

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Holly Neighborhood Plan

CASE#: NPA-2010-0010.01

PC DATE: November 9, 2010 – Neighborhood requested postponement until December 14, 2010.
December 14, 2010 – Applicant requested postponement until January 11, 2011. Letter is attached at back of report.

ADDRESS/ES: 2110 E. 2nd Street

SITE AREA: 0.146 acres

APPLICANT: Cristo Rey Catholic Church (Rev. Jayme Mathias)

OWNER: Roman Catholic Diocese of Austin, Texas

AGENT: DAVCAR Engineering (Thomas Duvall, P.E.)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Office

Base District Zoning Change

Related Zoning Case: C14-2010-0135

From: SF-3-NP

To: GO-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 13, 2001

PLANNING COMMISSION RECOMMENDATION: (pending)

STAFF RECOMMENDATION: Not Recommended

BASIS FOR RECOMMENDATION: The plan amendment request does not support the following Goals, Objectives, and Action Items in the Holly Neighborhood Plan:

Land Use

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**Goal 1:** Promote a variety of housing options for a mixture of different incomes.

**Objective 1.1:** Preserve historic/older homes.

**Action Item 1.1.1:** Complete historic survey of structures in the Holly area and determine historic resources in the neighborhood. (mixed opinions on this issues - need more discussion)  
- Transportation Planning Department (Historic Preservation)

**Objective 1.2:** Preserve existing affordable housing.

**Objective 1.3:** Increase affordable housing opportunities for both home ownership and rental.

**Objective 1.4:** Maintain and increase housing opportunities for low income workers.

**Objective 1.6:** Encourage home repairs.

**Goal 2:** Encourage opportunities to address compatibility between different residential, commercial and industrial uses.

**Objective 2.1:** Retain adjacent commercial and industrial uses within the Commercial Mixed Use District.

**Objective 2.2:** Restrict intensive commercial/industrial uses from residential area of neighborhood.

**Objective 2.3:** Restrict incompatible uses in residential areas

#### **Transportation**

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**Objective 6.4:** Ensure existing and new developments have appropriate amounts of parking.

#### **Neighborhood Character**

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**Goal 7:** Preserve the neighborhood's historical and cultural character.

**Objective 7.1:** Preserve the neighborhood's culture.

**Analysis:** Rezoning the property to Office encroaches into an established residential district.

**BACKGROUND:** The plan amendment and zoning case was filed on July 29, 2010, during the open application period for City Council-approved neighborhood planning areas located on the east side I.H.-35.

The Holly Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on December 13, 2001. The boundaries for the planning area are East 7th Street on the north, Pleasant Valley on the east, Town Lake on the south, and Chicon Street on the west.

The applicant proposes to rezone the property to build a church office building, with the majority of the required parking located across the street on church property zoned GO-CO-NP. The two temporary buildings across the street on the property zoned GO-CO-NP will be removed.

The existing home on the property received a relocation permit from the Historic Landmark Commission on October 25, 2010. The house does not qualify for Historic Landmark designation.

**PUBLIC MEETINGS:** Approximately 206 notices were mailed to residents and property owners who live within 500 feet of the property notifying them of the plan amendment meeting held on Wednesday, September 1, 2010. Seventy-six people attended the meeting.

After the applicant's agent explained the Church's plans for the property, as stated above, many of the attendees were concerned that their property taxes would increase if 2110 E. 2<sup>nd</sup> Street were up-zoned to office zoning. The agent responded that his understanding of Travis County Appraisal District valuation of property is that residential property values are compared to other residential properties, not to commercial or office properties.

Other attendees noted that church parishioners park all over the neighborhood and the additional parking would be needed.

The Holly Neighborhood Planning area does not have a planning contact team. At the meeting, staff distributed forms for the attendees to mark whether they supported the plan amendment/zoning change application or not. Thirty-nine people said they supported the change, ten people did not support it, and three people did not mark on their form. Copies of the forms are in the back of this report.

