ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0028 (Wesley Property Donation) DISTRICT: 1

ADDRESS: 1187 Navasota Street

ZONING FROM: SF-3-NP TO: LO-NP

SITE AREA: approximately 0.2152 acres (approximately 9,375 square feet)

PROPERTY OWNER: Wesley United Methodist Church

AGENT: BOZ Enterprises Unlimited (Hasan Lewis)

CASE MANAGER: Jonathan Tomko, AICP (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMEDATION:
Staff recommends granting limited office-neighborhood plan (LO-CO-NP) combining district zoning. The conditional overlay would prohibit the following 5 uses:

- **Bed and Breakfast (Group 1)**
- **Bed and Breakfast (Group 2)**
- **Medical Offices exceeding 5,000 square feet gross floor area**
- **Medical Offices not exceeding 5,000 square feet gross floor area**
- **Club or Lodge**

For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.

PLANNING COMMISSION ACTION / RECOMMENDATION:
August 25, 2026: Neighborhood postponement request to October 13, 2026, granted.
October 13, 2026: Staff postponement request to November 10, 2026, granted.
November 10, 2026: Case is scheduled to be heard by Planning Commission.

CITY COUNCIL ACTION:
TBD

ORDINANCE NUMBER:
N/A

ISSUES:
There is a valid petition on this case at 58.39% of property owners, by area, within 200 feet of the rezoning.

CASE MANAGER COMMENTS:
The property in question is currently undeveloped land located at the southeast corner of Navasota Street and Cotton Street. It is proximate to two Imagine Austin Corridors, East 11th and East 12th Street, transit service, and other examples of limited office (LO) base district zoning. LO is a zoning category for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods.

To the north of the subject tract (across Cotton Street) is one single family home constructed in approximately 2014. To the east is one single family home constructed in approximately 1950. To the south is one single family home constructed recently. To the west (across Navasota Street) are two single family homes constructed in approximately 1909 and 2024.

BASIS OF RECOMMENDATION:
Zoning should allow for reasonable use of the property.
The subject tract is located on Navasota Street, which is an ASMP level 2 corridor, the same level as East 11th and 12th Street and Rosewood Avenue. It is approximately 500 feet south of East 12th Street which is an Imagine Austin Activity Corridor and approximately 600 feet north of East 11th Street which is an Imagine Austin Activity Corridor and part of the ASMP Transit Priority Network. Given this context, small scale neighborhood office reasonably supports Imagine Austin and goals for more walkable neighborhoods where daily needs can be met without traveling long distances.

The proposed zoning should be consistent with the purpose statement of the district sought.
The proposed zoning is consistent with the purpose statement of the district sought: "Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in a LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment."

Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.
Within 1,000 feet of the subject tract there are at least five properties with LO- base district zoning: 1191 Navasota Street, 1171 San Bernard Street, 1309/1311 Hackberry Street, 1159 Navasota Street, and 1306 Rosewood Avenue. While the properties within the vicinity of the subject tract are predominantly single family there are several examples of limited office base district zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Undeveloped land
North (across Cotton St.)	SF-3-NP	One single family home constructed in approximately 2014
South	SF-3-NP	One single family home constructed recently
East	SF-3-NP	One single family home constructed in approximately 1950
West (across Navasota St.)	MF-3-NP and SF-3-NP	Two single family homes constructed in approximately 1909 and 2024

NEIGHBORHOOD PLANNING AREA: Central East Austin (OCEAN) Neighborhood Combined Plan

WATERSHED: Waller Creek Watershed

SCHOOLS: A.I.S.D.
Blackshear Elementary School
Kealing Middle School
Eastside Memorial High School

COMMUNITY REGISTRY LIST:
Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Organization of Central East Austin Neighborhoods, Overton Family Committee, Preservation Austin, Robertson Hill Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14H-2017-0119 (Sweatt House)	The applicant Is seeking Historical zoning for a single-family house.	01.09.2018: To grant SF-3-H-NCCD-NP	02.15.2018: Approved SF-3-H-NCCD-NP
C14H-2010-0038 (Goyne-Norris House)	The applicant is requesting to add H-Historical to existing zoning.	02.22.2011: To grant SF-3-H-NP	03.10.2011: Approved SF-3-H-NP
C14H-2007-0026 (Benjamin F. Lee House)	The applicant is requesting Historical Zoning. SF-3-NP to SF-3-H-NP.	11.13.2007: To grant SF-3-H-NP	12.06.2007: Approved SF-3-H-NP

RELATED CASES:
NPA-2026-0009.01 – Neighborhood Plan Amendment to change Future Land Use Map (FLUM) from single family to neighborhood mixed use.

ADDITIONAL STAFF COMMENTS:
Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire
No comments on rezoning

PARD – Planning & Design Review
PR1: Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

SP 1 FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

SP 2 Site plans will be required for any new development except for residential only projects with up to 4 units.

