

## 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 RECOMMENDATION:

**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: 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 (across East Cesar Chavez 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 (across 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 (across Chicon 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 (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 (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 (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	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<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> <ul style="list-style-type: none"> <li>• <b>Adjacent to East Cesar Chavez Activity Corridor</b></li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <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	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <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	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Goods and Services present along E Cesar Chavez</b></li> </ul>
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.4 miles to Zavala Elementary School</b></li> </ul>
Y	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.3 miles to Pan American Neighborhood Park</b></li> </ul>
Y	<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.) <ul style="list-style-type: none"> <li>• <b>Within 0.2 miles of medical center along Chicon ST</b></li> </ul>
	<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.
	<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.
	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<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.

	<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
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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:

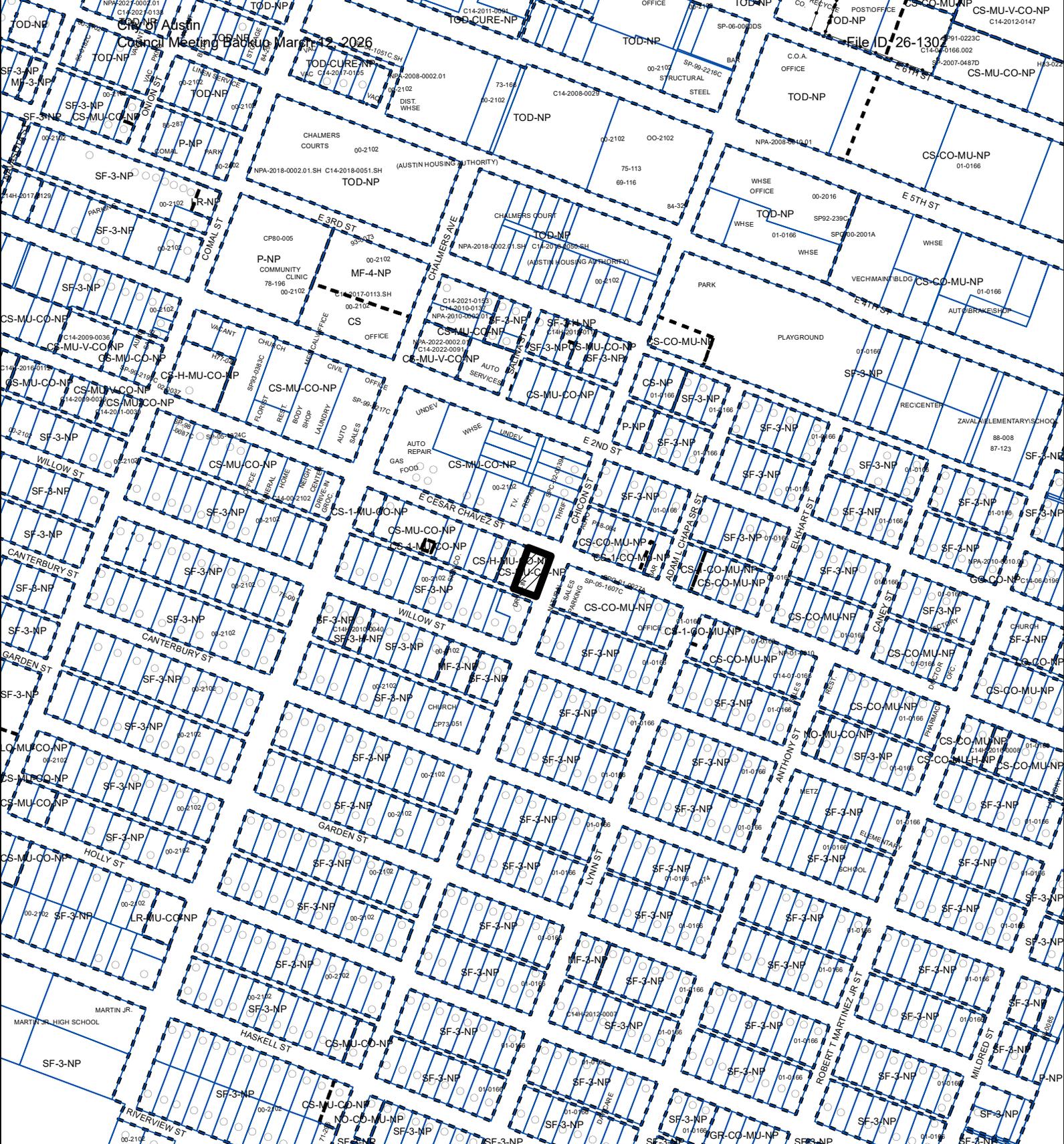
AW1. No comments on zoning change.

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
  - . Aerial Map
- C. Applicant's Summary Letter
  - . Valid Petition




  
 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'





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.

