

## ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0080 (1811 Cesar Chavez)

DISTRICT: 3

ADDRESS: 1811 East Cesar Chavez Street

ZONING FROM: CS-MU-CO-NP

TO: CS-1-CO-NP

SITE AREA: approximately 0.2571 acres (approximately 11,200 square feet) The applicant's request is to allow a CS-1 footprint on approximately 1,000 square feet of the single-family home on the southern portion of the subject tract.

PROPERTY OWNER: Lodhia Investments LLC and G N Exim Corporation Inc.

AGENT: Keepers Land Planning (Ricca Keepers)

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

### STAFF RECOMMEDATION:

**Staff does not recommend granting commercial-liquor sales-conditional overlay-neighborhood plan CS-1-CO-NP combining planning district.** For more information see the *basis or recommendation* section below.

### PLANNING COMMISSION ACTION / RECOMMENDATION:

January 13, 2026: Motion to approve the Applicant's request of CS-1-NP was recommended on Secretary Maxwell's motion, Commissioner Skidmore's second, on a 8-2-1 vote. Parliamentarian Ahmed and Commissioner Lan were against the motion. Commissioner Barrera-Ramirez abstained. 2 vacancies on the dais.

### CITY COUNCIL ACTION:

February 26, 2026: Applicant postponement request to March 12, 2026, granted.  
March 12, 2026: Applicant postponement request to March 26, 2026, granted.  
March 26, 2026: Applicant postponement request to April 9, 2026, granted.  
April 9, 2026: Applicant postponement request to April 23, 2026, granted.  
April 23, 2026: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER: TBD

ISSUES: There is a valid petition on this case at 20.44%.

### CASE MANAGER COMMENTS:

The property in question is currently a convenience store of approximately 1,750 square feet and a single-family home of approximately 1,200 square feet. To the north, across Cesar Chavez Street is an office/retail use in a single-family home and a single-family home. To the east, across Chicon Street is a small store and a 3-story commercial strip center. To the south, across the alley is a single-family home with an accessory dwelling unit. To the west, is a historic triplex constructed in approximately 1900.

The applicant's request is to allow a CS-1 footprint on approximately 1,000 square feet of the single-family home on the southern portion of the subject tract.

Staff noted that Cesar Chavez is an Imagine Austin Activity Corridor and an ASMP level 3 corridor. The site is also approximately 1,000 feet from the Plaza Saltillo Imagine Austin Activity Center.

**BASIS OF RECOMMENDATION:**

*Rezoning should not contribute to the over zoning of the area*

This request would permit the sale of commercial liquor sales, which is incompatible with residential environments. There is a residential neighborhood to the south of this site and another residential neighborhood a block northeast of the site. Staff noted that there are two commercial-liquor sales (CS-1) zoned parcels/footprints within 300 feet of this site and another two within 500 feet of this site. Granting this request would result in a total of five establishments selling liquor within a two to three block area abutting a residential neighborhood and within 250 feet of another residential neighborhood.

*Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

Currently there is a single-family home and an alley that serve as a buffer between the convenience store/gas station use and a single-family home to the south of the subject tract. By granting a footprint of CS-1 zoning in the southern portion of the single family home on the subject tract, only an alley would serve as a buffer, resulting in the use being less than 50 feet from the nearest single-family home. Staff has concerns about allowing a CS-1 district zoning this close to an adjacent alley, when it provides a buffer between a commercial corridor and a residential neighborhood. Granting this zoning change would not promote compatibility with adjacent or nearby zoning districts, land uses, and development intensities.

**EXISTING ZONING AND LAND USES:**

|  | ZONING        | LAND USES   |
|--|---------------|---|
| <i>Site</i>  | CS-MU-CO-NP   | A convenience store constructed in approximately 1964 of approximately 1,750 square feet with approximately 4,300 square feet of paved parking area. A single-family home constructed in approximately 1927 of approximately 1,200 square feet. |
| <i>North<br/>(across<br/>East<br/>Cesar<br/>Chavez<br/>Street)</i> | CS-MU-CO-NP   | Office/Retail use in a single-family home constructed in approximately 1925 of approximately 1,750 square feet. A single-family home constructed in approximately 1905 of approximately 1,000 square feet.                                      |
| <i>South<br/>(across<br/>alley)</i>                                | SF-3-NP       | A single-family home constructed in approximately 1920 of approximately 1,200 square feet with an accessory dwelling unit constructed in approximately 2016 of approximately 370 square feet.   |
| <i>East<br/>(across<br/>Chicon<br/>Street)</i>                     | CS-CO-MU-NP   | A small store constructed in approximately 1971 of approximately 2,500 square feet. A 3-story commercial strip center constructed in approximately 2012 of approximately 10,500 square feet.  |
| <i>West</i>  | CS-H-MU-CO-NP | A historic triplex constructed in approximately 1900 of approximately 2,400 square feet.  |

**NEIGHBORHOOD PLANNING AREA:** East Cesar Chavez Neighborhood Planning Area

WATERSHED: Lady Bird Lake Watershed

SCHOOLS: A.I.S.D.

