

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: East Cesar Chavez

CASE#: NPA-2023-0002.01

DATE FILED: July 14, 2023

PROJECT NAME: Christ Church Planning

PC DATE: August 13, 2024
June 25, 2024
June 11, 2024
May 28, 2024
April 23, 2024
March 26, 2024
February 27, 2024
January 23, 2024
December 12, 2023

ADDRESS/ES: 112, 206 Medina Street; 1005, 1010 East 2nd Street and 105 San Marcos Street

DISTRICT AREA: 3

SITE AREA: 1.3 acres

OWNER/APPLICANT: Christ Church of Central Austin

AGENT: Thrower Design, LLC (Victoria Haase and Ron Thrower)

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Recreation & Open Space, Single Family and Civic
To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2024-0010 (southern tract)
From: SF-3-NP **To:** CS-DB90-CO-NP

Related Zoning Case: C14-2024-0017 (northern tract)
From: SF-3-NP **To:** CS-MU-V-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 14, 2000

CITY COUNCIL DATE:

October 10, 2024

ACTION: Postponed to November 21, 2024 at the request of the Applicant and Neighborhood. [Z. Qadri – 1st; J. Vela – 2nd] Vote: 9-0 [R. Alter off the dais. N. Harper-Madison absent].

November 21, 2024

ACTION: Indefinitely postponed at the request of the Applicant. [J. Vela – 1st; R. Alter – 2nd] Vote: 11-0]

May 8, 2025

ACTION: Indefinitely postponed at the request of the Applicant. [M. Siegel – 1st; P. Ellis – 2nd] Vote: 11-0

October 23, 2025

ACTION: Indefinitely postponed at the request of the Applicant. [Laine – 1st; Siegel – 2nd] Vote: 10-0. Fuentes absent.

April 9, 2026

ACTION: (action pending)

PLANNING COMMISSION RECOMMENDATION:

August 13, 2024 – After discussion, approved the Applicant’s request for Mixed Use land use. [R. Johnson- 1st; F. Maxwell – 2nd] Vote: 8-4 [C. Hempel, A. Azhar, G. Anderson, N. Barrera-Ramirez, R. Johnson, F. Maxwell, D. Skidmore and A. Woods voted aye. G. Cox, A. Haynes, J. Mushtaler and A. Phillips voted nay. P. Howard absent.

June 25, 2024 – Postponed to August 13, 2024 on the consent agenda at the request of the Applicant. [R. Johnson – 1st; F. Maxwell – 2nd] Vote: 7-0 [G. Cox and A. Phillips were off the dais. C. Hempel, A. Azhar, A. Haynes and J. Mushtaler absent].

June 11, 2024 –Postponed to June 25, 2024 on the consent agenda at the request of Staff. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 10-0 [J. Mushtaler off the dais. G. Cox and N. Barrera-Ramirez was absent].

April 23, 2024 – Postponed to May 14, 2023 on the consent agenda at the request of staff. [G. Anderson – 1st; A. Woods – 2nd] Vote: 10-0 [G. Cox, J. Mushtaler and A. Phillips off the dais]
NOTE: Errant postponement date, so case was renotified for June 11, 2024.

March 26, 2024 – Postponed to April 23, 2024 on the consent agenda at the request of Staff. [A. Azhar – 1st; F. Maxell – 2nd] Vote: 10-0 [G. Anderson off the dais. P. Howard and A. Phillips absent].