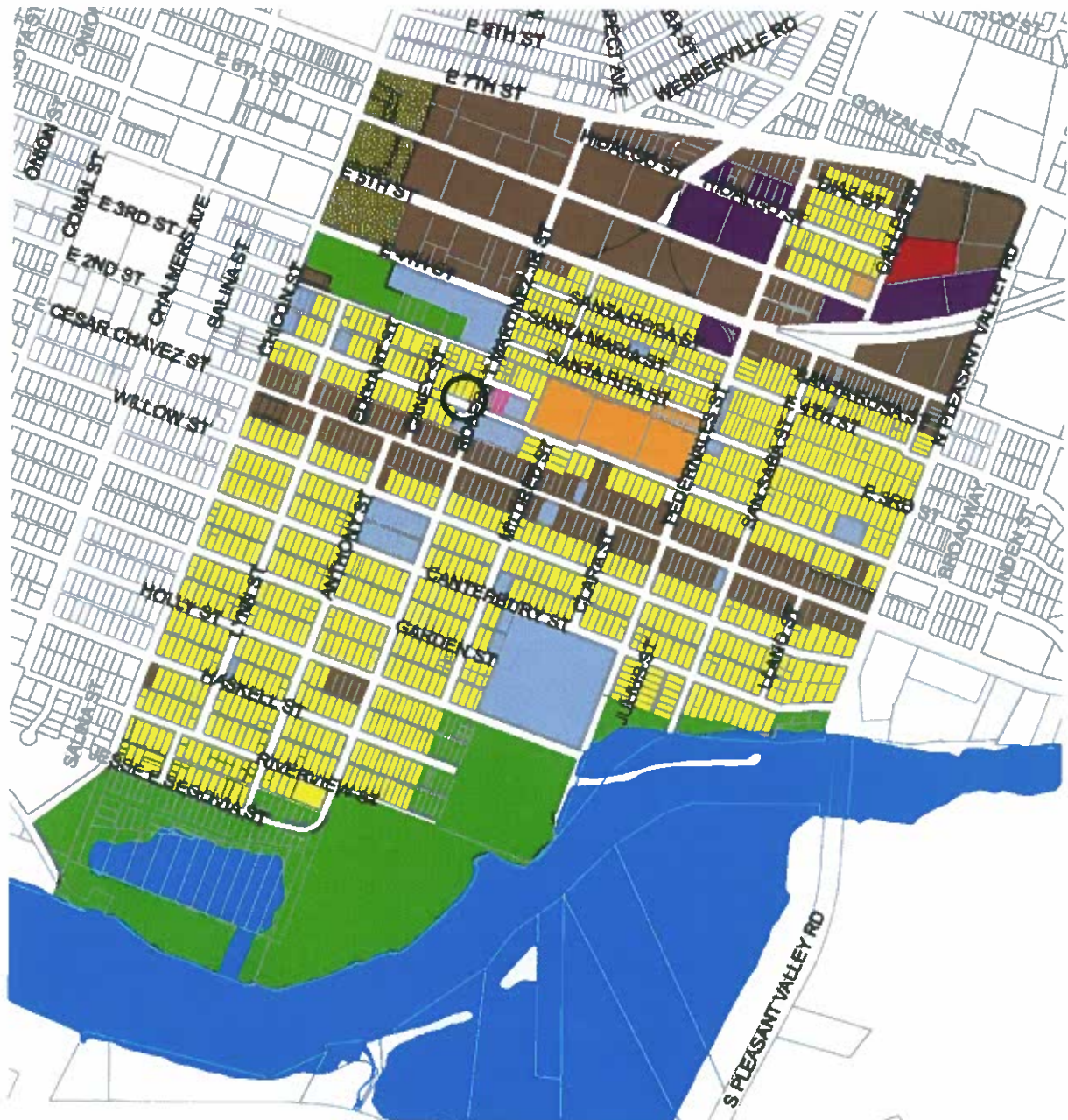
**CITY COUNCIL DATE:** December 16, 2010

