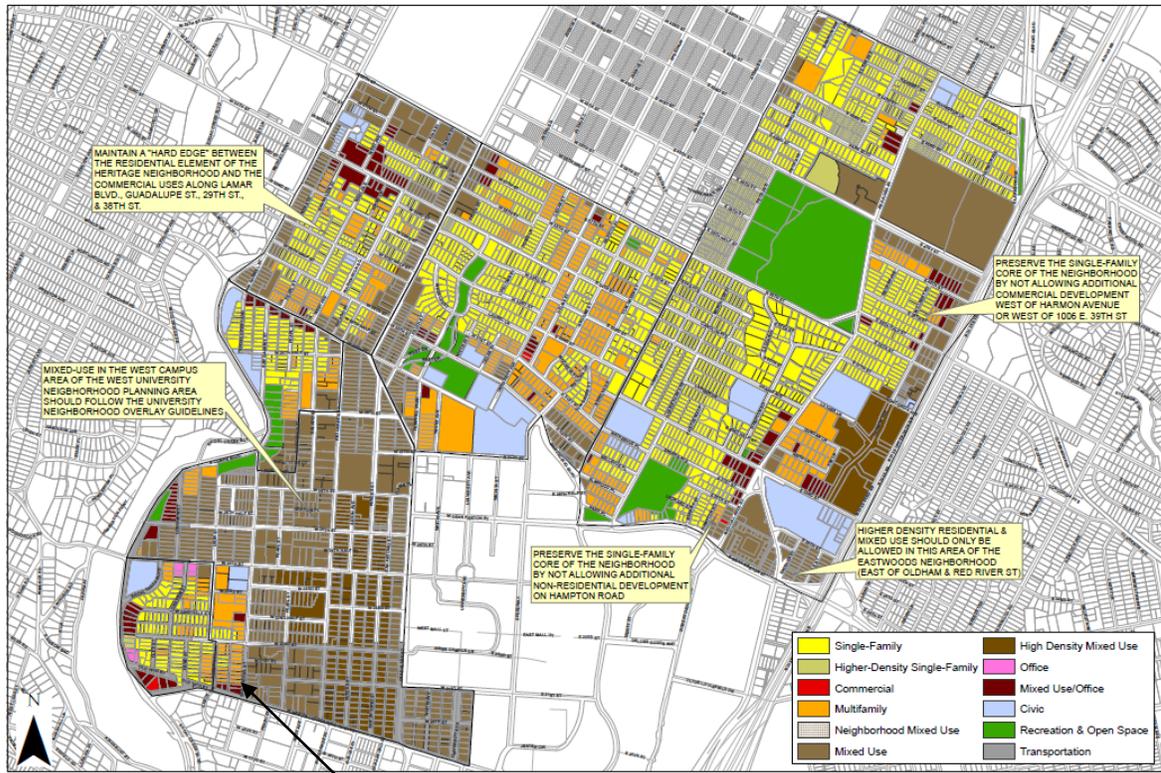
Maureen



**Maureen Meredith** (she/her)  
Senior Planner, Long-Range Planning  
Planning Department  
512-974-2695  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

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**Por Favor Tome En Cuenta:** La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