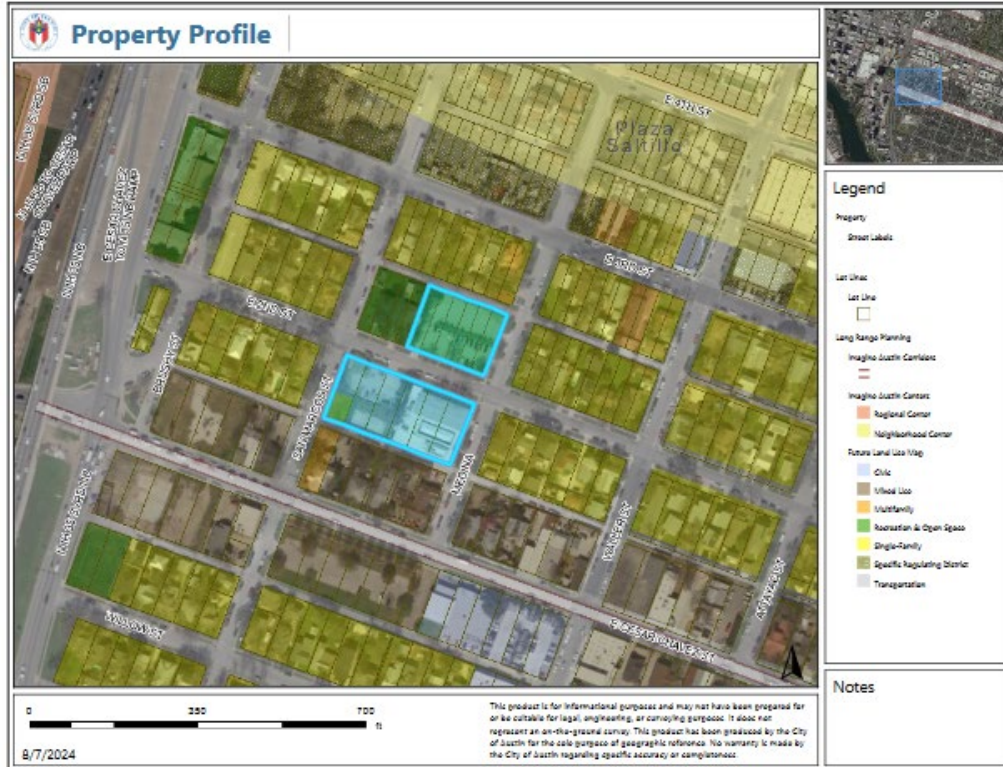
February 13, 2024- Postponed to March 26, 2024 on the consent agenda at the request of the Applicant. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 12-0 [One vacancy on the dais].

December 19, 2023- Postponed to February 13, 2024 on the consent agenda at the request of staff. [A. Woods – 1st; A. Phillips – 2nd] [Vote: 7-0 [N. Barrera-Ramirez, J.P Connolly, G. Cox, A. Haynes, J. Mushtaler absent].

STAFF RECOMMENDATION: To support the Applicant’s request for Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: The plan amendment application includes two properties. The northern property is a 0.45-acre tract with a parking lot on an unpaved surface. The surrounding land uses to the north and east are Single Family. To the south is Civic land use with Recreation/Open Space land use to the west. The southern property is a 0.87-acre tract with a church building with ancillary buildings and a parking lot. The surrounding land uses are Recreation/Open Space to the north, Single family to the east, Mixed Use and Multifamily Residential to the south and Single Family to the west. See FLUM map below.

The property is located within ½ mile of the Plaza Saltillo Station metro rail station, and the Plaza Saltillo Neighborhood Center as identified on the Imagine Austin Growth Concept Map. The properties are also located one block north of East Cesar Chavez which is an Activity Corridor. The properties are in an area with robust public transportation options and near an activity center and corridor where Mixed Use land use is appropriate.



LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Recreational and Open Space - This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basins, and any other public usage of large areas on permanent open land.

Purpose

1. Maintain, improve and extend existing parks and recreational facilities;
2. Open spaces that are currently in a naturalistic state should be preserved to the greatest extent possible; and
3. Any undevelopable land should be left as open space.