SP 3 Any new development is subject to Subchapter E Commercial Design Standards. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP 4 The site is subject to compatibility standards due to the proximity / adjacency of the SF-3-NP zoning and use to the Nothern, Eastern and Southern lots (i.e, the triggering property)
Reference 25-2-1051, 25-2-1053

SP 5 Any structure that is located:
a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
b. Less than 50 feet from any part of a triggering property may not exceed 40 feet
Reference 25-2-1061

SP 6 An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property. *Reference 25-2-1062*

Transportation and Public Works (TPW) Department – Engineering Review
TPW 1. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan **if triggered** per LDC 25-6 and TCM 10.2.1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application.

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for NAVASOTA ST. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for NAVASOTA ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cotton St.	Level 1	58’	84’	40’	Yes	No	Yes
Navasota St.	Level 2	84’	46’	30’	Yes	Yes	Yes

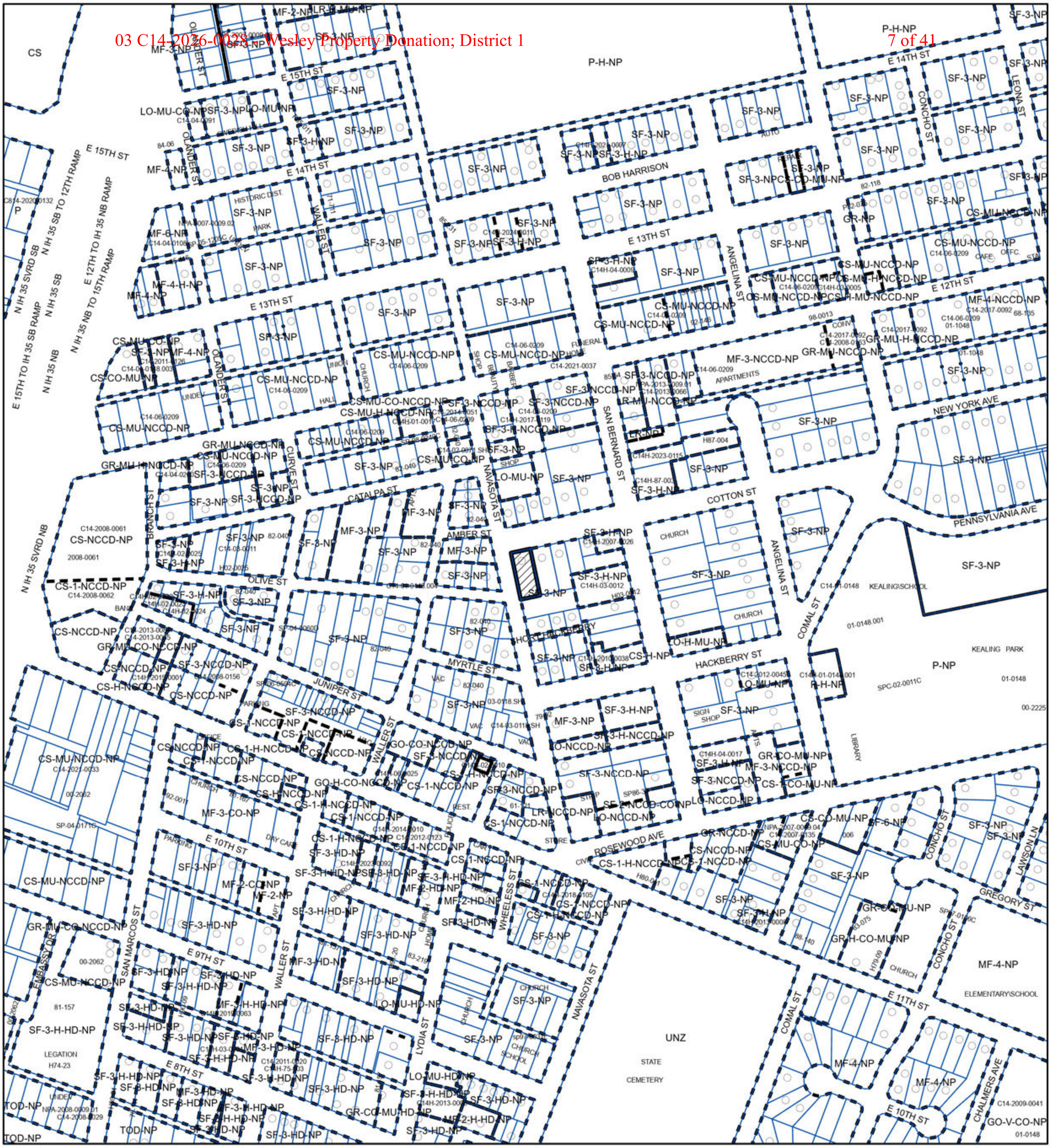
TIA: A traffic analysis is NOT required. Traffic generated by the proposal does not exceed thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility
AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:
A. Zoning Map
B. Aerial Map
C. Applicant's Summary Letter
D. Correspondence from Interested Parties
E. Valid Petition