Sanchez Elementary School

Martin Middle School

Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhood Council, Del Valle Community Coalition, East Austin Conservancy, East Cesar Chavez Neighborhood Association, East Cesar Chavez Neighborhood Plan Contact Team, East Town Lake Citizens Neighborhood Association, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin, Tejano Town

AREA CASE HISTORIES:

| NUMBER  | REQUEST   | COMMISSION  | CITY COUNCIL   |
|---|---|---|--|
| C14-2008-0247<br>(Buckets Deli)                         | The applicant is proposing zoning change from CS-CO-MU-NP to CS-1-CO-MU-NP.   | 01/27/2009: To deny the request for CS-1-MU-CO-NP on Commissioner Kirk's motion and Commissioner Reddy's second on an 8-1 vote with Commissioner Andreson voting nay. | 04/23/2009: Item was withdrawn on consent on Council Member Morrison's motion and Council Member Martinez' second on a 7-0 vote. |
| C14-2011-0039<br>(1519 E. Cesar Chavez Street Rezoning) | The applicant is proposing to rezone property from CS-MU-CO-NP to CS-MU-CO-NP | 05/24/2011: To grant CS-MU-CO-NP with a change to a condition of zoning on consent with a 6-0 vote.   | 04/23/2011: To grant CS-MU-CO-NP with a change to a condition of zoning on consent with a 7-0 vote.                              |
| C14H-2010-0040<br>(The Sing House)                      | The applicant is requesting to rezone property from SF-3 to SF-3-H.           | 02/22/2011: To grant SF-3-H-NP on an 8-0 vote.  | 03/10/2011: To grant SF-3-H-NP on a 7-0 vote.  |

RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 1811 E CESAR CHAVEZ STREET. C14-2025-0080. Project: 1811 E Cesar Chavez. 0.2571 acres from CS-MU-CO-NP to CS-1. Existing: convenience/gas, fuel pumps (2 units), single family home (1 unit). Proposed: liquor store, fuel pumps (2 units), single family home (1 unit).

| Yes                                  | <b>Imagine Austin Decision Guidelines</b>  |
|--------------------------------------|--|
| <b>Complete Community Measures *</b> |  |
| Y                                    | <p><b>Imagine Austin Growth Concept Map:</b> 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. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b></p> <ul style="list-style-type: none"> <li>• <b>Adjacent to East Cesar Chavez Activity Corridor</b></li> </ul> |
| Y                                    | <p><b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> <li>• <b>Bus stops present in near adjacency at the intersection of Chicon ST and E Cesar Chavez ST</b></li> </ul>   |
| Y                                    | <p><b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.</p> <ul style="list-style-type: none"> <li>• <b>Sidewalk present along E Cesar Chavez; sidewalk and bike lane present along Chicon ST</b></li> </ul>   |
| Y                                    | <p><b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.</p> <ul style="list-style-type: none"> <li>• <b>Goods and Services present along E Cesar Chavez</b></li> </ul>  |
|                                      | <p><b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.</p>  |
| Y                                    | <p><b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.</p> <ul style="list-style-type: none"> <li>• <b>0.4 miles to Zavala Elementary School</b></li> </ul>   |
| Y                                    | <p><b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p> <ul style="list-style-type: none"> <li>• <b>0.3 miles to Pan American Neighborhood Park</b></li> </ul>  |
| Y                                    | <p><b>Connectivity and Health *:</b> 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.)</p> <ul style="list-style-type: none"> <li>• <b>Within 0.2 miles of medical center along Chicon ST</b></li> </ul>   |
|                                      | <p><b>Housing Choice *:</b> 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.</p>   |
|                                      | <p><b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.</p>   |
|                                      | <p><b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.</p>  |
|                                      | <p><b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).</p>   |
|                                      | <p><b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.</p>  |
|                                      | <p><b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)</p>  |
|                                      | <p><b>Workforce Development, the Economy and Education:</b> 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.</p>  |

|   |  |
|---|--|
|   | <b>Industrial Land:</b> Preserves or enhances industrial land.                             |
| Y | <b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b> |
| 8 | <b>Number of “Yes’s”</b>   |

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Lady Bird 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments on rezoning

PARD – Planning & Design Review

PR1: Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. However, as of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision. If this SF portion of this site redevelops, PLD may apply.

Site Plan

SP1 Site plans will be required for any new development other than single-family or duplex residential.

SP2 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

SP3 The site is subject to compatibility standards due to the proximity of SF-3-NP zoning and on the south side of the of the triggering property.  
*Reference 25-2-1051, 25-2-1053*

SP4 Any structure that is located:

1. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet.
2. Less than 50 feet from any part of a triggering property may not exceed 40 feet.