**ACTION:** (pending)

**CASE MANAGER:** Maureen Meredith

**PHONE:** 974-2695

**EMAIL:** maureen.meredith@ci.austin.tx.us



## Holly Neighborhood Planning Area Future Land Use Map

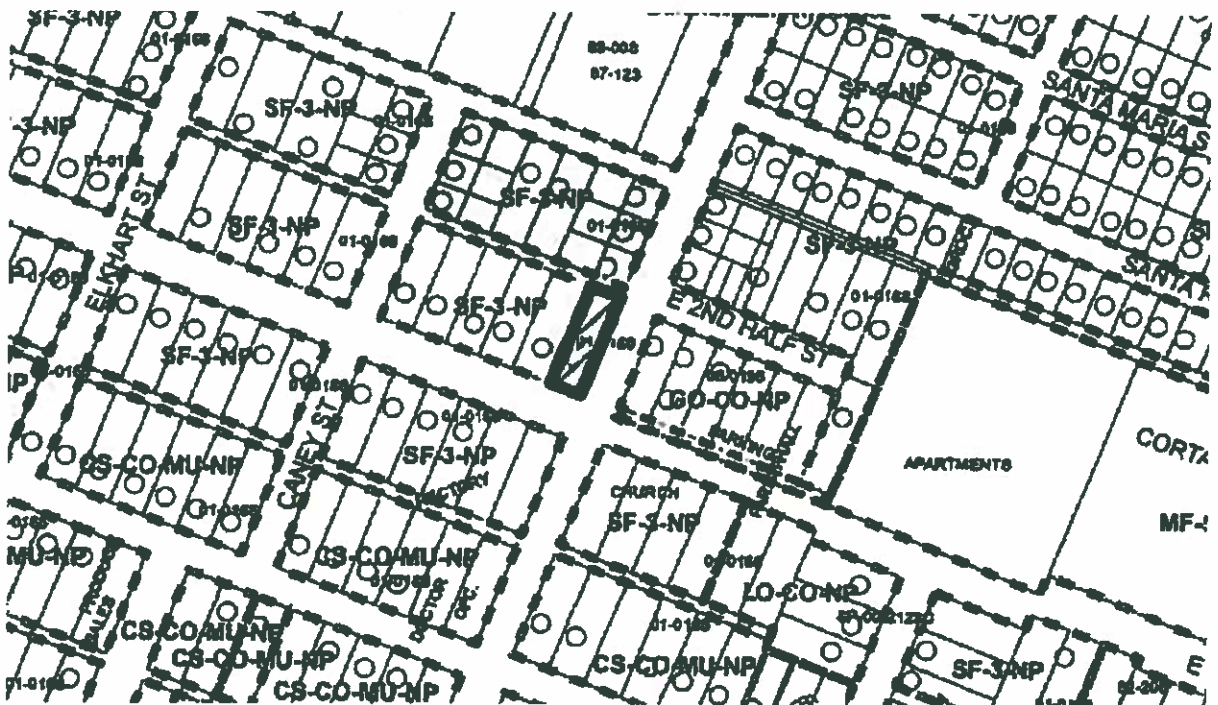
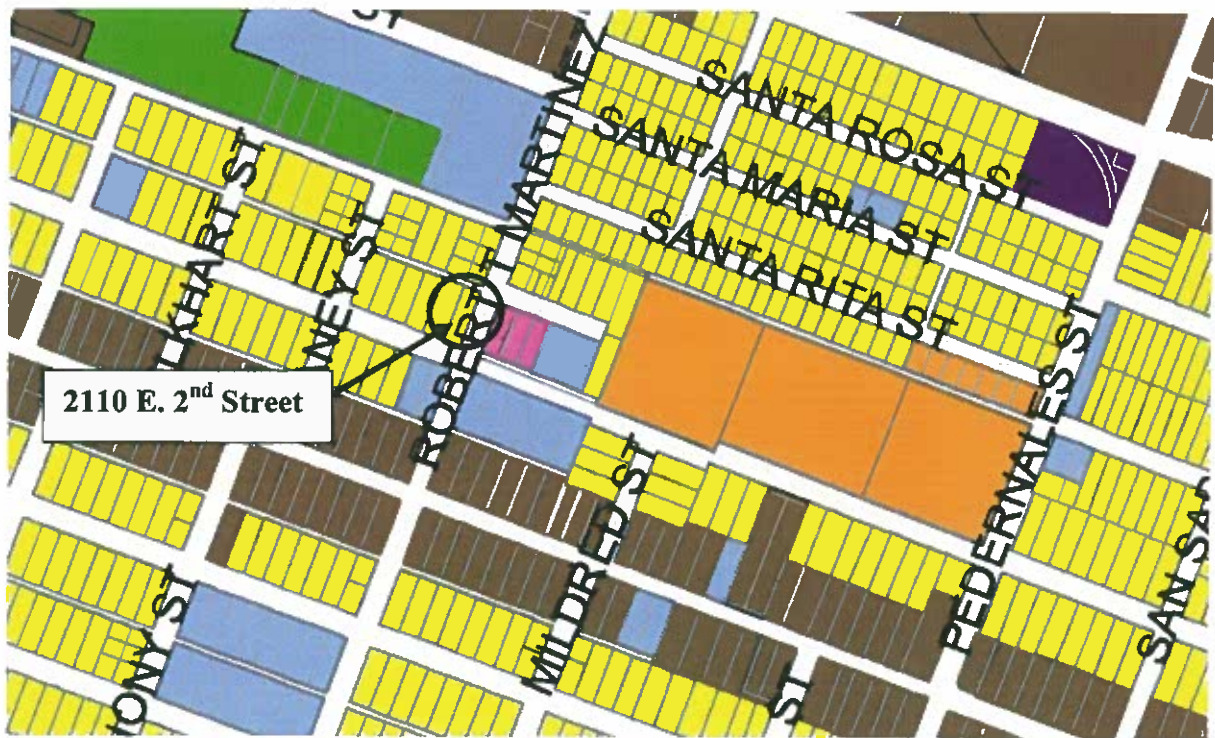
PDRD  
Neighborhood Planning  
November 28, 2001