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

N

1" = 400'

ZONING

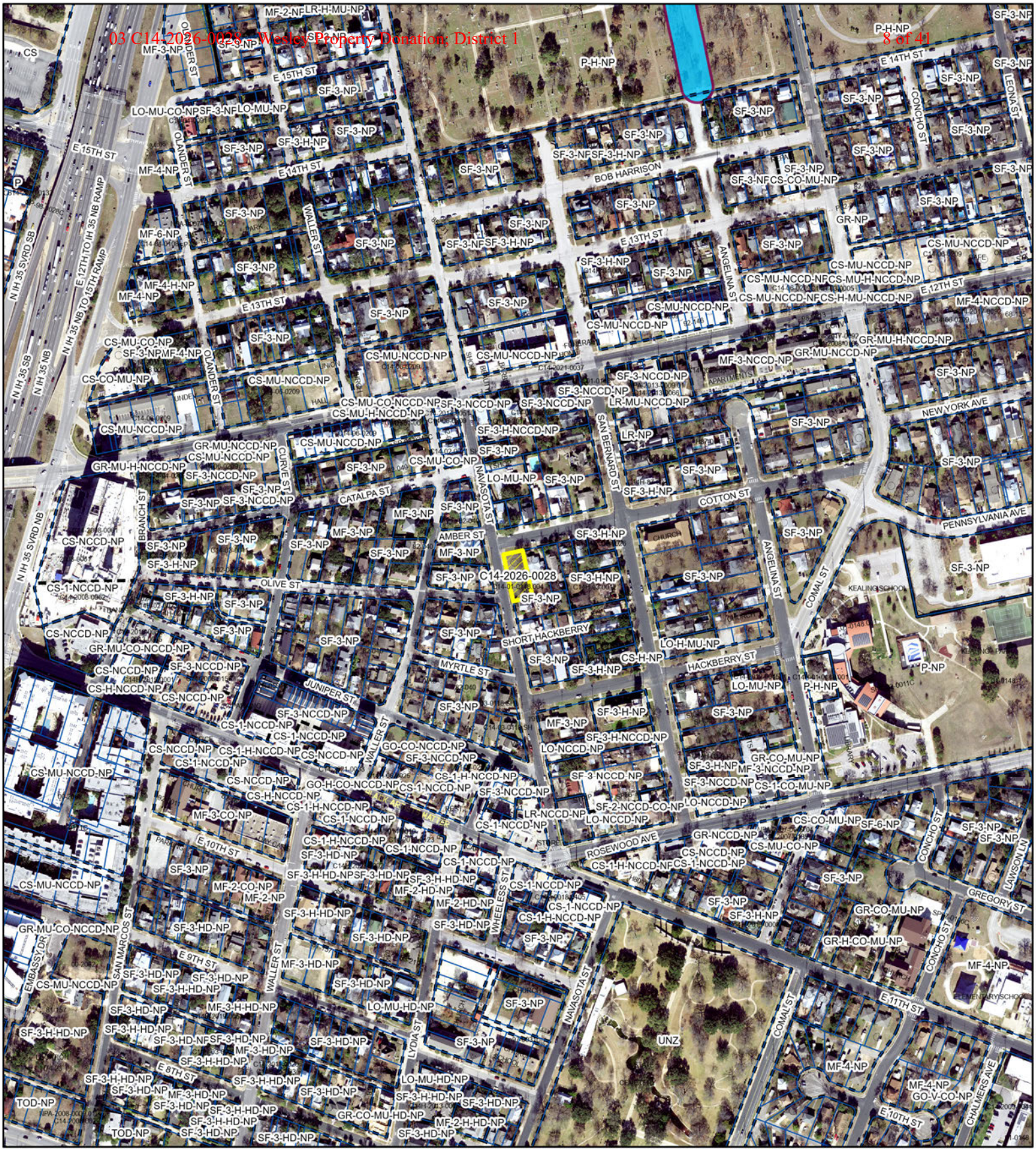
ZONING CASE#: C14-2026-0028

Austin

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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.

