

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: East Riverside/Oltorf Combined and East Riverside Corridor Master Plan

CASE#: NPA-2026-0021.01

DATE FILED: February 27, 2026

PROJECT NAME: 1404 East Riverside PUD NPA

PC DATE: May 12, 2026

ADDRESS/ES: 1404 E. Riverside Drive

DISTRICT AREA: 3

SITE AREA: 2.62 acres

OWNER/APPLICANT: South Shore Apartments Owner LP

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Specific Regulating District

To: Multifamily Residential

Base District Zoning Change

Related Zoning Case: C14-2025-0111

From: East Riverside Corridor, Corridor Mixed Use subdistrict

To: PUD – Planned Unit Development

Code Amendment: C20-2026-001 – Request to be removed from the East Riverside Corridor Planning area

NEIGHBORHOOD PLAN ADOPTION DATE:

East Riverside/Oltorf Combined Neighborhood Plan – adopted November 16, 2006.

East Riverside Corridor Master Plan – adopted February 25, 2010.

CITY COUNCIL DATE: May 21, 2026

ACTION: (action pending)

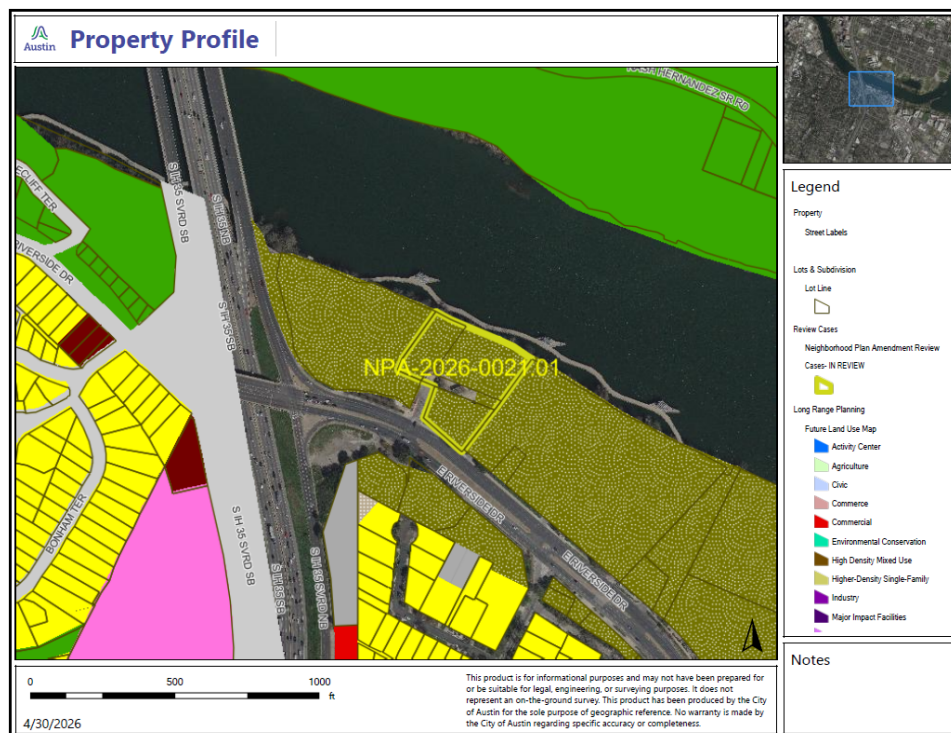
PLANNING COMMISSION RECOMMENDATION:

May 12, 2026 – Approved on the consent agenda the Applicant’s request for Multifamily Residential land use. [F. Maxwell – 1st; C. Gannon – 2nd] Vote: 9-0 [C. Haney, A. Lan, and D. Skidmore absent. One vacancy on the dais].

STAFF RECOMMENDATION: Staff supports the applicant’s request for Multifamily Residential land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the Applicant’s request to change the future land use map from Specific Regulating District to Multifamily Residential land use. The property is located along East Riverside Drive, which is designated as an activity corridor in the Imagine Austin Comprehensive Plan. The property is also located on the edge of the Riverside Stations Neighborhood Activity Center. East Riverside Drive has public transportation and is proposed for a light rail line. There are multifamily developments directly to the east and west of the property.

The applicant proposes a 381-unit multifamily residential development that will provide 15 on-site affordable units for people who earn 60% MFI. The proposed development will help meet the Austin Strategic Housing Blueprint’s goal of creating 135,000 housing units throughout the City by 2027 with 60,000 designated as affordable for households at or below 80% of medium family income (MFI).



LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Specific Regulating District - This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations.

Approved Regulating Plans:

1. Plaza Saltillo TOD Station Area Plan
2. Martin Luther King (MLK) Boulevard TOD Station Area Plan
3. Lamar/Justin TOD Station Area Plan
4. East Riverside Corridor Plan

PROPOSED LAND USE:

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

Purpose

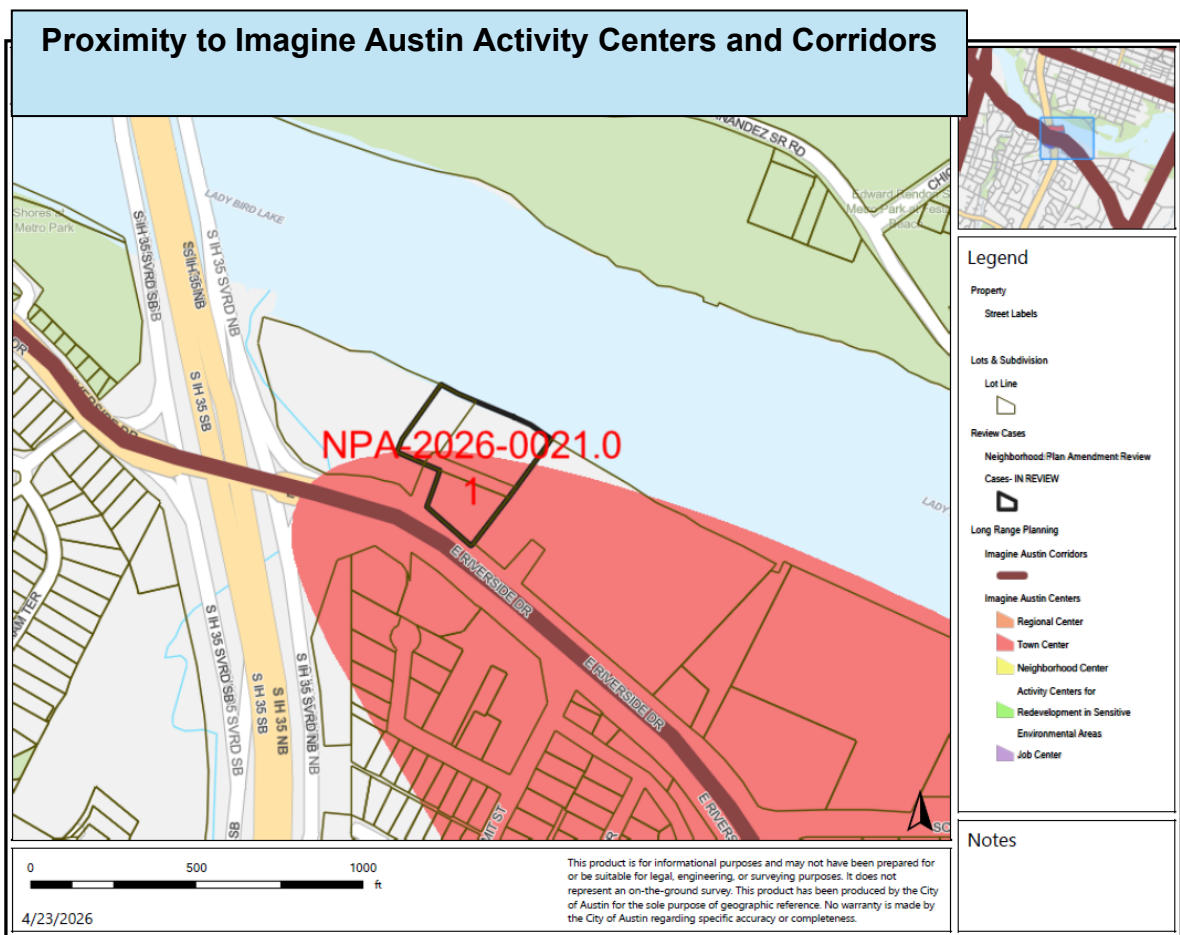
1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

