NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Central East Austin

CASE#: NPA-2026-0009.01 **DATE FILED**: April 21, 2026

PROJECT NAME: Wesley Relocation Project

PC DATE: November 10, 2026
October 13, 2026
August 25, 2026

ADDRESS/ES: 1187 Navasota Street

DISTRICT AREA: 1

SITE AREA: 9,375 sq. ft.

OWNER/APPLICANT: Wesley United Methodist Church

AGENT: Hasan Lewis

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Neighborhood Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2026-0028 (Jonathan Tomko, case manager)
From: SF-3-NP **To:** LO-NP (as amended)

NEIGHBORHOOD PLAN ADOPTION DATE: December 13, 2001

CITY COUNCIL DATE: TBD **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

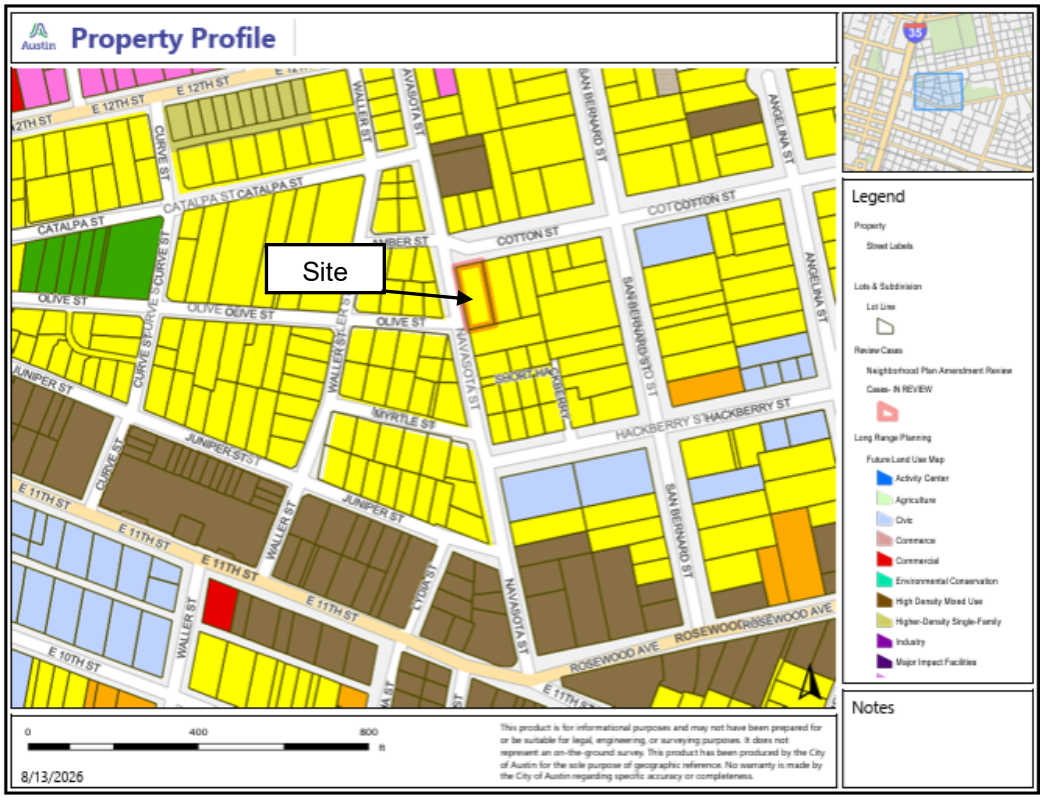
November 10, 2026 – (action pending)

October 13, 2026 – Postponed to the November 10, 2026 on the consent agenda at the request of Staff. [D. Skidmore – 1st; I. Ahmed – 2nd] Vote: 9-0 [C. Haney, A. Powell, P. Breton absent. One vacancy on the dais.]

August 25, 2026 – Postponed to the October 13, 2026 on the consent agenda at the request of the Neighborhood. [D. Skidmore – 1st; P. Breton- 2nd] Vote: 11-0 [F. Maxwell absent. One vacancy on the dais.]

STAFF RECOMMENDATION: Staff supports the applicant's request for Neighborhood Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Neighborhood Mixed Use land use because it is appropriate in this location near single family uses. The applicant proposes to rezone the property to LO-NP (Limited Office district – Neighborhood Plan) for an office use, which is a low-intensity commercial use. Navasota Street provides a local connection between three commercial corridors, Rosewood Avenue, East 11th Street, and East 12th Street. Neighborhood Mixed Use recognizes the role Navasota Street already plays in connecting residential and commercial areas and provides an opportunity for appropriately scaled neighborhood-serving uses.



Below are sections of the Central East Austin Neighborhood Plan that staff believe supports the applicant's request for Neighborhood Mixed Use land use. The plan supports neighborhood-serving commercial uses on commercial corridors. Although Navasota Street is not a commercial corridor, it essentially serves as a connector between three major commercial corridors. Staff believes a low-intensity neighborhood office use is appropriate in this location.

Land Use and Public Infrastructure

Goal 3 - Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.

Objective 3.2: Provide incentives for creating or maintaining neighborhood serving businesses.

Objective 3.3: Increase mixed-use opportunities where appropriate on commercial corridors.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Single family - Single family detached or up to three residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and

2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE:

Neighborhood Mixed Use - An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

Purpose

1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and

2. Provide transition from residential use to high intensity commercial or mixed use.

Application

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single- family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and

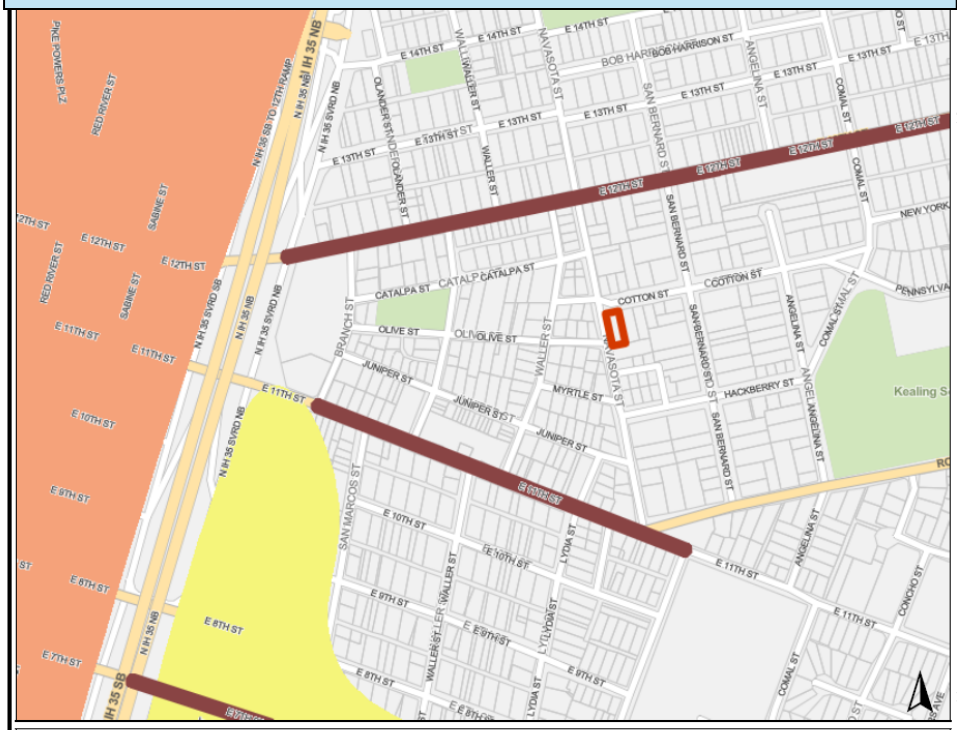
2. May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Yes	**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:** • **Approx. 0.10 miles south of E. 12th Street, an activity corridor** • **Approx. 0.16 miles north E. 11th Street, an activity corridor** • **Approx. 0.5 miles from Plaza Saltillo Neighborhood Activity Center**
Yes	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market. • **0.2 miles from R S Food Mart, 1219 Rosewood Ave** • **0.2 miles from Quickie Pickie, 1208 E 11th St, Austin, TX 78702** • **0.9 miles from Whole Foods Market, 901 E 5th St. Ste 100, Austin, TX 78702**