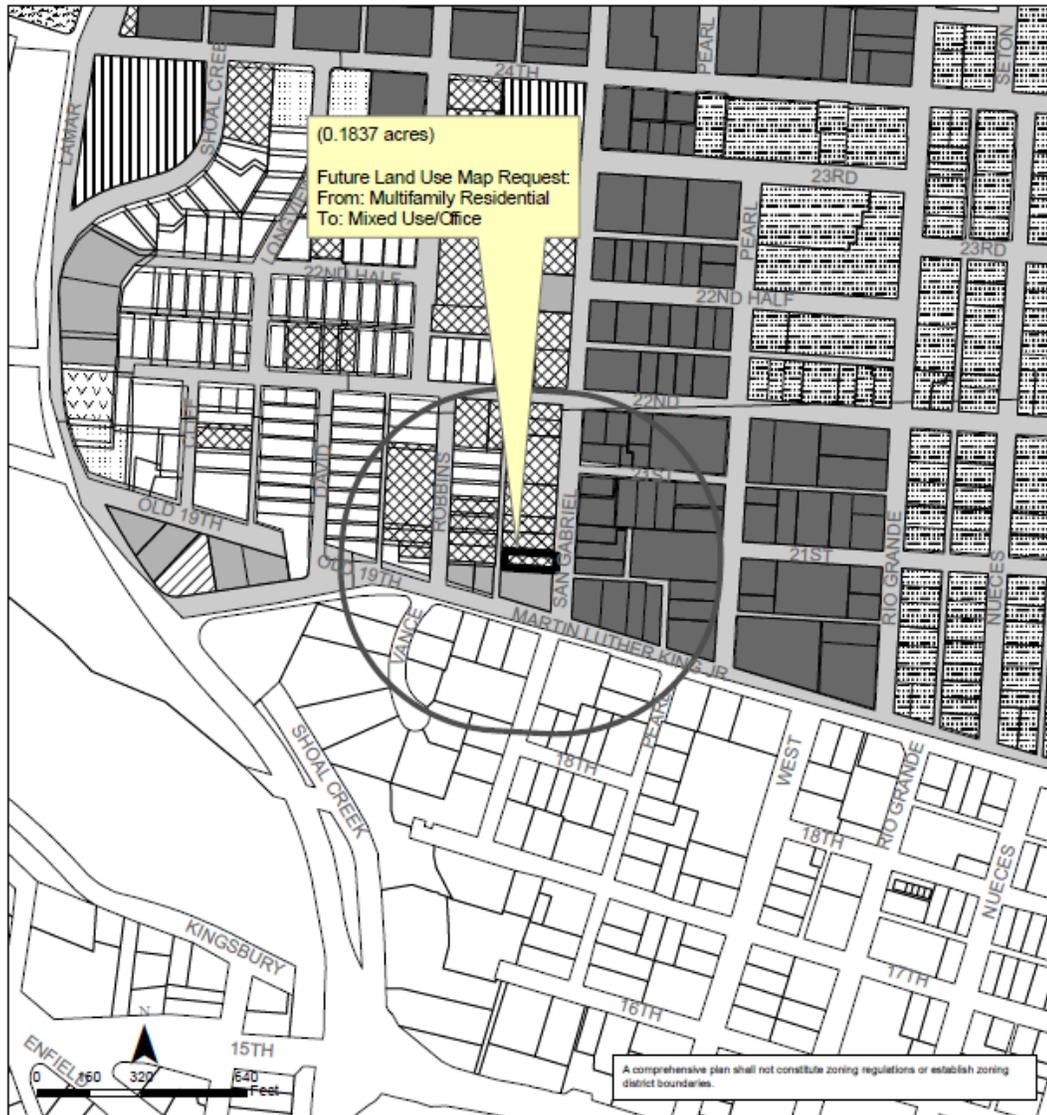


**Central Austin Combined  
 Neighborhood Planning Area  
 Future Land Use Map**

City of Austin  
 Planning Department  
 Updated: 7/9/2025

Site

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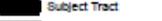
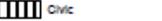
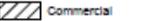
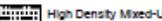
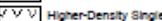
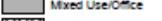
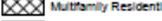
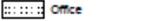
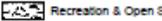


**Central Austin Combined (West University) Neighborhood Planning Area  
 NPA-2025-0019.04**

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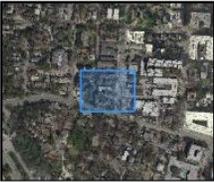
 City of Austin  
 Planning Department  
 Created on 9/3/2025, by: MeeksS

Future Land Use	
	500 ft. notif. boundary
	Subject Tract
	Civic
	Commercial
	High Density Mixed-Use
	Higher-Density Single-Family
	Mixed Use
	Mixed Use/Office
	Multifamily Residential
	Office
	Recreation & Open Space
	Single-Family
	Transportation