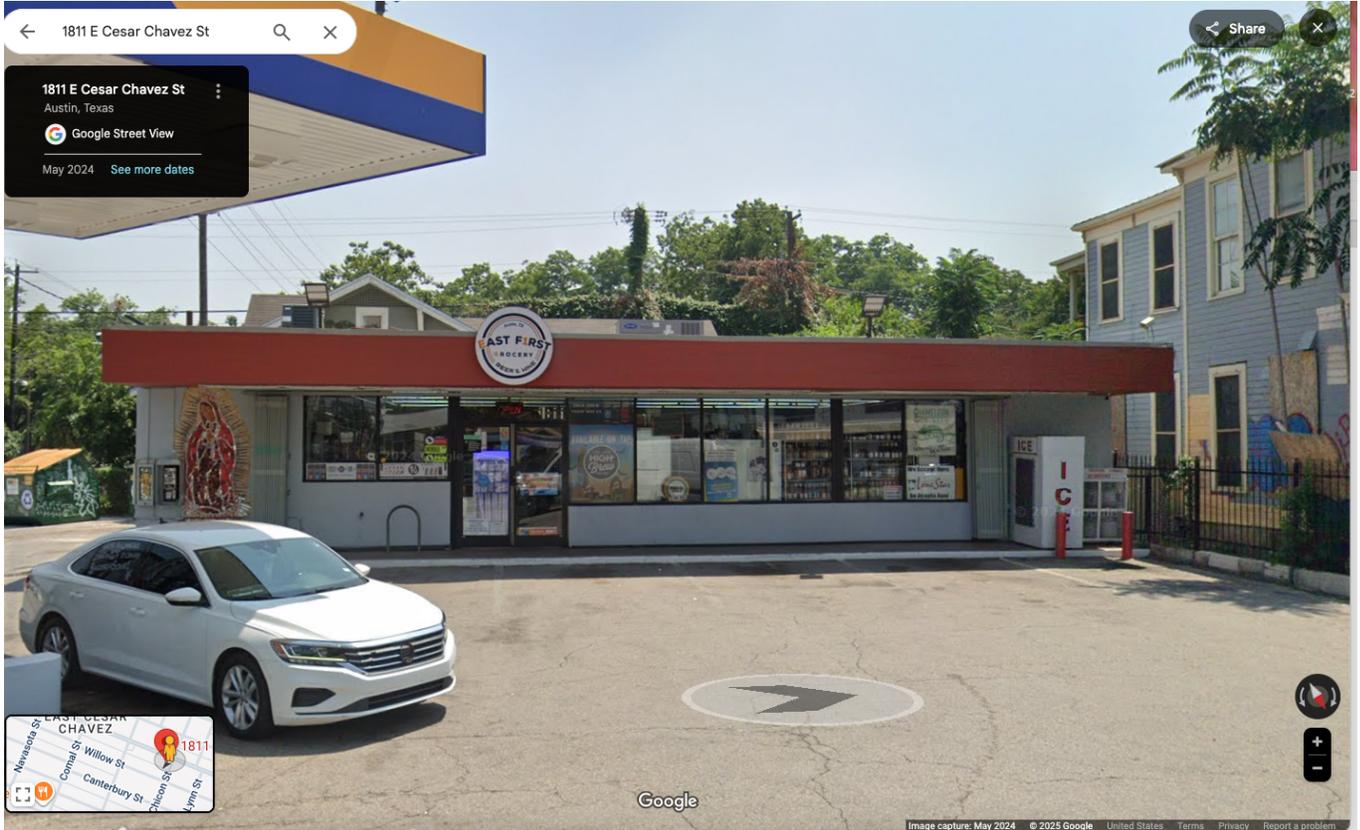
If you have any questions or need additional documents feel free to contact me. My contact information is at the bottom of this letter. Thank you!

