

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0109 - West Lynn Church Site

DISTRICT: 9

ADDRESS: 1308 West Lynn Street and 1611 West 14th Street

ZONING FROM: MF-3-NP

ZONING TO: **Tract 1** – CS-MU-CO-NP

Tract 2 – LR-MU-CO-NP

SITE AREA: 0.59 acres (25, 536 sq. ft.) **Tract 1** – 0.262 acres **Tract 2** – 0.324 acres

PROPERTY OWNER: St Luke United Methodist Church

AGENT: Graham Brown Consulting LLC (Graham Brown)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant general commercial services - mixed use - conditional overlay - neighborhood plan (CS-MU-CO-NP) combined district zoning for Tract 1 and neighborhood commercial - mixed use - conditional overlay - neighborhood plan (LR-MU-CO-NP) combined district zoning for Tract 2. The conditional overlay will:

1) Limit development of the property to LR development standards for Tract 1, except for the 500 square foot outdoor seating area limitation under Section 25-2-587(D)(3) of the City Land Development Code.

2) Prohibit the following uses for Tract 1:

Prohibited Commercial Uses:

- **Adult-Oriented Business**
- **Agricultural Sales and Services**
- **Alternative Financial Services**
- **Automotive Rentals**
- **Automotive Repair**
- **Automotive Sales**
- **Automotive Washing (of any type)**
- **Bail Bond Services**
- **Building Maintenance Services**
- **Business or Trade School**
- **Business Support Services**
- **Campground**
- **Commercial Blood Plasma Center**
- **Commercial Off Street Parking**
- **Consumer Convenience Services**
- **Consumer Repair Services**
- **Construction Sales and Services**
- **Convenience Storage**
- **Drive Through Services**
- **Electronic Prototype Assembly**
- **Electronic Testing**
- **Equipment Repair Services**
- **Equipment Sales**
- **Exterminating Services**
- **Funeral Services**
- **Hotel/Motel**
- **Indoor Sports & Recreation**
- **Kennels**

- **Medical Offices – Exceeding 5,000 sf**
- **Medical Offices – Not Exceeding 5,000 sf**
- **Monument Retail Sales**
- **Outdoor Sports and Recreation**
- **Pawn Shop Services**
- **Pedicab Storage and Dispatch**
- **Pet Services**

- **Plant Nursery**
- **Printing and Publishing**
- **Research Services**
- **Service Station**
- **Software Development**
- **Theater**
- **Vehicle Storage**

Prohibited Civic Uses:

- **Club or Lodge**
- **College and University Facilities**
- **Communication Service Facilities**
- **Community Recreation (Private)**
- **Community Recreation (Public)**
- **Hospital Services (General)**
- **Hospital Services (Limited)**

- **Private Primary Educational Facilities**
- **Private Secondary Educational Facilities**
- **Public Primary Educational Facilities**
- **Public Secondary Educational Facilities**
- **Safety Services**

Prohibited Industrial Uses:

- **Custom Manufacturing**
- **Limited Warehousing and Distributions**

Prohibited Agricultural Uses:

- **Urban Farm**

3) Prohibit the following uses for Tract 2:

Prohibited Commercial Uses:

- **Alternative Financial Services**
- **Consumer Convenience Services**
- **Consumer Repair Services**
- **Drive Through Services**
- **Medical Offices – Exceeding 5,000 sf**
- **Medical Offices – Not Exceeding 5,000 sf**

- **Pedicab Storage and Dispatch**
- **Pet Services**
- **Plant Nursery**
- **Printing and Publishing**
- **Service Station**
- **Software Development**
- **Theater**

Prohibited Civic Uses:

- **Club or Lodge**
- **College and University Facilities**
- **Communication Service Facilities**
- **Community Recreation (Private)**
- **Community Recreation (Public)**
- **Employee Recreation**
- **Hospital Services (General)**
- **Hospital Services (Limited)**

- **Private Primary Educational Facilities**
- **Private Secondary Educational Facilities**
- **Public Primary Educational Facilities**
- **Public Secondary Educational Facilities**
- **Safety Services**

Prohibited Industrial Uses:

- **Custom Manufacturing**

Prohibited Agricultural Uses:

- **Urban Farm**

PLANNING COMMISSION ACTION / RECOMMENDATION:

March 10, 2026: *APPROVED THE APPLICANT'S REQUEST FOR CS-MU-CO-NP FOR TRACT 1 AND LR-MU-CO-NP FOR TRACT 2.*

[B. BEDROSIAN; N. BARRERA-RAMIREZ - 2ND] (11-0) A. LAN – ABSENT; ONE VACANCY ON THE DIAS

CITY COUNCIL ACTION:

April 9, 2026:

ORDINANCE NUMBER:

ISSUES:

*Application Amended January 21, 2026, to request MF-3-NP to CS-MU-CO-NP for Tract 1 (0.262 acres) and MF-3-NP to LR-MU-CO-NP for Tract 2 (0.324 acres).

*Application Amended February 24, 2026, to add additional uses to the conditional overlay (CO). Please see Exhibit A submitted with the Summary Letter.

CASE MANAGER COMMENTS:

The property in question is approximately 0.59 acres, is developed with St. Luke United Methodist Church with surface parking and associated infrastructure. The existing zoning for the property is multifamily residence (medium density) – neighborhood plan (MF-3-NP) combined district zoning. There is access to West 14th Street (level 1) and West Lynn Street (level 2). This site is in the Old West Austin Neighborhood Plan and is characterized as mixed use. The surrounding area has several office and commercial uses along West Lynn Street (CS-MU-CO-NP) along with various residential types such as single family residential and multifamily residential (SF-3-NP; MF-3-NP). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting the general commercial services - mixed use - conditional overlay - neighborhood plan (CS-MU-CO-NP) combined district zoning for Tract 1 (0.262 acres) and neighborhood commercial - mixed use - conditional overlay - neighborhood plan (LR-MU-CO-NP) combined district zoning for Tract 2 (0.324 acres). The Conditional Overlay has a list of prohibited uses, per tract, and restricts Tract One to LR site development regulations with the exception of the 500 square foot outdoor seating area limitation under Section 25-2-

587(D)(3) of the City Land Development Code. The proposed development is for the adaptive reuse of the existing church structure with a First Light Books that will serve coffee, wine and light fare (*Please refer to Exhibit C - Applicant's Summary Letter*).

Per the comprehensive plan review comments, this site meets eight (8) of the Imagine Austin Decision Guidelines. The site is in the Imagine Austin Growth Concept Map, more specifically it is 0.4 miles to Lamar Boulevard Activity Center. There is a Cap Metro bus stop 0.12 miles away on Enfield Road and is within 0.5 miles from food access, education facilities goods and services, provides connectivity to healthy living for the property and a mix of residential and non-industrial uses.

BASIS OF RECOMMENDATION:

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Tract 1: CS-MU-CO-NP

The general commercial services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

The mixed use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

The neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

Tract 2: LR-MU-CO-NP

The neighborhood commercial district is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood.

The mixed use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

The neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

- 2. Zoning changes should promote a balance of intensities and densities.*

The staff recommendation of CS-MU-CO-NP for Tract 1 and LR-MU-CO-NP for Tract 2 will allow for the proposed commercial development while providing a balance of intensities. The transition from general commercial services, at the intersection of West 14th and West

Lynn Street to the neighborhood commercial district would be a step down in intensity of the commercial base zoning districts.