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



### Property Profile



**Legend**

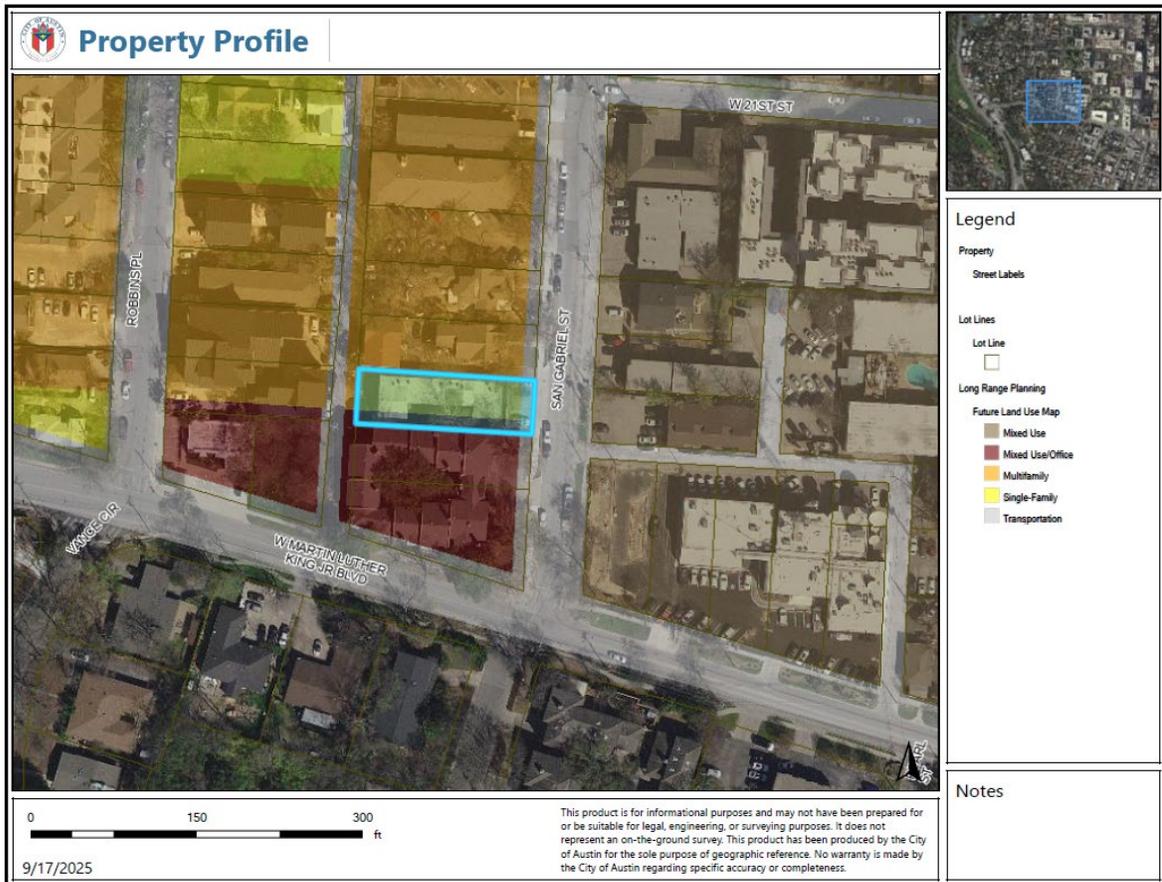
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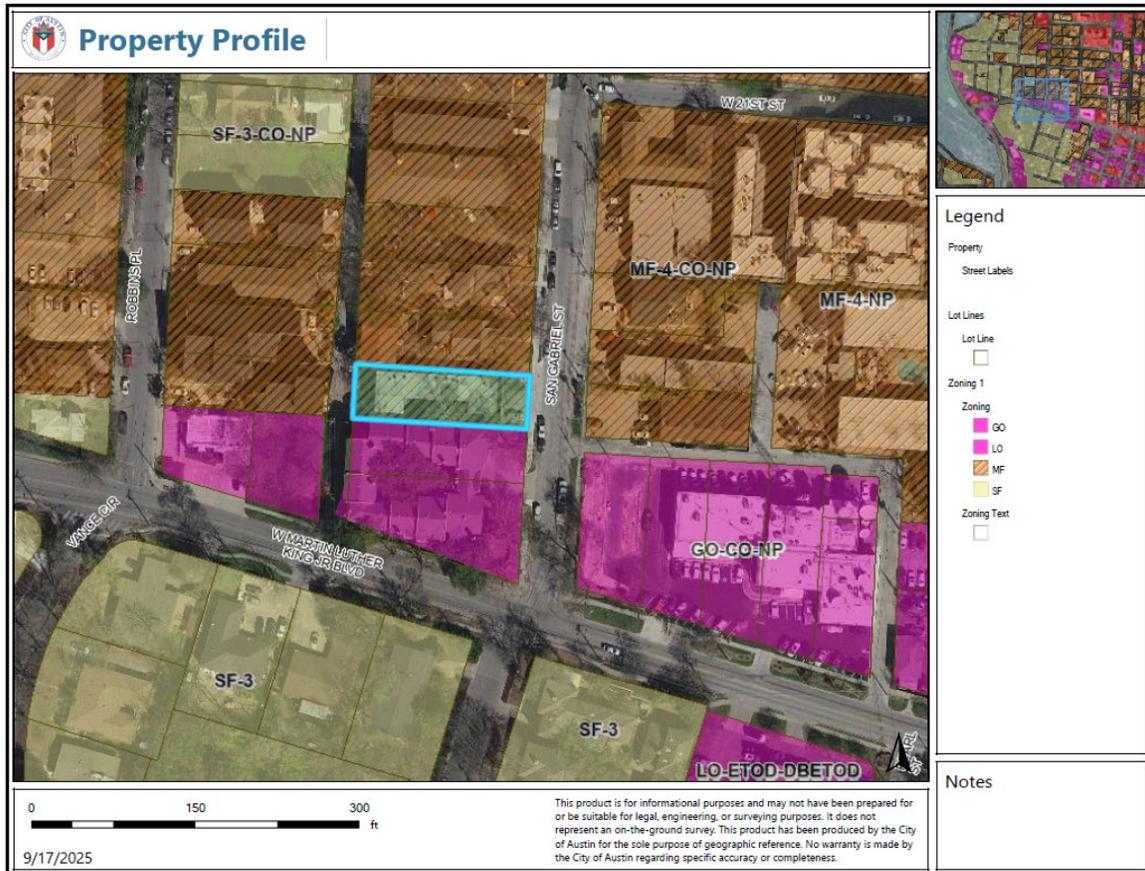
**Notes**