*Reference 25-2-1061*

SP5 (not for sites zones NO, LO, or LR) 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)*

SP6 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

SP7 This tract is already developed, and the proposed zoning change is a footprint within the existing development.

#### Transportation and Public Works Department (TPW) – Engineering Review

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for E Cesar Chavez St. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for E Cesar Chavez St according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Chicon St. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Chicon 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) |
|-------------------|---------------------|-------------------|----------------|-------------------|-----------|---------------|-------------------------------|
| E Cesar Chavez St | Level 3             | 80 feet           | Approx 56 feet | Approx 35 feet    | Yes       | No            | Yes                           |

|           |         |         |                |                |    |     |     |
|-----------|---------|---------|----------------|----------------|----|-----|-----|
| Chicon St | Level 2 | 72 feet | Approx 61 feet | Approx 35 feet | No | Yes | Yes |
|-----------|---------|---------|----------------|----------------|----|-----|-----|

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

Austin Water Utility:

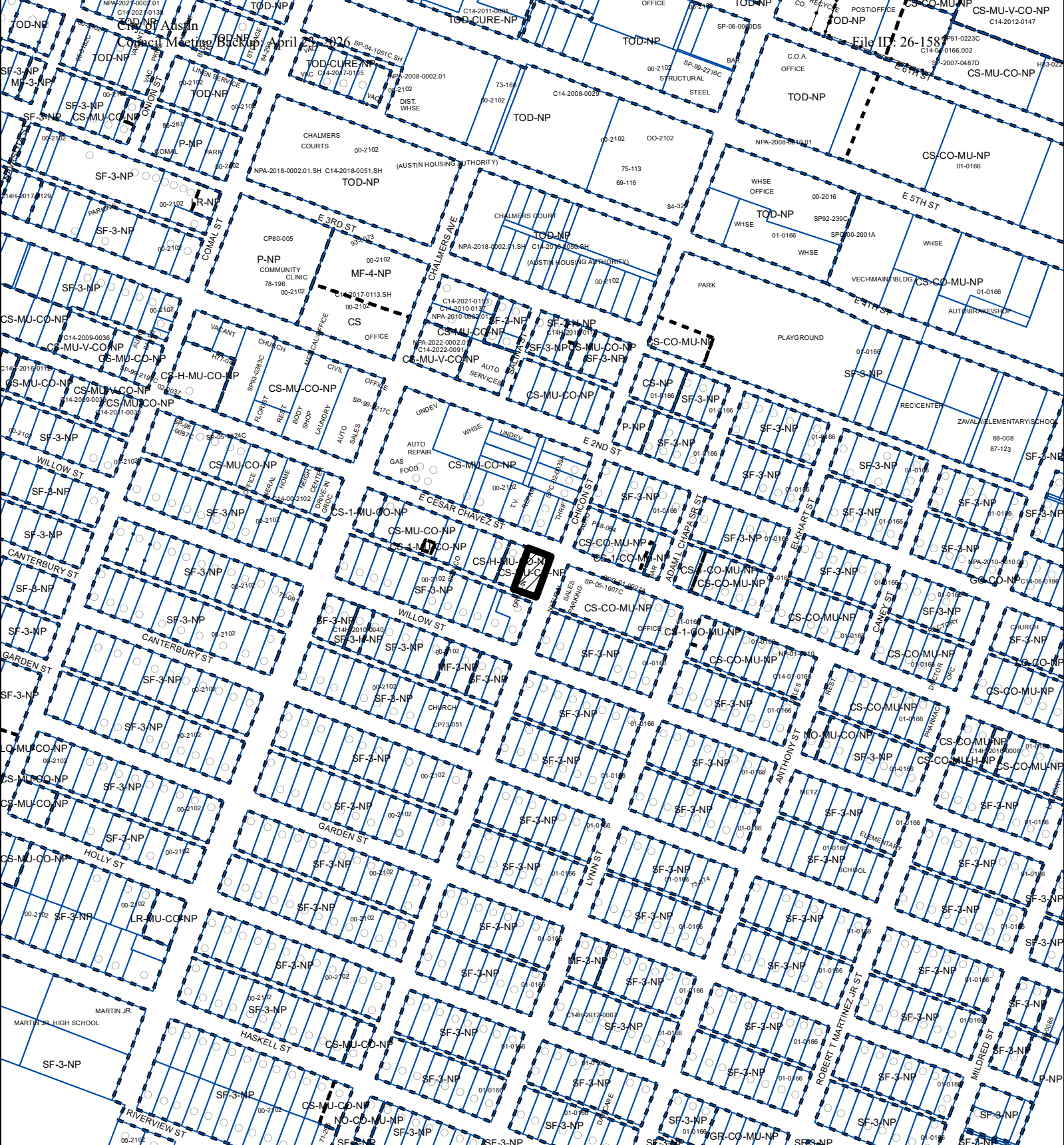
AW1. No comments on zoning change.

