

May 19, 2026

Austin City Council
City Hall
301 W 2nd Street
Austin, TX 78701

Via Email

Re: Neighborhood Request for Postponement
May 21, 2026 City Council Meeting
Agenda Item #65, NPA-2026-0022.01.SH (Rowen Vale NPA Amendment), and
Agenda Item #66, C14-2026.0010.SH (Rowen Vale Zoning)

Dear Mayor Watson and Members of the City Council:

The undersigned neighbors surrounding the Rowen Vale project ask for postponement of the subject agenda items from the May 21, 2026, City Council meeting to the July 23, 2026 meeting. Postponement is necessary and appropriate in this case because of a defect in the notification that was sent out for the cases.

The City Code of the City of Austin, Title 25 (the Land Development Code) specifies criteria for notice that must be fulfilled prior to a public hearing before the council. As these requirements have yet to be completed, it would be inappropriate to bring the matter before council at this time.

Background

The City of Austin published “Notice of Proposed Amendments to the Zoning Ordinance” in the May 4, 2026 edition of the Austin American-Statesman. Based on the address and case number, the subject matter appeared as item three. Neither the name of the applicant nor a contact for more information were included in the published notice. Ex. 1.

The City’s Code of Ordinances Lays Out Notice Requirements To Be Fulfilled Prior To Public Hearing

The City Code of the City of Austin §25-2-283(B) states that the Neighborhood Planning and Zoning Department “shall give notice under Section 25-1-132(B) (Notice of Public Hearing) of a public hearing held under this section.”

LDC §25-1-132(B) requires that the City “shall give notice of a public hearing” in two ways: by (1) publishing and (2) mailing notice.

LDC §25-1-132(E) details the requirements of such notice: “Notice provided under this section must...” The LDC specifies the same set of criteria for both published and mailed notices.

Neighborhood Request for Postponement

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The City's Published Notice Does Not Meet the LDC Criteria by Failing To Identify the Applicant and a Contact For Additional Information

The notice published in the May 4, 2026 edition of the Austin American-Statesman fails to meet the criteria in two ways:

- The published notice does not “identify the applicant and the location of the subject property” per LDC §25-1-132(E)(2): it does not identify the applicant, only a location.
- The published notice does not “include the address and telephone number of the office from which additional information may be obtained” per LDC §25-1-132(E)(5): it does not include any telephone number, and only includes an address to participate in the hearing, not obtain additional information.

The City Must Postpone Public Hearing Until Appropriate Notice is Published

The Code's mandate of published notice furthers equitable access to information about land use changes. The LDC does not provide any other mechanism to inform the public-at-large, outside of the small group receiving mailed notices identified in LDC §25-1-132(B)(2). The name of the applicant, and contact for additional information, are particularly crucial for the public when deciding whether to participate in a public hearing.

Because Code specifies the requirements of notice prior to public hearing, and those requirements have not been met, we respectfully submit that the applicant cannot have the cases heard at City Council on May 21, 2026. For these reasons, we are requesting postponement of the cases to the earliest regular (not budget-specific) meeting of City Council on July 23, 2026 so that proper, legally-required notice can be published.

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Thank you in advance for your consideration.

Very truly yours,

/s/ Shiva Mayer
Shiva Mayer
1803 Nickerson St.

/s/ Sean Ransenberg
Sean Ransenberg
1601 Brackenridge St.

/s/ Christopher Goodpastor
/s/ Kelly Goodpastor
Christopher and Kelly Goodpastor
1611 Nickerson St.

/s/ Martha Newman
/s/ Andy Newman
Martha Newman and Andy Weinberg
203 E. Milton St.

/s/ Diana Phillips
/s/ David Phillips
/s/ Elizabeth Couch
Diana Phillips, David Phillips, and Elizabeth
Couch
207 E. Milton St.