3. The proposed zoning should promote consistency and orderly planning.

While Old West Austin Neighborhood Planning Area does not have a future land use map (FLUM) the West Lynn Street corridor from West 10th Street to West 14th Street has a commercial presence that steps down to multifamily zonings or single family zonings. This rezoning would promote consistency with the area and past rezonings along West Lynn Street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-3-NP	St. Luke United Methodist Church
<i>North</i>	MF-3-NP	Single Family Residences
<i>South</i>	SF-3-NP; CS-MU-CO-NP	Commercial Uses; Single Family Residences
<i>East</i>	MF-3-NP; CS-MU-CO-NP	Multifamily Residences; Commercial Uses
<i>West</i>	MF-3-NP; SF-3-NP	Multifamily Residences; Single Family Residences

NEIGHBORHOOD PLANNING AREA: Old West Austin

WATERSHED: Lady Bird Lake (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Mathews Elementary School O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Neighborhoods Council
 Clarksville Community Development Corp.
 Friends of Austin Neighborhoods
 Friends of Zilker
 Homeless Neighborhood Association
 Old West Austin Neighborhood Association
 Old West Austin Neighborhood Plan Contact
 Pease Neighborhood Association

Perry Grid 614
 Preservation Austin
 Save Barton Creek Association
 Save Our Springs Alliance
 Shoal Creek Conservancy
 South Central Coalition
 TNR BCP - Travis County Natural Resources
 The Flamingo HOA
 Zilker Neighborhood Association
 Zilker Neighborhood Association Zoning Committee

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0124 – West Lynn @ 12th Street	SF-3-NP to CS-MU-CO-NP	To Grant (CS-MU-CO-NP), with a change to a condition of zoning - allowing a maximum height of 60 feet on the western portion of the site, as requested, and a site- specific amendment to modify height and compatibility buffer standards in Article 10 (Compatibility Standards), Subchapter C of City Code Chapter 25-2 to allow for 60 feet in height within 50' and 25' of the compatibility triggering property. (11/12/2024)	Approved CS-MU-CO-NP as Planning Commission Recommended with the following prohibited uses of the Property: Adult-Oriented Business Agricultural Sales and Services Auto Sales Automotive Rental Automotive Repair Services Automotive Washing (of any type) Bail Bond Services Building Maintenance Services Campground Commercial Blood & Plasma Center Construction Sales and Services Convenience Storage Custom Manufacturing Drop-Off Recycling Collection Facilities Electronic Prototype Assembly Equipment Repair Services Equipment Sales Exterminating Services Indoor Crop Production Kennels Limited Warehousing and Maintenance & Service Facilities Distribution Monument Retail Services Pawn Shop Services Research Services Service Station Vehicle Storage (4/4/2024)
C14-2024-0135 - West Lynn Mixed Use	CS-MU-CO-NP and SF-3-NP to CS-MU-CO-NP and a compatibility waiver	To Grant (CS-MU-CO-NP), with a change to a condition of zoning - allowing a maximum height of 60 feet on the western portion of the site, as requested, and a site- specific amendment to modify height and compatibility buffer standards in Article 10 (Compatibility Standards), Subchapter C of City Code Chapter 25-2 to allow for 60 feet in height within 50' and 25' of the compatibility triggering property. (11/12/2024)	Approved CS-MU-CO-NP, to change conditions of zoning, amending Ordinance No. 020926- 26, and approving a site specific amendment to compatibility standards. (12/12/2024)

RELATED CASES:

C14-02-0112 - Old West Austin Neighborhood Plan Combining District

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1308 WEST LYNN STREET. C14-2025-0109. Project: West Lynn Church Site. 33,100 square feet tract from MF-3-NP to LR-MU-CO. Existing: church, church annex and single family residential (1 unit). Proposed: strip retail plaza, high turnover restaurant, small office building, storage warehouse, and single-family detached housing unit (1 unit). Note that the proposed retail use is an adaptive reuse of the existing church structure, to be used for a bookstore with additional coffee, wine and food sales.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	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. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • 0.4 miles to Lamar Boulevard Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.12 miles to bus stop along Enfield RD
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Bike lane and sidewalk present along W Lynn ST
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present along W Lynn ST
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • Within 0.1 miles of Fresh Plus Grocery
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.3 miles to Matthews Elementary School
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.4 miles to West Austin Neighborhood Park
	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.)
	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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	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).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
8	Number of “Yes’s”

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake 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.

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

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

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

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.

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.

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

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, residential, retail, and restaurant with LR-MU and MF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan:

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.

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

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is not subject to compatibility standards due to the proximity of MF-3-NP on the North, East and South sides of the triggering property.
Reference 25-2-1051, 25-2-1053

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

A 25-foot (15-foot if site is less than 75 feet wide) compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

Reference 25-2-1062(B), 25-8-700

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

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

Austin Transportation Department – Engineering Review:

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.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for W 14th ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for W 14th ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for West Lynn ST. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for West Lynn 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)
W 14 th ST	Level 1	58'	31'	28'	No	Yes	Yes
West Lynn ST	Level 2	72'	61'	29'	Yes	Yes	Yes

Austin Water Utility:

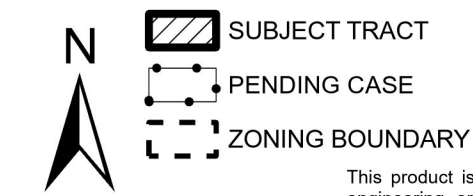
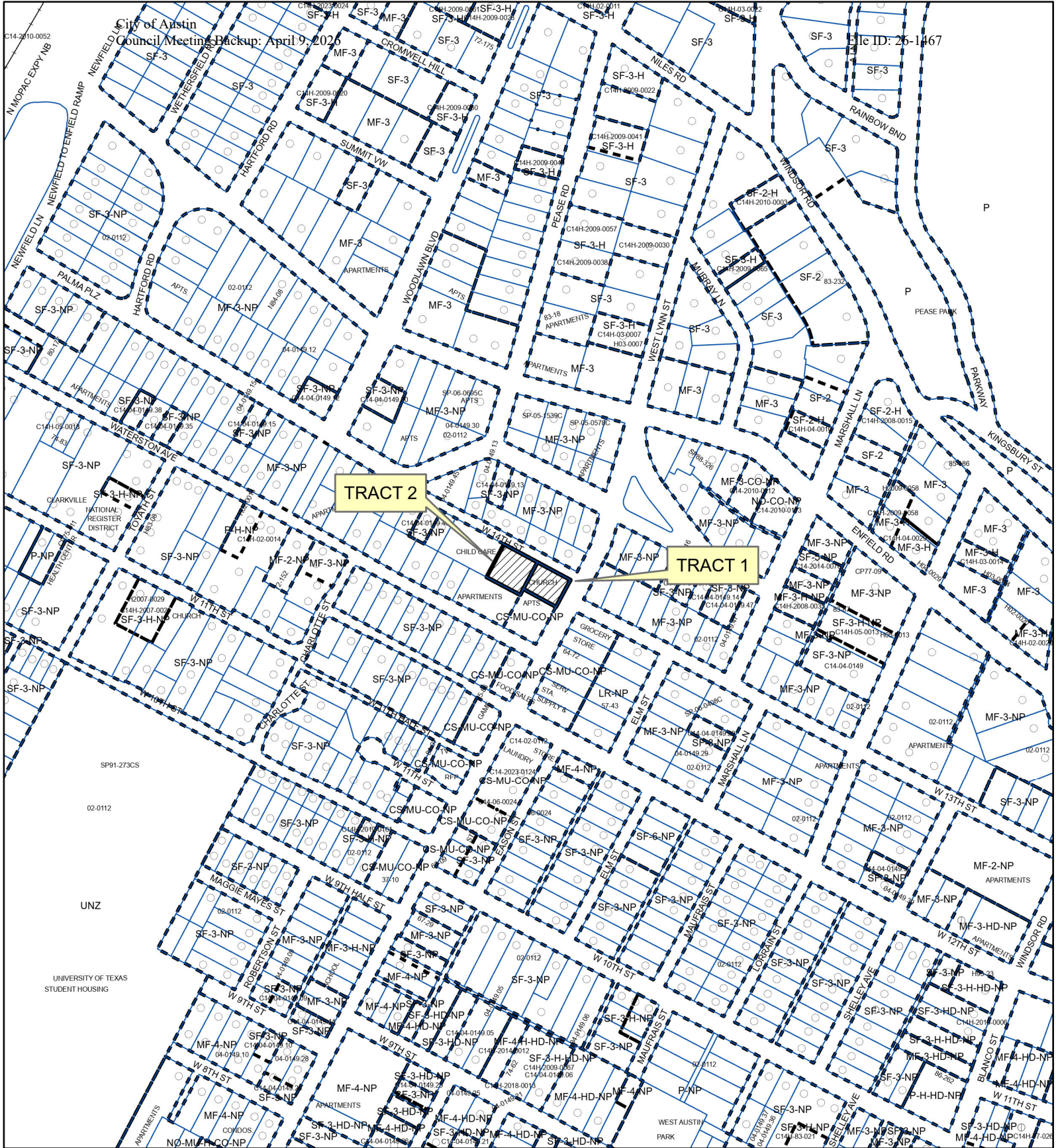
No comments on zoning change.