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

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

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Public Comments
- E. Valid Petition



**ZONING**

**ZONING CASE#: C14-2025-0080**

■ SUBJECT TRACT  
 -●- PENDING CASE  
 - - - ZONING BOUNDARY

**ZONING**

**ZONING CASE#: C14-2025-0080**



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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'

Created: 7/24/2025





August 20<sup>th</sup>, 2025

City of Austin  
PO Box 1088  
Austin Tx 78767

Subject Property: 1811 E Cesar Chavez

Dear City of Austin,

Please see the attached documentation and application for this rezone request. The lot is currently a small convenient store with a few gas pumps. On the same lot behind the gas station there is a vacant house that will be remodel into two separate commercial units. Please refer to the survey showing half of the house will be a liquor store totaling 1,000 sq ft. There would be a separate entrance for this. This is the only part of the property we are requesting the rezone for.

The store already sells beer and wine at this location serving the area. The current zoning is CS-MU-CO-NP and we are requesting a portion of the property to be rezoned to CS-1-MU-CO-NP (1,000 sq ft only). The future land use map designates this property as Mixed Use and we are requesting this designation to stay Mixed Use. This convenient store is part of the community is very tidy and maintained well. There is art on the buildings and is kept clean for the community. We are asking for City Council to approve this request as it will provide additional sales to the area.

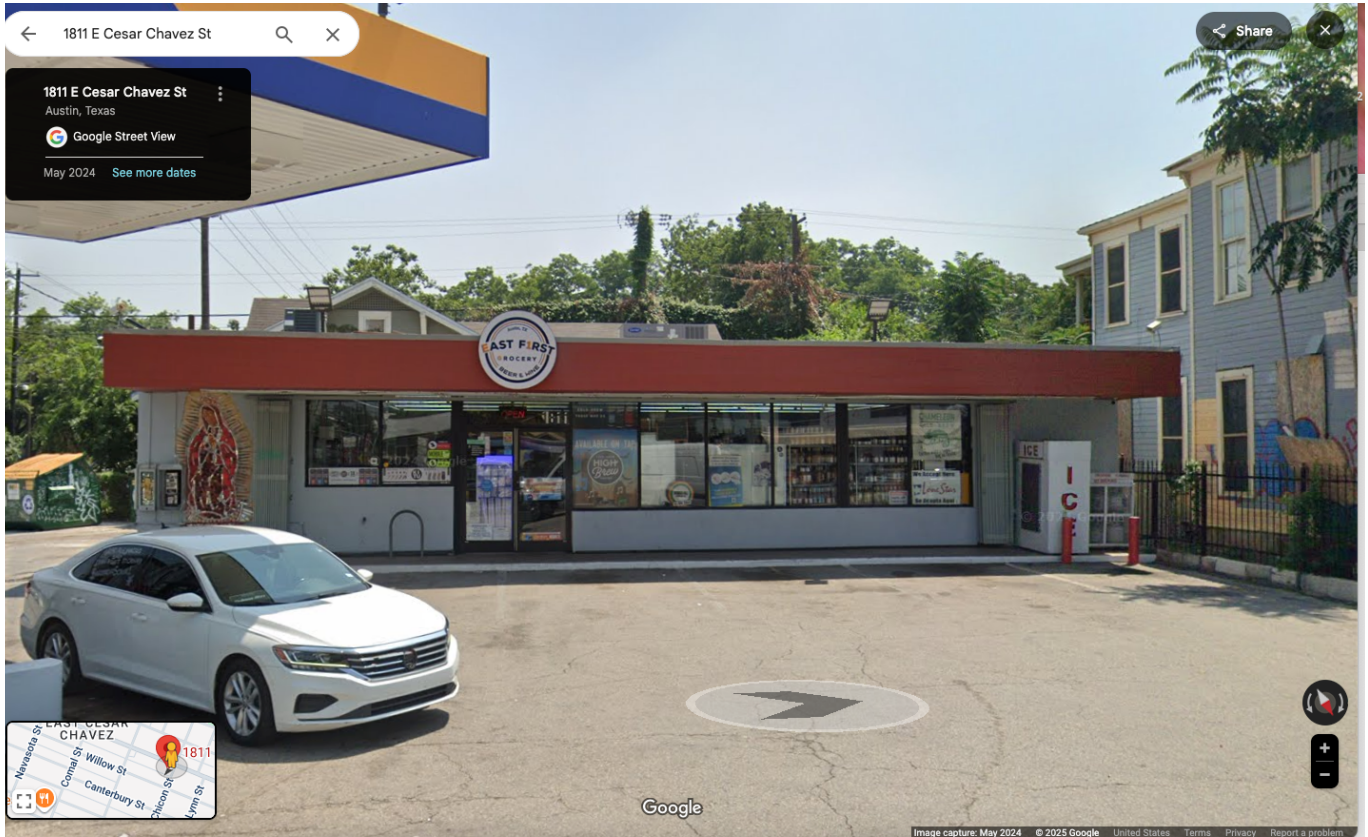
If you have any questions or need additional documents feel free to contact me. My contact information is at the bottom of this letter. Thank you!