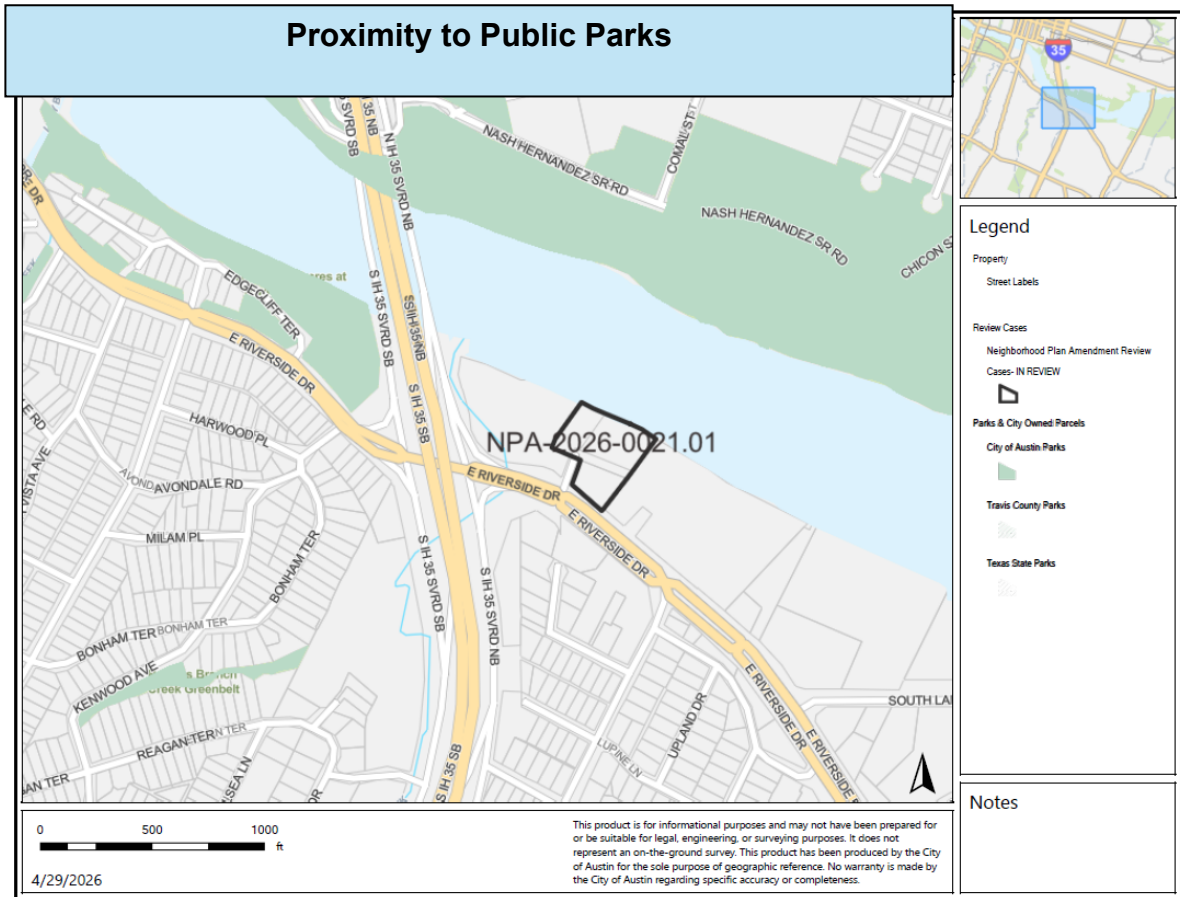
Application

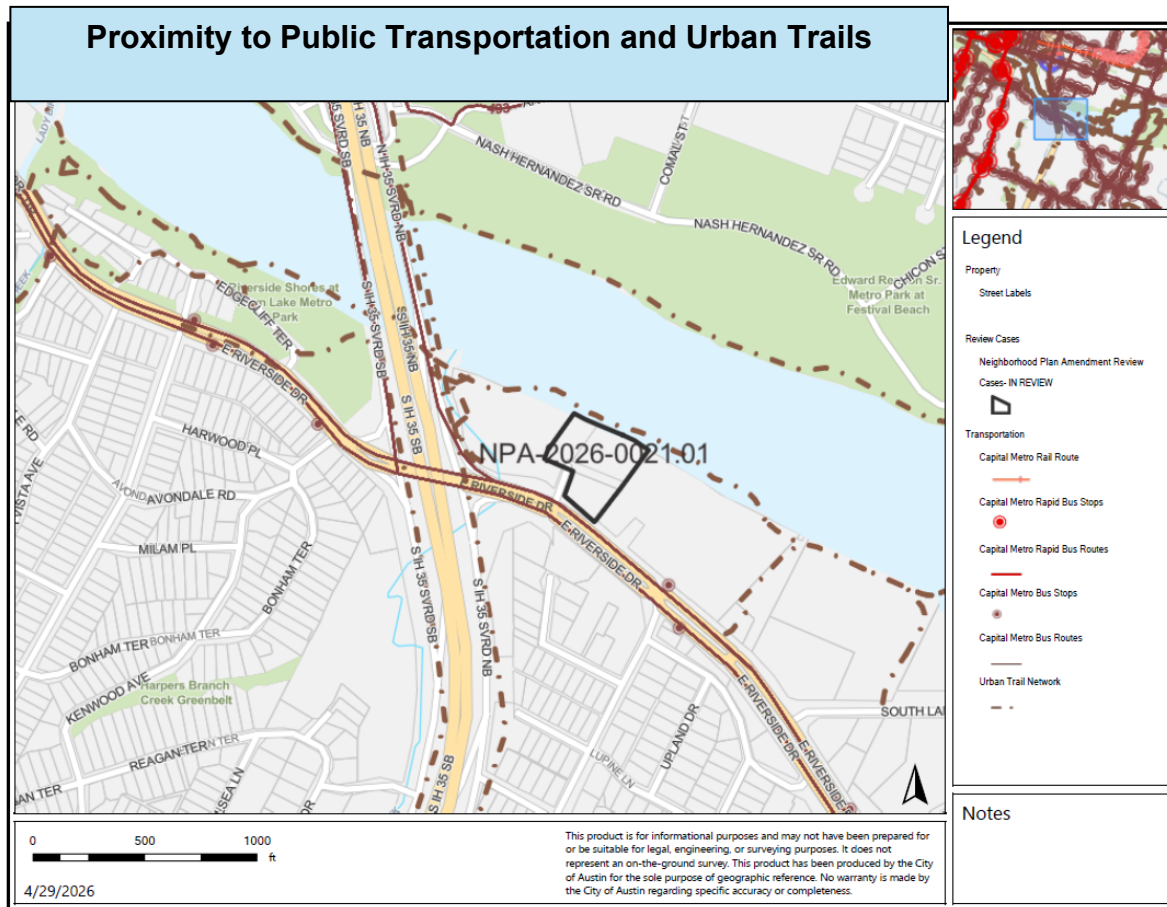
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged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

Imagine Austin Decision Guidelines	
Complete Community Measures	
Yes	<p>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:</p> <ul style="list-style-type: none"> • Property has frontage on East Riverside Drive, which is an activity corridor • On the edge of the Riverside Stations Town Center
Yes	<p>Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> • Bus routes along East Riverside Drive • East Riverside Drive is proposed for a light rail line
Yes	<p>Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.</p> <ul style="list-style-type: none"> • Side walks along East Riverside Drive
Yes	<p>Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.</p> <ul style="list-style-type: none"> • East Riverside Drive is a commerci
No	<p>Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> • 1.5 miles from HEB on East Riverside Drive
No	<p>Connectivity and Education: Located within 0.50 miles from a public school or university.</p>
Yes	<p>Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p> <ul style="list-style-type: none"> • Property is next to the Lady Bird Lake Boardwalk • 0.3 miles from Norwood Estate Dog Park on E. Riverside, 1018 1/2 Edgecliff Terrace, Austin, TX 78741
Yes	<p>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.)</p> <ul style="list-style-type: none"> • 0.5 miles from CareNow Urgent Care - Riverside Drive, 1920 E Riverside Dr #110, Austin, TX 78741
Yes	<p>Housing Affordability: Provides a minimum of 10%of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.</p> <ul style="list-style-type: none"> • Proposed for 381 apartment units • 15 on-site affordable at 60% MFI total 8,568 square feet. • Additional \$1,049,256 fee-in-lieu for increase bonus area above the baseline to the Affordable Housing Trust (\$9 per bonus square foot per PUD Ordinance)
Yes	<p>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.</p>
Yes	<p>Mixed use: Provides a mix of residential and non-industrial uses.</p> <ul style="list-style-type: none"> • The proposed PUD zoning would allow for a mixed use development of commercial and residential uses, although the applicant is only proposing multifamily residential uses.
No	<p>Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).</p>
No	<p>Culture and Historic Preservation: Preserves or enhances a historically and/or culturally</p>

	significant site.
No	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.
Yes	Not located over the Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
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 future land use map (FLUM) from Specific Regulating District to Multifamily Residential land use.

The applicant proposes to change the zoning on the property from is ER-CMU, East Riverside Corridor – Corridor Mixed Use subdistrict to PUD (Planned Development District) and to also be removed from the East Riverside Corridor Plan. For more information on the proposed zoning, see case report C814-2025-0111. For more information on the applicant’s request to be removed from the East Riverside Corridor Plan, see case report C20-2026-001.

The applicant proposes a 381-unit multifamily residential development. The applicant says 15 apartments will be affordable units at 60% MFI totaling 8,568 square feet. An additional \$1,049,256 fee-in-lieu for increased bonus area above the baseline to Affordable Housing Trust Fund.