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

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. 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
- Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2025-0109

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.







Created: 1/22/2026



1 inch equals 400'

West Lynn Church Site

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0109
 LOCATION: 1308 W Lynn St;
 1611 and 1613 W 14th St
 SUBJECT AREA: 0.586 Acres
 MANAGER: Cynthia Hadri



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Jewels Cain
(512) 435-2318
jcain@abaustin.com

February 24, 2026

Lauren Middleton-Pratt, Director
Planning Department
City of Austin
1000 E. 11th Street, Suite 200
Austin, Texas 78702

Re: Rezoning Application for the property located at 1308 West Lynn Street and 1611 West 14th Street in Austin, Travis County, Texas 78703, also known as TCAD Parcel No. 0111030709 (the "Application")

Dear Ms. Middleton-Pratt:

On behalf of the owner in the above referenced Applications, our firm respectfully requests to rezone 0.586 acres of land located at 1308 West Lynn Street and 1611 West 14th Street (the "Property"). The Property is zoned Multi-Family Residence Medium Density – Neighborhood Plan ("MF-3-NP"). The Property is currently developed as a church with surface parking and associated infrastructure. The proposed development is for the adaptive reuse of the existing church structure with a First Light Books that serves coffee, wine and light fare (the "Project").

This Application seeks to rezone 0.262 acres ("Tract One") of the Property that fronts West Lynn to General Commercial Services – Mixed-Use - Conditional Overlay – Neighborhood Plan ("CS-MU-CO-NP") and the remaining 0.324 acres ("Tract Two") to Neighborhood Commercial – Mixed-Use - Conditional Overlay – Neighborhood Plan ("LR-MU-CO-NP"). The Conditional Overlay being proposed is for the proposed prohibited uses listed in Exhibit A below and to restrict Tract One to LR site development regulations with the exception of the 500 square foot outdoor seating area limitation under Section 25-2-587(D)(3) of the City Land Development Code.

ARMBRUST & BROWN, PLLC
Page 2

Thank you in advance for your time and consideration of the Applications. If you have any questions, comments, or need additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Jewels Cain". The signature is written in a cursive style with a large initial "J" and "C".

Jewels Cain
Land Development Consultant

ARMBRUST & BROWN, PLLC
Page 3

Exhibit A

Tract 1 (CS Tract):

Prohibited Commercial Uses:

- Adult-Oriented Business
- Agricultural Sales and Services
- Alternative Financial Services
- Automotive Rentals
- Automotive Repair
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Building Maintenance Services
- Business or Trade School
- Business Support Services
- Campground
- Commercial Blood Plasma Center
- Commercial Off Street Parking
- Consumer Convenience Services
- Consumer Repair Services
- Construction Sales and Services
- Convenience Storage
- Drive Through Services
- Electronic Prototype Assembly
- Electronic Testing
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Funeral Services
- Hotel/Motel
- Indoor Sports & Recreation
- Kennels
- Medical Offices – Exceeding 5,000 sf
- Medical Offices – Not Exceeding 5,000 sf
- Monument Retail Sales
- Outdoor Sports and Recreation
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Pet Services
- Plant Nursery
- Printing and Publishing
- Research Services
- Service Station
- Software Development
- Theater
- Vehicle Storage

Prohibited Civic Uses:

- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Recreation (Private)
- Community Recreation (Public)
- Hospital Services (General)
- Hospital Services (Limited)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Safety Services

ARMBRUST & BROWN, PLLC
Page 4

Prohibited Industrial Uses:

- Custom Manufacturing
- Limited Warehousing and Distributions

Prohibited Agricultural Uses:

- Urban Farm

Tract 2 (LR Tract):

Prohibited Commercial Uses:

- Alternative Financial Services
- Consumer Convenience Services
- Consumer Repair Services
- Drive Through Services
- Medical Offices – Exceeding 5,000 sf
- Medical Offices – Not Exceeding 5,000 sf
- Pedicab Storage and Dispatch
- Pet Services
- Plant Nursery
- Printing and Publishing
- Service Station
- Software Development
- Theater

Prohibited Civic Uses:

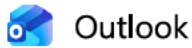
- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Recreation (Private)
- Community Recreation (Public)
- Employee Recreation
- Hospital Services (General)
- Hospital Services (Limited)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Safety Services

Prohibited Industrial Uses:

- Custom Manufacturing

Prohibited Agricultural Uses:

- Urban Farm



Support for Rezoning Application - 1308 West Lynn (St. Luke United Methodist Church) - Case C14-2025-0109 - Item 10

From Sheila Lyon <sea.lyon@sbcglobal.net>

Date Fri 3/6/2026 1:57 AM

To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Cc Graham Brown <graham@gbc-projects.com>; rsuttle@abaustin.com <rsuttle@abaustin.com>; Jewels Cain <jcain@abaustin.com>; Steve Amos <steve@healthcode.org>

 1 attachment (132 KB)

Support for Rezoning - 1308 West Lynn and 1611 W 14th - Case C14-2025-0109 - Item 10.pdf;

External Email - Exercise Caution

Hi Cynthia,

Please find attached a letter addressed to Chair Woods and the Planning Commissioners regarding Item 10 – C14-2025-0109.

Kindly confirm receipt and let us know once the support letter has been added to the backup materials. We would also appreciate confirmation that the Planning Commissioners will receive the letter in advance of the hearing scheduled for Tuesday, March 10th.

Thank you in advance for your attention to this matter.

Best regards,

Sheila Lyon

OWANA Zoning Committee Chair

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 "cybersecurity@austintexas.gov".