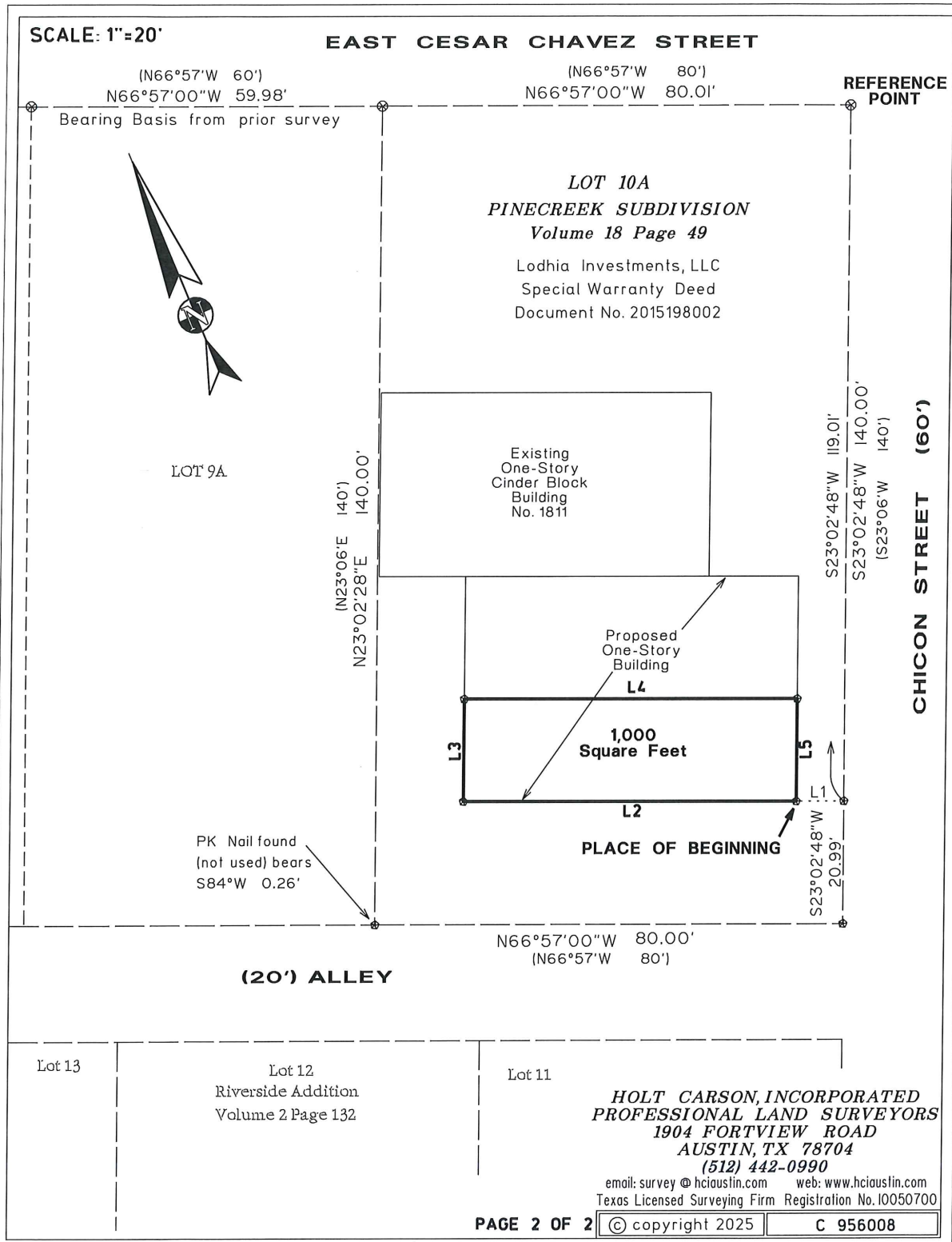
Sincerely,

*Ricca Keepers*

Ricca Keepers, MUP

Keepers Land Planning  
(512)550-6508  
[Ricca@keeperslandplanning.com](mailto:Ricca@keeperslandplanning.com)







January 12, 2026

**RE: E. 1st Street Grocery, 1811 E. Cesar Chavez Street; C14-2025-0080**

Dear Planning Commission and City Staff,

On behalf of the East Cesar Chavez Neighborhood Plan Contact Team (ECC-NPCT), I am writing to share our perspective regarding East 1st Street Grocery's request to rezone a portion of its property at 1811 E. Cesar Chavez Street to CS-1 for use as a liquor store.