Created: 4/22/2026



N

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

1" = 400'

Wesley Property Donation

ZONING CASE#: C14-2026-0028
LOCATION: 1187 Navasota St
SUBJECT AREA: 0.2169 Acres
MANAGER: Jonathan Tomko

Austin

Created: 4/23/2026

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Wesley
United Methodist Church
1160 San Bernard Street
Austin, Texas 78702-2030
(512) 478-7007/7017 - OFC • (512) 478-1803 - FAX
www.wesleyunited.org

"Where Faith Is In Motion"

Marcus A.L. Freeman, III, Pastor

March 18,2026

To: Planning Commission

Subject: Zoning Change Request – 1187 Navasota Street (SF-3 to LO-NP)

To Whom It May Concern:

We respectfully request your support in rezoning our property at **1187 Navasota Street** from **SF-3 to LO-NP**, consistent with the **Neighborhood Mixed Use** land use designation for the area.

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,

Reverend Dr. Marcus A.L. Freeman, III

From: Scott Menzies
Sent: Saturday, June 13, 2026 10:22 AM
To: Meredith, Maureen <[redacted]>
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

Outlook

RE: Objection of proposed rezoning of 1187 Navasota ST

From Meredith, Maureen <[redacted]>
Date Tue 8/18/2026 5:37 PM
To Sue Petrella <[redacted]>
Cc Tomko, Jonathan <[redacted]>

Sue:
Thank you. Your comments have been received and have been included in my staff report.
Maureen

From: Sue Petrella <[redacted]>
Sent: Tuesday, August 18, 2026 12:06 PM
To: Meredith, Maureen <[redacted]>
Subject: Objection of proposed rezoning of 1187 Navasota ST

You don't often get email from [redacted]. Learn why this is important
External Email - Exercise Caution

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
mobile [redacted]

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For any additional questions or concerns, contact CSIRT at "[redacted]".

From: Stanton Strickland
Sent: Monday, August 24, 2026 9:27 PM
To: Meredith, Maureen <[redacted]>; Tomko, Jonathan <[redacted]>
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: Patrick Davis < **Sent:** Monday, August 24, 2026 5:30 PM
To: LandUseLiaison <[redacted]>; Tomko, Jonathan <[redacted]>; [redacted]
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 <[redacted]>
Cc: LandUseLiaison <[redacted]>; Tomko, Jonathan <[redacted]>
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 <[redacted]> 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 [redacted]; Tomko, Jonathan [redacted]; LandUseLiaison [redacted]
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

[redacted]

From: David Cotshott < >
Sent: Tuesday, August 25, 2026 2:53 PM
To: Meredith, Maureen <[redacted]>; Tomko, Jonathan <[redacted]>
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 INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2026-0028
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: August 25, 2026, Planning Commission

Mark & Christine Fowler
Your Name (please print)

☐ **I am in favor**
☒ ~~**I object**~~

1204 Cotton St
Your address(es) affected by this application (optional)

[signature] 8/25/26
Signature *Date*

Daytime Telephone (Optional): (512)633-4793

Comments: We object to the zoning change. There is already congestion on Navasota due to the amount of street parking as a result of businesses on 11th St. & Rosewood; as well as, the number of Air BNBs. This change will also deteriorate our neighborhood.

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning
Jonathan Tomko
P. O. Box 1088, Austin, TX 78767
Or email to:
jonathan.tomko@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14-2026-0028
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: August 25, 2026, Planning Commission

Neal Weaver
Your Name (please print)

☐ I am in favor
☒ I object

1214 Cotton St. Austin, TX. 78702
Your address(es) affected by this application (optional)

Signature — 8/16/26 *Date*

Daytime Telephone (Optional):

Comments:

This is a quiet neighborhood.

No need for retail or shops. It is zoned for single family because it's in the middle of a neighborhood. No!

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning
Jonathan Tomko
P. O. Box 1088, Austin, TX 78767
Or email to:
jonathan.tomko@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14-2026-0028
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: August 25, 2026, Planning Commission

Peter Cooper
Your Name (please print)

☐ **I am in favor**
☑ **I object**

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

Signature 8/19/26 *Date*

Daytime Telephone (Optional): 201-574-6105

Comments: I oppose changing the Neighborhood Plan from Single Family to Neighborhood Mixed Use. The plan established this area as residential, and changing an ~~interior~~ interior residential parcel for a specific project weakens that boundary and makes similar changes harder to resist in the future. This is particularly important as 11th and 12th develop as commercial corridors.

The existing residential designation should be preserved.

If you use this form to comment, it may be returned to:
City of Austin, Austin Planning
Jonathan Tomko
P. O. Box 1088, Austin, TX 78767
Or email to:
jonathan.tomko@austintexas.gov

From: M S <[redacted]>
Sent: Tuesday, October 13, 2026 12:36 PM
To: Tomko, Jonathan <[redacted]>; Meredith, Maureen <[redacted]>
Cc: LandUseLiaison <[redacted]>
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

Outlook

NPA-2026-0009.01 and C14-2026-0028 — 1187 Navasota Street Hearing: November 10, 2026

From JStephens Wealth Management <[redacted]>
Date Fri 10/23/2026 3:28 PM
To Tomko, Jonathan <[redacted]>
Cc Willie Everett <[redacted]>; Chuck McGaritv <[redacted]>; Rev. Marcus Freeman <[redacted]>; Charles Christopher <[redacted]>; Hasan Lewis <[redacted]>; Kerrick Rhone <[redacted]>

External Email - Exercise Caution

Dear Commissioners:

Wesley United Methodist Church respectfully asks the Commission to follow City staff's recommendation and approve the plan amendment and the rezoning of 1187 Navasota Street to LO-CO-NP. We write so the record reflects the full history of this land, the concessions we have made, and how the neighborhood association's position has been formed and represented.