Steering Committee Members:
Stephen L. Amos, Chair
Mark Ashby, Jeff Callahan, Scott Campbell, Marc Carlson, Hunter Coleman,
Evelyn Fujimoto, Adrienne Goldsberry, Nick Mehl, William Osborn, Charlie Rice,
Paul Shattuck, Shawn Shillington

March 5, 2026

City of Austin Planning Commission

Austin City Hall
301 W. 2nd Street
Austin, TX 78701

Re: Support for Rezoning Application – 1308 West Lynn (St. Luke United Methodist Church) – Case C14-2025-0109 – Item 10

Dear Chair Woods and Planning Commissioners,

On behalf of the Old West Austin Neighborhood Association (OWANA), we are writing to express our support for the rezoning application for the property located at 1308 West Lynn and 1611 W 14th Streets, the former home of St. Luke United Methodist

Since 1958, St. Luke United Methodist Church has been a cornerstone of the Old West Austin and Clarksville communities. Located at the corner of West 14th and West Lynn Streets, the church brought together neighbors in fellowship and activities for people of all ages. Over the decades, St. Luke's provided a welcoming place for worship, education, and community engagement.

The church's role extended well beyond its congregation. St. Luke's supported numerous outreach efforts that benefited the broader community. These included partnerships with the Hope Food Pantry, support for senior citizen activity centers, student family services, a child care center, and regular Alcoholics Anonymous meetings. The church also fostered community engagement through partnerships with local organizations such as Imagine Art. Through these programs and relationships, St. Luke's served as a gathering place and a resource for neighbors throughout Old West Austin and beyond.

OWANA appreciates the collaborative approach taken by the prospective new ownership group, which is comprised of local 78703 residents. The group has engaged constructively with the neighborhood and has presented a thoughtful vision to preserve the historic church buildings while adapting the site for a new community-oriented use.

The proposed adaptive reuse project would establish a neighborhood bookstore with a café offering coffee, light fare, and beer and wine, creating a welcoming place for neighbors to gather. The concept also includes space for creative-sector partners, such as art galleries and small creative offices, helping to activate the site as a cultural and community hub. This vision aligns well with the neighborhood's character and continues the long tradition of the property serving as a place where people come together.

Importantly, the proposed development incorporates several commitments that address neighborhood compatibility, including:

- Preservation of the existing church sanctuary building without increasing its height.
- Limitations on hours of public operation between 7:00 a.m. and 9:00 p.m.
- Maintenance of existing driveway access and parking from West 14th Street, with no new curb cuts along West Lynn Street unless required by the City.
- A Restrictive Covenant allowing OWANA to review and address concerns through a defined dispute resolution process.

These commitments reflect a good-faith effort by the development team to ensure that the project remains compatible with the surrounding residential neighborhood.

OWANA believes the proposed rezoning and adaptive reuse plan thoughtfully preserves an important neighborhood landmark while allowing the site to continue serving the community in a meaningful way. The project maintains the spirit of the property as a place for gathering, learning, creativity, and connection.

For these reasons, the Old West Austin Neighborhood Association respectfully supports the rezoning request for 1308 West Lynn and encourages the Planning Commission to approve the application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Stephen L. Amos". The signature is written in a cursive, slightly slanted style.

Stephen L. Amos

Chair

Old West Austin Neighborhood Association (OWANA)



C14-2025-0109

From Vassar Curtis [REDACTED]
Date Sun 3/8/2026 2:52 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

This email is about the proposed project for the former St. Luke's Methodist Church on West Lynn in Old West Austin.

As a neighborhood resident, my major concern is the increased traffic and subsequent parking issues this project will have on our neighborhood. Street parking is already at a premium and rush hour traffic heading to MOPAC via West Lynn and Enfield is congested.

This proposed project, plus the project for the former Neu's site and the Sledd's property will significantly change the "village within the city" aspect of neighborhood. That is not welcome and very worrying.

Please consider this impact as this project goes forward. Old West Austin/Clarksville are important to the fabric of our city.
Thank you!

Mary Faith Curtis
[REDACTED] Palma Plaza
Austin 78703
Sent from my iPad

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 "cybersecurity@austintexas.gov".



Outlook

Case C14-2025-0109

From Angie Whitworth [REDACTED]
Date Fri 3/6/2026 3:14 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Cynthia,

I live at [REDACTED] B Waterston Ave and also own West Lynn Veterinary Clinic at 709 West Lynn. I have reviewed the proposal for the rezoning of St. Luke's church and support its redevelopment. I am glad to see that there is a plan to repurpose the church and create a wonderful new community space.

CASE: C14-2025-0109
NAME: West Lynn Church Site
CASE MANAGER: Cynthia Hadri 512-974-7620,

Regards,
Angie Whitworth

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 "cybersecurity@austintexas.gov".



(No subject)

From Anne Giles [REDACTED]
Date Fri 3/6/2026 1:34 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Cynthia,
I support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

My name is Anne Giles. I am a long-time resident of Old West Austin, and I live at [REDACTED] West 91/2 St.
I look forward to the St Luke church building being restored as a community anchor within the neighborhood.

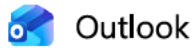


Anne Giles • Broker Associate
Gottesman Residential Real Estate
m. 512.426.3501 | e. anneg@gottesmanresidential.com
w. gottesmanresidential.com

Information contained herein deemed accurate, but not guaranteed. Licensed in the state of Texas.
[TREC Disclaimer](#) | [TREC Information About Brokerage Services](#) | [Consumer Protection Notice](#)

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 "cybersecurity@austintexas.gov".



Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

From Bj Friedman [REDACTED]
Date Fri 3/6/2026 5:02 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Cynthia,
My husband Stan and I support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

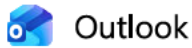
We are Stan and BJ Friedman. We are long-time residents of Old West Austin, and live at [REDACTED] Patterson Ave.

We are delighted with the concept to the St Luke church building being restored as a community anchor

BJ and Stan Friedman

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 "cybersecurity@austintexas.gov".



C14-2025-0109 West Lynn Church Site

From Brian Donnelly [REDACTED]
Date Thu 3/5/2026 4:09 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Hi Cynthia - good afternoon . My name is Brian Donnelly. I have been a resident of Clarksville since 2013. What started as a weekend getaway from Houston - has now become a full time residence. I have been fortunate enough to own a duplex at [REDACTED] West 11th Street and I recently bought [REDACTED] West 11th.

I love the idea of the remodel/re-imagine of the West Lynn Church site. It's the last commercially viable development opportunity between 6th and Blanco and Old Enfield. I believe Graham Brown and his team are the right ones to respect the clarksville heritage while bringing a concept that belongs in the neighborhood.

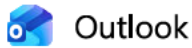
Please feel free to reach out should you have any questions.

Thank You

Brian Donnelly
[REDACTED]

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 "cybersecurity@austintexas.gov".



West Lynn Church Site (C14-2025-0109)

From cara polisini [REDACTED]
Date Fri 3/6/2026 3:12 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Hi Cynthia,

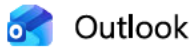
I hope you're having a good week! My name is Cara and I live at [REDACTED] Palma Plaza, Austin, TX 78703. I'm emailing about case number C14-2025-0109, West Lynn Church Site.

I was so excited to hear that First Light books is trying to establish a Clarksville location and I trust them to renovate the church with respect and integrity. The Hyde Park location has become a thriving community spot and I'd like to see the same in Clarksville.

Thanks for your consideration,
Best,
Cara

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 "cybersecurity@austintexas.gov".