Members of the ECC-NPCT have engaged in extensive dialogue with the property owner and their representatives to discuss both the potential benefits and impacts of the proposed rezoning. Through these conversations, the ECC-NPCT has come to believe that, if appropriately conditioned, the project has the potential to deliver neighborhood benefits, including improved site design, increased coordination with safety and improvement efforts, and greater alignment with broader planning goals for the area.

Based on this understanding, the ECC-NPCT supports the proposed rezoning **in principle**, subject to final agreement on site design and operational conditions. This support is offered with the clear understanding that the CS-1 zoning would apply only to approximately 1,000 square feet dedicated to liquor store use, not to the remainder of the property.

The ECC-NPCT and the applicant share a vision for a vibrant, walkable, pedestrian-oriented corridor that supports small, locally serving businesses while remaining compatible with surrounding residential uses. As part of this shared vision, there is alignment on supporting the long-term goal of making the alley behind East 1st Street Grocery a safer, more pedestrian- and bicycle-oriented space.

The ECC-NPCT intends to continue working collaboratively with the applicant to ensure that the site plan and redevelopment do not negatively impact neighboring properties or the alley project. Conditions under discussion include, but are not limited to:

- Taking reasonable measures to orient parking and vehicular circulation to minimize impacts on adjacent properties and the alley
- Coordinating with nearby neighbors on surface treatments, including consideration of alternatives to traditional asphalt or concrete
- Improved lighting designed to enhance safety and neighborhood aesthetics
- Landscaping at the rear of the property to provide screening and visual buffering
- Protections related to noise, trash, and loitering to minimize impacts on nearby residences
- Proposed hours of operation of 10:00 AM to 9:00 PM, Monday through Saturday, with closure on Sundays and major holidays
- A commitment that the CS-1 zoning will not be used for on-premise alcohol consumption (such as a bar, lounge, or cocktail use) without a separate agreement with the neighborhood, including additional sound and operational considerations

We appreciate the Planning Commission's consideration of this request. The ECC-NPCT views this proposal as an opportunity to explore how carefully conditioned rezonings can support neighborhood planning objectives while maintaining compatibility with surrounding uses. Final terms will continue to be refined ahead of City Council consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Pace". The signature is fluid and cursive, with the first name "Eric" and last name "Pace" clearly distinguishable.

Eric Pace, Chair  
East Cesar Chavez Neighborhood  
Association & Plan Contact Team

**RE: Zoning Case C14-2025-0080 – 1811 East Cesar Chavez – Opposition to CS-1 Rezoning**

March 24, 2026

Dear Mayor, Council Member Velásquez, and Council Members,

We are property owners and residents along East Cesar Chavez and the north side of Willow Street, directly connected by and impacted by the alley corridor behind 1811 East Cesar Chavez. We respectfully request that Council deny the requested rezoning from CS-MU-CO-NP to CS-1-CO-NP to allow commercial liquor sales.

This block already contains an established liquor retailer. Granting CS-1 zoning at this location would introduce a second hard-liquor outlet within the same immediate block, directly adjacent to residential properties and an active alley corridor.

Our concerns are grounded in land-use compatibility and current on-the-ground conditions.

**1. Existing Alley Conditions and Compatibility**

The alley directly behind and adjacent to the subject property already experiences recurring loitering, public intoxication, and drug activity. Residents along Willow Street and adjacent properties regularly encounter trespassers and, at times, have been verbally threatened when asking individuals to leave private property areas.

While we understand that APD is working to address these broader issues, conditions remain challenging. Increasing the intensity of alcohol sales immediately adjacent to this corridor risks exacerbating existing impacts on nearby homes and properties.

This concern reflects ongoing, lived experience for residents directly connected to the alley.

**2. Concentration of Liquor Uses**

This stretch of East Cesar Chavez is a mixed-use corridor in transition, with residential properties directly abutting commercial lots. Approving CS-1 zoning here would further concentrate liquor sales within a single block.

Zoning decisions should consider cumulative impacts and long-term compatibility. A second CS-1 use in such close proximity to residences and shared pedestrian space is not consistent with the evolving character of the area.

**3. Support for Small Business — Without Over-Intensification**

We support neighborhood-serving small businesses. East 1st Grocery is already a valued business providing food, wine, beer, and daily necessities.

However, expanding to hard-liquor sales at this specific location would significantly intensify the use of a corner gas station site directly adjacent to residential properties and an already impacted alley interface.

There is also an established liquor retailer operating responsibly within the same block. Granting an additional CS-1 entitlement at a more exposed and residentially sensitive location would alter the balance of uses on this block.