Email: travisheightsneighbors@gmail.com

cc: Jonathan Tomko, City of Austin Planning Department

Via Email

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Homes for Sale

Spacious 5 bedroom home for sale. Meticulously maintained home on a cul-de-sac in the well established Windmill Farms, in Belton ISD, K-12 all within a two mile radius. There is plenty of extra room in this 5 bedroom, 2.5 bathroom home, which backs up to the green belt. This home has a split floor plan with spacious rooms and large storage at the top of the stairs. The kitchen has lots of cabinet and counter space with an island. All bathrooms have been completely redone with new vanities and mirrors. There are four bedrooms upstairs and a large master suite downstairs with its own bathroom. Covered patio and big backyard with a wooden fence. Huge shed out back that could be converted into an apartment or a studio. 2 car garage with a large standing utility sink and is fully finished. Brand new roof, new paint inside and outside. Neighborhood pool is one block away with a park. Short commutes to Fort Hood, Scott & White hospital and the VA. Contact: Dennis Jones 706-836-9297 MLS# 580460



INVESTORS! HOME FOR SALE IN SUNSET VALLEY- PRICE REDUCED! 2905 Jones Rd, Sunset Valley, TX 78745
• Price reduced to \$565,000
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• 35 acre fenced lot
• Detached apartment 1B/1B kitchen
Super close to bus stop and school Diana Conley, Realtor®
Phone: 512-872-1667
Email: DianaConleyATX@gmail.com

Legals/Public Notices

NOTICE OF PROPOSED AMENDMENTS TO THE ZONING ORDINANCE

NOTICE: A public hearing will be held to consider the following: This application is scheduled to be heard by the City Council on May 21, 2026, beginning at 2:00 p.m. The meeting will be held in person at City Hall Council Chambers, 301 West 2nd Street but may be viewable online at <http://www.atxn.tv>

To participate at this Public Hearing, you may either attend virtually by viewing the meeting online and registering to speak in advance or by going to City Hall at 301 West 2nd Street and attending in-person. For additional information on how to participate in the meeting, please go to the following website: City Council: <http://www.austintexas.gov/department/city-council/council-meeting-info-center.htm>. You can find more information on this application by inserting the case number at the following website: <https://abc.austintexas.gov/citizenportal/app/public-search>

- 8701 N. Mopac Expressway SRNB as more fully described in the Austin Planning Dept. file no. **C14-2025-0088**. This land is currently zoned CS: General Commercial Services District. The applicant proposes the land be rezoned; LI-PDA: Limited Industrial Services District-Planned Development Area Combining District.
- East FM 1626 road, as more fully described in the Austin Planning Dept. file no. **C14-2025-0113**. This land is currently zoned; CS-MU-CO: General Commercial Services District-Mixed Use Combining District-Conditional Overlay Combining District. The applicant proposes the land be rezoned; CS-1: Commercial Liquor Sales District.
- 1710 Brackenridge Street & 206 and 206 1/2 East Annie Street, as more fully described in the Austin Planning Dept., file no., **C14-2025-0110**. This land is currently zoned; SF-3-NP: Family Residence District-Neighborhood Plan District. The applicant proposes the land be rezoned; MF-3-NP: Multifamily Residence District-Neighborhood Plan District.
- 1400 1/2, 1404, 1404 1/2, 1408 East Riverside Drive, as more fully described in the Austin Planning Dept., file no. **C814-2025-0111**. This land is currently zoned; ERC-CMU: East Riverside corridor Zoning District-Corridor Mixed Use Subdistrict. The applicant proposes the land be rezoned; PUD-NP: Planned Unit Development District-Neighborhood Plan District.
- 907 E 13th Street, as more fully described in the Austin Planning Dept., file no. **C14H-2026-0013**. This land is currently zoned; SF-3-NP: Family Residence District-Neighborhood Plan District. The applicant proposes the land be rezoned; SF-3-H-NP: Family Residence District-Historic Landmark Combining District-Neighborhood Plan District.
- 4501 East Martin Luther King, Jr. Blvd. as more fully described in the Austin Planning Dept., file no., **C14-2026-0005**. This land is currently zoned; GR-NP: Community Commercial District-Neighborhood Plan District. The applicant proposes the land be rezoned; CS-1-NP: Commercial Liquor Sales District-Neighborhood Plan District.
- 735, 755, 755 1/2 Sprindale Road, 740 Mansell Avenue, as more fully described in the Austin Planning Dept., file no., **C14-2026-0004**. This land is currently zoned; CS-MU-CO-NP: General Commercial Services District-Mixed Use Combining District-Conditional Overlay Combining District-Neighborhood Plan District. The applicant proposes the land be rezoned; CS-MU-CO-NP: General Commercial Services District-Mixed Use Combining District-Conditional Overlay Combining District-Neighborhood Plan District.
- 85 North IH 35 Service Road, as more fully described in the Austin Planning Dept., file no., **C14-2026-0017**. This land is currently zoned; Tract 1-LO-MU-CO-NP: Limited Office District-Mixed Use Combining District-Conditional Overlay Combining District-Neighborhood Plan District. The applicant proposes the land be rezoned; Tract 1-LO-MU-CO-NP: Limited Office District-Mixed Use Combining District-Conditional Overlay Combining District-Neighborhood Plan District. No zoning changes proposed for Tract 2.
- 1120 1/2, 1120, 1122, and 1220 S. Capital of TX Hwy, as more fully described in the Austin Planning Dept., file no., **C14-2025-0089**. This land is currently zoned; LO-LR: Limited Office District-Neighborhood Commercial District. The applicant proposes the land be rezoned; LO-V-DB90: Limited Office District-Vertical Mixed Use Building Combining District-Density Bonus 90 Combining District. May 4 2026 IPLAAS0138554