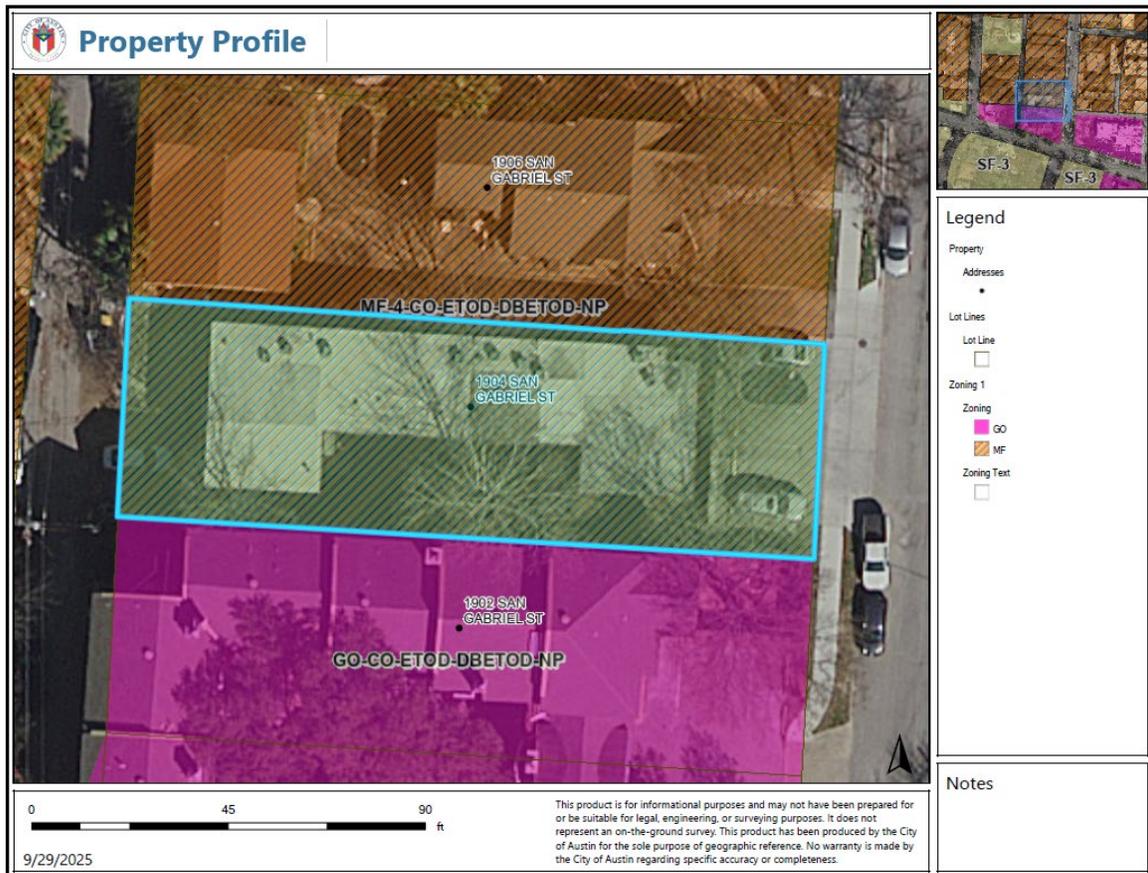
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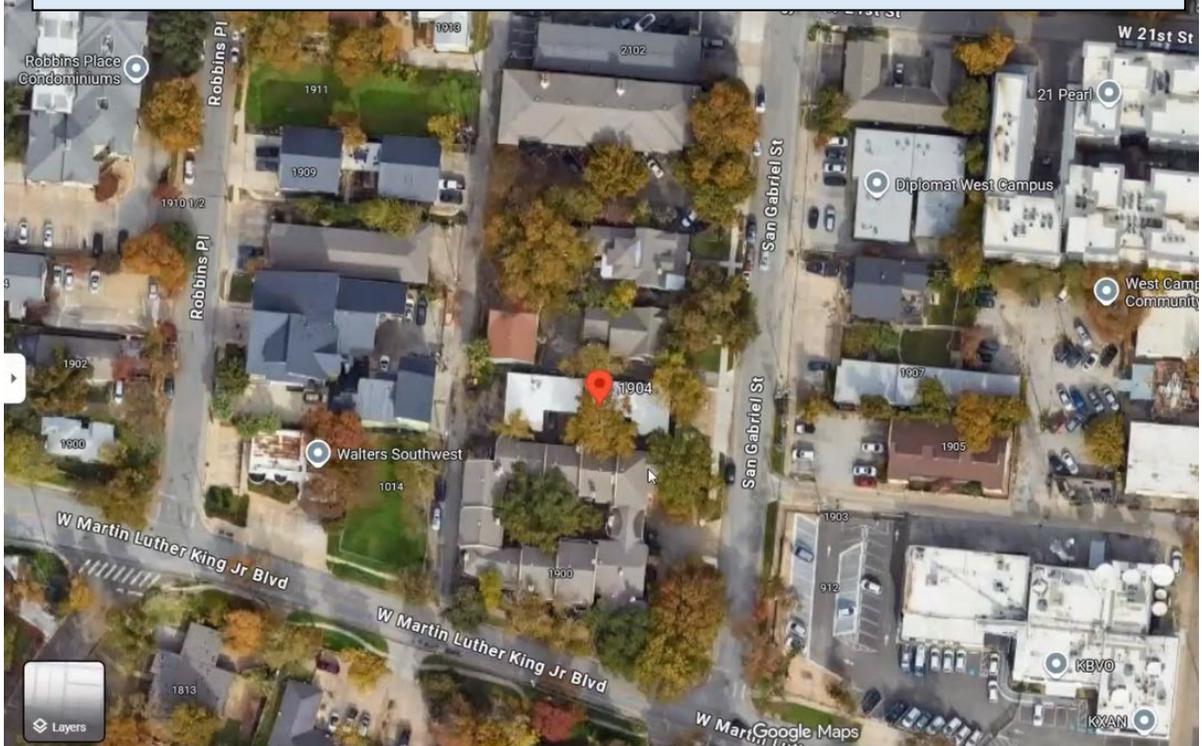
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