Yes	**Connectivity and Education**: Located within 0.50 miles from a public school or university. • **0.4 miles from Kealing Middle School, 1607 Pennsylvania Ave, Austin, TX 78702**
Yes	**Connectivity and Healthy Living**: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • **0.2 miles from Lott Pocket Park, 1174 Curve St, Austin, TX 78702** • **0.3 miles from Kealing School Park, 1500 Rosewood Ave, Austin, TX 78702** • **0.9 miles from Rosewood Neighborhood Park, 2300 Rosewood Ave, Austin, TX 78702**
Yes	**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.) • **0.5 miles from Community Care., Austin, TX 78702** • **0.7 miles University Medical Center Brackenridge, 601 E 15th St, Austin, TX 78701**
No	**Housing Affordability**: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
No	**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.
No	**Mixed use**: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	**Culture and Historic Preservation**: Preserves or enhances a historically and/or culturally significant site.
No	**Creative Economy**: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
No	**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**
9	**Number of "Yeses"**

ETOD Typologies	
Yes	**Is this case located within a ½-mile of a station? Provide the name(s) of the station(s).** • **Plaza Saltillo (Align – Rail)** • **Capital East (Encourage -Rail)** **Identify the primary ETOD Typology as well as any overlapping or incidental typologies.** • **Plaza Saltillo (Align – Rail)** • **Capital East (Encourage -Rail)**
No	**Does the property include an H overlay, an HD overlay, or both?**
1	**Number of Yeses**

Proximity to Imagine Austin Activity Centers and Corridors





Legend

- Property
- Street Labels
- Review Cases
  - Neighborhood Plan Amendment Review
  - Cases- IN REVIEW
- Long Range Planning
  - Imagine Austin Corridors
  - Imagine Austin Centers
    - Regional Center
    - Town Center
    - Neighborhood Center
    - Activity Centers for Redevelopment in Sensitive Environmental Areas
    - Job Center
- Transportation
  - Capital Metro Rail Route

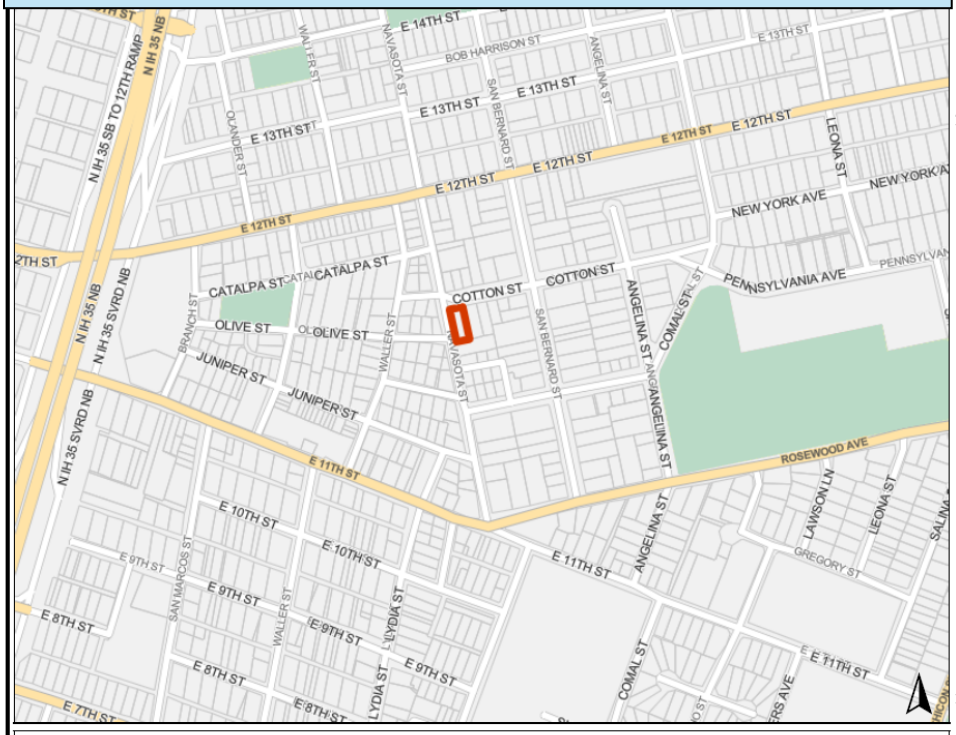
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5/14/2026