Legals/Public Notices

NOTICE OF PUBLIC HEARING ON FULL PURPOSE DISANNEXTION FROM AUSTIN

A public hearing will be held by the City Council of Austin, Texas, for the disannexation of 1604 Bruton Springs Road, Austin, Texas 78733. Pursuant to Texas Senate Bill 1844, Texas Local Government Code Section 43.141, and the City of Austin's Charter Article I, Section 6, City Council is required to hold a public hearing to consider a qualifying petition and take action within 60 days of the date the petition is received by the City of Austin. A public hearing has been scheduled in accordance with the statute to allow for public comment prior to any final action by City Council.

At the hearing, City Council will hear and consider comments on issues related to the disannexation of land in Travis County.

Hearing date and location: **May 21, 2026**, meeting convenes at 10:00 AM at 301 W. 2nd St., Austin, TX 78701. All speakers must register in advance. For additional information on how to participate in the meeting, please contact the case manager listed below by email or phone or go to the following website to register to speak, review Texas Open Meetings Act requirements and request accommodations: <https://www.austintexas.gov/councilmeetings>

Case **C7d-2026-0020**, 1604 Bruton Springs Road, is in Travis County adjacent to Lake Austin on the northern side of Bruton Springs Road.

If you have any questions or would like more information, please contact Evan Waring, Senior Planner, Austin Planning, at 512-978-1374 or evan.waring@austintexas.gov. May 4 2026 IPLAAS0138546

Legal Notice
Lia G. Stratton, F.N.P.C., will depart Central Texas Dermatology effective May 19th, 2026. All medical records will remain with Central Texas Dermatology. If you would like a copy of your records, please call 512-327-7779 or mail a signed and dated form to 102 Westlake Drive, Suite 100, Austin, TX 78746. April 29, 30, May 1, 3, 4, 5 2026 IPLAAS0137796

TABC Notices

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit by JVA Operations LLC dba The Cube to be located at 13903 FM812, Del Valle, Travis County, Texas, 78617. Officers of corp is: Aloke Macharla. May 4 2026 IPLAAS0138408

Legal Bids & Proposals

The City of Austin Online Vendor Registration & Solicitation Advertising pack details & document details are available at this website: <https://financeonline.austintexas.gov/afo-account-services/solicitation-solicitations.cfm>. Solicitation efforts to solicit document efforts to solicit MBE/WBE or DBE comply with the City's MBE/WBE ordinance. If required, details will be included in the solicitation package. For more information, contact Austin Small & Minority Business Resources at 512-974-7600.

Responses to all AFS-Central Procurement solicitations must be received prior to the date & time indicated in the solicitation. Responses must be submitted electronically online in the City's financial services website (<https://financeonline.austintexas.gov>).