A gift of land and a gift of a building

Wesley has owned 1187 Navasota Street for 34 years. It was donated to the church in 1992 by Dr. Connie Yerwood, a longtime member of our congregation and the first African American woman employed as a physician by any state agency in Texas history. She gave this land so it would serve the church and this community.

Today, a former member of our church is donating an existing commercial building at 1105 Navasota Street. It will be moved less than 1,000 feet down the same street onto our lot. Nothing new is being built from the ground up. The rezoning simply allows a building that already stands on Navasota Street to keep serving the neighborhood from a lot the church has held for over three decades.

The association suggested we decline this gift, take out a City loan, and build eight residential structures instead. We respectfully declined. Taking on debt to replace two gifts would not be responsible stewardship of what our members entrusted to us.

We engaged in good faith and made real concessions

Over several months, Wesley met with association leaders and neighbors and changed our request in response:

- **Dropped mixed use.** We withdrew LO-MU-NP and now request LO-CO-NP, after neighbors said they could support LO but not LO-MU.
- **Added a conditional overlay** prohibiting medical offices (all sizes), bed and breakfast (Groups 1 and 2), and club or lodge uses.
- **Agreed to postpone** the original hearing at the neighborhood's request.

We were asked for final site drawings and our plans for the land "for the foreseeable future." We explained that final drawings cannot responsibly be commissioned before the zoning is known, which is the normal sequence for any applicant.

Each time we met a request, a new one followed. The demand moved from single-family only, to residential housing built with a City loan, to Neighborhood Office (NO). Because the discussion was not converging, we did not continue with the October 8 meeting.

What the record shows about the association's position

The opposition was decided while talks were still underway. At its October 6 meeting, two days before our scheduled October 8 meeting, RHNA voted 10–1 (one abstention) that the zoning "should remain Single-Family (SF), and the Association opposes any commercial zoning." That vote rejects the very NO zoning the association was asking us to accept.

The "domino" concern is not borne out on this street. The association fears that LO zoning here will lead developers to buy homes and build large commercial buildings. There are already five limited office properties within 1,000 feet of our lot, and that pattern has not occurred. Our conditional overlay further limits what can happen on this parcel, and any future rezoning of another property would require its own public review.

Pressure outside the process. After we declined further meetings, association members contacted our United Methodist district superintendent and demanded she compel the church to meet and justify LO zoning. Our pastor received an angry phone call accusing the church of not being a good neighbor. Messages describing the church this way have been sent to neighbors. We share this not to escalate, but so the Commission understands why we believe the right forum for this decision is this public hearing.

Not every neighbor opposes us. Some residents and property owners have said they personally support Wesley's request and plan to tell the Commission so.

Our request

Wesley United Methodist Church respectfully asks the Planning Commission to:

1. Recommend approval of NPA-2026-0009.01 and C14-2026-0028 as recommended by City staff.
2. Approve LO-CO-NP zoning with the conditional overlay prohibiting medical office, bed and breakfast, and club or lodge uses.

We remain committed to being a good neighbor on Navasota Street, as we have been for generations. We honor Dr. Yerwood's gift by putting this land to work for our church and community, and we thank the Commission and staff for your careful review.

Respectfully,

Juanita Stephens, on behalf of Wesley United Methodist Church

[redacted]

[redacted]

--

Juanita Stephens | Wealth Manager

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at "[redacted]".

Case Number:

C14-2026-0028

PETITION

Date: 10/7/2026

Total Square Footage of Buffer: 210169.4943

Percentage of Square Footage Owned by Petitioners Within Buffer: 58.39%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0208061102	1180 NAVASOTA ST AUSTIN 78702	ABDALLAH REBECCA	yes	15898.01	7.56%
0207080319	1190 SAN BERNARD ST AUSTIN 78702	AUSTIN DELTA FOUNDATION	no	451.53	0.00%
0207080207	1203 COTTON ST AUSTIN 78702	BACON ELEANORE & MAXWELL WALLACK	yes	12027.45	5.72%
0207080301	1191 NAVASOTA ST 78702	BOARD OF REGENTS OF THE	no	4310.19	0.00%
0207080209	1207 COTTON ST AUSTIN 78702	BOWDEN RACHEL & JARED	no	6725.05	0.00%
0207080225	1205 SHORT HACKBERRY 78702	BROWN ANDREW E & DANIELLE M	no	2233.94	0.00%
0208062402, 0208062403	1170 12 NAVASOTA ST, UNITS 1-2	CHAPMAN NEAL, CHAPMAN NEAL EDWARD	no	7849.58	0.00%
0207080201	NAVASOTA ST 78702	CITY OF AUSTIN THE PUBLIC	no	5114.43	0.00%
0207080202	1173 NAVASOTA ST AUSTIN 78702	COMPTON CHRISTIAN BRADY	no	5310.53	0.00%
0208061003	1182 NAVASOTA ST 78702	COOEE YAKKA LLC	yes	10138.05	4.82%
0207080318	1200 COTTON ST AUSTIN 78702	COTSHOTT DAVID H	yes	8320.23	3.96%
0208061107	1100 OLIVE ST 78702	DAY CHRISTOPHER FRANCIS & CAROLINE ELIZABETH GRUENSFELDER	yes	1542.93	0.73%
0208061410	1107 OLIVE ST 78702	DEZSO JENNIFER PETRONE	no	3202.52	0.00%
0207080316	1204 COTTON ST 78702	FOWLER REHA CHRISTINE & MARK ALAN FOWLER	yes	5421.48	2.58%
0207060102, 0207060103, 0207060104	1175 NAVASOTA ST, UNITS 1-3	FULTON JESSICA, 1175 NAVASOTA LLC, KIRKSEY JON JACOB	no	12774.19	0.00%
0207080219	1206 HACKBERRY ST 78702	GILLELAND GARY L	no	1801.20	0.00%
0207080208	1205 COTTON ST 78702	GS COVENTRY LLC	yes	9579.86	4.56%
0207080223	1201 SHORT HACKBERRY 78702	HALL BURNIS & LEE FAMILY TRUST	no	4023.84	0.00%
0208061109	1102 OLIVE ST AUSTIN 78702	HENDERSHOT ROBIN M	yes	5174.34	2.46%
0207080215	1172 SAN BERNARD ST AUSTIN 78702	HIGGINS NANCY R & CHRISTIAN MOORE	no	1049.75	0.00%
0207080224	1203 SHORT HACKBERRY 78702	HUXTABLE THOMAS L & DANIELLE P	no	2614.62	0.00%
0208061402	1109 OLIVE ST 78702	JSJG ENTERPRISES LLC	no	6394.74	0.00%
0208061108	1106 OLIVE ST 78702	KENTWOOD PROPERTIES LLC	no	5278.13	0.00%
0208061404	1172 NAVASOTA ST AUSTIN 78702	LEE IAN ELI & RYAN MCKEEVER	yes	4892.09	2.33%
0207080214	1172 1/2 SAN BERNARD ST AUSTIN 78702	LEVERIDGE PHILIP & LEAH P HURT	yes	3231.26	1.54%
0208061103	1108 OLIVE ST 78702	LOVISE LEAH, AUSTIN HOUSING FINANCE CORP	yes	6969.04	3.32%
0207080317	1202 COTTON ST AUSTIN 78702	MADDEN MICHAEL & KASEY MADDEN	yes	5290.55	2.52%
0208061407	1106 MYRTLE ST AUSTIN 78702	MARCIANO JAMES MICHAEL	no	1793.63	0.00%
0207080212	1176 SAN BERNARD ST AUSTIN 78702	MILLER JAMES R JR	yes	2022.10	0.96%
0208061408	1104 MYRTLE ST 78702	PUNIA PAUL SINGH & SUKHLEEN KAUR GURAI	no	0.56	0.00%
0207080203	1204 SHORT HACKBERRY 78702	PURPLE & GREEN RESIDENTIAL	no	2589.77	0.00%
0208061406	1112 MYRTLE ST AUSTIN 78702	RICHTER JOHN	no	2037.06	0.00%
0207080204	1206 SHORT HACKBERRY 78702	RODRIGUEZ RONALD	yes	2584.48	1.23%
0207080315	1206 COTTON ST 78702	STABLES PAUL	yes	6446.62	3.07%
0207080213	1174 SAN BERNARD ST AUSTIN 78702	STRICKLAND STANTON K	yes	9129.14	4.34%
0208061403	1174 NAVASOTA ST AUSTIN 78702	SUE STEPHANIE & CRAIG NIEDERMEIER	yes	7600.72	3.62%
0208061002	1184 NAVASOTA ST AUSTN 78702	TOBER SARAH & ROBERT	no	735.91	0.00%
0207080210	1209 COTTON ST AUSTIN 78702	TYLER RYAN & MEG KYLE	no	4224.11	0.00%
0207080320	1214 COTTON ST AUSTIN 78702	WEAVER NEAL JR & JANA	yes	6456.91	3.07%
Total				**203240.55**	**58.39%**



N

BUFFER
PROPERTY_OWNER
SUBJECT_TRACT

PETITION

Case#: C14-2026-0028

1" = 100 '

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: 8/21/2026

PETITION

Date: 08/21/26

File Number: C14-2026-0028/
NPA-2026-0009.01

Address of
Rezoning Request: 1187 Navasota

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than single family use.