PUBLIC MEETINGS: The ordinance-required community meeting was held on April 27, 2026. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 13,089 meeting notices were mailed to property owners and people with utility accounts (renters) who live within the East Riverside Corridor (ERC) planning area and also within the 500 feet notification boundary of the ERC planning area. Three Austin Planning staff members attended, Maureen Meredith, Mark Walters, and Chase Gonsoulin. Amanda Swor and Kate Kniejski from Drenner Group attended, in addition to Matthew Bunch from Mill Creek Residential. Eight people from the neighborhood also attended.

Below are highlights from Amanda Swor’s presentation:

- The property is 2.62 acres
- The property is where the Acton School of Business was located but the building has since been demolished, and the property is vacant.
- The current zoning is ER-CMU, East Riverside Corridor – Corridor Mixed Use subdistrict. The property is also within the Waterfront Overlay – East Riverside Subdistrict
- The current FLUM is Specific Regulating District and the proposed FLUM is Multifamily Residential land use.
- Another request is to remove the property from the East Riverside Corridor Plan.

- Approximately 381 residential units are proposed, with 15 on-site affordable units at 60% MFI. Additional \$1,049,256 fee-in-lieu increase bonus area above the baseline to the affordable Housing Trust fund.
- Parking will be 100% structured garage with wiring for EV charging for 25% of parking spaces.
- There will be long-term bicycle parking and community benefits and contributions
1.17 acres of Parkland dedicated via approved SDP upgraded streetscape with native plantings minimum 9000 square feet public open space including Plaza like space along E Riverside drive

Meeting Summary

Attendees discussed the project's proximity to nearby developments, traffic concerns on East Riverside Drive, and reasons for removing the site from the East Riverside Corridor Plan. The development team outlined planned community benefits such as parkland access, environmental improvements, pedestrian enhancements, and on-site affordable housing. Residents raised questions about signage, the use of park funding, and the timing of planning and council hearings. Staff indicated that hearings are scheduled for May and July, with construction expected to begin after site development permitting.

Key Points & Concerns

Community members asked about the site's distance from Oracle and River Park. Significant concerns were raised about traffic and access to East Riverside Drive. Clarification was sought on why the property must be removed from the ERCP. Questions focused on planned community benefits, including parkland access, environmental measures, and affordable housing. Attendees asked about funding for park improvements and whether it would directly benefit local residents.

Timeline questions: planning commission on May 12, council on May 21 (first reading), then July 23 (second reading).

Applicant Summary Letter from Application

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

November 10, 2025

Ms. Lauren Middleton-Pratt
Austin Planning Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Electronic Delivery

Re: 1404 East Riverside PUD and NPA – Planned Unit Development (“PUD”) and Neighborhood Plan Amendment (“NPA”) applications for the 2.6-acre piece of property located at 1400 ½, 1404, 1404 ½ and 1408 East Riverside Drive, Austin, Travis County, Texas (the “Property”)

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed PUD zoning application and NPA application packages. The project is titled 1404 East Riverside PUD, consists of 2.62 acres, and is located at 1400 ½, 1404, 1404 ½ and 1408 East Riverside Drive, approximately 500 feet east of the intersection of East Riverside Drive and the IH-35 frontage road. The Property also has frontage on Manlove Street. The Property is currently undeveloped and was previously the site of the Acton Business School.

The Property is currently zoned ERC, East Riverside Corridor, and is more specifically located in the Corridor Mixed Use (“CMU”) subdistrict. The requested rezoning is from ERC to PUD, Planned Unit Development. A development assessment application for the project was submitted on June 30, 2025 per City of Austin case number CD-2025-0002. Additionally as part of this zoning application, a code amendment will be initiated to remove the Property from the ERC Regulating Plan.

The Property is located in the East Riverside/Oltorf Combined Neighborhood Plan and is currently designated as “Specific Regulating District” on the Future Land Use Map (“FLUM”). The Property is proposed to be amended from “Specific Regulating District” to “Multifamily” on the FLUM. The purpose of the NPA is to align the FLUM designation on the Property with the proposed zoning designation and with the removal of the site from the area governed by the ERC Regulating Plan.

The proposed project will include an amendment to the approved Acton School Redevelopment site plan, City of Austin case number SP-2021-0451C. The approved site plan permits 222 multifamily units. The proposed PUD will contain approximately 381 multifamily residential units, inclusive of the 15 on-site affordable housing units. The project will comply with the PUD ordinance for any additional affordable housing requirements. Approximately 44% of the site area, or 1.17 acres, was dedicated as parkland to the City of Austin per the approved site plan, as well as a fiscal payment of \$108,983.43 for park improvements as well as \$504,373.99 paid for additional fee-in-lieu.

The Property is located in the East Riverside District of the Waterfront Overlay and will substantially comply with the Waterfront Overlay regulations; the modifications proposed are minor in nature and will not impact the superior project developed in close proximity to Lady Bird Lake.

The PUD proposes to utilize the CS base district as the baseline for the PUD. As described in the attached superiority chart, the proposed PUD meets or exceeds all applicable Tier I and Tier II requirements as defined in the Land Development Code, thus resulting in a superior development that could not be achieved with conventional zoning.

A Traffic Impact Analysis (TIA) will not be required as indicated in the attached TIA Determination Form executed by Nazlie Saeedi, dated June 26, 2025.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

cc: Joi Harden, Austin Planning Department *(via electronic delivery)*
Nancy Estrada, Austin Planning Department *(via electronic delivery)*
Matthew Bunch, Mill Creek Residential *(via electronic delivery)*
Jeb Cox, Mill Creek Residential *(via electronic delivery)*
Dwayne Shoppa, Kimley-Horn *(via electronic delivery)*
Sam Pheiffer, Kimley-Horn *(via electronic delivery)*
Denny Simon, Ziegler Cooper *(via electronic delivery)*
Axel Weisheit, Ziegler Cooper *(via electronic delivery)*
Bobak Tehrani, BOE *(via electronic delivery)*
Saba Hatami, BOE *(via electronic delivery)*
Wesley Salazar, KW *(via electronic delivery)*
Clifford Schaefer, KW *(via electronic delivery)*

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

(No letter as of May 14, 2026)