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Notes

Proximity to Public Parks





Legend

Property

Street Labels

Review Cases

Neighborhood Plan Amendment Review Cases- IN REVIEW

Parks & City Owned Parcels

City of Austin Parks

Travis County Parks

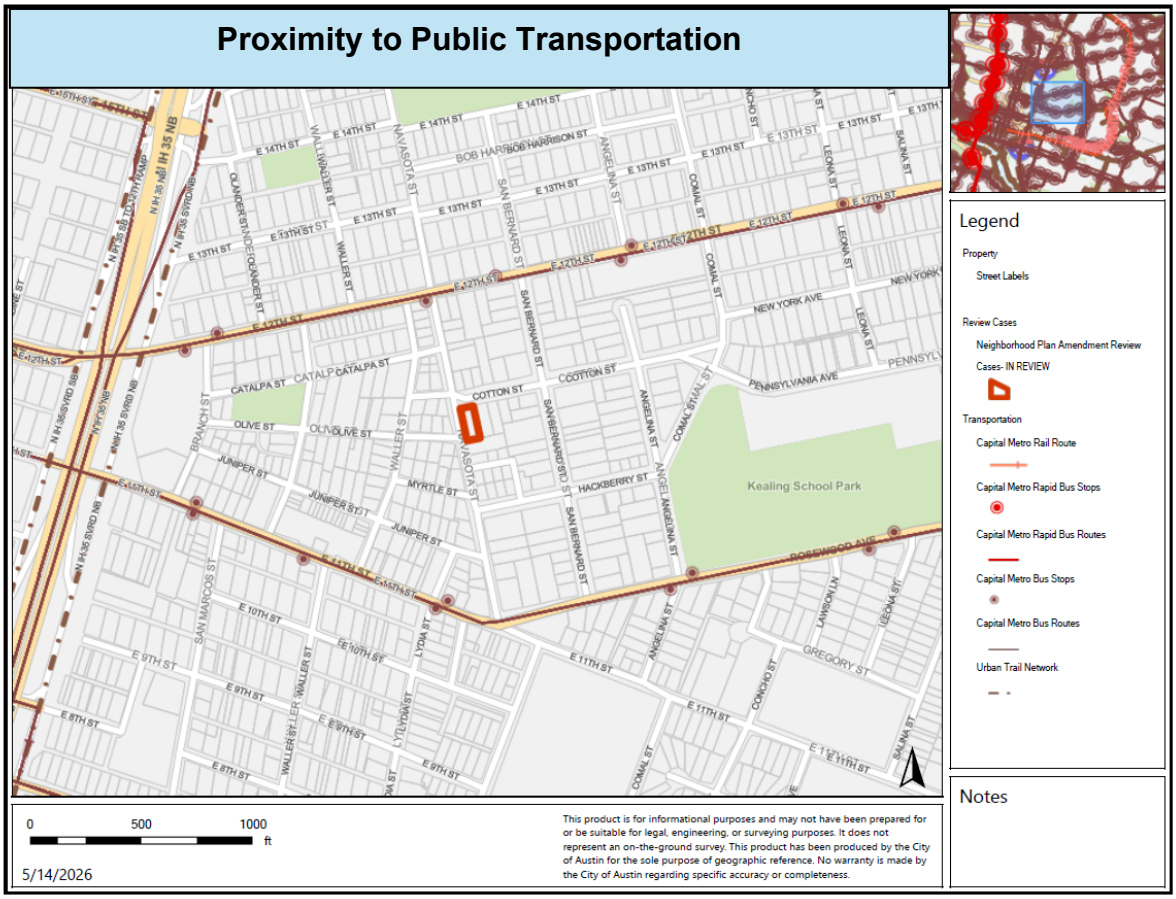
Texas State Parks

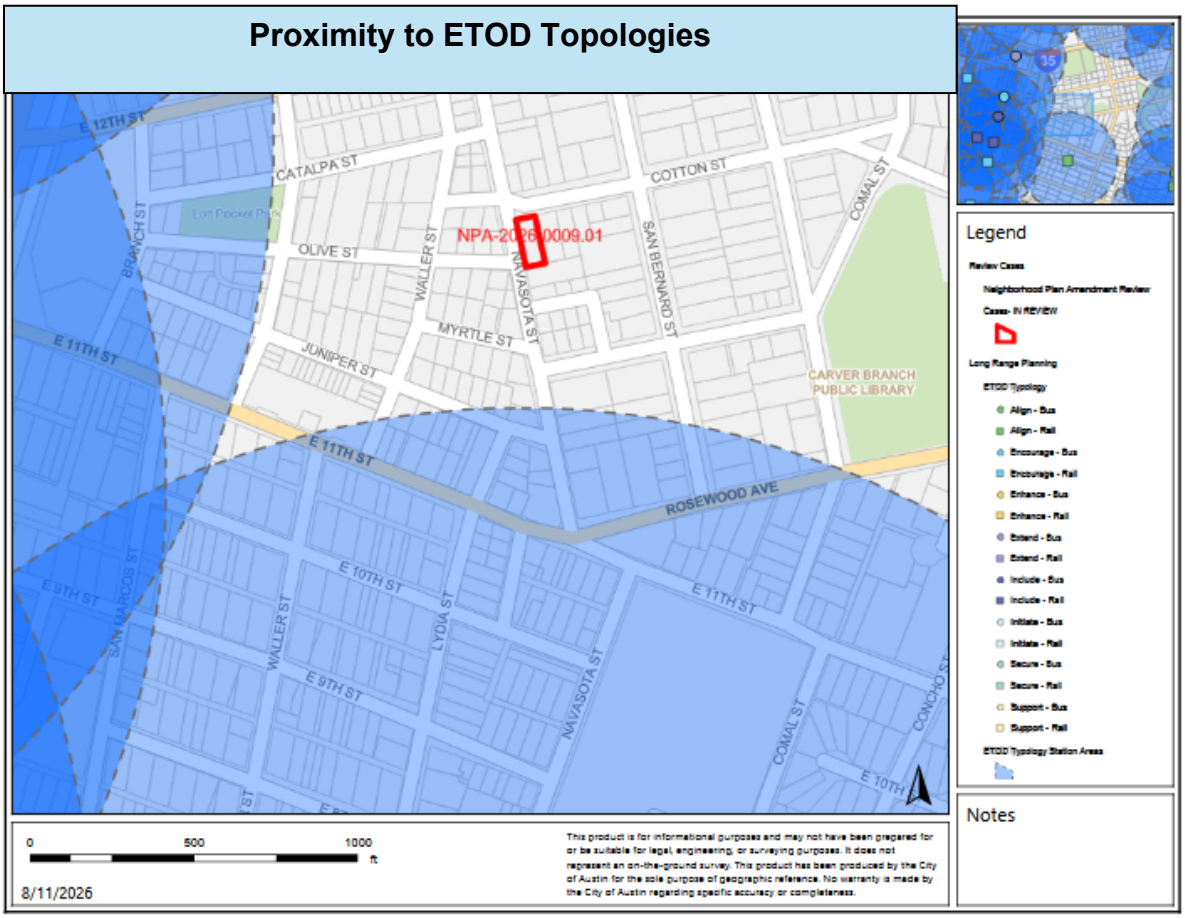
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Proximity to Public Transportation
Legend
Property
Street Labels
Review Cases
Neighborhood Plan Amendment Review
Cases- IN REVIEW
Transportation
Capital Metro Rail Route
Capital Metro Rapid Bus Stops
Capital Metro Rapid Bus Routes
Capital Metro Bus Stops
Capital Metro Bus Routes
Urban Trail Network
Notes
Kealing School Park
E 12TH ST
E 11TH ST
E 13TH ST
E 14TH ST
E 10TH ST
E 9TH ST
E 8TH ST
NEW YORK AVE
PENNSYLVANIA AVE
ROSEWOOD AVE
COTTON ST
HACKBERRY ST
JUNIPER ST
OLIVE ST
CATALPA ST
MYRTLE ST
GREGORY ST
BOB HARRISON ST
N IH 35 SVRD NB
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0
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5/14/2026
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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 (FLUM) from Single Family to Neighborhood Mixed Use land use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district – Neighborhood Plan) to LO-NP (Limited Office district – Neighborhood Plan). The original zoning change request was for LO-MU-NP but was amended to LO-NP by the applicant on July 22, 2026. The applicant proposes to move an existing commercial office building from its location at 1105 Navasota Street to 1187 Navasota Street (the subject property), which is a vacant lot.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on May 28, 2026. The recorded meeting can be found here: https://publicinput.com/neighborhoodplanamendmentcases. Approximately 269 community meeting notices were mailed to people with utility accounts (renters), and property owners who live within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended, Maureen Meredith and Mark Walters from Austin Planning. Juanita Stevens and Pastor Marcus Freeman attended, along with other members of the Wesley United Methodist Church. Twenty-one people from the neighborhood also attended.

Below are highlights from Juanita Stevens' presentation:

- This parcel of land was donated to the church thirty years ago.
- A woman donated a commercial building currently located at 1105 Navasota Street, about 1000 feet away from 1187 Navasota Street. We want to move that building to 1187 Navasota Street to continue to use the building as a commercial building. The commercial tenants in the building, a Solar Company, said they want to continue stay in the building, depending on how long this process takes.
- What we are proposing already fits the character of the street.
- Wesley United Methodist Church is a historic black church that was founded in 1855 by freed men and women and is listed on the National Register of Historic Places. In our earliest years we opened our doors to what is now Huston-Tillotson University. It is Austin's only historically black university.
- Even though the neighborhood has changed over the years, we have stayed and have been a steady and consistent presence in the neighborhood.

- Many churches have closed from lack of funding, but this gift gives Wesley an opportunity to generate lasting and sustainable income that keeps the ministry alive. It is good stewardship of a generous gift.

NOTE: On July 22, 2026, the applicant amended their zoning request from LO-MU-NP to LO-NP.

Q: The request is for LO-MU-NP, which is mixed use zoning and implies more than one use on the property. Why was LO-MU requested and not just LO? People used to live here. If this project goes forward, that will probably not happen again.
A: It's a large lot. This building will be situated near the big homes across Navasota Street. Who knows, maybe sometime in the future, we could build a four-plex on part of the lot that can serve some of our seniors, then we'd have to go back to the city.