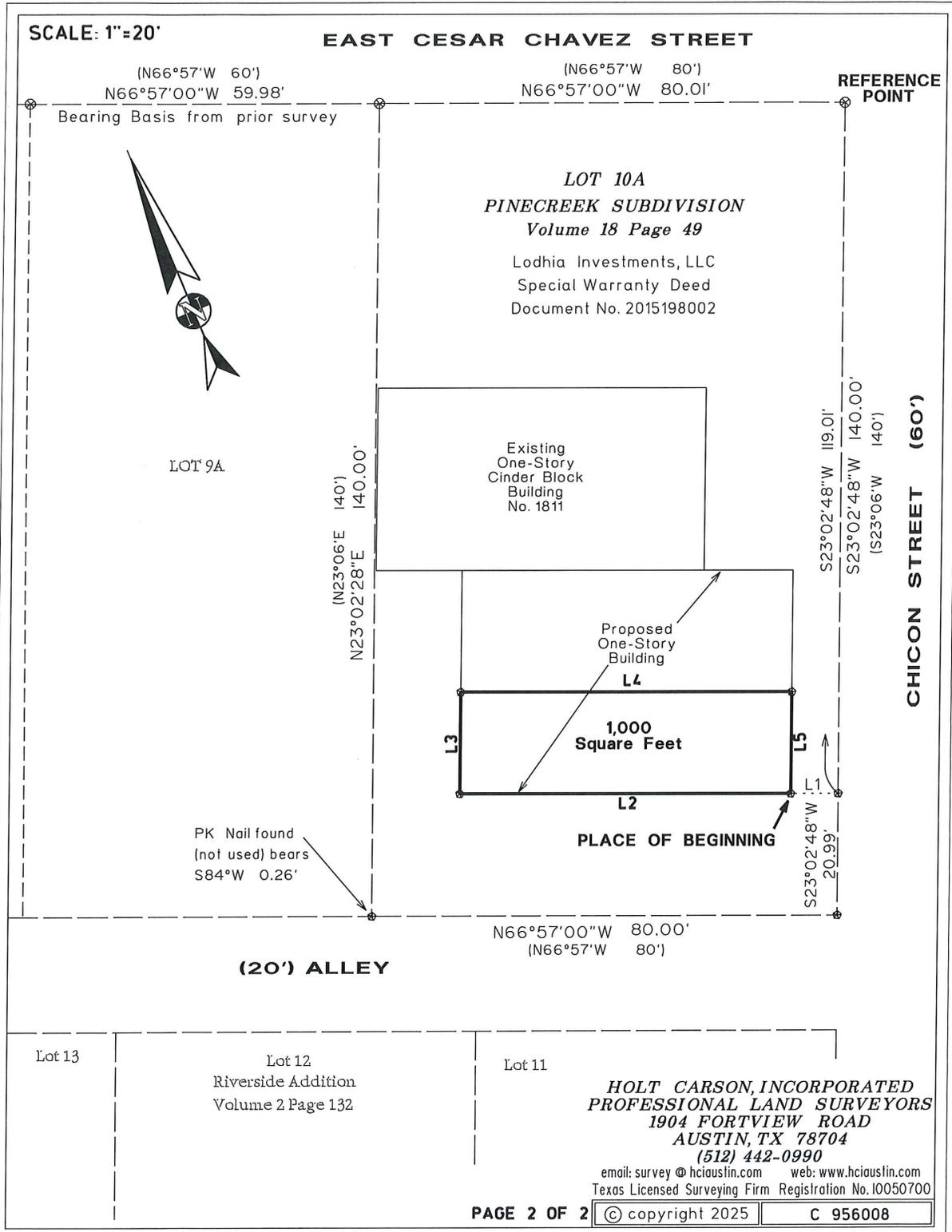
Sincerely,

*Ricca Keepers*

Ricca Keepers, MUP

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





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)

Signature

Printed Name

Address

[Signature] Stephanie Chang 18048 Willow St, 78702

[Signature] David Radtch, Manager 1805 E Cesar Chavez St  
on behalf of Austin TX 78702  
Emergence TR4004 AVEC

[Signature] David Radtch, Manager 1807 E Cesar Chavez St  
on behalf of Austin, TX 78702  
Emergence TR4006 AVEC

[Signature] Daniel Gomez 1903 Willow St  
Austin, TX 78702  
Sean Moran 1800A Willow St

[Signature] ALISON KNOWLES 1800 B WILLOW STREET  
STEPHEN KNOWLES 1800 B 78702  
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.

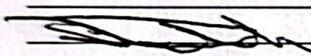
(STATE REASONS FOR YOUR PROTEST)

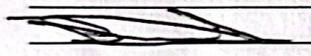
(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	David Richard, Manager on behalf of Emergence TR 4004 Ave C	1803 E Cesar Chavez Austin TX 78702
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	David Richard, Manager on behalf of Emergence TR 4004 Ave C	1801 E Cesar Chavez Austin TX 78702
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Date: 01/07/2026

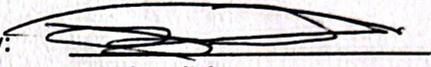
Contact Name: RAJASHWIN  
Phone Number: 215-906-8458

**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.

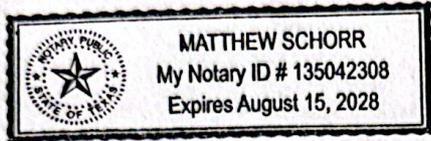
Emergence TR 4004AveC, LLC a Texas limited liability company

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

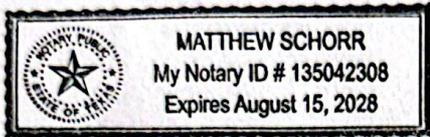
By:



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