Single family - Single family detached or up to three residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

Civic - Any site for public or semi-public facilities, including governmental offices, police, fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

PROPOSED LAND USE:

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and

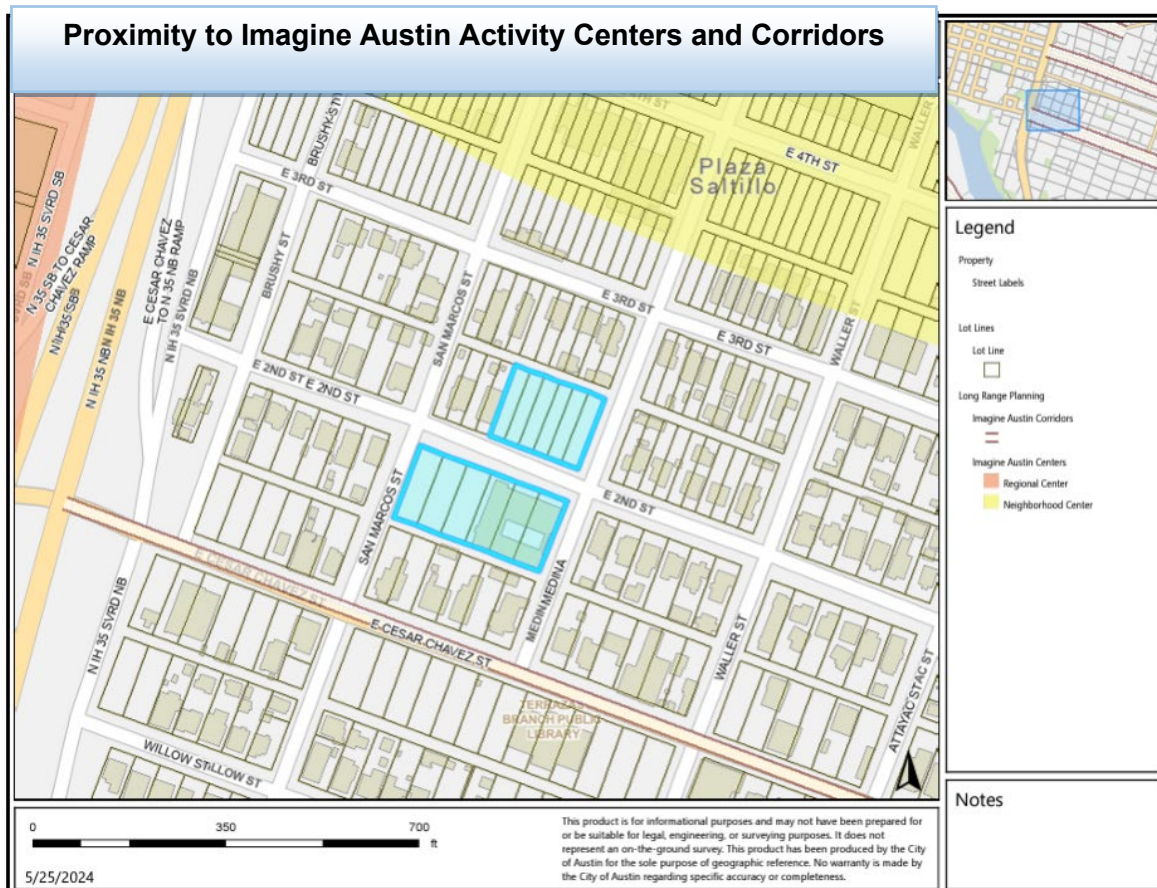
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