Letter of Support: Rezoning - West Lynn Church - C14-2025-0109

From Caroline Page [REDACTED]
Date Mon 3/9/2026 10:07 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Cynthia,

My name is Caroline Page Groves and I am reaching out as a native Austinite and direct residential neighbor ([REDACTED] Enfield Road) to lend my support to the rezone case associated with the West Lynn Church site, case number: C14-2025-0109. Given the adjacent zoning next door at 1300 West Lynn and across the street at 1221 West Lynn St, not only do I believe the zoning sought is appropriate and reasonable, I also believe this project is one that the neighborhood should be incredibly grateful to have. I adore the neighborhood of Clarksville so much - it's an idyllic neighborhood in Austin - and I think this project is going to add wonderful benefits to the community.

I understand that change is never easy, however, having a developer that seeks out neighbor and neighborhood input, provides an adaptive re-use solution especially appreciated in a historic neighborhood, and plans for a use that will be a great community oriented addition to the neighborhood makes it more comfortable to digest. I have lived in central Austin for more than 40 years, and have seen this city change dramatically - this project is a welcome and exciting change.

I support the necessary changes this applicant is seeking.

Thank you for what you do for our community and the city of Austin! We appreciate your leadership and service.

Thank you.

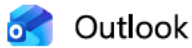
--

Caroline Page Groves

[REDACTED]
Austin, TX


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 "cybersecurity@austintexas.gov".



C14-2025-0109 West Lynn Church Site

From Christina Contros [REDACTED]
Date Fri 3/6/2026 10:30 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

 1 attachment (15 KB)
1306 - Letter of Support - Information.docx;

You don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

Cynthia

Good Morning !

Attached, please find my letter of support for the above referenced case .

Please include it along, with this email, in the support documents for Mondays hearing .

I am a long time property owner right down the street at 1803 Palma Plaza.

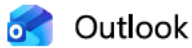
I am an architect and preservation and adaptive reuse proponent with many years in this neighborhood and thru out our city !

I am excited by this opportunity for this property .

Thank you

Christina Contros
[REDACTED] Palma Plaza
Austin TX 78703
[REDACTED]

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 "cybersecurity@austintexas.gov".



Rezoning Church

From Doug Hodge [REDACTED]
Date Fri 3/6/2026 7:27 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

TO: Cynthia.hadri@austintexas.gov

Subject: Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

Dear Cynthia,

I write to you with a clear letter of support for the rezoning case C14-2025-0109, West Lynn Church Site.

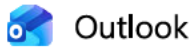
I own the office building nextdoor to the Church Site, at 1300 West Lynn. We share a property line on two sides (north of my property, and part of the west of my property).

I strongly support the rezoning and look forward to the church building being open to the public again - this time as a bookstore/cafe / art gallery,

Thank you!

Doug Hodge,
President
Republic Commercial Properties
Celebrating 40 Years!
1300 West Lynn St #100
Austin TX 78703
512-965-0131
DougHodge@rcp-tx.com

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 "cybersecurity@austintexas.gov".



Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

From Doug Kern [REDACTED]
Date Fri 3/6/2026 3:00 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Hi Cynthia,

I fully support the rezoning request related to **Case C14-2025-0109**, West Lynn Church Site.

My name is Doug Kern. My family has lived on the corner of Maufrais Street & 12th Street for 30 years, a quarter mile from St Luke's. Our kids, now 26 and 22, went to Mathews Elementary.

First Light Books is one of our favorite spots in Hyde Park and we'd love to see the St Luke's site restored and partner with First Light and Willy Workman Gallery as a community hub.

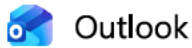
Thanks,
Doug

--

Doug Kern
[REDACTED]

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 "cybersecurity@austintexas.gov".



West Lynn Church Site

From Erica Maniscalco [REDACTED]
Date Sun 3/8/2026 10:27 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

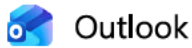
Dear Cynthia,

I am a resident of Clarksville and am in support of the church rezoning Case No C14-2025-0109. I think this will be a positive use of the site for my family and our neighborhood. Please let me know if you have any questions.

Thank you,
Erica Maniscalco
[REDACTED] west Lynn street
Austin, TX 78703

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 "cybersecurity@austintexas.gov".



Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

From Germaine Curry [REDACTED]
Date Sat 3/7/2026 6:43 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Dear Cynthia,

I write to you with a clear letter of support for the rezoning case C14-2025-0109, West Lynn Church Site. My name is Germaine Curry. I am a long-time West Austin resident, and I live at [REDACTED] Palma Plaza. I strongly support the rezoning efforts for the project, and look forward to the church building being restored as a community anchor within the neighborhood.

Best,

Germaine Curry

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 "cybersecurity@austintexas.gov".



Letter of Support - Rezoning -West Lynn Church - C14-2025-0109

From Ivanna Kern [REDACTED] >
Date Fri 3/6/2026 3:44 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Cynthia,

I support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

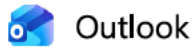
My name is Ivanna Kern. I am a long-time resident of Old West Austin, and I live at [REDACTED] Maufras St.

I look forward to the St Luke church building being restored as a community anchor within the neighborhood.

Thanks,
Ivanna Kern

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 "cybersecurity@austintexas.gov".



Letter of Support- rezoning- West Lynn Church - C14-2025-0109

From Jamie Katz [REDACTED]
Date Fri 3/6/2026 2:47 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Dear Cynthia,

I am writing in support of rezoning C14-2025-0109 West Lynn Church site

As long time resident (11 years) and neighbor of the former United Methodist Church on West Lynn, we enjoyed its outreach and presence in the community, from being a polling location to its annual pumpkin patch, a place to swap used books or to sit on a bench and admire the small garden.

My family would love to see it continue to be a place for neighbors and the greater Clarksville/Old West Austin community to gather and create new memories. I am strongly in support of the proposed project of a bookstore and art gallery and outside space to again mingle with passerbys, particularly a spot that welcomes families. This would be a real win-win for our neighborhood.

Many thanks for your consideration,

Jamie Katz
[REDACTED] Palma Plaza, Apt [REDACTED]
Austin, TX 78703.

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 "cybersecurity@austintexas.gov".



Rezoning Church property

From Jana Harker [REDACTED]
Date Mon 3/9/2026 6:49 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

Good Morning Cynthia,

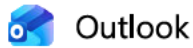
This is our letter of support for the rezoning request related to Case C14-2025-0109, Westlynn Church Site.

We are new neighbors to Clarksville having moved into a duplex [REDACTED] West 12th St. last October from the Judges Hill neighborhood. We've really enjoyed the relaxed, friendly and small town feel of this neighborhood and enthusiastically look forward to the St Luke church building being restored as a community gathering spot.

Thank you for your consideration,
Jana and Doug Harker

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 "cybersecurity@austintexas.gov".



CASE: C14-2025-0109

From Jane Webre [REDACTED]
Date Fri 3/6/2026 11:00 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Cynthia, I am sending this e-mail in support of the rezoning application for the West Lynn Church Site, CASE: C14-2025-0109.

My name is Jane Webre. My address is [REDACTED] Hartford Rd., Austin, Texas 78703. My home is just a few blocks from the church site.

I am in favor of the rezone of the church site. The property is currently not in regular use since the church closed. The proposed new use is consistent and harmonious with the existing pedestrian-friendly neighborhood. I believe First Light Books and an art gallery will be a very positive addition to our neighborhood.

I encourage the City to approve the rezone and allow this project to move forward.

Thank you for your consideration.