**4. Staff Recommendation and Valid Petition**

City planning staff reviewed this request and recommended denial. Additionally, a valid protest petition was filed representing the required percentage of land area within 200 feet, reflecting substantial nearby property owner concern.

For these reasons, we respectfully request that Council deny the requested CS-1 zoning at 1811 East Cesar Chavez.

Thank you for your consideration.

Sincerely,



Chelsea Hernandez (Mar 24, 2026 21:35:58 CDT)

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**Chelsea Hernandez**  
93 Chalmers Ave  
Austin, TX 78702



David Rudick (Mar 24, 2026 21:56:47 EDT)

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**David Rudick**  
1708 Willow Street  
Austin, TX



Sean Moran (Mar 24, 2026 22:43:45 CDT)

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**Sean Moran**  
1800A Willow Street  
Austin, TX



Stephen Knowles (Mar 25, 2026 00:25:30 CDT)

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**Stephen Knowles**  
1800B Willow Street  
Austin, TX



Bill Mills (Mar 24, 2026 22:35:27 CDT)

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**Bill Mills**  
1804A Willow Street  
Austin, TX



Stephanie Chang (Mar 24, 2026 22:12:27 PDT)

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**Stephanie Chang**  
1804B Willow Street  
Austin, TX

Case Number:  
**C14-2025-0080**

**PETITION**

Date: 2/26/2026  
 Total Square Footage of Buffer: 155393.3704  
 Percentage of Square Footage Owned by Petitioners Within Buffer: 20.44%

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

| TCAD ID      | Address                                  | Owner   | Signature | Petition Area    | Percent       |
|--------------|--|---|-----------|------------------|---------------|
| 0202071012   | 1808 E CESAR CHAVEZ ST 78702             | 1800 CESAR CHAVEZ LLC                         | no        | 14963.24         | 0.00%         |
| 0202071701   | 1804 WILLOW ST A, 1804 WILLOW ST B 78702 | AGUIAR STEVEN & NICOLE OLESH, CHANG STEPHANIE | no        | 5986.37          | 0.00%         |
| 0202070916   | 1802 WILLOW ST AUSTIN 78702              | CAMACHO MARTHA LIFE ESTATE                    | no        | 2932.04          | 0.00%         |
| 0202070908   | 1803 E CESAR CHAVEZ ST 78702             | EMERGENCE TR 4004AVEC LLC                     | yes       | 7963.25          | 5.12%         |
| 0202070909   | 1805 E CESAR CHAVEZ ST AUSTIN 78702      | EMERGENCE TR 4004AVEC LLC                     | yes       | 10661.43         | 6.86%         |
| 0202070924   | 1807 E CESAR CHAVEZ ST 78702             | EMERGENCE TR 4006AVEC LLC                     | yes       | 10829.37         | 6.97%         |
| 0202080511   | 1900 E CESAR CHAVEZ ST 78702             | ENEMENCIA RODRIGUEZ TRUST                     | no        | 4061.32          | 0.00%         |
| 0202080510   | 1902 E CESAR CHAVEZ ST 78702             | ENEMENCIA RODRIGUEZ TRUST                     | no        | 836.57           | 0.00%         |
| 0202080416   | 1902 WILLOW ST 78702                     | GUADALUPE NEIGHBORHOOD                        | no        | 5578.80          | 0.00%         |
| 0202070913   | 1808 WILLOW ST AUSTIN 78702              | KEYFITZ BENJAMIN NATHANIEL                    | no        | 5798.17          | 0.00%         |
| 0202070912   | 96 CHICON ST AUSTIN 78702                | KIRK KAYLA M                                  | no        | 10903.69         | 0.00%         |
| 0202080417   | 1900 WILLOW ST 78702                     | KRAUSE THEODORE M & LYNN M HOA                | no        | 12697.74         | 0.00%         |
| 0202080415   | 1904 WILLOW ST AUSTIN 78702              | MCCLURG DAYNE                                 | no        | 1846.49          | 0.00%         |
| 0202070927   | 1810 WILLOW ST AUSTIN 78702              | MENDOZA JESUS & MARIA LUISA                   | no        | 7014.57          | 0.00%         |
| 0202080418   | 1901 E CESAR CHAVEZ ST AUSTIN 78702      | MENDOZA-AGUIRRE JESUS & MARIA                 | no        | 25598.38         | 0.00%         |
| 0202070914   | 1806 WILLOW ST 78702                     | MOORE MASON                                   | no        | 7324.10          | 0.00%         |
| 0202070907   | 1801 E CESAR CHAVEZ ST 78702             | OUTDOORSY INC                                 | yes       | 2312.81          | 1.49%         |
| <b>Total</b> |  |   |           | <b>137308.35</b> | <b>20.44%</b> |