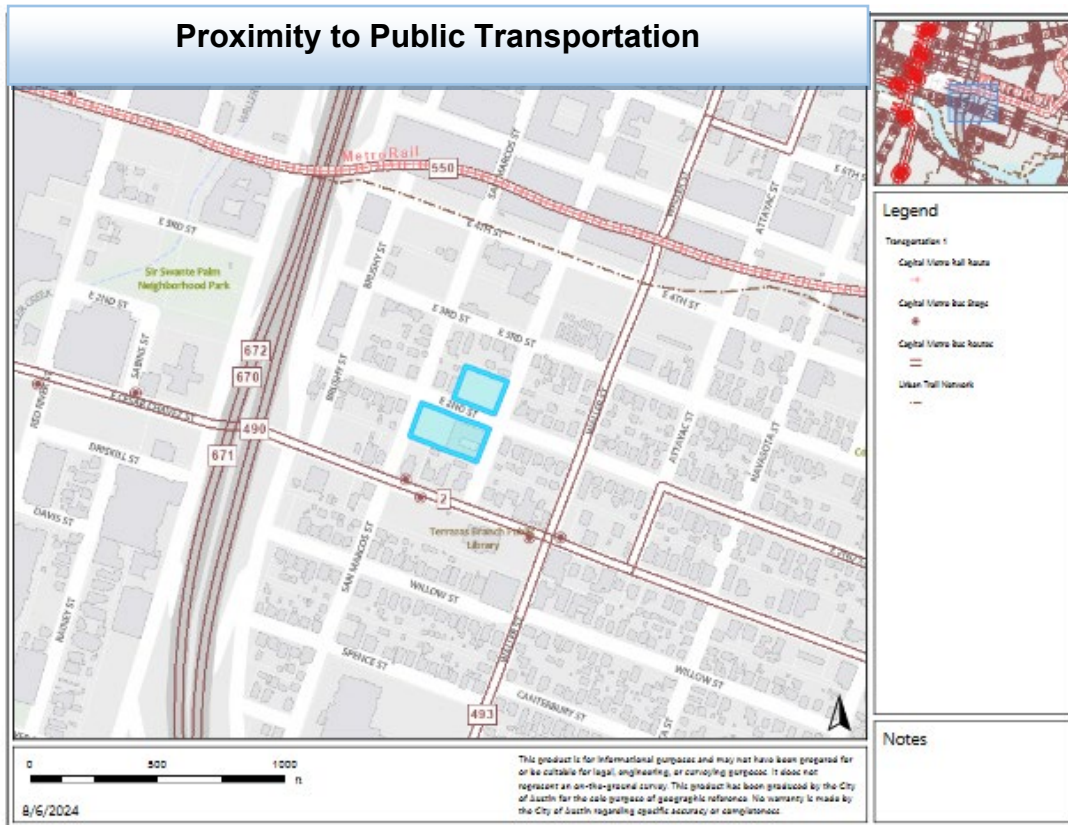
Application

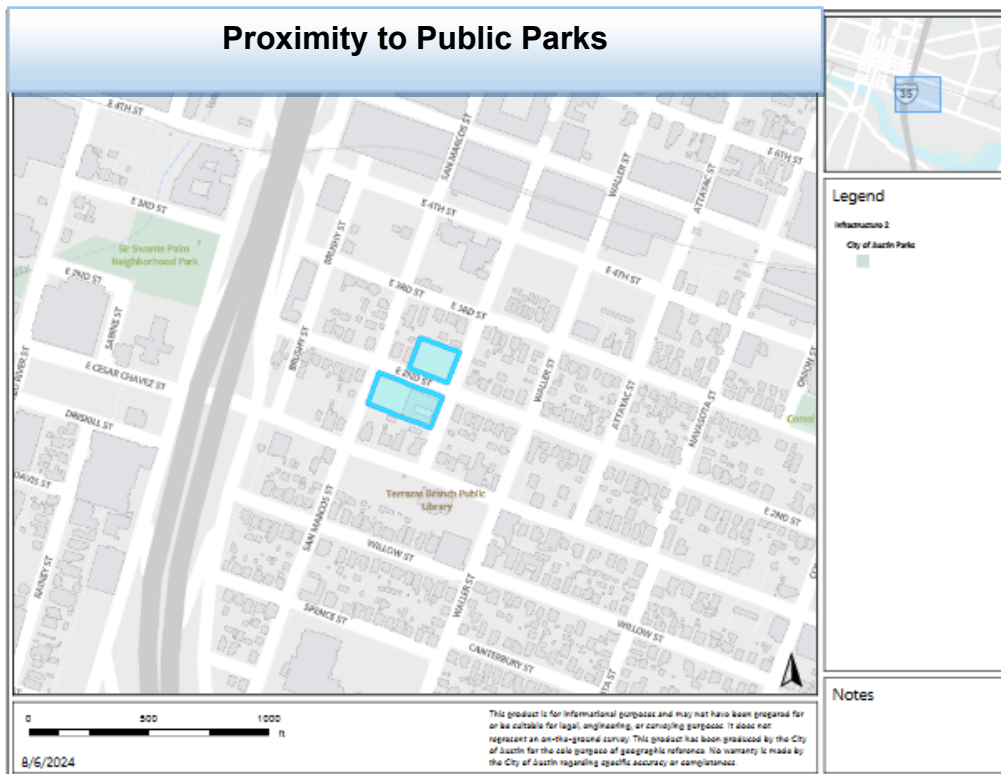
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood’s edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	<p>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.</p> <p>Name(s) of Activity Center/Activity Corridor/Job Center:</p> <ul style="list-style-type: none"> • ~290 feet south of the Plaza Saltillo Activity Center • ~170 feet north of the E. Cesar Chavez Street Activity Corridor
Yes	<p>Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> • Bus routes along Waller Street • Bus routes along E. Cesar Chavez Street • 0.5 miles from Plaza Saltillo Station
Yes	<p>Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.</p> <ul style="list-style-type: none"> • Sidewalks on the north side of E. 2nd Street • Sidewalks on San Marcos Street
Yes	<p>Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
Yes	<p>Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> • 0.3 miles from Whole Foods
Yes	<p>Connectivity and Education: Located within 0.50 miles from a public school or university.</p> <ul style="list-style-type: none"> • 0.4 miles from Sanchez Elem. School • 1.0 mile from Metz Elem. School • 1.2 miles from UT Charter School
Yes	<p>Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p>