Q: The House of Elegance has a historic marker, which gives us some assurance of what the building will look like. This lot is in the heart of the neighborhood. We won't know what you plan to build and there is a possibility the Church could sell the property, so we don't know what could be built in the future. We'd like to preserve the historic nature of Rogerson Hill. You can understand where our concerns are coming from. The future land use map was thoughtfully created. There is a legal threshold to change the future land use map.
A: It is impossible to say what will happen in the future This property is a gift to us. This is not something we take lightly. We will not build one of those big houses you see on the street. There is already commercial on the street because the building we plan to move is a commercial use. We are not changing the whole direction of the neighborhood. I grew up in the neighborhood. The neighborhood has changed significantly over the years.

Q: Our house will be greatly affected by this development. Will there be a restrictive covenant that will restrict access to residential streets?
A: Staff: We will have to follow up with Jonathan Tomko, the zoning case manager, on what can be put in a public restrictive covenant.

Q: Is the Church wanting the highest and best use on the property or is it simply that the church just wants the one commercial use and there is already commercial uses on the street?
A: There is already commercial on the street.

Q: You are asking for a 40-foot-tall building and any density bonuses that could be allowed. We saw what happened with the rezoning of property by the Great Mount Zion Church on Chicon Street and Pennsylvania with the same promises and then selling the property. This is not to attack the Church, but we need to look 20-30 years down the road. NO-MU allows the same scale as SF-3. LO-MU allows up to 40 feet and maybe higher. We cannot just look at the owner.
A: I can't tell if this is what the community is reacting to. I haven't heard that people don't want commercial uses there.

Q: Is there a proposed design layout and does the church own other properties?
A: No, we don't have a proposed design layout and we don't own property that is zoned commercial.

Comments:

- With the housing crisis, I don't understand why the church wouldn't sell the property and make some money and have someone build three homes on it. There is already two million square feet of unleased office space. Also, with no parking requirements, people will be parking on the street and in front of people's homes. Adding more office space does not provide a community benefit.
- We want the church to be successful, but we also want the long-term sustainability of the community.
- Robinson Hill NA provided a letter of support, although at the time the zoning designation was a little loose and we didn't understand the technical aspects of the zoning. The neighborhood does care about the church and its properties and how to move forward.
- Over the years, the church has had numerous offers to sell the property over the years. We welcome the neighborhood to visit the church to discuss the project.
- I support what the church is doing.

Applicant Summary Letter from Application

Neighborhood Plan Amendment

SUMMARY LETTER *(or can be submitted on separate document)*

To Whom It May Concern,

We respectfully request your support in rezoning the property at 1187 Navasota Street from SF-3-NP to LO-MU-NP. The LO-MU-NP designation will allow the administrative office needs we have currently.

Wesley United Methodist Church is a longstanding East Austin Institution. We have received a generous donation of a 1,355 sq. ft. commercial building currently located at 1105 Navasota Street, just one block from our church campus. This building has been leased to the same professional office tenants since 2016, providing steady, neighborhood-friendly use without traffic, noise, or disruption.

Our goal is to relocate the structure to 1187 Navasota and continue leasing it as low-intensity office space. We specifically exclude any uses involving clubs, medical offices, or alcohol sales, in order to maintain community harmony. Additionally, the parking lot will serve double duty as overflow parking for our worship services on Sundays and special occasions.

This rezoning helps us:

- Sustain the church financially through responsible leasing
- Preserve a building already integrated into the community
- Promote neighborhood-compatible land use consistent with city plans

We appreciate your commitment to thoughtful growth and community preservation, and we humbly ask for your approval. With gratitude,

Pastor Sylvester E. Chase Hasan Lewis, Agent

Wesley United Methodist Church
1164 San Bernatrd Street, Austin TX 78702
512-478-7007

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

(No letter as of November 3, 2026)

From: Meredith, Maureen
Sent: Tuesday, August 11, 2026 4:11 PM
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Villela, Beverly <Beverly.Villela@austintexas.gov>
Subject: Central East Austin NPCT Rec: NPA-2026-0009.01_1187 Navasota St
Importance: High

Dear Central East Austin NPCT and Interested Parties:
Cases **NPA-2026-0009.01** and **C14-2026-0028_1187 Navasota Street** are scheduled for the **August 25, 2026 Planning Commission** hearing date. If you would like to submit a letter of recommendation for the cases, please email it to me and Jonathan Tomko, the zoning planner, ***no later than Tuesday, August 18th by 5:00 pm.*** If we get it after this date and time, we will submit the letter as late back-up for the hearing. If you can submit your letter earlier than this date and time, it would be best so we can make sure it is included in our staff reports.

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

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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.*

Letter of Recommendation from Neighborhood Association(s)

From: Scott Menzies
Sent: Saturday, June 13, 2026 10:22 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rescinding letter of support for 1187 Navasota Zoning change

Re: Withdrawal and Superseding of Prior Letter of Support
Case Numbers: NPA-2026-0009.01 and C14-2026-0028 – 1187 Navasota Street

Dear Planning Commissioners and City Council Members,

On behalf of the Robertson Hill Neighborhood Association (RHNA), I am writing regarding the Neighborhood Plan Amendment application NPA-2026-0009.01 and rezoning application C14-2026-0028 for 1187 Navasota Street.

RHNA previously submitted a letter expressing support for these applications. After further discussion within the neighborhood and consideration of the requested land use entitlements, the Association has determined that its prior letter no longer reflects its current position. Accordingly, this letter withdraws and supersedes RHNA's previous letter of support.

When the original letter was submitted, RHNA's understanding was that the request was intended to facilitate the relocation of an existing office building onto church-owned property to support Wesley United Methodist Church's operations and mission. Since that time, questions have arisen regarding the scope of the requested entitlements and their potential long-term implications for both the property and the surrounding neighborhood.

In particular, the Association has not yet reached a clear understanding of why the requested Neighborhood Plan Amendment and Commercial Mixed Use zoning designation are necessary to accomplish the stated project, whether alternative zoning approaches were considered, and what future development opportunities may be created through approval of the requested entitlements. These considerations are directly relevant to the City's evaluation of both the neighborhood plan amendment and rezoning applications.

RHNA's withdrawal of support should not be interpreted as opposition to Wesley United Methodist Church. Wesley remains an important institution in East Austin and a valued member of the Robertson Hill community. Rather, the Association believes that additional information, dialogue, and transparency are necessary before it can determine whether the requested land use changes are appropriate and consistent with the long-term interests of both the church and the neighborhood.

The Association also believes that further discussion may be warranted regarding potential safeguards or limitations that could ensure the property's future use remains aligned with the church's stated objectives and compatible with the surrounding residential community.