A comprehensive plan shall not  
constitute zoning regulations or  
establish zoning district boundaries.



| FLUM Categories |                              |
|-----------------|------------------------------|
| Single-Family   | Transit Oriented Development |
| Multifamily     | Office                       |
| Commercial      | Industry                     |
| Mixed Use       | Civic                        |
|                 | Recreation & Open Space      |





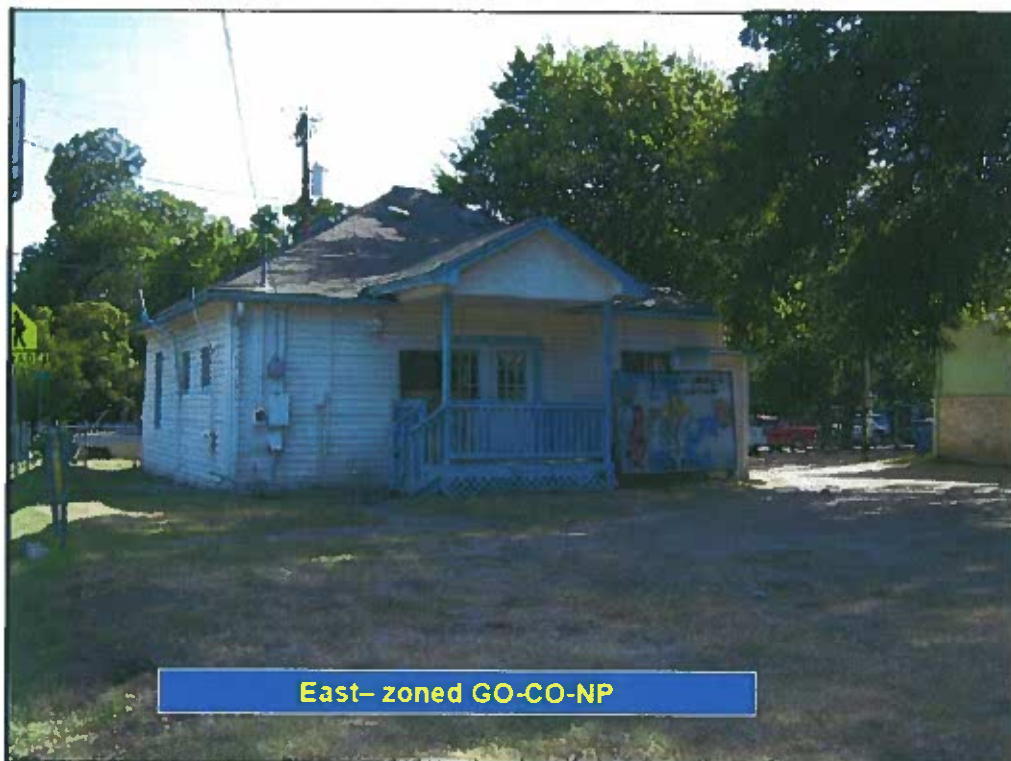


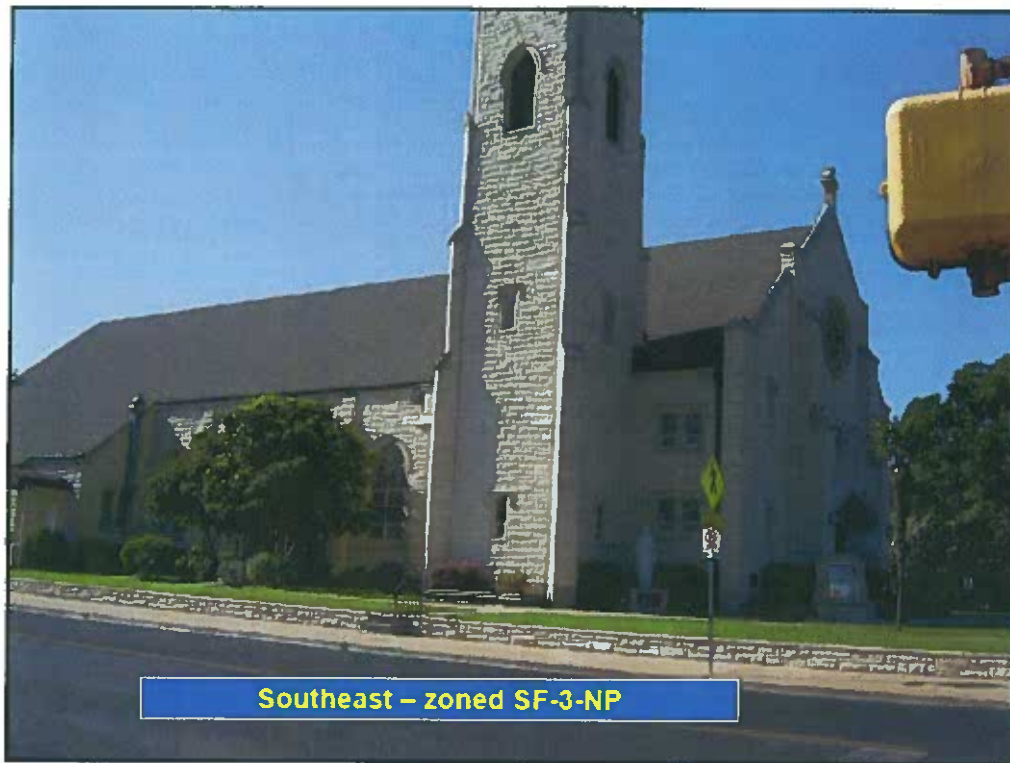




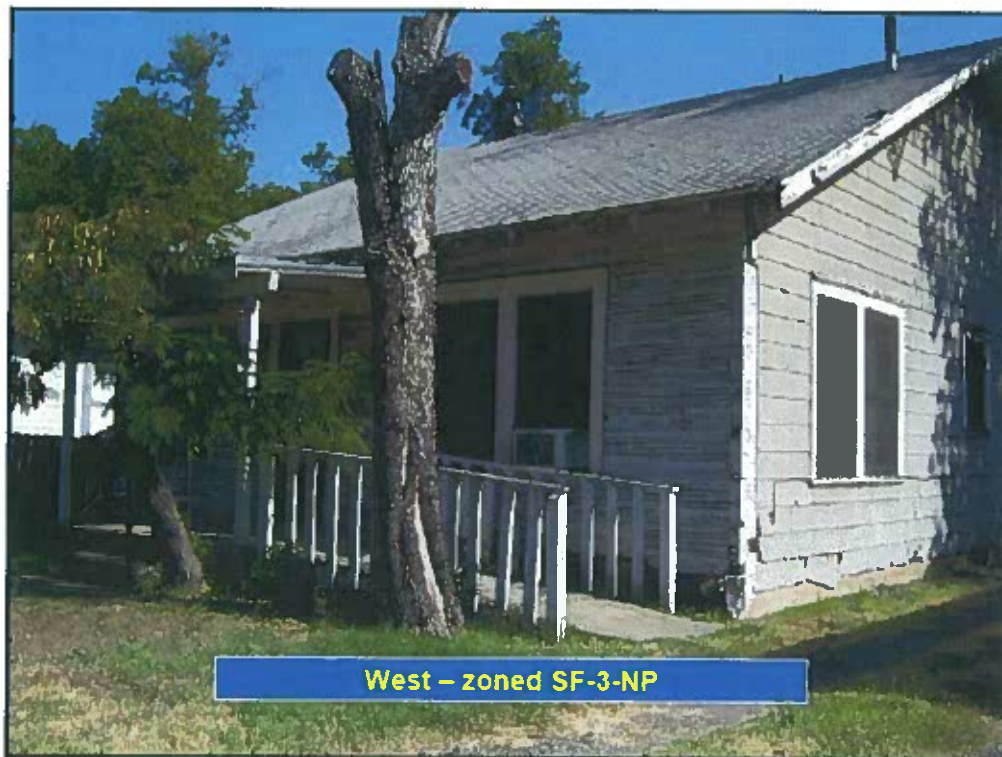
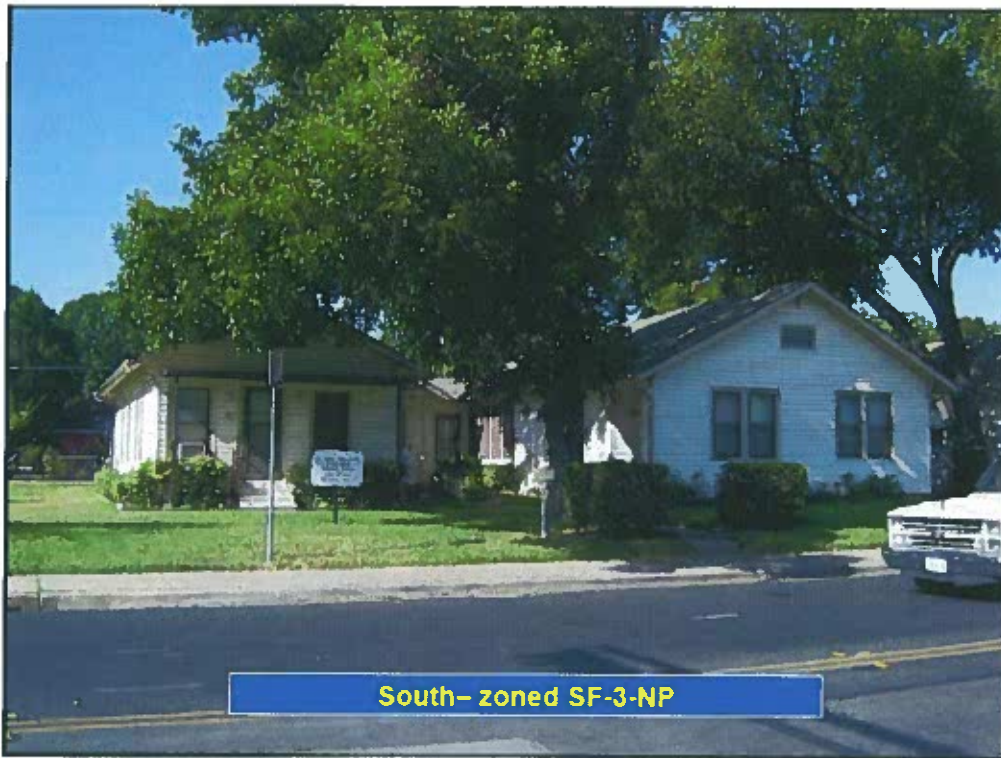




