From: David Cotshott < >
Sent: Tuesday, August 25, 2026 2:53 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Written Comments – 1187 Navasota – NPA-2026-0009.01 / C14-2026-0028

Dear Ms. Meredith and Mr. Tomko:

Attached are my written comments concerning the proposed neighborhood plan amendment and rezoning of 1187 Navasota Street, specifically:

- NPA-2026-0009.01 — Wesley Relocation Project

- C14-2026-0028 — Wesley Property Donation

I respectfully request that these written comments be included in the official record for both cases and distributed to the Chair and members of the Planning Commission in advance of tomorrow evening's hearing.

I have also registered to attend and speak in person at the hearing.

Thank you for your assistance.

Regards

David Cotshott

TESTIMONY AND STATEMENT FOR THE RECORD
OF
DAVID COTSHOTT
OWNER, 1200 COTTON ST, AUSTIN, TX

BEFORE
AUSTIN PLANNING COMMISSION
AUGUST 25, 2026
6:00 PM
AUSTIN CITY HALL ROOM 1001

Good evening members of the planning commission. My name is David Cotshott, and I live at 1200 Cotton St. I have lived in my house and in the Robinson Hill neighborhood since 2015, 11 years time. My house is directly across Cotton street from the 1187 Navasota property.

I am opposed to changing the Central East Austin Neighborhood Plan for 1187 Navasota from Single Family to Neighborhood Mixed Use.

I am also opposed to the zoning change of 1187 Navasota from SF-3-NP Family Residence district to LO-NP Limited Office district.

I would like to communicate to the planning commission that a majority of neighbors within 500 feet of 1187 Navasota have signed a petition opposing the neighborhood plan and zoning changes.

Referencing the Central East Austin Neighborhood Plan, Objective 1.1 under Goal 1 on page 7 is to quote "Preserve residential character as shown on the Future Land Use map". Changing from residential to commercial zoning at 1187 Navasota will not preserve residential character of this neighborhood.

Objective 2.2 under Goal 2 on page 12 of the Central East Austin Neighborhood Plan is to quote "Increase the amount of housing units available". Changing from residential to commercial zoning at 1187 Navasota will not allow an increase in housing units, as Wesley United Church is moving an existing building to the lot, with no plans to build additional housing units.

Goal 3 on page 13 does state quote "Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin". Action 15 under Objective 3.1 states partial quote "Permit mixed-use development along commercial corridors". However, Navasota street is not a commercial corridor. Every single property that borders 1187 Navasota is zoned single family residential. Changing the zoning would not respect and enhance this residential neighborhood. Commercial and mixed-use development should be restricted to the 11th and 12th street corridors only.

Lastly, there is not room for a mixed-use zoning level of parking in the area. Heavy cut-through traffic occurs on Navasota street between 11th and 12th. I have witnessed multiple accidents on Navasota in the time I have lived in my house.

For these reasons, I respectfully ask that the Central East Austin Neighborhood Plan and zoning for 1187 Navasota remain the same – Single Family Residential. Thank you for your time.