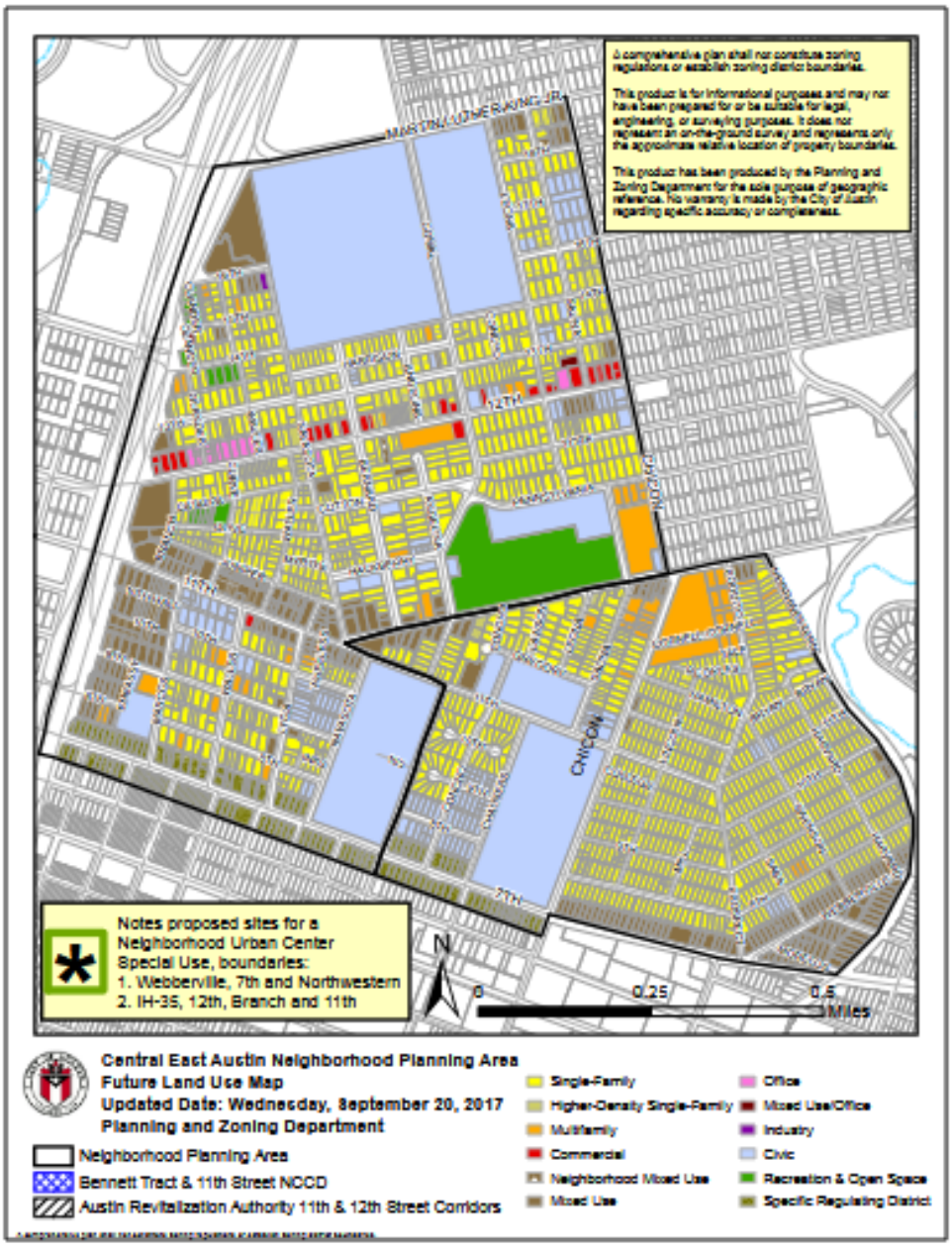
At this time, RHNA is unable to maintain an official position of support for the applications and therefore withdraws its previous endorsement pending further clarification and community engagement.

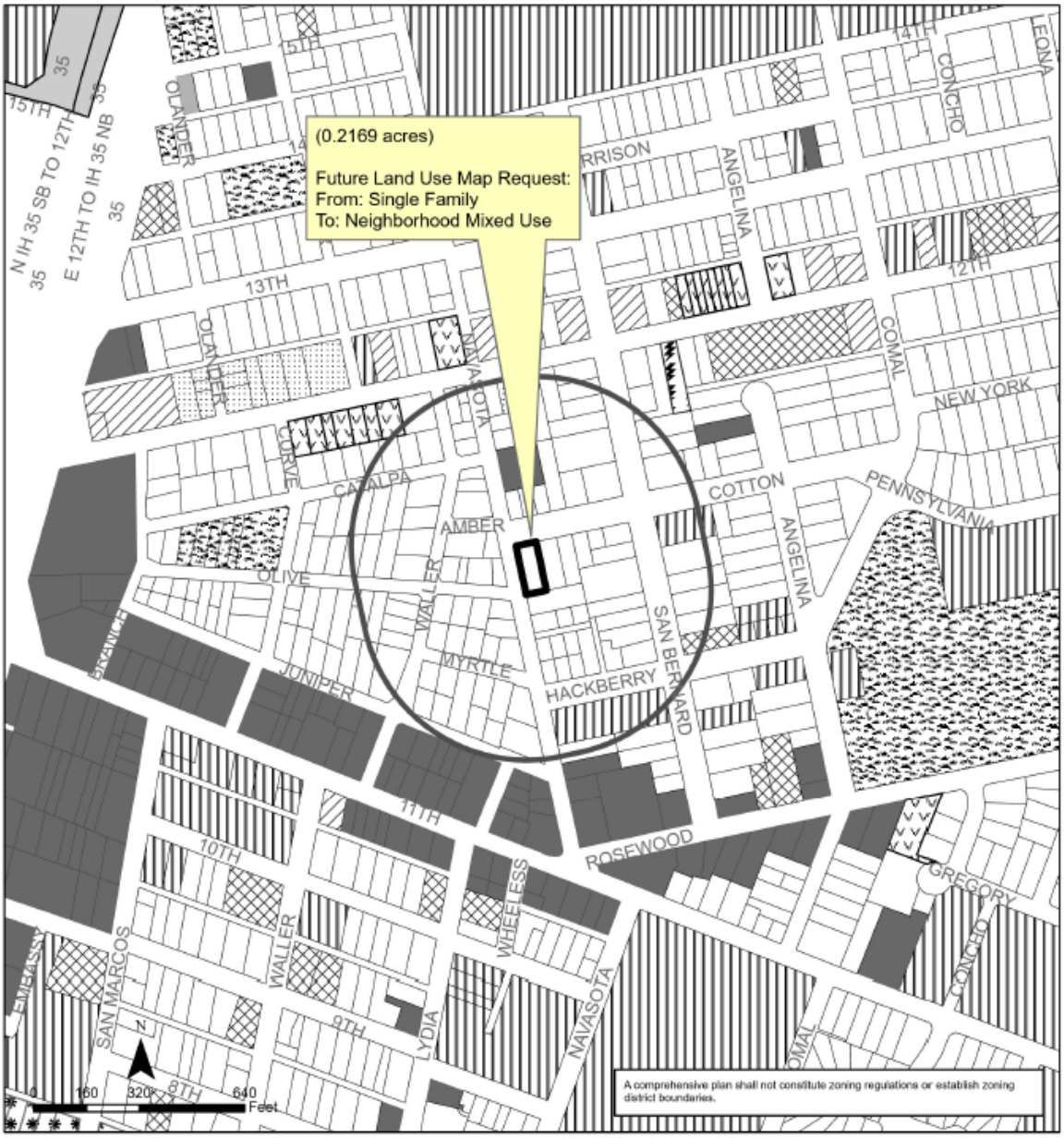
We appreciate the opportunity to participate in this process and remain committed to working collaboratively with Wesley United Methodist Church, City staff, and other stakeholders to better understand the proposal and identify a path forward that serves both the church and the broader community.

Thank you for your consideration.

Sincerely,

Scott Menzies
President
Robertson Hill Neighborhood Association


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
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MARTIN LUTHER KING JR
12TH
CNICOM
7TH
Notes proposed sites for a Neighborhood Urban Center Special Use, boundaries:
1. Webberville, 7th and Northwestern
2. IH-35, 12th, Branch and 11th
N
0
0.25
0.5
Miles
Central East Austin Neighborhood Planning Area
Future Land Use Map
Updated Date: Wednesday, September 20, 2017
Planning and Zoning Department
Neighborhood Planning Area
Bennett Tract & 11th Street NCCD
Austin Revitalization Authority 11th & 12th Street Corridors
Single-Family
Higher-Density Single-Family
Multifamily
Commercial
Neighborhood Mixed Use
Mixed Use
Office
Mixed Use/Office
Industry
Civic
Recreation & Open Space
Specific Regulating District



Central East Austin Neighborhood Planning Area
NPA-2026-0009.01

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Austin Planning
Created on 4/22/2026
by: MeeksS

Future Land Use

- 500 ft. notif. boundary
- Subject Tract
- Civic
- Commercial
- Higher-Density Single-Family
- Mixed Use
- Mixed Use/Office
- Multi-Family
- Neighborhood Mixed Use
- Office
- Recreation & Open Space
- Single-Family
- Specific Regulating District
- Transportation



ZONING

ZONING CASE#: C14-2026-0028

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

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

Created: 4/22/2026

Applicant's Presentation at the Virtual Community Meeting

No PowerPoint presentation was made.