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From: Meredith, Maureen
Sent: Wednesday, April 29, 2026 5:42 PM
To: cabraun309@ ; dai.ziran@ ; fdeworken@ ; ian.dille@ ;
clhedwards@ ; dan.in.austin@ ; gayle.goff@ ; nicholaskehl@ ;
el.el.austin@ ; landry541865@ ; jlong91@ ; popscribe@ ;
heather@ ; mark@ ; outhavong@ ; janeannp@ ;
mpiano@ ; zach.davis.stone@ ; allynstott@ ; lor@ ;
lsunderland@ ; Ron Thrower <ront@ >; ttrentham@ ;
lindajwatkins@ ; moonbeamweaver@ ; myeatts@ ;
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: EROC NPCT Ltr Rec: NPA-2026-0021.01_1404 E. Riverside Dr
Importance: High

Dear EROC NPCT:

As I mentioned at the virtual community meeting on Monday, April 27th, cases **NPA-2026-0021.01** and **C14-2025-0111_1404 E. Riverside Dr** are scheduled for the May 12th Planning Commission hearing and the May 21st City Council hearing dates. If your team would like to submit a letter of recommendation to be included in our staff reports, please email it to me and Jonathan, the zoning planner, by **Tuesday, May 5th by 5:00 pm.** If we get it after this date and time, your letter will not be in our reports but will be submitted as late material to the Planning Commission.

If you were unable to attend the virtual community meeting to discuss these cases on April 27th, you can watch the recorded meeting here: <https://publicinput.com/v15057>.

Please let me know if you have any questions.

Maureen



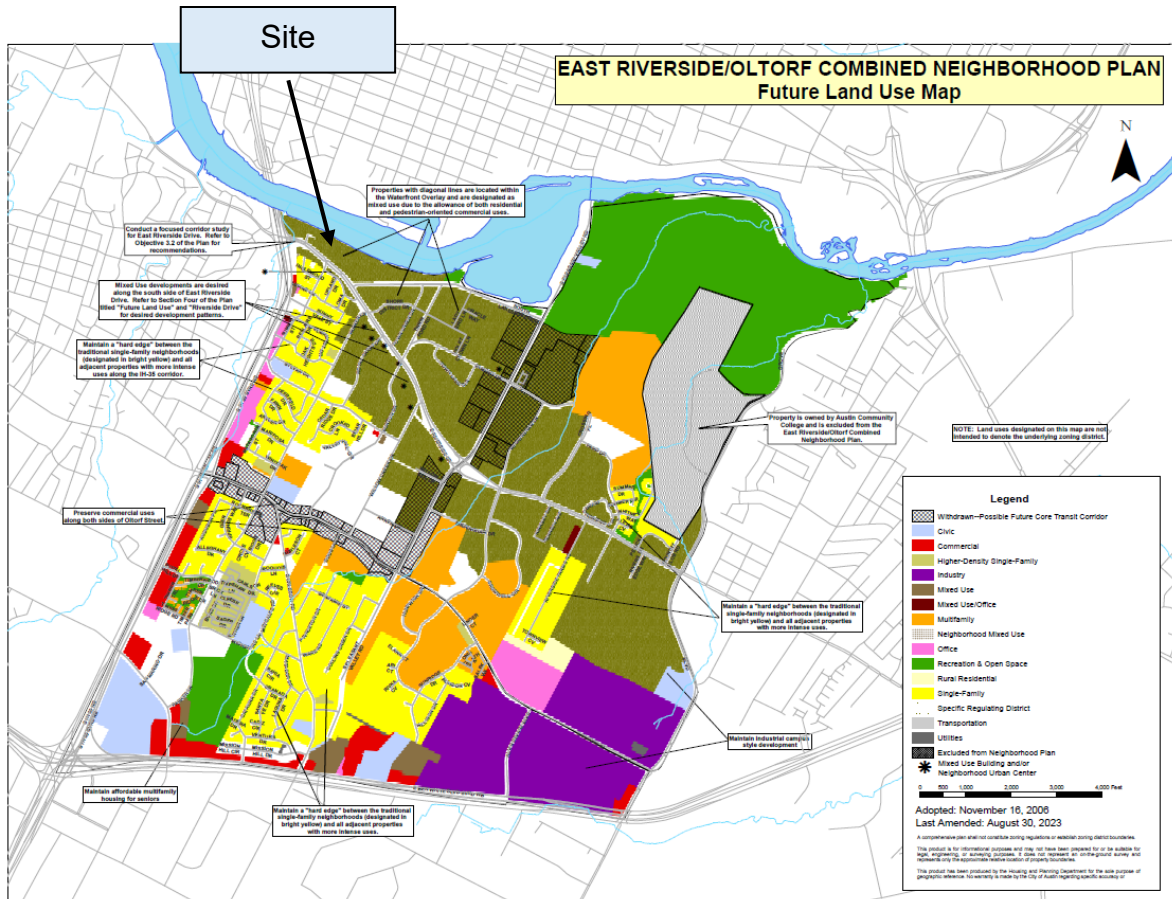
Maureen Meredith (*she/her*)

Senior Planner
Austin Planning
6310 Wilhelmina Delco Dr.
Austin, TX 78752
512-974-2695

maureen.meredith@austintexas.gov

Please Note: Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

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.





**East Riverside/Oltorf Combined Neighborhood Planning Area
 NPA-2026-0021.01**

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.