	<ul style="list-style-type: none"> • 0.4 miles from Comal Pocket Park • 0.5 miles from Plaza Saltillo Station Park • 0.7 miles from Pan American Neighborhood Park
Yes	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.) <ul style="list-style-type: none"> • 0.2 miles from Community Car Collaborative • 0.4 miles from CommUnity Car East Austin Health Center • 0.4 miles from Integral Care
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Yes	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.
Yes	Mixed use: Provides a mix of residential and non-industrial uses.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
No	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
No	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	Industrial Land: Preserves or enhances industrial land.
11	Number of "Yeses"







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The

buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided

into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on July 14, 2023.

The applicant proposes to change the land use on the future land use map (FLUM) from Recreation/Open Space, Single Family and Civic to Mixed Use land use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence District – Neighborhood Plan) to CS-MU-CO-NP (Commercial Services district – Mixed Use combining district – Conditional Overlay combining district – Neighborhood Plan) and CS-DB90-CO-NP (Commercial Services district – Density Bonus 90 combining district – Conditional Overlay combining district – Neighborhood Plan). For more information on the proposed zoning, see case reports C14-2024-0010 and C14-2024-0017.

The applicant proposes to make improvements to the Christ Church of Austin with some future plans are to add more space for church programs, parish house, classrooms and meeting space, administrative office, although there are no plans to expand the sanctuary. Other plans are to add and formalize parking with a parking garage, build affordable housing units and possibility some small-scale retail, such as a coffee shop.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on February 26, 2024. The recorded community meeting can be found here:

<https://publicinput.com/neighborhoodplanamendmentcases>.

Approximately 327 community meeting notices were mailed to people with utility accounts or own property within 500 feet of the subject property, in addition to neighborhood and environmental groups who requested notification for the area. Two City staff members attended, Maureen Meredith and Mark Walters. Victoria Haase and Ron Thrower from Thrower Design, LLC attended, who are the applicant's agents. No one from the neighborhood attended.

Below are highlights from Victoria Haase's presentation:

- The Church owns the properties.
- The north property is currently used as a parking lot, which is 0.45 acres.
- The southern property is where they have the sanctuary, administrative offices and classroom spaces, which is 0.88 acres.
- The future land use map request for the northern tract is a request from Recreation/Open Space to Mixed Use land use.
- The future land use map request for the southern tract is a request from Single Family and Civic to Mixed Use land use.
- The zoning request is to rezone the properties to CS-MU-CO-NP.

- The church is in need for additional space for their church programming, their parish house, classrooms and meeting space, administrative office, etc. Not to expand their sanctuary, just to expand their programming and meeting space that they have outside of church hours.
- They would like to add parking and formalize parking, potentially get structured parking.
- Part of their desire for future development is to provide affordable housing units, with possibly a small retail component, like a coffee shop.
- The conditional overlay would prohibit a list of uses and have shared this with the East Cesar Chavez Neighborhood Association.