**PETITION**

Date: 01/07/2026  
File Number: C14-2025-0080

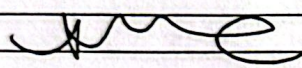
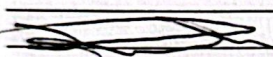
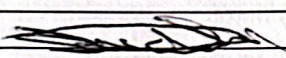
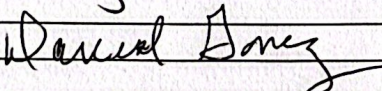

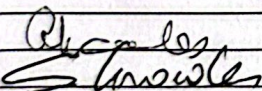
Address of  
Rezoning Request: 1811 East Cesar Chavez St  
Austin Texas 78702

To: Austin City Council

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

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| <u>Signature</u>  | <u>Printed Name</u>  | <u>Address</u>                                    |
|---|--|---|
|   | Stephanie Chang  | 18048 Willow St, 78702                            |
|  | David Radtch, Manager<br>on behalf of<br>Emergence TR4004 AVEC | 1805 E Cesar Chavez St<br>Austin TX 78702         |
|  | David Radtch, Manager<br>on behalf of<br>Emergence TR4006 AVEC | 1807 E Cesar Chavez St<br>Austin, TX 78702        |
|  | Daniel Gomez   | 1903 Willow St<br>Austin, TX 78702                |
|  | Sean Moran   | 1800A Willow St                                   |
|  | ALISON KNOWLES<br>STEPHEN KNOWLES                              | 1800 B WILLOW STREET<br>78702<br>WILLOW ST, 78702 |
|   |  |   |
|   |  |   |
|   |  |   |

Date: 01/07/2026

Contact Name: RAJ Ashwin  
Phone Number: 215-906-8458

P E T I T I O N

Date: 01/07/2026  
File Number: C14-2025-0080

Address of  
Rezoning Request: 1811 East Cesar Chavez St.  
Austin Texas 78702

To: Austin City Council

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

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

[Signature] David R. Pichler, Manager 1803 E Cesar Chavez  
on behalf of Austin TX 78702  
Emergence TR 4004 Ave C

[Signature] David R. Pichler, Manager 1801 E Cesar Chavez  
on behalf of Austin TX 78702  
Emergence TR 4004 Ave C

Date: 01/07/2026

Contact Name: RAJASHWIN  
Phone Number: 215-906-8458

**WRITTEN CONSENT OF Emergence TR 4004AveC, LLC**

On this 3rd day of Feb, 2026, the undersigned David Rudick, being the sole officer of Emergence TR 4004AveC, LLC, a Texas limited liability company (Company) acting by written consent do hereby approve, consent to, and adopt the following resolutions:

1. The Manager of the Company shall have full power and authority to authorize and enter into any and all transactions and to execute and deliver any and all instruments, documents, contracts, and agreements of every kind and nature on behalf of the Company to bind the Company.
2. David Rudick (being elected officer of the Company) have full authority to bind the Company and conduct all business and enter into any and all transaction on behalf of the Company.

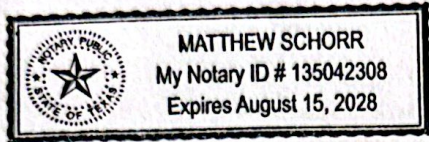
Emergence TR 4004AveC, LLC a Texas limited liability company

By: 

David Rudick  
Manager

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 03 day of February, 2026,  
by David Rudick as Manager of Emergence TR 4004AveC, LLC a Texas limited liability company,  
on behalf of said company.



A handwritten signature in black ink, appearing to read "Matthew Schorr".

\_\_\_\_\_  
Notary Public, State of Texas

**WRITTEN CONSENT OF Emergence TR 4006AveC, LLC**

On this 3rd day of Feb, 2026, the undersigned David Rudick, being the sole officer of Emergence TR 4006AveC, LLC, a Texas limited liability company (Company) acting by written consent do hereby approve, consent to, and adopt the following resolutions:

1. The Manager of the Company shall have full power and authority to authorize and enter into any and all transactions and to execute and deliver any and all instruments, documents, contracts, and agreements of every kind and nature on behalf of the Company to bind the Company.
2. David Rudick (being elected officer of the Company) have full authority to bind the Company and conduct all business and enter into any and all transaction on behalf of the Company.

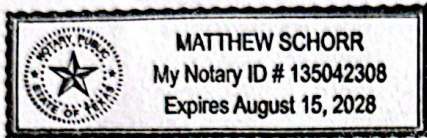
Emergence TR 4006AveC, LLC a Texas limited liability company


By: \_\_\_\_\_

David Rudick  
Manager

THE STATE OF TEXAS   §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on this the 03 day of February 2026,  
by David Rudick as Manager of Emergence TR 4006AveC, LLC a Texas limited liability company,  
on behalf of said company.



  
\_\_\_\_\_  
Notary Public, State of Texas