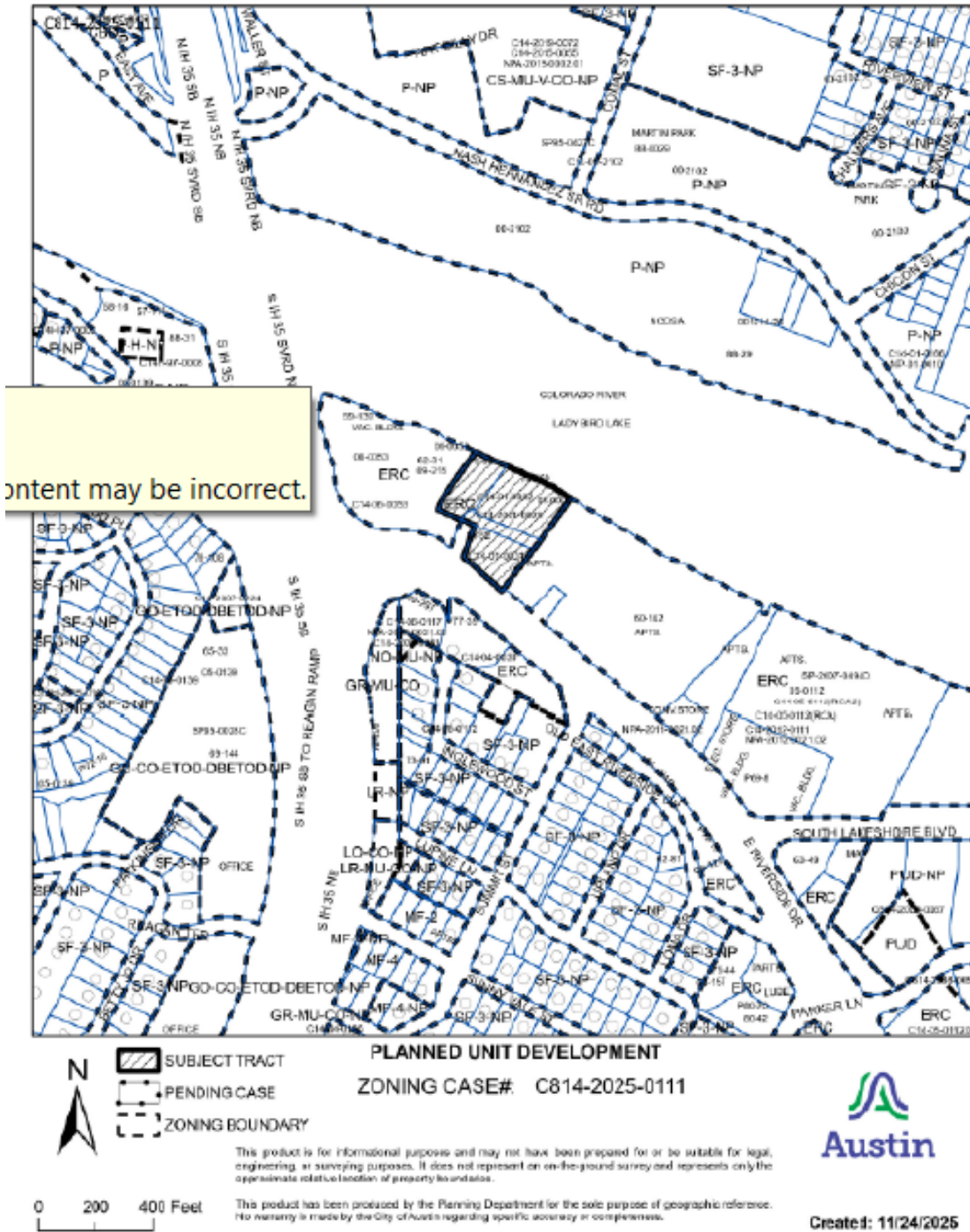
This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