A. CONSTRUCTION SERVICES ADVERTISEMENTS.

- 1) RELOCATION OF 36-INCH WATER LINE ACROSS COLORADO RIVER (CIP), IFB 6100 CLMC1157, offers due prior to 2:00P on 5/14/26.
- 2) 2026 IDIU CHILLED WATER CONSTRUCTION IN THE ROW (CIP), CSP 6100 CLMB348, offers due prior to 2:00P on 6/3/26.
- 3) Ullrich WTP Inherently Safer Disinfection Conversion (CIP), CSP 6100 CLMB344, offers due prior to 2:00P on 6/8/26.

B. GOODS & SERVICES ADVERTISEMENTS.

- 1) AIRPORT WINDOW WASHING & RELATED SERVICES, IFB 8100 SAR1015, offers due prior to 2:00P on 6/2/26.
- 2) MULTIPLE MATERIAL RATE STUDY, RFP 1500 RWG3011, offers due prior to 2:00P on 5/26/26.
- 3) WELDING CUTTING & WELDING FILTER PLATES, IFB 2200 B51055, offers due prior to 2:00P on 5/21/26.
- 4) TRAFFIC FLARES, IFB 8700 DCG1034, offers due prior to 2:00P on 5/28/26.
- 5) APH MEDICAL BILLING & CODING REVENUE, RFP 9100 JCG3030, offers due prior to 2:00P on 5/26/26.
- 6) CATIONIC POLYMER, IFB 2200 CSH1059, offers due prior to 2:00P on 5/26/26.
- 7) TOWER CLIMBING SERVICE, RFP 6400 PLS3020, offers due prior to 2:00P on 5/28/26. May 4 2026 IPLAAS0138557

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Legals/Public Notices

NOTICE OF PUBLIC HEARING

The City Council will consider the following amendment (s) to Austin's Land Development Code on May 21, 2026 at City Hall Council Chambers, 301 W. 2nd Street, Austin, Texas, beginning at 10:00 am.

The meeting will be held online and viewable at <http://www.atxn.tv>. To find out how to participate in the meeting go to the following website: <https://www.austintexas.gov/department/city-council/council-meeting-info-center.htm>

Proposed Amendments:
C20-2024-004

The proposed amendments to City Code Title 25 (Land Development) would create a new citywide density bonus program to replace Density Bonus 90 (DB90) and Vertical Mixed Use (V) combining districts and would consist of five new combining districts that allow additional height and land uses; and relax site development standards and compatibility in exchange for providing affordable housing

Legal Bids & Proposals

REQUEST FOR QUALIFICATIONS

RFQ HACA-26-P-0266 DEVELOPER
HACA-26-Q-0266 DEVELOPER

The Housing Authority of the City of Austin (HACA) is pleased to invite qualified development partners to submit Statements of Qualifications (RFQ) for its portfolio of subsidized multifamily housing. This solicitation represents a significant opportunity to partner with HACA in advancing a long-term vision to preserve, enhance, and expand high-quality affordable housing within the City of Austin. All work resulting from this RFQ shall be completed in full compliance with all applicable federal, state, and local requirements. Multiple contracts may be awarded. All proposals will be evaluated by HACA's defined scoring criteria. Interested parties who wish to respond to this solicitation must register with the eProcurement Marketplace today and submit the required documents electronically to <https://ha.internationalprocurement.com> requests. https://company_id=10217 by 4:00 PM/CST May 22, 2026.

Proposal packets may be obtained on the eProcurement Marketplace (as our Agency is paying all costs for the use of this Marketplace, there will not be any additional charges to your firm to use this Marketplace to download the RFP documents or submit a response to our Agency). To take part in this process, please follow these instructions:

DIRECTIONS TO ACCESS THE EPROCUREMENT MARKETPLACE

1. Access ha.internationalprocurement.com (no "www").
 2. Click on the "Login" button in the upper left side.
 3. Follow the listed directions.
 4. If you have any problems in accessing or registering on the Marketplace, please contact customer support at (866) 526-9266.
- Responses must be submitted via <https://>

Austin American-Statesman