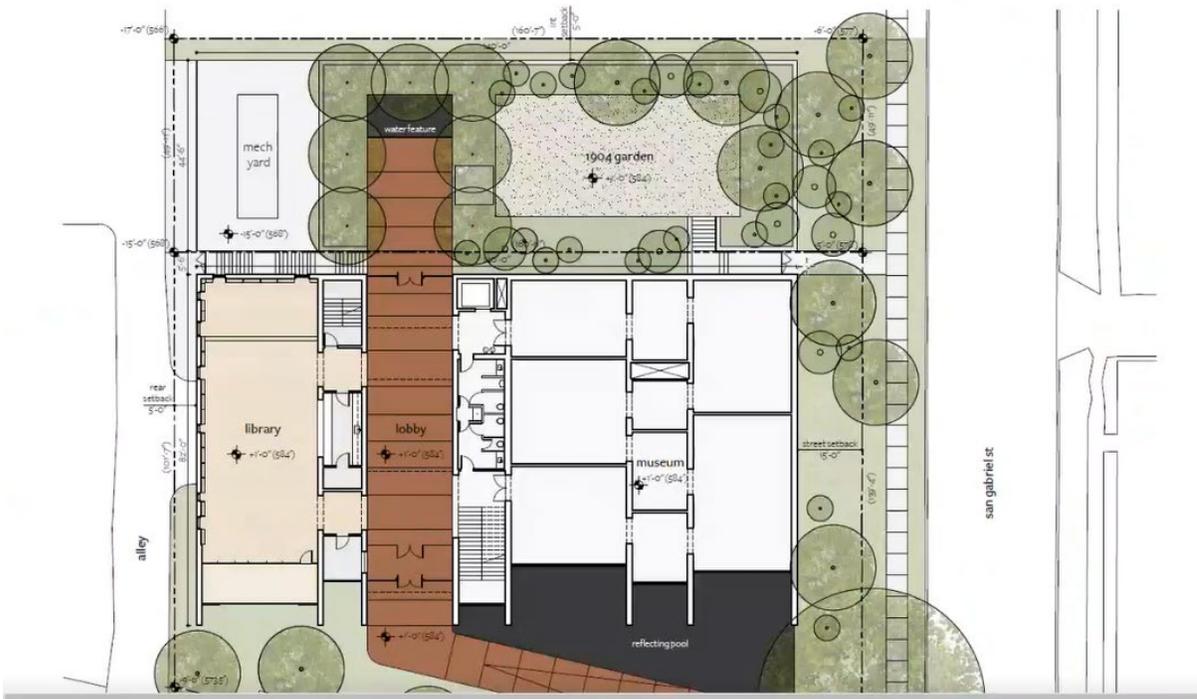
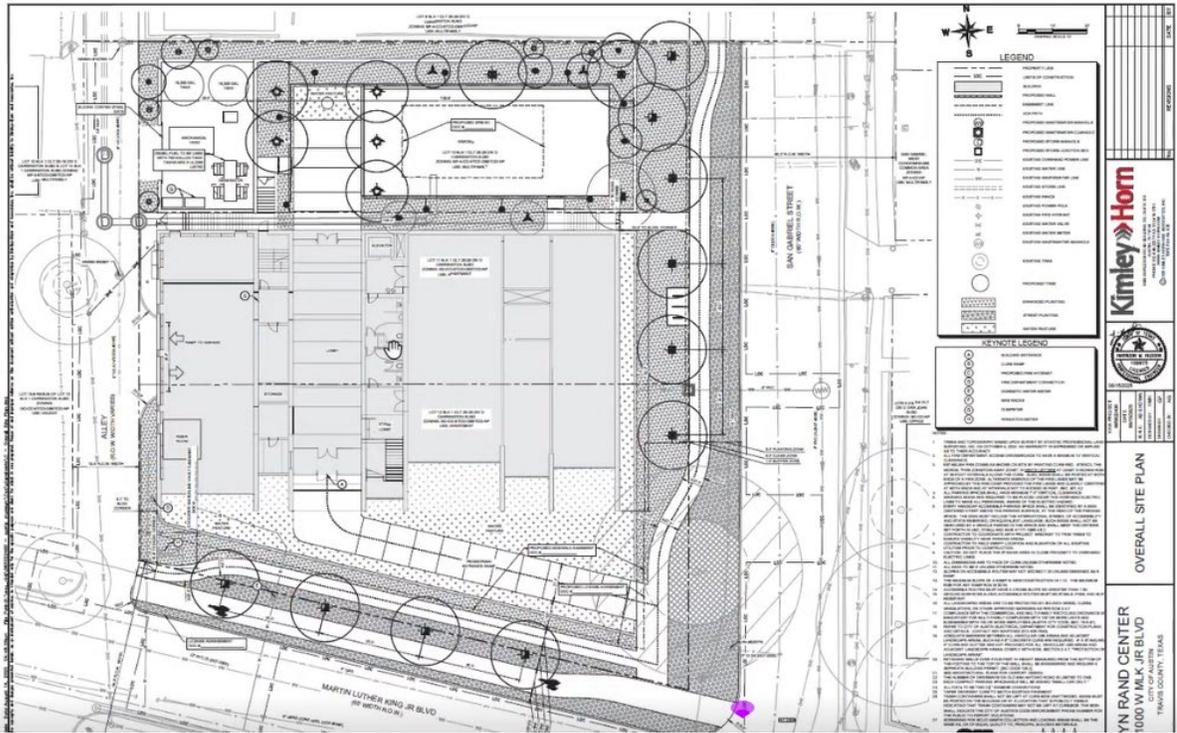