Jane

JANE WEBRE
PARTNER
d: 512.495.6320
jwebre@scottdoug.com



303 Colorado Street, Suite 2400
Austin, TX 78701
p: 512.495.6300
f: 512.495.6399
www.scottdoug.com

#SDM#

IMPORTANT - SCOTT DOUGLASS & McCONNICO DISCLAIMER: This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the intended



West Lynn Church Site - rezoning request support

From T Albrecht <[REDACTED]>
Date Sat 3/7/2026 9:25 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Cynthia,
We support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

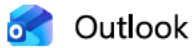
We are Jeff & Toni Albrecht, semi long-time residents of Old West Austin ([REDACTED] street) who have loved this neighborhood for decades and intend to remain here for the rest of our days.

We wholeheartedly support saving St Luke's church. We actually attended there many times over the years and it's character reflects the charm of our neighborhood.

We so look forward to the church building being restored as a community anchor within the neighborhood.

thank you so very much for preserving this little piece of Clarksville's history,
Jeff & Toni Albrecht

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 "cybersecurity@austintexas.gov".



Rezoning - West Lynn Church - C14-2025-0109

From joannehankamer@att.net [REDACTED]
Date Fri 3/6/2026 3:06 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Cynthia,

I write to you with a clear letter of support for the rezoning case C14-2025-0109, West Lynn Church Site.

My name is Joanne Hankamer, Although I moved to Westminster Retirement Center in 2025, I lived in the West Austin neighborhood for over 40 years in three different residences [REDACTED] Highland Avenue; [REDACTED]

Though I no longer am physically connected to the neighborhood, it will always be home for me. I highly support rezoning the property for this project. It would be a strong and useful anchor for the neighborhood. And it gives me a reason and place to gather with cherished friends.

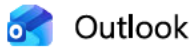
Thank you,

Joanne Hankamer

[REDACTED]
Austin, TX 78731
[REDACTED]

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 "cybersecurity@austintexas.gov".



West Lynn Church Site Re-Zone - C14-2025-0109

From Justin Conrad [REDACTED]
Date Thu 3/5/2026 6:02 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Hi Cynthia,

My name is Justin Conrad and I live at [REDACTED] W 14th St. Austin, TX 78703.

We are looking forward to First Light Books coming into our neighborhood and welcome the re-zone of the church property.

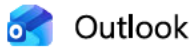
We believe this is going to be great for our neighborhood and our community.

Please let me know if you have any questions for me during this process. Thanks again for your time!

Justin Conrad

mobile: [REDACTED]

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 "cybersecurity@austintexas.gov".



Rezoning - West Lynn Church - C14-2025-0109

From Kathleen Deaver [REDACTED]
Date Fri 3/6/2026 6:52 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Cynthia,

I support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

My name is Kathleen Deaver. I am a long-time resident of Old West Austin. I live at [REDACTED] highland ave, Austin.

I look forward to the St Luke church building being restored as a community anchor within the neighborhood.

Please Preserve the building and the character of our neighborhood.

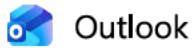
Many Thanks,

Kathleen

Mary Reed
Austin. [REDACTED]

"I have decided to stick with love. Hate is too great a burden to bear." *Martin Luther King, Jr.*

The ultimate tragedy is not the oppression and cruelty by the bad people but the silence over that by the good people. *Martin Luther King, Jr.*



C14-2025-0109 Support

From Katie Van Dyk [REDACTED]
Date Fri 3/6/2026 2:45 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

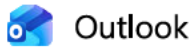
Dear Cynthia,

I am a resident of Clarksville and am in support of the church rezoning Case No C14-2025-0109. I think this will be a positive use of the site for my family and our neighborhood. Please let me know if you have any questions.

Thank you,

Katie Van Dyk
[REDACTED] 11th Street
Austin, TX 78703

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 "cybersecurity@austintexas.gov".



Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

From Kim Herrington [REDACTED]
Date Sun 3/8/2026 10:42 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms Hadri,
I support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

My name is Kim Herrington and I am a 21 year resident of Old West Austin - I live at [REDACTED] Palma Plaza.

I am thrilled with the proposal of Graham Brown for the St Luke church building and for it being restored as a community anchor within the neighborhood.

Please contact me with any questions or concerns.

Take care,
Kim

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 "cybersecurity@austintexas.gov".



Case C14-2025-0109

From Lauren Andrews [REDACTED]
Date Fri 3/6/2026 9:24 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Hi Cynthia,

My name is Lauren Andrews and I live at [REDACTED] Palma Plaza, Austin, TX 78703 which is at the corner of 14th St. and Palma Plaza, across from St. Luke's Church.

I wanted to express my support of the church's rezone. I am excited about the project which includes the bookstore/coffee shop and I think it will be a positive addition to the neighborhood. I look forward to it being a gathering place for our community and think it will be a positive use of the space.

Please reach out to me with any questions or concerns.

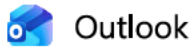
Kind regards,
Lauren Andrews

--

Lauren Andrews
[REDACTED]

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 "cybersecurity@austintexas.gov".



Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

From Leanne Valenti [REDACTED]
Date Fri 3/6/2026 8:51 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

Hello Cynthia,
My name is Leanne Valenti, and I am a resident of Old West Austin. I live at [REDACTED] W 12th St.

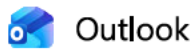
I'm reaching out to share my support of the rezoning request related to Case C14-2025-0109. I look forward to the St Luke's Church building being restored as a community anchor within the neighborhood.

Thank you,
Leanne

--
Leanne Valenti
[REDACTED]

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.

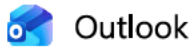
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



CASE: C14-2025-0109 / West Lynn Church Site

From Lisa Hickey [REDACTED]
Date Fri 3/6/2026 7:40 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

CASE: C14-2025-0109 NAME: West Lynn Church Site CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov Good morning, My name is Lisa Hickey, a resident at [REDACTED] Hartford Road, Austin 78703. I am writing to voice my support for the re-zoning of the St. Luke's church site at 1306 West Lynn. After reviewing plans with the developer, I am very excited about the value this project will bring to our community - a place to gather, to appreciate art, to connect. I was saddened to hear the church was closing but once I learned of this new project, I couldn't imagine a better plan, or partner, for this neighborhood space. Thank you for your consideration, Lisa Hickey [REDACTED]



Letter of Support

From liz lambert [REDACTED]
Date Sat 3/7/2026 10:24 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

TO: Cynthia.hadri@austintexas.gov

Subject: Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

Cynthia,

I write to you with a clear letter of support for the rezoning case C14-2025-0109, West Lynn Church Site.

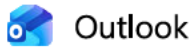
I am a long-time West Austin resident, and operate multiple hospitality establishments in Clarksville: these include Jefferies (1 block from site), Josephine House (1 block from site), Clark's, Howards, Swedish Hill, Westside Market, and Pecan Square Cafe. In addition, my partners and I are spearheading the 6th & Blanco development on West 6th.

I strongly support the rezoning and look forward to the church being given a new lease of life and activated through a thoughtful community-forward retail in a bookstore & coffee shop. I'm excited to welcome this project to the neighborhood.

Many Thanks,

Liz Lambert
MML

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 "cybersecurity@austintexas.gov".



I enthusiastically support the request to rezone the property where St Luke Church is located. C14-2025-0109

From Mary Reed [REDACTED]
Date Fri 3/6/2026 2:33 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

I am a longtime resident of Old West Austin ([REDACTED] Charlotte Street) and I think that Graham Brown Consulting's plans for the St Luke Church building are fantastic. The project Brown envisions will be an asset to the neighborhood. Therefore, I support the rezoning request related to the site where St Luke Church is located.