Postponement Requests

From: Patrick Davis < **Sent:** Monday, August 24, 2026 5:30 PM
To: LandUseLiaison <LandUseLiaison@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Maureen.Meredith@austintx.gov
Subject: Request for Postponement

Hello Meredith, Jonathan, and Anonymous Land Use Liaison,

As a neighbor in the area, I would like to encourage the Planning Commission to postpone any decisions with regard to Wesley Church until there can be meaningful and direct engagement with our neighbors. The lack of a straight story and proper communication is, as you know, not a good way to move a community forward together.

Re: Request for Postponement — 1187 Navasota Street
Planning Commission Items 4 and 5 — August 25, 2026
NPA-2026-0009.01 — Wesley Relocation Project
C14-2026-0028 — Wesley Property Donation

Thank you for your attention on this.

-Patrick Davis

Austin, TX 78702

From: Patrick Davis <
Sent: Tuesday, August 25, 2026 10:53 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: LandUseLiaison <LandUseLiaison@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Re: Request for Postponement

Yes, I would also request 10/13 since that would allow for enough time to meet and engage properly seeing as how that hasn't happened over the last number of months.

Thank you for your message.

-Patrick

On Tue, Aug 25, 2026 at 10:49 AM Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

Hi, Patrick:

Please let us know what PC hearing date you are requesting a postponement of the cases to. Stanton Strickland has requested a PP to the Oct. 13th PC hearing. Other PC hearing dates are September 8th and September 22nd.

Thanks.

Maureen

From: Scott Menzies
Sent: Monday, August 24, 2026 5:40 PM
To: Meredith, Maureen Maureen.Meredith@austintexas.gov; Tomko, Jonathan Jonathan.Tomko@austintexas.gov; LandUseLiaison LandUseLiaison@austintexas.gov
Subject: 1197 Navasota Postponement request.

I am writing to respectfully request that the **Navasota property agenda item be postponed**.

The surrounding community has made numerous attempts to meet with Wesley United Methodist Church to discuss the proposed zoning change, but we have not been able to schedule a meeting. Given the significant concerns raised by the neighborhood and the lack of meaningful community engagement, we believe it is premature for this item to move forward at this time.

There are also several important issues that remain unresolved, including:

- The applicant has not provided the community with a clear plan for the proposed use of the property.
- Wesley has two existing commercial properties on the same block as the donated house that is proposed to be moved, yet this has not been adequately addressed.
- When asked whether the church had other commercial properties, a church representative stated that it did not. We believe this discrepancy needs to be clarified before the zoning request proceeds.
- The Chase building has been presented as a comparable property, although it is a museum and a State of Texas property and is not a comparable property to the Navasota site.

- The surrounding community does not support the proposed zoning change and believes there are other ways for Wesley to achieve its financial objectives without changing the zoning.

A postponement would provide an opportunity for the applicant and the community to meet, exchange information, and address these concerns before the Commission considers the request.

We respectfully ask City Staff to **postpone the Navasota property agenda item** and allow time for meaningful community engagement and clarification of the outstanding issues.

Thank you for your consideration and for helping ensure that this process is thorough, transparent, and responsive to the surrounding community.

Sincerely,

Scott Menzies

President of the Robertson Hill Neighborhood Association

907-310-2986

Correspondence Received

From: Sue Petrella
Sent: Tuesday, August 18, 2026 12:06 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Objection of proposed rezoning of 1187 Navasota ST

This communication is submitted to object the proposed rezoning of 1187 Navasota ST.

Planning Commission hearing
scheduled for August 25, 2026
Case number: NPA-2026-0009.01
Maureen Meredith

I object
to the rezoning request
Suzanne Petrella & Richard Driscoll owners of
1100 Myrtle ST

Comment:
1187 Navasota ST sits in a neighborhood that is developed and zoned as SF-3-NP and should stay that way. The proposed change to LO-NP of this large lot in the heart of this residential area, is not in keeping with how it is zoned for single family living and zoning should remain as is.

Although zoning is different in the nearby 11th st corridor, it is not ok to expand this to neighboring Navasota and the surrounding streets. Our neighborhood need to be preserved for single family homes.
Sue Petrella

From: Stanton Strickland
Sent: Monday, August 24, 2026 9:27 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Cc: Stanton Strickland [redacted]
Subject: Written Comments – 1187 Navasota – NPA-2026-0009.01 / C14-2026-0028

Dear Ms. Meredith and Mr. Tomko:
Thank you again for confirming receipt of my earlier postponement request.

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 in the event the postponement is not granted.

Please confirm receipt when convenient, and please let me know if there is anything further I need to do to ensure that the attached comments are included with the materials provided to the Commission.

Thank you very much for your assistance.

Best regards,

Stanton Strickland
Robertson Hill Resident and Property Owner
Austin, Texas 78702

WRITTEN COMMENTS TO THE AUSTIN PLANNING COMMISSION

1187 Navasota Street

NPA-2026-0009.01 - Wesley Relocation Project
C14-2026-0028 - Wesley Property Donation

Submitted by Stanton Strickland | Robertson Hill Resident and Property Owner | August 24, 2026

Executive Summary

Chair and Commissioners:

I respectfully oppose the requested neighborhood plan amendment and rezoning of 1187 Navasota Street. My opposition is not opposition to Wesley United Methodist Church. Wesley is an important historic institution in our neighborhood and in Austin, and I sincerely want the Church to thrive and succeed in its mission.

The issue before the Commission, however, is not whether Wesley is a worthy institution or whether its present intentions are well meaning. Zoning runs with the land. The Commission's recommendation should therefore be based upon the property, surrounding land uses, the City's adopted Central East Austin Neighborhood Plan and Future Land Use Map, the evidence supporting a change, and the permanent development entitlements that would result. Those considerations weigh against the requested change.

The fundamental questions are straightforward:

- What material change has occurred in the immediately surrounding residential area that makes the existing SF-3-NP zoning and Single Family FLUM designation no longer appropriate?
- What evidence demonstrates that Navasota Street should now function as an extension or tributary of nearby commercial corridors?
- What traffic, land-use, development-trend, or other empirical analysis demonstrates that introducing commercial zoning at this interior residential location is appropriate?
- Why is a permanent change from residential to commercial zoning necessary to accomplish the Church's presently described objectives?
- If a more limited mechanism could accomplish those objectives, why should the City instead create broader development rights that will remain with the land regardless of future ownership?

I respectfully submit that the present record does not adequately answer those questions.

1. 1187 Navasota Is an Interior Parcel Within an Established Residential Area

The staff materials describe the surrounding area as predominantly single family and identify single-family residential uses around 1187 Navasota. That fact should be the starting point. This is not a parcel situated on East 11th Street or East 12th Street, nor a commercial-corridor property seeking zoning consistent with neighboring commercial uses. It is an approximately 0.215-acre interior lot within an established residential neighborhood. The existing SF-3-NP zoning and Single Family FLUM designation therefore are not anomalies; they reflect the predominant land-use pattern immediately surrounding the property.