## Michele Rogerson Lynch's Presentation at the Virtual Community Meeting







25 february 2025 aerial view

Ayn Rand Center John Ronan Architects



25 february 2025 main entry

Ayn Rand Center John Ronan Architects



25 february 2025 lobby view

Ayn Rand Center John Ronan Architects



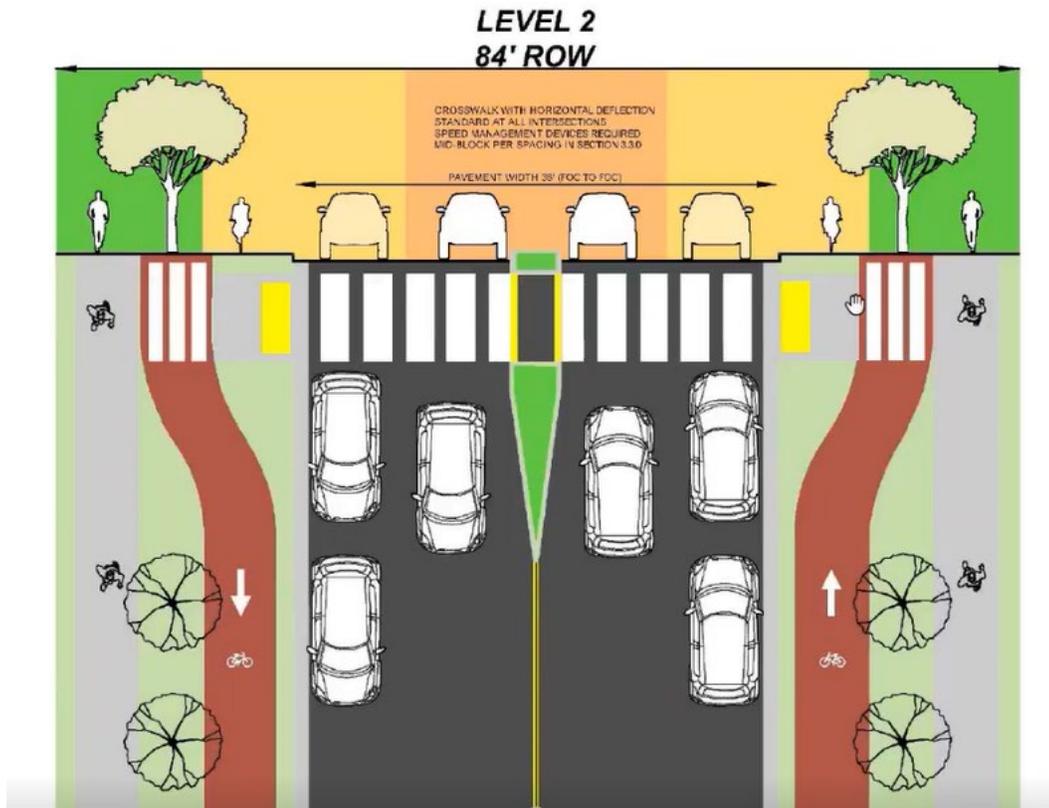
25 february 2025 garden view

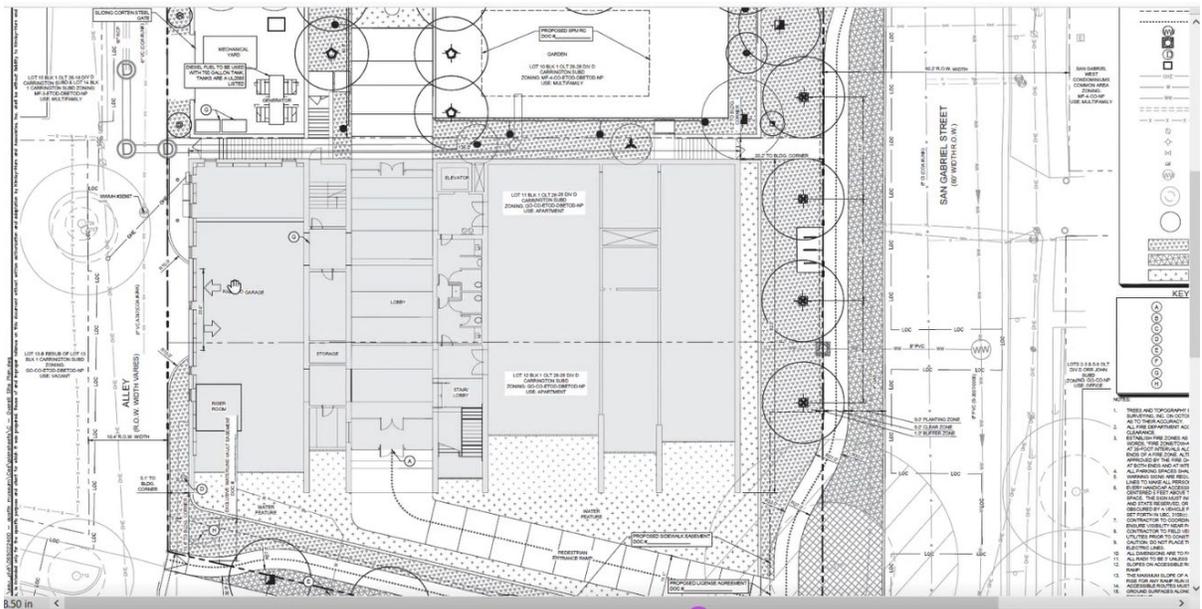
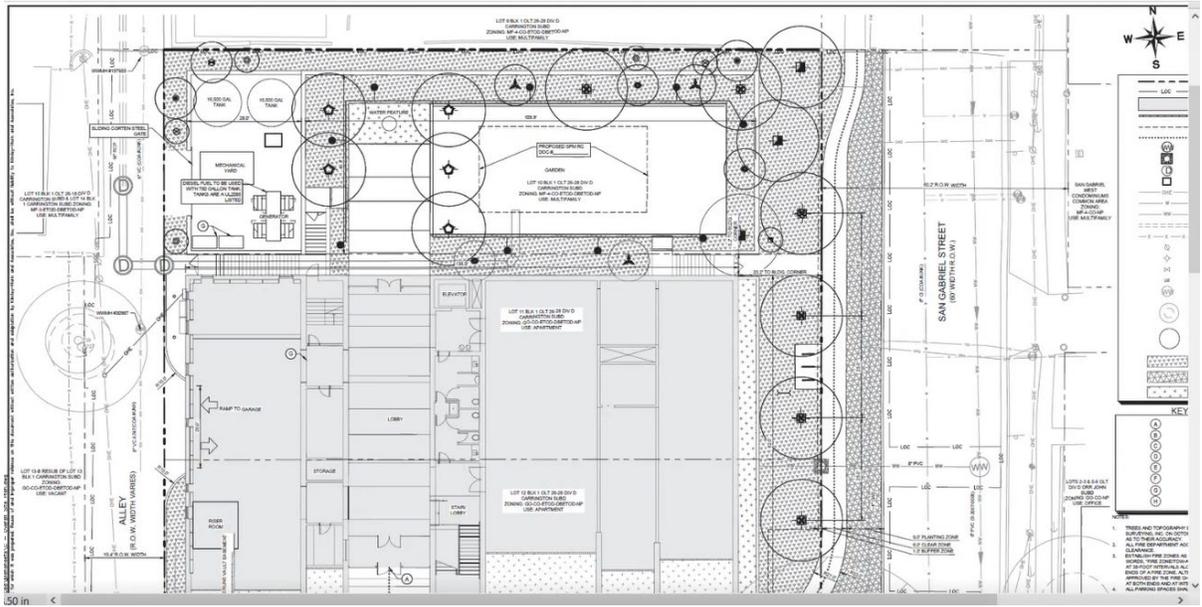
Ayn Rand Center John Ronan Architects