I look forward to seeing the church building restored and having the sanctuary become a beautiful bookstore/cafe. The neighborhood has been very worried about what would happen after the church closed and everyone I have spoken with is thrilled with the proposed project. It reflects what we hoped for.

Thanks!

Mary Reed
Austin [REDACTED]

"I have decided to stick with love. Hate is too great a burden to bear." *Martin Luther King, Jr.*

The ultimate tragedy is not the oppression and cruelty by the bad people but the silence over that by the good people. *Martin Luther King, Jr.*

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 "cybersecurity@austintexas.gov".



CASE #: C14-2025-0109 / West Lynn Church Site

From Matt Hickey [REDACTED]
Date Fri 3/6/2026 8:16 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Cynthia -

My name is Matt Hickey, a resident at [REDACTED] Hartford Road, Austin 78703, homeowner at this address since 2008.

I am writing to voice my support for the re-zoning of the St. Luke's church site at 1306 West Lynn.

CASE #: C14-2025-0109

Once learning about the potential new development, I am very excited about the value this project will bring to our community.

I was saddened to hear the church was closing but once I learned of this new project, I couldn't imagine a better plan, or partner, for this neighborhood space.

Thank you.

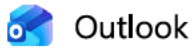
-Matt Hickey

[REDACTED] Hartford Road

Cell: [REDACTED]

PS: please let me know when we can show up in person to lend our support to this project, and planned meetings concerning, etc.

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 "cybersecurity@austintexas.gov".



support CASE: C14-2025-0109 NAME: West Lynn Church Site

From Maurizio Viroli [REDACTED]
Date Fri 3/6/2026 10:39 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

CASE: C14-2025-0109
NAME: West Lynn Church Site
CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

My wife, Maria Gabriella Argnani, and I, Maurizio Viroli, who live in our home [REDACTED] West 14th Street, Austin, 78703) next to the church on West Lynn, at the corner of 14th Street, are writing this letter **to strongly support** Case C14-2025-0109, West Lynn Church Site.

We believe it is the best possible solution for our neighborhood because the improvements to existing buildings and the construction of new buildings do not disrupt the harmony of the neighborhood and ensure the safety of our community. Indeed, we are certain that a bookstore with an adjoining coffee shop will enrich the neighborhood.

Best regards,

Maria Gabriella Argnani and Maurizio Viroli

--

Maurizio Viroli

Professor of Government, University of Texas at Austin

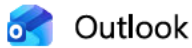
Professor of Politics, Emeritus - Princeton University

cellphone: [REDACTED]

Latest book - [Prophetic Times: Visions of Emancipation in the History of Italy](#), (Cambridge University Press, 2023)

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 "cybersecurity@austintexas.gov".



West Lynn Church Site Support: C14-2025-0109

From Meghan Yancy [REDACTED]
Date Fri 3/6/2026 9:52 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Cynthia Hadri,

My name is Meghan Yancy and I am writing as a native Austinite and direct residential neighbor ([REDACTED] W 14th St) to lend my support to the rezone case associated with the West Lynn Church site, case number: C14-2025-0109. Given the adjacent zoning next door at [REDACTED] West Lynn and across the street at [REDACTED] West Lynn St, not only do I believe the zoning sought is appropriate and reasonable, I also believe this project is one the neighborhood is lucky to have.

Of course change directly next to one's home is never easy, however, having a developer that seeks out neighbor and neighborhood input, provides an adaptive re-use solution especially appreciated in a historic neighborhood, and plans for a use that will be a great community oriented addition to the neighborhood makes it way easier! I look forward to welcoming this applicant to the neighborhood and support the necessary changes they're seeking required to do so.

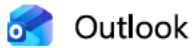
Have a great weekend and thank you for all that you do for Austin!

Best,
Meghan

Meghan Yancy
Zydeco Development
[REDACTED]

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 "cybersecurity@austintexas.gov".



In support of rezone // CASE: C14-2025-0109

From Monica Pereira [REDACTED]
Date Fri 3/6/2026 9:27 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

Hello Cynthia,

I am writing to express my support for the proposed project under CASE: C14-2025-0109 for the West Lynn Church site.

I live with my family at [REDACTED] Hartford Rd., Austin, TX 78703, just a short walk from this corner. It is an important intersection in our neighborhood and a place where many of us regularly pass while walking between our homes and the shops on West Lynn. Because of this, the future of this site matters greatly to nearby residents.

I believe the proposed project is well aligned with the character and priorities of our neighborhood. In particular, I appreciate its focus on creating a space that supports community life and family enrichment through art and books. This vision feels consistent with the spirit of Old West Austin and the type of thoughtful neighborhood-serving development many of us hope to see.

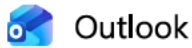
Thank you for considering my support as you review this case. Please feel free to reach out if any additional information would be helpful.

With gratitude,

Monica Pereira
[REDACTED] Hartford Rd.
Austin, TX 78703

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 "cybersecurity@austintexas.gov".



Outlook

Attention: Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

From monica wu [REDACTED]
Date Fri 3/6/2026 1:42 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

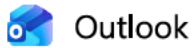
External Email - Exercise Caution

Dear Cynthia,
I support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

My name is Monica Wu Tran. I am a long-time resident of Old West Austin, and I live at [REDACTED] West 11th St, Austin, TX 78703.
I look forward to the St Luke church building being restored as a community anchor within the neighborhood.

Monica Wu-Tran

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 "cybersecurity@austintexas.gov".



Outlook

Case #C14-2025-0109

From NANCY TOWNSEND [REDACTED]
Date Fri 3/6/2026 9:29 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Good Morning Cynthia,

My husband I want to enthusiastically endorse First Light Books (with cafe) and an art gallery for the West Lynn Church Site. It would be a great addition to our neighborhood to have a gathering place that so many of us could walk to and spend time with our neighbors. We have lived in our house for almost 49 years and love meeting new people and having a true sense of community.

We both go to Moogie Pilates next to First Light Books in Hyde Park and get to see first hand how much the community loves First Light. It is the neighborhood gathering spot for Hyde Park. Sure hope we will have our own gathering area in Clarksville.

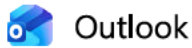
Best regards,

Nancy and Lambeth Townsend
[REDACTED] Hartford Rd
Austin, Tx 78703
[REDACTED]

Sent from my iPhone

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 "cybersecurity@austintexas.gov".



West Lynn Church site

From Nancy M [REDACTED]
Date Thu 3/5/2026 4:36 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

To Cynthia Hadri, Case Manager

Regarding
ASE: C14-2025-0109
NAME: West Lynn Church Site
CASE MANAGER: Cynthia Hadri

I have been informed about the plan for this site and am very enthusiastic about it. I live at [REDACTED] Palma Plaza, Austin, TX 78703, and this neighborhood is very special to the residents and to Austin. It is one of the most walkable and pleasant neighborhoods in Austin, and the proposal would contribute to keeping it that way. The plan, including a book store, will be beneficial for all of us and for central Austin broadly.

Unfortunately I cannot attend the Tuesday meeting, but I wanted to give my support.

best wishes,
Nancy Moran

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 "cybersecurity@austintexas.gov".



1306 West Lynn Rezoning Request - C14-2025-0109

From Olivia B. Ruiz [REDACTED]
Date Sat 3/7/2026 1:01 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Cc Olivia B. Ruiz [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Hadri:

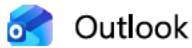
I am in support of the request to rezone the West Lynn Church. Rehabilitating the current structure and maintaining the "church" facade provides the Clarksville community a sigh a relief.