2. The Adopted Central East Austin Neighborhood Plan Represents a Deliberate Planning Decision

The Central East Austin Neighborhood Plan was adopted by the City on December 13, 2001 and incorporated into Austin's comprehensive planning framework. It resulted from a City-sponsored neighborhood planning process involving residents, property owners, businesses, institutions, City staff, and other stakeholders. The Plan made deliberate choices about where different types and intensities of development should occur and its Future Land Use Map designates 1187 Navasota as Single Family. Neighborhood plans cannot freeze a neighborhood permanently in time, but a parcel-specific departure should rest on a discernible planning rationale supported by evidence showing why circumstances have changed or why the original planning judgment is no longer appropriate.

3. Connecting Two Commercial Corridors Does Not Make a Residential Street a Commercial Corridor

The staff recommendation presents an important planning question. The Central East Austin Neighborhood Plan encourages mixed-use and greater commercial intensity in appropriate locations, particularly along established commercial corridors. Navasota Street has never been identified or designated as a commercial corridor. Staff's rationale appears to place weight on Navasota's role connecting the nearby commercial corridors of E. 11th /Rosewood Ave. and E. 12th Streets. Respectfully, that conclusion requires substantially more support. Virtually every interior residential street in an urban grid ultimately connects to larger streets carrying commercial activity. If merely connecting commercial corridors is enough to justify commercial zoning along the connecting residential street, the distinction between a commercial corridor and the residential neighborhood served by that corridor becomes difficult to maintain. A residential street should not become a de facto commercial tributary merely because traffic can travel along it from one commercial corridor to another.

4. Where Is the Evidence Supporting That Planning Conclusion?

If Navasota's function as a connector is an important justification for changing the land use of 1187 Navasota, the Commission should ask what evidence demonstrates the consequences of that conclusion. Where is the traffic analysis showing existing volumes during morning and evening peak periods and off-peak hours, neighborhood versus through traffic, or the potential traffic-generating effects of uses enabled by the proposed zoning? Where is the transportation or land-use modeling demonstrating that Navasota functions differently from other residential streets in Robertson Hill because it connects commercial corridors? Where is the localized development-trend analysis for the blocks and area immediately surrounding 1187 Navasota?

5. The Immediately Surrounding Development Pattern Deserves Examination

I have lived on San Bernard Street for almost twenty years. I am personally aware of roughly 10 to 12 newly constructed houses in recent years within approximately 500 feet of 1187 Navasota. I offer that observation not as a substitute for City data, but to illustrate why the data matter. If the surrounding area were demonstrably transitioning away from residential use toward office or commercial development, that could provide evidence of changed conditions. Conversely, substantial private investment continues to produce new residential construction in the area immediately around this property and that evidence would reinforce the conclusion that the existing residential designation remains appropriate. The Commission should have that information before permanently changing the land-use entitlement of this parcel.

6. A Planning Recommendation Should Be Supported by Evidence, Not Merely a Conclusion

Staff expertise deserves respect. But a recommendation and the evidentiary basis for that recommendation are not the same thing. The Commission should be able to identify facts demonstrating why this particular interior residential parcel should depart from the City's adopted FLUM and the zoning pattern surrounding it. What changed? What planning condition makes SF-3-NP unsuitable today? What demonstrated public need requires commercial zoning at this location? What empirical evidence establishes that Navasota's connection between commercial corridors makes commercial or office zoning appropriate here? What analysis addresses effects upon immediately surrounding residential properties? And what evidence establishes that the requested permanent entitlements are reasonably proportional to the applicant's stated need?

7. Reliance and Predictability Created by the Neighborhood Plan

For nearly twenty-five years, Robertson Hill residents and property owners have been able to look to the City's adopted Central East Austin Neighborhood Plan, its Future Land Use Map, and the established zoning pattern when making decisions to purchase, restore, improve, and build homes. Those documents do not guarantee that zoning will never change, but they should mean something. If an individual interior residential parcel can be changed from Single Family to Neighborhood Mixed Use and from residential to office zoning without evidence of materially changed surrounding conditions or a compelling land-use justification unique to the property, the Commission should ask what predictability the adopted neighborhood plan actually provides.

8. Texas Spot-Zoning Considerations Counsel Caution

Texas courts have long recognized concerns associated with singling out a small tract for different zoning treatment from similarly situated surrounding property. In City of Pharr v. Tippitt, 616 S.W.2d 173 (Tex. 1981), the Texas Supreme Court identified considerations including respect for the approved comprehensive zoning plan, the nature and degree of adverse impact on neighboring land, the suitability of the tract for its existing zoning and evidence of changed conditions, and whether the amendment bears a substantial relationship to public health, safety, morals, general welfare, or a substantial public need.

Tippitt itself is instructive because the Supreme Court ultimately upheld the rezoning only after examining a markedly different factual setting. The tract there comprised 10.1 acres in an undeveloped farming area. The Court emphasized that it was large enough to be planned as a self-contained development, that traffic could be directed away from existing residences, that the project would have internal streets and off-street parking, and that the change would increase potential family units only from approximately 44 to 50. The Court expressly distinguished that circumstance from unplanned or piecemeal rezoning of an isolated lot or small tract affecting already-developed land.

1187 Navasota presents a substantially different factual picture. At approximately 0.215 acre, it is roughly one-forty-seventh the size of the tract in Tippitt and lies within an already-developed, predominantly residential neighborhood. The surrounding residential pattern, the parcel's continued suitability for residential use, and the absence in the materials presented to the Commission of comparable traffic, localized development-trend, or other empirical analysis are therefore directly relevant under the Tippitt framework.

Subsequent Texas decisions reinforce these principles. In City of Rusk v. Cox, 665 S.W.2d 233 (Tex. App.-Tyler 1984, no writ), the court applied Tippitt and invalidated the rezoning of a 2.7-acre tract from single-family residential to general business. The court rejected the argument that the change was merely an extension of nearby business zoning and warned that such reasoning could permit an established residential

area to be piecemealed out of existence through successive rezoning - the very domino effect that comprehensive zoning is intended to prevent.

The Austin Court of Appeals likewise applied Tippitt in 2800 La Frontera No. 1A, Ltd. v. City of Round Rock, No. 03-08-00790-CV, 2010 WL 143418 (Tex. App.-Austin Jan. 12, 2010, no pet.) (mem. op.). La Frontera reiterated that spot zoning is preferential, piecemeal treatment that defeats a pre-established comprehensive plan, while also recognizing that rezoning may be sustained when it bears a reasonable relationship to the general welfare and an orderly zoning-development plan. The court upheld the challenged changes there because they were generally consistent with the surrounding mixed-use PUD and did not introduce substantially inconsistent new uses. That reasoning underscores the importance here of comparing the requested commercial base zoning with the predominantly residential land-use pattern immediately surrounding 1187 Navasota.

Other Texas courts applying Tippitt have similarly focused on concrete facts supporting the relationship between a zoning change, surrounding uses, changed conditions, and public purpose. The lesson is not that every parcel-specific rezoning is unlawful. It is that the smaller and more isolated the parcel, and the greater the departure from the established surrounding pattern and adopted plan, the more important a demonstrated planning justification becomes. Tippitt supplies a useful Texas-law framework for evaluating whether this parcel-specific departure from the adopted plan is supported by the type of evidence and planning justification that should precede a permanent zoning change.

9. The Commission Must Evaluate the Permanent Entitlement, Not Merely Wesley's Present Intentions

I recognize that Wesley has narrowed its zoning request from LO-MU-NP to LO-NP and that staff recommends LO-CO-NP. That narrowing is meaningful, but it does not eliminate the long-term consequences of changing the property's base zoning from residential to commercial.

Texas enacted Senate Bill 840 in 2025. Subject to specified exceptions, SB 840 requires municipalities to allow qualifying multifamily and mixed-use residential development in zoning classifications that permit office, commercial, retail, warehouse, or mixed-use development. The statute also limits municipal restrictions on qualifying projects, including density, height, setbacks, and floor-area ratio.