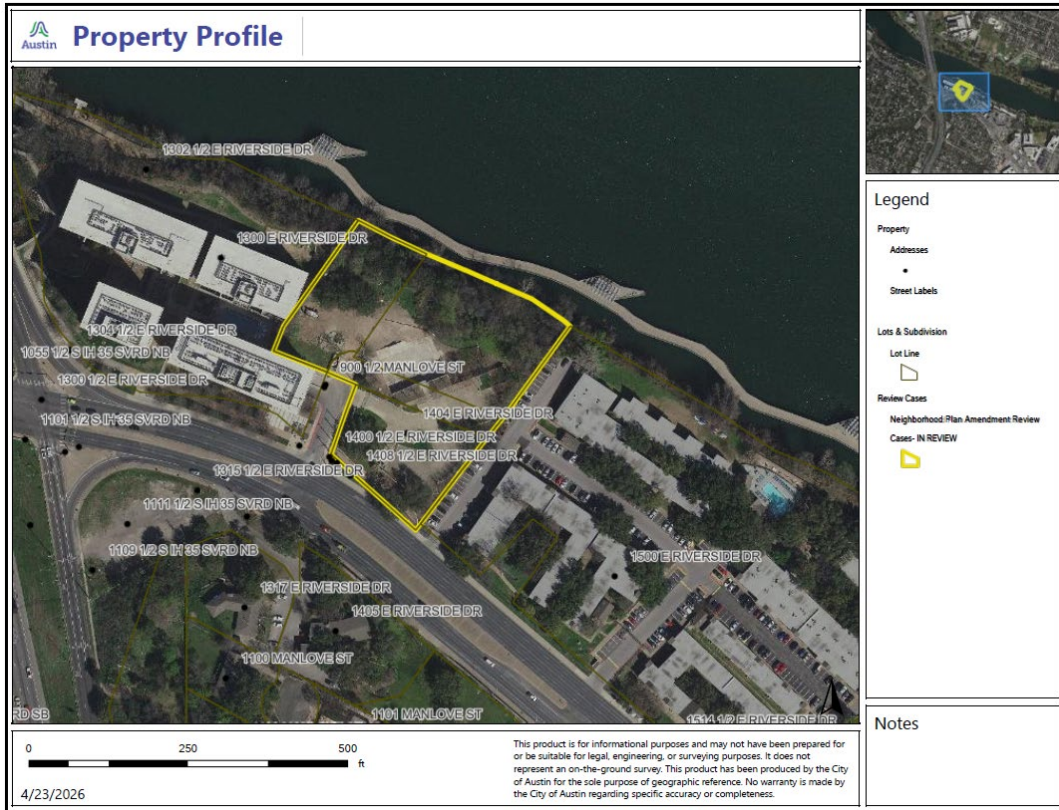


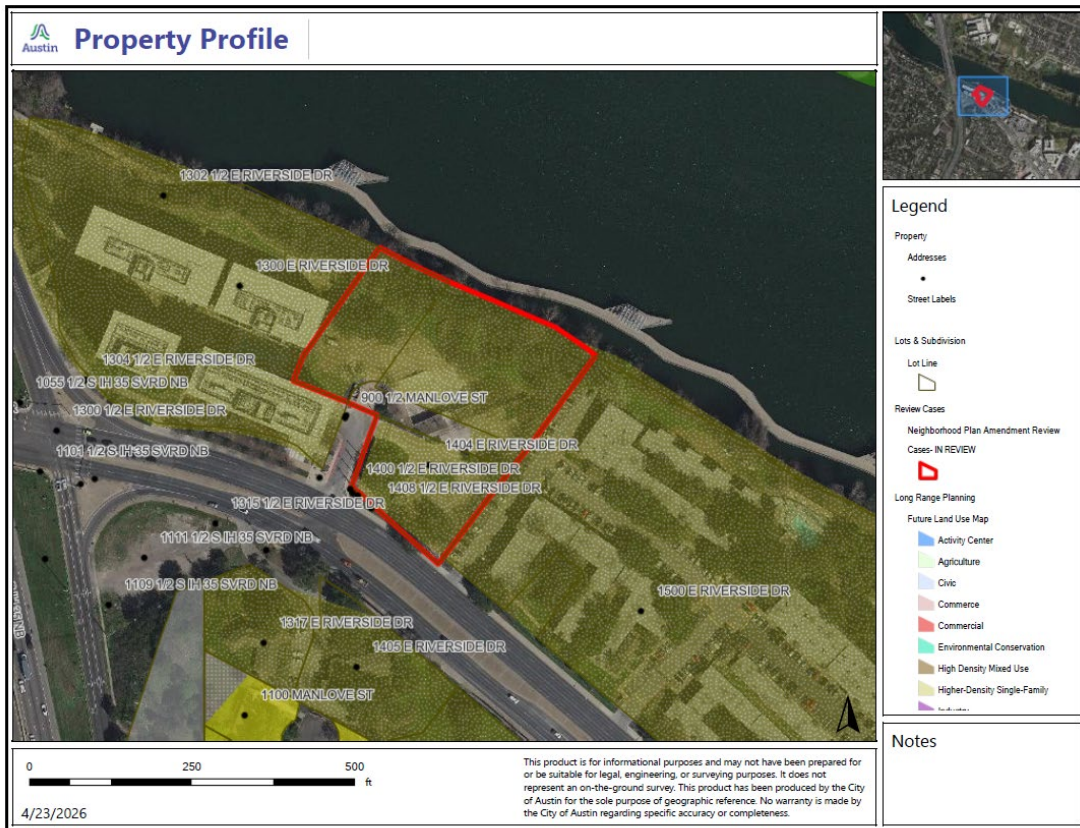
Austin Planning
 Created: 3/11/2026
 by: meeks

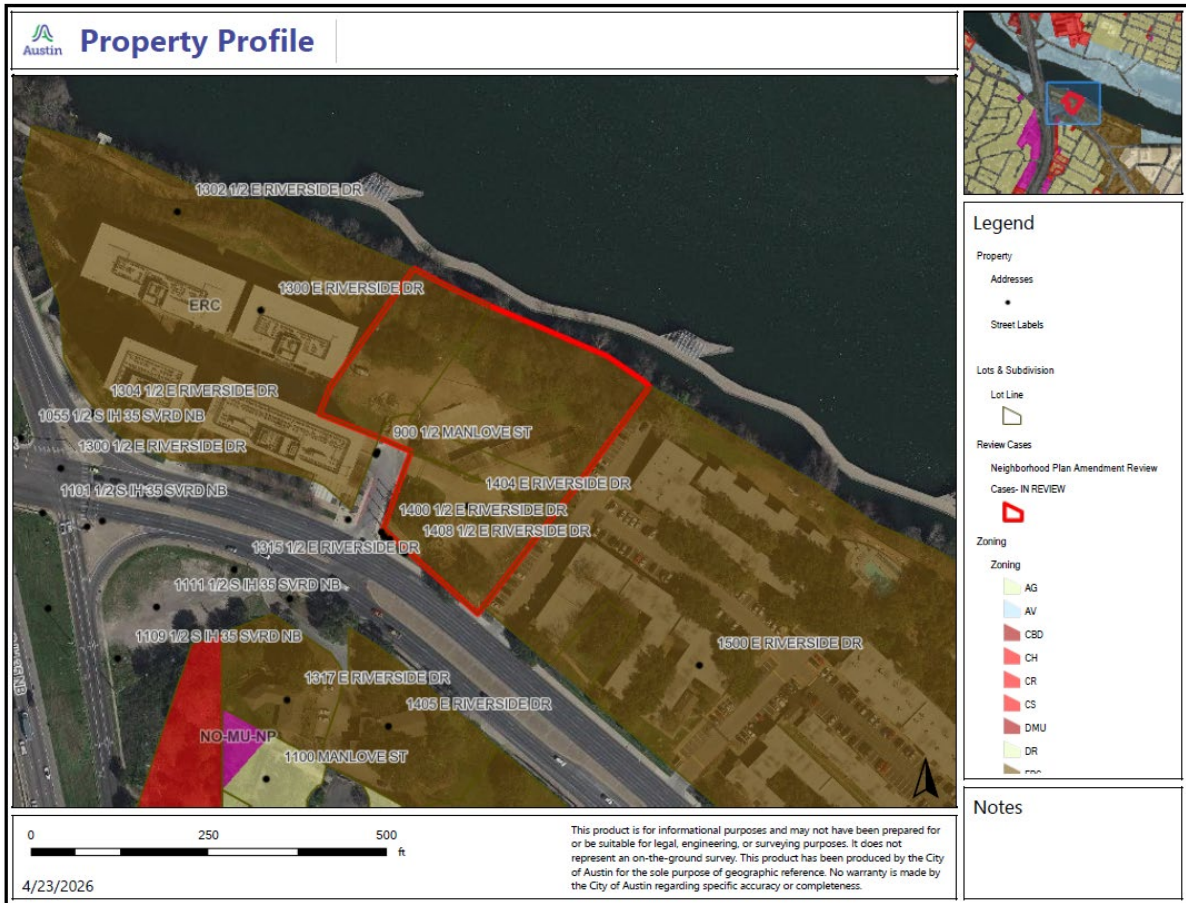
Future Land Use	
	Subject Tract
	Civic
	Commercial
	Excluded from FLUM
	Mixed Use
	Mixed Use/Office
	Multifamily Residential
	Neighborhood Mixed Use
	Office
	Recreation & Open Space
	Single-Family
	Specific Regulating District
	Transportation