The address of the rezoning request is located on the corner in a residential neighborhood in which many of the residents utilize street parking, as do patrons of businesses on 11th and 12th Streets and the members of the two churches located within a block of the lot subject to the rezoning request . Additionally, there are several short term rental properties in the vicinity that have guests that utilize street parking. We are concerned with public safety. On most occasions you cannot travel Navasota Street without having to stop to allow an oncoming vehicle to pass before being able to proceed. With cars parked on both sides of Navasota Street, the street is essentially one lane in which you must navigate carefully. Rezoning would only multiply the number of vehicles fighting for street parking that is already extremely limited.

Aside from the public safety issue rezoning would cause, allowing something other than a residence on the property in question would forever change the sense of neighborhood we currently enjoy. For years, commercial development on 11th Street, Rosewood Avenue and 12th Street has expanded and inched closer and closer to our homes. With the current changes to I-35, we anticipate the possibility of even more encroachment into our neighborhood. We ask that you deny this rezoning request and help save what is left of our neighborhood.

Number	Address	Legal Name- Owner	Printed name	Signature	Percent %
1	1203 COTTON ST, AUSTIN TX 78702	BACON ELEANORE & MAXWELL WALLACK	Eleanor Bacon	Eleanor Bacon	4.47%
2	1205 COTTON ST, AUSTIN TX 78702	GS COVENTRY LLC	Sara DiAgostini		2.32%
3	1207 COTTON ST, AUSTIN TX 78702	BOWDEN RACHEL & JARED			1.34%
4	1209 COTTON ST, AUSTIN TX 78702	TYLER RYAN & MEG KYLE			1.21%
5	1176 SAN BERNARD ST, AUSTIN TX 78702	MILLER JAMES R JR	*James Miller	James Miller	0.99%
6	1174 SAN BERNARD ST, AUSTIN TX 78702	STRICKLAND STANTON K	*STANTON STRICKLAND	Stan Strickland	4.49%
7	1175 NAVASOTA ST, AUSTIN TX 78702	1175 NAVASOTA LLC			5.32%
8	1173 NAVASOTA ST, AUSTIN TX 78702	COMPTON CHRISTIAN BRADY			1.98%
9	1204 SHORT HACKBERRY, AUSTIN TX 78702	PURPLE & GREEN RESIDENTIA			1.22%
10	1206 ½ SHORT HACKBERRY, AUSTIN TX 78702	RODRIGUEZ RONALD	*RONALD RODRIGUEZ	Ronald Rodriguez	1.27%
11	1172 1/2 SAN BERNARD ST, AUSTIN TX 78702	LEVERIDGE PHILIP & LEAH P HURT	*Leah Hurt Philip Leveridge	Leah Hurt Philip Leveridge	1.45%
12	1172 SAN BERNARD ST, AUSTIN TX 78702	HIGGINS NANCY R & CHRISTIAN MOORE			0.47%
13	1206 HACKBERRY ST, AUSTIN TX 78702	GILLELAND GARY L			0.92%
14	1205 SHORT HACKBERRY, AUSTN TX 78702	BROWN ANDREW E & DANIELLE M			1.14%
15	1203 SHORT HACKBERRY, AUSTIN TX 78702	HUXTABLE THOMAS L & DANIELLE P			1.25%
16	1201 SHORT HACKBERRY, AUSTIN TX 78702	HALL BURNIS & LEE FAMILY TRUST			1.25%
17	1170 1/2 NAVASOTA ST, AUSTIN TX 78702	EMPIRICO DEVELOPMENT INC			2.17%
18	1112 MYRTLE ST, AUSTIN TX 78702	RICHTER JOHN			1.11%
19	1106 MYRTLE ST, AUSTIN TX 78702	MARCIANO JAMES MICHAEL			0.65%