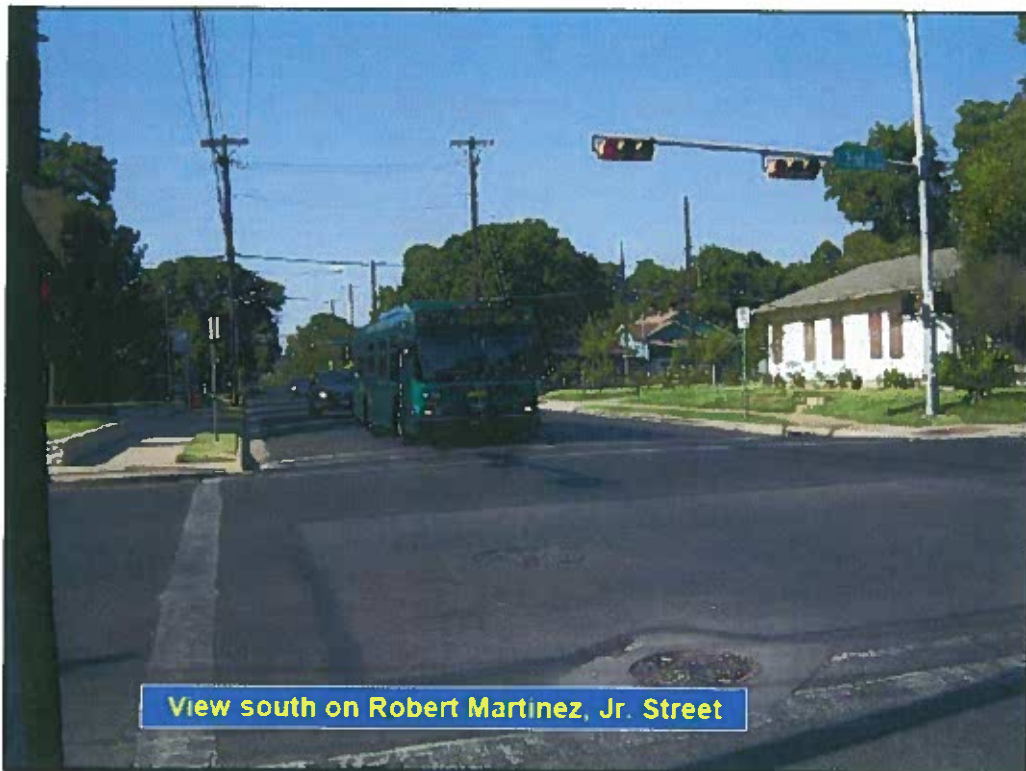
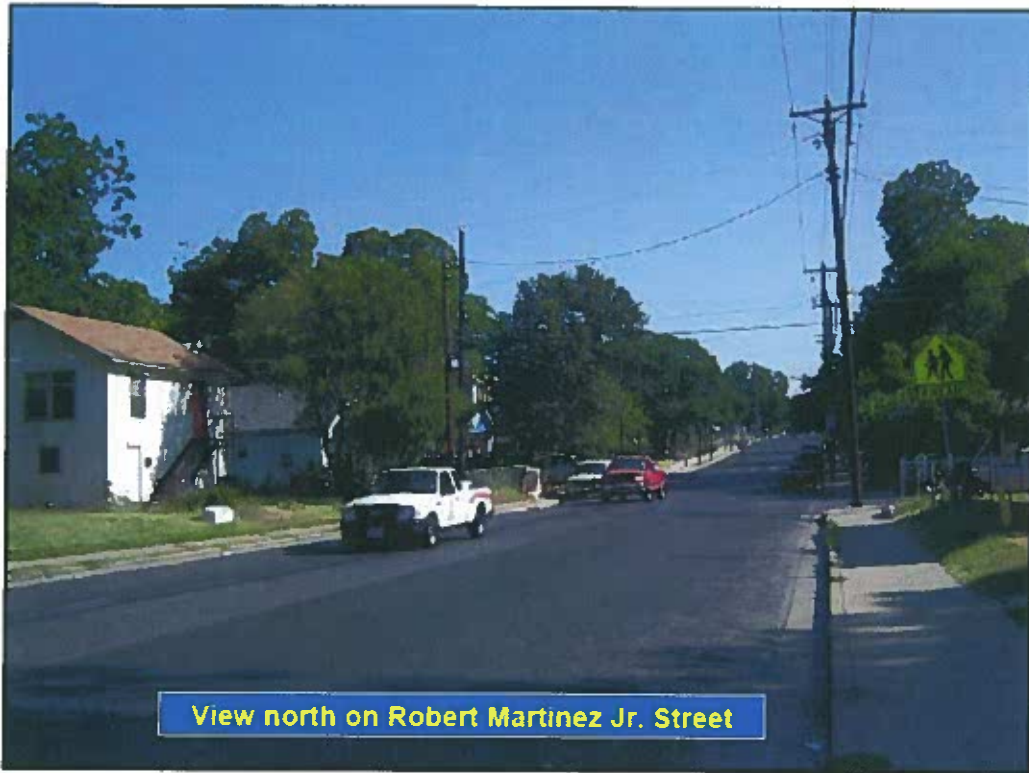