I would not like to see the current building demolished and a new modern building built in its place. The development at 12th and West Lynn (the old Nau's Drug Store) is such a disappointment to our community as well as Old West Austin Neighborhood Association that we are fighting to maintain our unique neighborhoods. The City of Austin should help citizens maintain the uniqueness of all our neighborhoods.

I have owned a home in Clarksville from 1986 to 2008. Lucky for me, I currently live at 1105 Toyath Street and have owned this home since 2007. I hope the Planning Commission votes to keep the church.

Thank you.
Olivia B. Ruiz

Olivia B. Ruiz
Board Certified - Civil Trial Law
Texas Board of Legal Certification
Law Office of Olivia B. Ruiz
P.O. Box 50142
2418 Spring Lane
Austin, Texas 78703
512. 569.5546 Office
512.233.2622 Fax
obrui@austin.rr.com



Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

From Pam Golightly [REDACTED]
Date Fri 3/6/2026 11:59 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Cynthia,

I write to you with a clear letter of support for the rezoning case C14-2025-0109, West Lynn Church Site.

My name is Pam Golightly and I've lived on Palma Plaza for over 23 years.

I live a block west of the Church at 14th and W Lynn. I attended the meeting held by the Regional Methodist leader last year at which time they advised us they wanted to save the property and were soliciting ideas.

This news was received with great enthusiasm and the community generated a myriad of great ideas.

Sadly, renting became problematic because of the many costly repairs needed.

We have all been very worried that the church would be torn down and multi-family units would be built on the property.

However, when we learned that the partners who had designed the book store in Hyde Park might be buying the property we were all delighted.

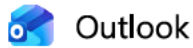
Many of us have met Graham Brown, one of the partners involved in the project, and we all feel he has a personal vested interest in making this a beautiful addition to the community as well as genuinely committed to creating a safe environment for the neighbors who will be most impacted by the changes in the property.

We all love the Church. It's a neighborhood jewel and none of us want to see it be torn down.

I personally support the rezoning efforts for the project, and look forward to the church building being restored as a community anchor within the neighborhood.

Many Thanks,

Pam Golightly
[REDACTED] Palma Plaza



Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

From Patricia Edelmann [REDACTED]
Date Sun 3/8/2026 9:54 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Cynthia,
I support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

My name is Patricia Edelmann. I am a resident of Old West Austin, and I live at [REDACTED] Hartford Rd.

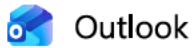
I look forward to the St Luke church building being restored as a community anchor within the neighborhood.

Sincerely,

Patricia Edelmann

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 "cybersecurity@austintexas.gov".



Support of Re-zoning of West Lynn Church-C14-2025-0109

From Paula Hern [REDACTED]
Date Sun 3/8/2026 10:10 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

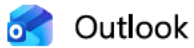
You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Hello Cynthia,
I am writing to lend my support to the re-zoning of St. Luke's church on West Lynn. I support OWANA's efforts to work with the current developer and understand there is a restrictive covenant being finalized that I also support. I am a long time resident of Old West Austin and serve on the Board of CCDC. I appreciate the project and what it could lend the neighborhood.
Sincerely,
Paula Hern
[REDACTED] Francis Ave.
Austin, Texas 78703

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 "cybersecurity@austintexas.gov".



Zoning request

From Peggy Pickle [REDACTED]
Date Fri 3/6/2026 5:33 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Cynthia,
I support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

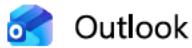
My name is Peggy Pickle. I am a long-time resident of Old West Austin, and I live at [REDACTED] W. [REDACTED] Austin, TX. 78703.

I look forward to the St Luke church building being restored as a community anchor within the neighborhood.

Peggy Pickle
[REDACTED]

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 "cybersecurity@austintexas.gov".



Fwd: Rezoning - West Lynn Church - C14-2025-0109

From sandi sain [REDACTED]

Date Fri 3/6/2026 3:43 PM

To Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Thomas, Eric <Eric.Thomas@austintexas.gov>

Cc Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

External Email - Exercise Caution

Sorry, I did not get my entire message inserted below. Sending again. Thank you for posting this support!

Cynthia,

I support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

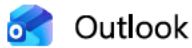
My name is Sandi Sain. I am a long-time resident of Old West Austin. I live at [REDACTED] W. 6th Street, Villa West Condos.

We desperately want and need to keep Clarksville's character intact but upgraded. The multi-uses proposed by Graham Brown Consulting, Owner, are perfect for this historic neighborhood.

I look forward to the St Luke church building being restored as a community anchor within the neighborhood.

Best regards,

Sandi Sain



Case No C14-2025-0109

From Stephanie Wright [REDACTED]
Date Fri 3/6/2026 3:25 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Cynthia,

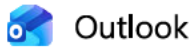
I am a resident of Old Enfield and am in support of the church rezoning Case No C14-2025-0109. I am very excited about the prospect of a such a fabulous use of the site for my family and our neighborhood. I'm happy to be a resource if you have any questions.

Thank you,
Stephanie Wright
[REDACTED] Newfield Lane
Austin, TX 78703

Sent from my iPhone

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 "cybersecurity@austintexas.gov".



Letter of Support - C14-2025-0109

From Tamara Aronstein [REDACTED]
Date Fri 3/6/2026 10:11 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

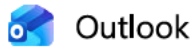
Hello Ms. Hadri,

My name is Tamara Aronstein. I live at [REDACTED] Palma Plz, Austin TX 78703. I live just two blocks from St. Luke Methodist Church. I have been closely following the proposed rezoning and development into a First Light bookstore. I am in strong support of this project. The church was a meaningful community space for our neighborhood when it was open. The proposed rezoning would allow this space to continue to serve as a neighborhood hub albeit in a different capacity. I respectfully request the commission's favorable consideration.

Thank you!

Tamara Aronstein
[REDACTED]

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 "cybersecurity@austintexas.gov".



Re: Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

From Vanessa Lively [REDACTED]
Date Mon 3/9/2026 11:04 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Thank you Cynthia!

Everyone who is a neighbor who I have spoken with (and there are many of us) are elated about this project and very much in favor of doing anything we can to save the church structure and create a vibrant community-centric space.

Thank you!

Vanessa Lively
Austin musician and Founder of Home Street Music

Vanessa Gomez Lively
Musician, Songwriter
Founder of [Home Street Music](#)
Austin, Texas
[REDACTED]

On Mon, Mar 9, 2026 at 10:05 AM Hadri, Cynthia <Cynthia.Hadri@austintexas.gov> wrote:

Hi Vanessa,

Thank you for your comments, I will include them in the backup submitted to the Commissioners and Council Members.

Best Regards,



Cynthia Hadri
Planner Senior
Planning Department
512-974-7620
cynthia.hadri@austintexas.gov

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Vanessa Lively <vanessalively@gmail.com>

Sent: Friday, March 6, 2026 2:25 PM

To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Subject: Letter of Support - Rezoning - West Lynn Church - C14-2025-0109

You don't often get email from vanessalively@gmail.com. [Learn why this is important](#)

External Email - Exercise Caution

Hello Cynthia,

I fully support the rezoning request related to Case C14-2025-0109, West Lynn Church Site.

My name is Vanessa Lively. I am a long-time resident of Old West Austin, and I live at [REDACTED] 11th Street, Austin TX 78703.

I look forward to the St Luke church building being restored as a community anchor within the neighborhood.

Please help this move forward,

Vanessa Lively
Founder of Home Street Music
Austin, TX

Sent from Gmail Mobile

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 "cybersecurity@austintexas.gov".

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 "cybersecurity@austintexas.gov".