20	1107 OLIVE ST, AUSTIN TX 78702	DEZSO JENNIFER PETRONE			0.94%
21	~~1109 OLIVE ST, AUSTIN TX 78702~~	JSJG ENTERPRISES LLC			2.54%
22	1172 NAVASOTA ST, AUSTIN TX 78702	LEE IAN ELI & RYAN MCKEEVER	* IAN LEE		2.36%
23	1174 NAVASOTA ST, AUSTIN TX 78702	SUE STEPHANIE & CRAIG NIEDERMEIE R	Craig Niedermeier	Stephanie Sue	1.88%
24	1108 OLIVE ST, AUSTIN TX 78702	AUSTIN HOUSING FINANCE CORP	Leah Lovise Leah	Leah Lovise	1.44%
25	1106 OLIVE ST, AUSTIN TX 78702	KENTWOOD PROPERTIES LLC			1.93%
26	1102 OLIVE ST, AUSTIN TX 78702	HENDERSHOT ROBIN M	Robin Hendershot		1.93%
27	1100 OLIVE ST, AUSTIN TX 78702	DAY CHRISTOPHER FRANCIS & CAROLINE	CHRISTOPHER DAY		0.54%
28	1182 NAVASOTA ST, AUSTIN TX 78702	COOEE YAKKA LLC	Paul Stables		2.84%
29	1184 NAVASOTA ST, AUSTN TX 78702	TOBER SARAH & ROBERT			0.08%
30	1200 COTTON ST, AUSTIN TX 78702	COTSHOTT DAVID H	David Cotshott	David Cotshott	1.69%
31	1202 COTTON ST, AUSTIN TX 78702	MADDEN MICHAEL & KASEY MADDEN	Michael Madden Kasey Madden		1.70%
32	1204 COTTON ST, AUSTINTX 78702	FOWLER REHA CHRISTINE & MARK	MARK Fowler		1.71%
33	1206 COTTON ST, AUSTIN TX 78702	STABLES PAUL	Paul Stables		2.29%
34	1214 COTTON ST, AUSTIN TX 78702	WEAVER NEAL JR & JANA	Neal Weaver Jr		1.76%
1175 Navasota St #1 Austin 78702		Jessica Fulton	Jessica Fulton	petition area	60.65%
1204 Hackberry St Austin 78702		Zain Hakeem	Zain Hakeem		
1180 Navasota		Rebecca Abdallah	Rebecca Abdallah	Rebecca Abdallah	

WRITTEN CONSENT OF GS COVENTRY, LLC

On this 24th day of August, 2026, the undersigned P. Eugene D'Agostini, being the chief officer and Manager of GS Coventry, LLC, a Michigan limited liability company (**Company**) acting by written consent does hereby approve, consent to, and adopt the following resolutions:

1. Any officers of the Company, acting together, shall have full power and authority to authorize and enter into any and all transactions and to execute and deliver any and all instruments, documents, contracts, and agreements of every kind and nature on behalf of the Company to bind the Company.

2. P. Eugene D'Agostini, (being an elected officer and Manager of the Company) has full authority to bind the Company and conduct all business and enter into any and all transaction on behalf of the Company, or to authorize an agent of the Company to act on its behalf.

3. P. Eugene D'Agostini hereby authorizes Sara D'Agostini to act on behalf of the Company with respect to any and all matters relating to 1205 Cotton, Austin TX 78702.

GS COVENTRY, LLC, a Michigan limited liability company

By: _____
P. Eugene D'Agostini
Manager

THE STATE OF MICHIGAN §
COUNTY OF MACOMB §

This instrument was acknowledged before me on this the 24th day of August, 2026, by P. Eugene D'Agostini, as Manager of GS COVENTRY, LLC, a Michigan limited liability company, on behalf of said company.

Notary Public, State of Michigan

SCOTT KEITH
Notary Public - State of Michigan
County of Oakland
My Commission Expires Nov 19, 2030
Acting in the County of Macomb

09/29/2026

WRITTEN CONSENT OF COOEE YAKKA LLC - DBA 1182 NAVASOTA SERIES On this 29th day of September, 2026, the undersigned Paul Stables, being President of COOEE YAKKA LLC - DBA 1182 NAVASOTA SERIES, a Texas limited liability company (Company) acting by written consent do hereby approve, consent to, and adopt the following resolutions:

Address of Affiant: 1182 Navasota St, Austin Texas, 78702

Legal Description of Property: 0.1825AC OF LOT 37&38 LESS SW TRI OLT 55 DIVISION B

1.Paul Stables, shall have full power and authority to authorize and enter into any and all transactions and to execute and deliver any and all instruments, documents, contracts, and agreements of every kind and nature on behalf of the Company to bind the Company.

2. Paul Stables, (being president and sole shareholder) has full authority to bind the Company and conduct all business and enter into any and all transaction on behalf of the Company.

COOEE YAKKA LLC - DBA 1182 NAVASOTA SERIES, a Texas limited liability company

I declare under penalty of perjury that the foregoing is true and correct.

By: _____

Paul Stables - President Cooee Yakka LLC

SWORN AND SUBSCRIBED this day Paul Jonathan Stables

Date September 30, 2026

Hector Grimaldo

Notary Public

HECTOR GRIMALDO
Notary ID #135525644
My Commission Expires
July 25, 2029