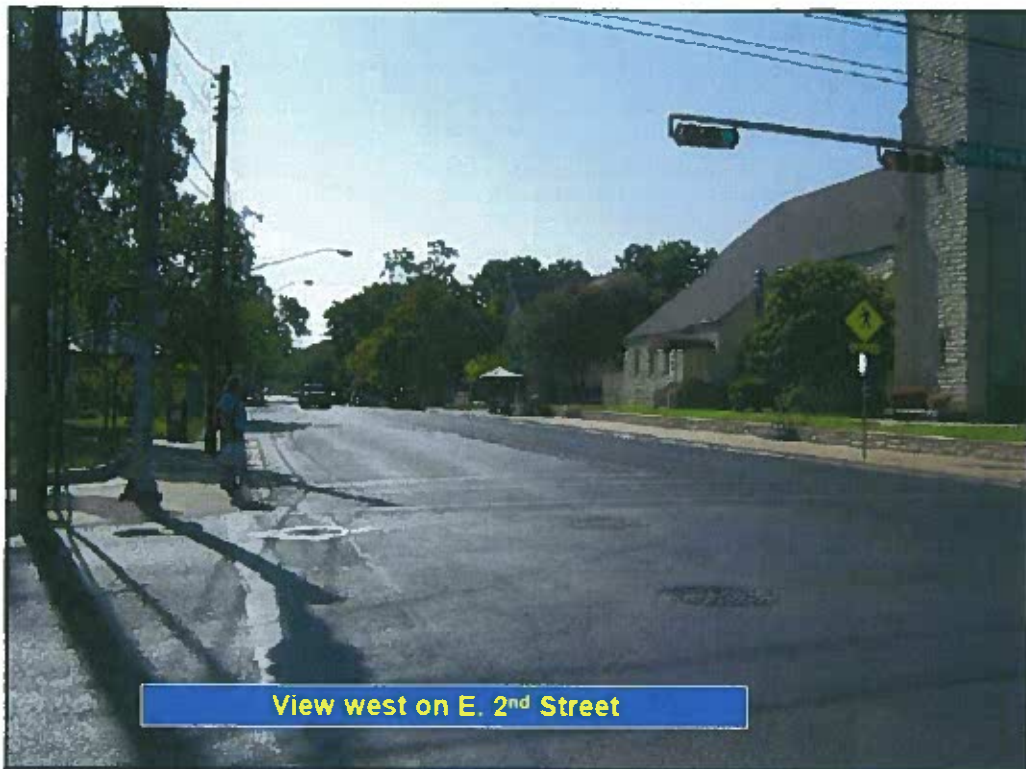














Iglesia Católica de  
**CRISTO REY**  
Catholic Church  
"Tu Casa"

**Personal Parroquial**  
Parish Staff

Rev. Jayme Mathias  
Párroco / Pastor

Rev. Fausto Medina Blanco  
Vicario Parroquial / Parochial Vicar

Rev. Señor Agapito López  
Ordenado / Deacon

Hna. Elizabeth Z. Villarreal, FMA  
Ministerio Salesianos / Salesian Minister

Hna. M. Guadalupe Medina, FMA  
Educación Religiosa / Religious Education

Hernando Jimenez  
Compartiendo Parroquia / Stewardship

Berilio Quintero, Jr.  
Desarrollo / Institutional Advancement

Michelle Rodríguez  
Administración / Administration

Ángeles Godínez  
Recepción / Receptionist

Rubén Ducio & Tito Cerrillo  
Instalaciones / Facilities

**Consejo Pastoral**  
Pastoral Council

Rigoberto Álvarez  
Honorable Consejo de Seguridad

Honorio Barona  
Jóvenes Unidos para Cristo Rey

Dela León  
Café de Misioneros

Esther Hernández  
Cooperación Salesianos

Elías & María Palacios  
Adopción Misionera

Manuel & Mariel Pérez  
Movimiento Familiar Cristiano

José & Isabel Ramírez  
Cristo Resucita tu Parroquia

Yolanda Villarreal  
Grupo de Oración

**Consejo Financiero**  
Finance Council

Daniel Camarena  
Tesorero Asesor

Rafael Carasquillo  
Carasquillo Asociados

John Chronis  
Chronis Interests, LLC

Roy Gómez  
Shenker & Sandy's

Pedro Kaufmann  
Padma, LLC

Hilbert Medionado  
Hi-Ber's Burgers

John McDaniel  
Terry McDaniel & Company

Helen Morales  
International Bank of Commerce

Barbara Rivera  
Internal Revenue Service

**Oficina del Párroco**  
*Office of the Pastor*

December 1, 2010

Dear Members of the Planning Commission of the City of Austin,

I write to respectfully request the postponement of the hearing of our petition to rezone our property at 2110 East Second Street, presently scheduled for December 14. This is our first request for such a postponement, and we do not anticipate submitting a similar request in the future.

Mr. Gavino Fernández, Jr. successfully sought the postponement of our hearing before your commission on November 9, on the grounds of desiring additional time to speak with us about the case. It does not seem that we will be able to meet with Mr. Fernández before December 14.

Additionally, with the great amount of activity here in our parish community during the coming weeks and with the travels scheduled by various persons who would like to be present at the hearing before your commission, I write to respectfully request that our case be heard at the next meeting of your commission on January 11.

I thank you in advance for your consideration of this request, and I look forward to speaking with you about the great community support for this project of rezoning 2110 East Second Street.

I can be most directly reached at my direct line (826-0280) or by e-mail at [jmathias@craustin.com](mailto:jmathias@craustin.com).

Sincerely,

Rev. Jayme Mathias  
Pastor