The City of Austin's January 2026 SB 840 implementation guidance explains that qualifying multifamily and mixed-use residential development is a by-right permitted use on most commercially zoned lots. For qualifying development, Austin identifies a maximum density of 54 units per acre, no maximum FAR, a maximum height equal to the greater of the otherwise applicable commercial height or 45 feet, and setback limitations established by the statute. Austin has also described SB 840 as creating new development entitlements and greater by-right entitlements on affected commercially zoned property.

The approximately 0.215-acre size of 1187 Navasota obviously constrains its development potential, and any actual project would remain subject to applicable site-development and other requirements. But that does not eliminate the fundamental planning issue: changing this property from SF-3-NP to an LO commercial base district potentially changes not simply the uses contemplated by today's applicant, but the range and intensity of residential development rights that state law may attach to the property in the future.

10. A Legitimate Institutional Objective Does Not Necessarily Require a Broad Permanent Rezoning

Wesley may have entirely legitimate objectives for 1187 Navasota. The question is whether accomplishing those objectives requires permanently changing an interior residential parcel from SF-3-NP and changing its adopted FLUM designation from Single Family to Neighborhood Mixed Use. Before creating broader

permanent entitlements, the City should determine whether a narrower mechanism could accommodate a specifically demonstrated institutional need while preserving the fundamental residential planning decision applicable to this property and its neighbors.

Conclusion

The issue before the Commission is ultimately one of evidence and planning consistency. The adopted Neighborhood Plan and FLUM designate this property Single Family. The existing zoning is SF-3-NP. The surrounding area is predominantly residential. Navasota is not itself an identified commercial corridor. And the materials presented to the Commission do not appear to supply the traffic analysis, transportation modeling, localized development-trend data, or comparable empirical evidence necessary to demonstrate why this particular interior residential parcel should now be converted to commercial zoning.

Against those facts stands a planning conclusion that places significance on Navasota connecting nearby commercial corridors. Respectfully, that is not enough to justify a permanent departure from the City's own adopted neighborhood plan.

I therefore ask the Planning Commission to recommend preservation of the existing SF-3-NP zoning and Single Family Future Land Use designation. Alternatively, if Wesley demonstrates a specific use that cannot reasonably occur under the existing entitlement, I ask the Commission to require consideration of a substantially narrower mechanism tailored to that demonstrated need rather than creating broader permanent commercial entitlements.

The City asked this community to participate in a neighborhood planning process. Residents did so. A plan was adopted. Property owners have relied upon it for nearly twenty-five years. Changing that plan may sometimes be appropriate. But when the City proposes to do so, particularly one residential parcel at a time, the evidence supporting the change should be as deliberate and thorough as the planning process that produced the designation in the first place.

Thank you for your consideration.

Stanton Strickland

Robertson Hill Resident and Property Owner
Austin, Texas 78702

Sources and Authorities

- City of Austin, C14-2026-0028 Zoning Staff Report and Backup - Wesley Property Donation (staff materials previously reviewed for the case).
- City of Austin, NPA-2026-0009.01 Neighborhood Plan Amendment Staff Report and Backup - Wesley Relocation Project (staff materials previously reviewed for the case).
- City of Austin, Central East Austin Neighborhood Plan (adopted Dec. 13, 2001), including Future Land Use Map and land-use policies.
- City of Austin, Senate Bill 840 Implementation Guidelines (Jan. 9, 2026).
- City of Austin, Citywide Density Bonus Program materials (May 2026) (describing SB 840 as creating new development entitlements / greater by-right entitlements).
- Texas Senate Bill 840, 89th Leg., R.S. (2025), final enrolled text.
- City of Pharr v. Tippitt, 616 S.W.2d 173 (Tex. 1981).
- City of Rusk v. Cox, 665 S.W.2d 233 (Tex. App.-Tyler 1984, no writ).
- 2800 La Frontera No. 1A, Ltd. v. City of Round Rock, No. 03-08-00790-CV, 2010 WL 143418 (Tex. App.-Austin Jan. 12, 2010, no pet.) (mem. op.).

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.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

Maureen Meredith
City of Austin - PDC
Austin Planning
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2026-0009.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: AUG 25, 2026 - Planning Commission

☐ **I am in favor**
☑ **I object**

Peter Cooper
Your Name *(please print)*

1168 Waller St Austin TX 78702
Your address(es) affected by this application

Signature — 8/19/26 Date

Comments: I oppose rezoning this property from SF-3-NP to LO-NP. Zoning cues with the land, so this change should be evaluated based on the appropriateness of office zoning, not the current owner's proposed use. Office zoning is incompatible with the established residential land-use pattern, and no compelling land-use justification has been demonstrated for treating this parcel differently from surrounding residential properties.

From: M S <maverick.shaw@g.
Sent: Tuesday, October 13, 2026 12:36 PM
To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: LandUseLiaison <LandUseLiaison@austintexas.gov>
Subject: RHNA Official Position Letter — 1187 Navasota — C14-2026-0028 / NPA-2026-0009.01

Dear City Planning Staff and Planning Commission,

On behalf of the Robertson Hill Neighborhood Association (RHNA), please find attached our official position letter regarding the proposed rezoning and neighborhood plan amendment for 1187 Navasota Street.

The letter documents RHNA's October 6, 2026, motion and recorded vote, as well as the City's verification of the statutory protest petition representing 58.39% of the qualifying property area within 200 feet.

Please include the attached letter in the official record and Planning Commission backup materials for both cases:

- C14-2026-0028 — Zoning Change
- NPA-2026-0009.01 — Neighborhood Plan Amendment

Please confirm receipt and advise whether either case has been formally postponed and, if so, the new hearing date.

Thank you for your assistance.

Maverick L Shaw

On behalf of the Robertson Hill Neighborhood Association

ROBERTSON HILL NEIGHBORHOOD ASSOCIATION
Austin, Texas

October 13, 2026

To: City of Austin Planning Commission
Re: NPA-2026-0009.01 and C14-2026-0028
Property: 1187 Navasota Street

Subject: RHNA Position on Proposed Plan Amendment and Rezoning

Dear Commissioners:

At its October 6, 2026 meeting, the Robertson Hill Neighborhood Association (RHNA) considered the proposed Future Land Use Map amendment from Single Family to Neighborhood Mixed Use and the requested rezoning of 1187 Navasota Street from SF-3-NP to LO-NP.

An initial straw poll favored retaining Single-Family zoning by **11 votes to 1**. The Association then adopted the following formal motion, moved by Eric and seconded by Maverick:

> *"Until the applicant provides, in good faith, sufficient documentation to allow further review of the case, the neighborhood's position is that the zoning should remain Single-Family (SF), and the Association opposes any commercial zoning."*

The formal motion **passed: 10 in favor, 1 opposed, and 1 abstention**.

Separately, nearby property owners filed a statutory protest petition. The City's October 7, 2026 staff report identifies the petition as **valid**, representing **58.39% of the qualifying property area within 200 feet** of the subject property. This percentage represents qualifying land area, not the percentage of residents or property owners. The petition's legal effect applies at City Council under the applicable protest-petition voting requirements; it does not itself decide the Planning Commission's recommendation.

Consistent with its adopted motion, RHNA asks the Planning Commission to recommend against the proposed plan amendment and commercial rezoning on the present record and to retain the existing Single Family land-use designation and SF-3-NP zoning. RHNA remains open to further review if the applicant supplies sufficient documentation in good faith.

RHNA's concerns include residential compatibility, the lasting development rights associated with commercial zoning, and the need for a parcel-specific justification for changing the adopted neighborhood plan.

Respectfully,

Scott Menzies
President, Robertson Hill Neighborhood Association