Austin

MEMORANDUM

To: Planning Commissioners

From: Jonathan Tomko, AICP, Planner Principal, Austin Planning

Date: November 9, 2026

Subject: **Staff Clarification Items #2 Wesley Relocation Project (NPA-2026-0009.01) and #3 Wesley Property Donation (C14-2026-0028)**

The purpose of this memorandum is for Staff to provide additional information that is relevant to the applicant's request and questions posed by the neighborhood.

Effects of Senate Bill 840 on Zoning

The applicant's request is to rezone from SF-3-NP to LO-NP. Limited office base district zoning allows a maximum height of 40 feet and a floor to area ratio of .7:1. Under Senate Bill 840 (SB 840), if this were designated a commercially zoned property, a multifamily residential or mixed-use residential development could reach a height of 45 feet with an unlimited floor to area ratio. Staff cannot speculate on the maximum number of residential units that could be developed under SB 840, as there are many site development variables aside from zoning entitlements at play. As a density bonus combining district has not been requested for this property, the maximum height would be 45 feet for an SB 840-compliant development should City Council grant LO-NP zoning.

Additional information about the effects of SB 840 in Austin is available on the SpeakUp Austin website.

Transportation Analysis

The TIA determination worksheet is attached and includes estimated daily vehicle trips. As with every case, a TIA determination worksheet is based on the applicant's request. The TIA Determination was based on the proposed LO-NP base zoning requested with 1,360 square feet of general office use. A total of 11 vehicle trips per day are anticipated based on the proposed use. The applicable trip-generations are based on the Institute of Transportation Engineers (ITE) trip generation rate for General Office Building (710). Assumptions are based on 1,360 sq. ft. of general office building at 7.83 trips per 1,000 sq. ft.

A Neighborhood Transportation Analysis (NTA) was not required. The minimum threshold for a Neighborhood Traffic Analysis is 300+ net trips.

If the project changes substantially, another TIA determination worksheet would be filled out at that time, which may be during the site plan review phase.

Future Land Use Map

The Central East Plan supports neighborhood-serving commercial uses. Staff believes the Neighborhood Mixed Use land use is appropriate adjacent to residential uses. There is Mixed Use land use to the north of the property on Navasota Street.

Staff believes the Neighborhood Mixed Use land use is an appropriate land use on a street that serves as a connection between two larger commercial corridors. The zoning case reports goes into more detail about Navasota Street:

> *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.*

San Bernard Historic District National Register Nomination

The subject tract is located within a proposed National Register district. The applicant has also expressed an intent to relocate a structure to the subject tract from another property within the proposed district. The structure proposed for relocation is not historic.

Local protections are limited for National Register districts. Per current code, the Historic Landmark Commission (HLC) would review new construction on the lot on an advisory basis only. The commission would assess whether the new build complies with the citywide historic design standards, but the applicant would not be required to amend a design based on HLC feedback.

The National Register is a federal program administered by the state, and City government does not determine whether a district is listed. According to the National Park Service, the comment period for this application recently ended.

National Register nominations do not typically contemplate current local zoning as the basis for drawing boundaries or determining contributing status. Districts are evaluated based on their extant historic resources only. Empty lots without significant landscape features are not typically contributing properties to historic districts. Properties are evaluated based on National Register Bulletin 15, found on the National Park Service website.

Recommendation

The staff recommendation is to grant LO-CO-NP zoning. The proposed conditional overlay (CO) would prohibit five commercial land uses, as outlined in the staff report. The applicant has communicated that the proposed development would consist of the relocation of an existing, single-story office building to the subject property. Staff's recommendation considers the applicant's request, along with the complete range of development rights that would result from LO-CO-NP zoning under SB 840, including multifamily residential development and the interaction of state law with the proposed conditional overlay.

Should you have any questions or concerns, please contact Jonathan Tomko, Planner Principal, at Jonathan.Tomko@austintexas.gov or (512) 974-1057.

cc: Joi Harden, AICP, Acting Assistant Director

Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/) for review and signature.

Please contact Lead Development Review Engineer if you have any questions. Contact information is available at: TPW-TDS Website

Project: Wesley Property Donation

Location: 1187 Navasota Street, Austin, TX 78702 Location Jurisdiction: Full Purpose

☐ Approved TIA? TIA name: ☐ Approved PUD? Approved PUD name:

Applicant/Consultant: Juanita Stephens Email: Phone: 512-461-0246

Application Type (Please select only one):

☑ Zoning ☐ Site Plan ☐ Site Plan Extension ☐ Dev. Assessment ☐ Concept Site Plan ☐ PUD

By checking the box below, the applicant acknowledges that City Council has adopted a Street Impact Fee (SIF) program effective December 21, 2020, and that street impact fees will be assessed for any building permit pulled on or after June 21, 2022. For more information on the Street Impact Fee program, please visit www.austintexas.gov/department/street-impact-fee

☑ **I, the applicant, acknowledge this development is subject to the Street Impact Fee program.**

Brief description of existing & proposed uses:

Existing Land Use: **TPW STAFF USE ONLY**

Tract	Acres	Zoning	Land Use Type	Land Use (Select Type First)	Units	Value	ITE	Rate/FCE	Trips/Day
		SF-3-NP	Vacant						

Custom: If none of the land use options in the spreadsheet work, please contact Lead Development Review Engineer for next steps. Please note that using custom uses may significantly increase review time.

Use of custom land uses may also require data collection and analysis conducted by a licensed professional engineer in Texas before final determination

Proposed Land Use: **TPW STAFF USE ONLY**

Tract	Acres	Zoning	Land Use Type	Land Use (Select Type First)	Units	Value	ITE	Rate/FCE	Trips/Day
		LO-NP	Office_700s	710 - General Office Building	1,000 SF GFA	1.36	710	7.83x	11

Custom: If none of the land use options in the spreadsheet work, please contact Lead Development Review Engineer for next steps. Please note that using custom uses may significantly increase review time.

Use of custom land uses may also require data collection and analysis conducted by a licensed professional engineer in Texas before final determination

Abutting Roadways: **Net Trips: 11**

Street Name	Proposed Access (Y/N)	Proposed # of Driveways	ASMP Street Level
Cotton St	N	0	1
Navasota	Y	1	2

Please submit completed spreadsheet to TPW through KNACK (link at top of sheet). If you used Excel for the Web, please download and submit.

For TPW Staff Use Only

	A neighborhood traffic analysis (NTA) is required per LDC 25-6-114. The applicant may have to collect current traffic counts. Please contact the Lead Development Review Engineer.
	A traffic impact study with TDM is required. TIA scoping is required prior to beginning the study. Please see below for the type of study; for more information on each study, please refer to Section 10 of the TCM.

	Full TIA		TA		ZTA		TIA Update

	A TIA compliance memo is required. The memo must demonstrate compliance of this case with the following TIA. For more information, please refer to the City of Austin TIA Guidelines Section 6.
X	A traffic impact 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.
	A standalone Transportation Demand Management (TDM) plan is required. For more information on the contents required in a TDM Plan, please refer to Section 10 of the Transportation Criteria Manual (TCM).
	The traffic impact analysis has been waived. See notes below.

Reviewer: Kaylie Coleman Date: 4/8/2026

More information on study requirements and how to submit can be found online at the TDS customer portal (https://atd.knack.com/development-services#customer-portal/)

NOTE: A TIA determination must be made prior to submittal of any Zoning/Site Plan application; therefore, this completed and reviewed worksheet must accompany any subsequent application for the identical project. Changes to the proposed project may require a new TIA determination. This worksheet will remain valid for six months from the approval date above, after which a new TIA Determination Worksheet may be required.