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







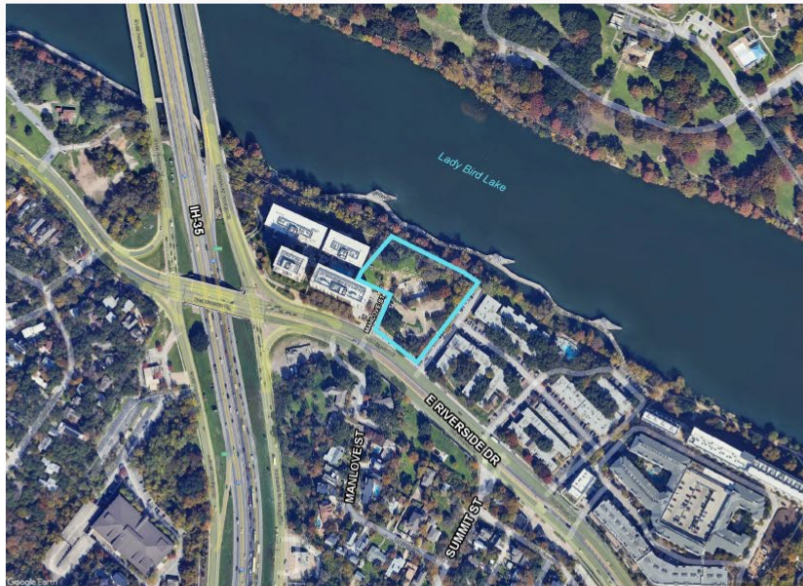


**Amanda Swor's Presentation at the April 27, 2026 Virtual
Community Meeting**

1404 East Riverside

Virtual Community Meeting
C814-2025-0111 / NPA-2026-0021.01 / C20-2026-001
April 27, 2026

Site Aerial



Current Property Details

- Address: 1404 East Riverside Drive (former Acton School of Business campus)
- Size: 2.62 Acres
- Use: Vacant/demolished education structure
- Zoning: ERC-CMU, East Riverside Corridor – Corridor Mixed-Use subdistrict
- Overlays: Waterfront Overlay – East Riverside Subdistrict
- Site Plan: Property has approved site plan, SP-2021-0451C
- FLUM: Specific Regulating District

3

FLUM, Code Amendment and Zoning Maps



Specific Regulating District
to
Multifamily Residential

To be removed from
ERC Regulating Plan
via code amendment

ERC-CMU
(East Riverside Corridor – Corridor Mixed Use)
to
PUD
(Planned Unit Development)

4

Project Details

Residential project, with a maximum height of 180 feet and a maximum FAR of 4:1

Housing:

- Approximately 381 units (222 units previously approved via site development permit - totaling 159 additional units)
- 15 on-site affordable units at 60% MFI totaling 8,568 square feet
- Additional \$1,049,256.00 fee-in-lieu for increased bonus area above the baseline to the Affordable Housing Trust Fund (\$9 per bonus square foot per PUD Ordinance)

Parking:

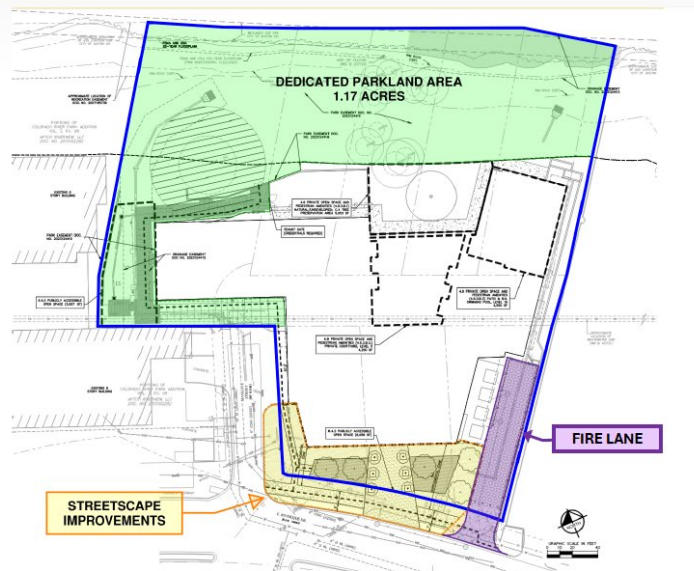
- 100% of parking in structured garage
- Wiring for EV charging for 25% of parking spaces with initial EV stations at 10% of vehicular parking spaces
- Long-term bicycle parking to equal or exceed 150% of code required bike spaces

Community Amenities/Contributions

- 1.17 acres of parkland dedicated via approved SDP
- Upgraded streetscape with native plantings
- Minimum 9,000 square feet of public open space, including plaza-like space along East Riverside Drive

5

Parkland Dedication and Streetscape Improvements



6

Project Timeline and Process

Date	Process
October 2025	PUD Development Assessment completed
November 2025	PUD formal application package submitted to City for review
January 6, 2026	Meeting with East Riverside/Oltorf Combined Neighborhood Association
January 22, 2026	Code amendment initiated
February 27, 2026	Neighborhood Plan Amendment application submitted to City for review
March 10, 2026	Small Area Planning Joint Committee meeting for zoning case
April 1, 2026	Environmental Commission meeting for zoning case
April 27, 2026	Virtual Community Meeting
May 12, 2026	Planning Commission for NPA, zoning and code amendment
May 21, 2026	City Council – 1 st Reading for NPA, zoning and code amendment
July 23, 2026	City Council – 2 nd and 3 rd Readings for NPA, zoning and code amendment

Correspondence Received

No correspondence received as of May 1, 2026.