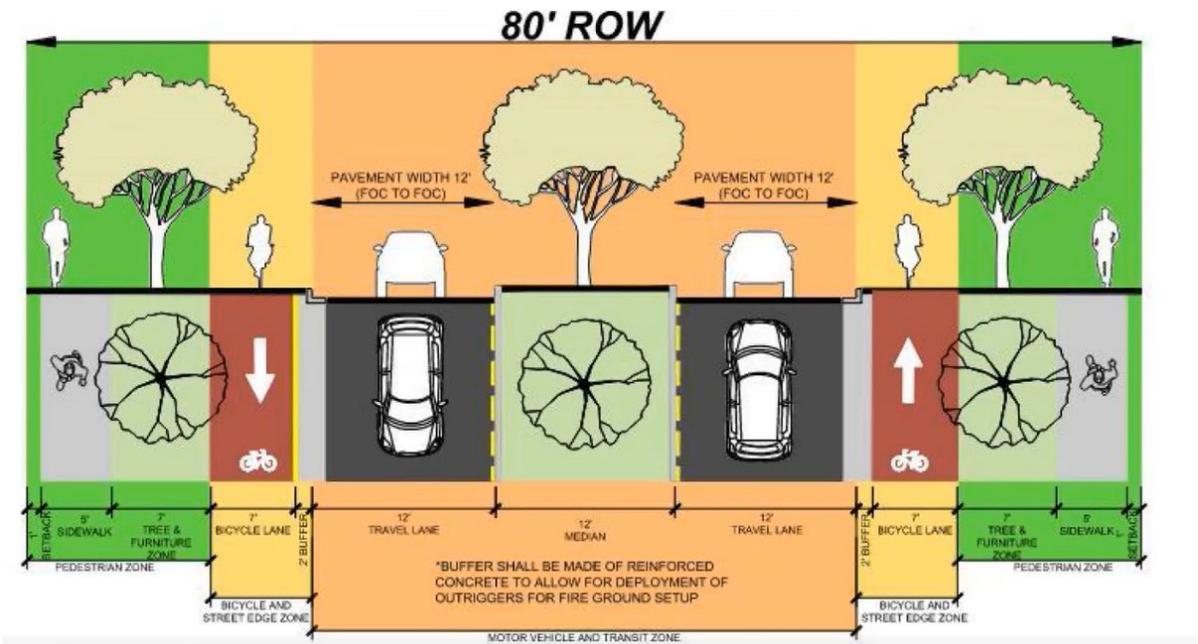
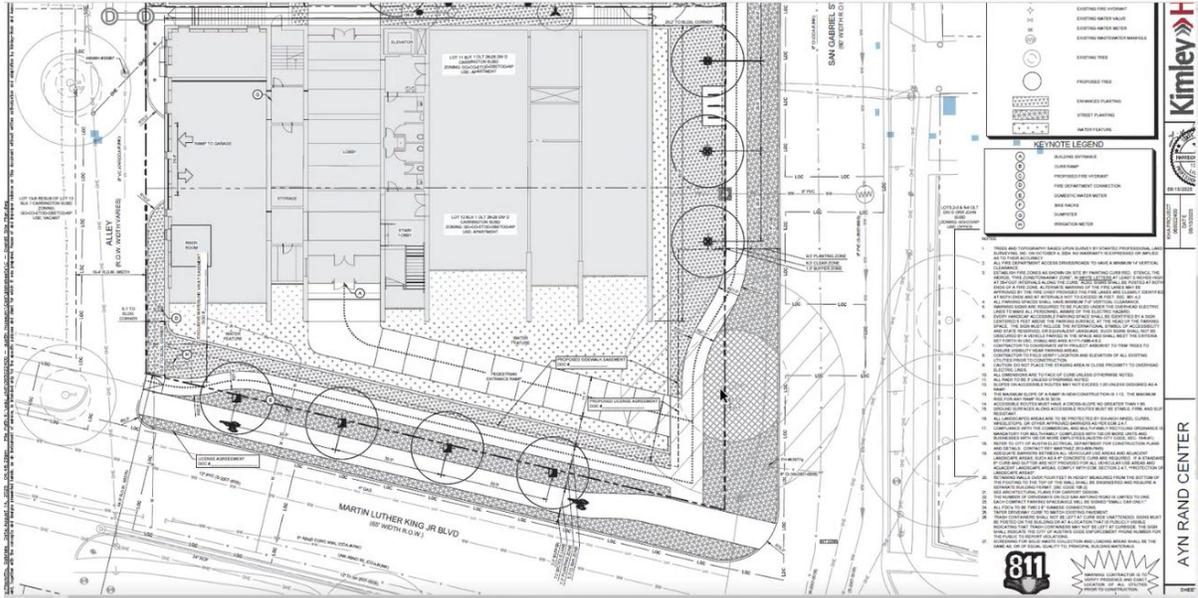


25 february 2025 street facade at night

Ayn Rand Center John Ronan Architects









**Correspondence Received**

(No correspondence received)