Here were no neighborhood attendees at the meeting so no questions were asked.

Applicant Summary Letter from Application



July 2, 2023

Ms. Lauren Middleton-Pratt
Director, Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Neighborhood Plan (FLUM) Amendment – 206 Medina, 112 Medina, 105 San Marcos, 1010 E 2nd St.

Dear Ms. Middleton-Pratt:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed package including a Neighborhood Plan Amendment application. The subject lands are comprised of Lots 1-6 and 11-16 of the N.G. Shelley Subdivision and total approximately 1.33 acres. The lands are located within Council District 3, represented by Jose Valesquez and are within the East Cesar Chavez Neighborhood Planning Area.

The lots have a combination of Single Family, Civic and Recreation & Open Space. All the land area has SF-3-NP zoning. The request is to amend the FLUM to *Mixed Use* for all lots. The owner, Christ Church, desires new development for portions of the properties to accommodate church programs and functioning, including formalizing parking. There is consideration for the uses, beyond Civic, in order to assist future needs of the organization and the local community. As specific uses have not been identified at this time, the request is made for Mixed Use FLUM designation in order to accommodate a variety of uses and thus zoning district possibilities.

The properties are located a block north of E. Cesar Chavez, an Imagine Austin Activity Corridor and is just south of the Plaza Saltillo Imagine Austin Center. The area has a variety of uses and access to transit options. The Mixed Use FLUM Designation will allow a variety of uses that will contribute to a complete community.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

P.O. BOX 41957, AUSTIN, TEXAS 78704

Kind regards,

A handwritten signature in black ink, appearing to be 'Victoria Haase', with a stylized, cursive script.

Victoria Haase

cc: Joi Harden, Housing & Planning Department (*via electronic delivery*)



April 5, 2024

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

RE: Application amendment for DB90 Overlay
C14-2022-0107 – Christ Church Planning - North &
C14-2024-0010 – Christ Church Planning - South

Dear Ms. Middleton-Pratt,

Pursuant to Ordinance 20240229-073, adopted by the Austin City Council on February 29, 2024, with an effective date of March 11, 2024, the City of Austin is directing additional housing development in areas of Austin where appropriate through the DB90 Overlay. Our position is that this project meets the requirements to receive the DB90 Overlay and therefore, on behalf of the Landowners, we respectfully amend the application to request the addition of the DB90 Overlay. More specifically, the amended request for both cases is CS-DB90-CO-NP.

Further, under Section 25-2-652(F)(3) within the DB90 Ordinance, there is a Mix of Uses requirement related to DB90 projects. While a mix of uses certainly makes for an active street, not all properties can have a mix of uses for varying reasons. Pursuant to Section 25-2-652(F)(3)(e), the rezoning to add DB90 can modify Section 25-2-652(F)(3)(b) that requires the Pedestrian Oriented uses along certain Principal Streets. In this case, the project is located on 3 Urban Roadways – all of which are qualifying Principal Roadways to waive the requirement. The justification to waive the requirement is that the properties are owned by a non-profit organization of which the primary use is church and ground-level access is necessary.

We respectfully request support for the DB90 Overlay and the amendment for ground-level commercial requirements. Please let us know if you have any questions.

P. O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741

Sincerely,

A. Ron Thrower

A. Ron Thrower



July 18, 2024

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

RE: Application amendment for #C14-2024-0017 – Christ Church Planning - North

Dear Ms. Middleton-Pratt,

On behalf the Landowner, Christ Church of Austin, the request made in rezoning application C14-2024-0017 is hereby amended from CS-DB90-CO-NP to CS-MU-V-CO-NP.

We have been considering solutions to limit the height of a mixed-use development on this tract, in response to East Cesar Chavez's Neighborhood Association's concern for DB90 height adjacent to SF. The rezoning to CS-MU-V-CO-NP will maintain the original list of prohibited uses in the CO and the "MU-V" overlay will limit buildings to no more than 60ft, will require compliance with Compatibility, and will include income restricted/affordable units under the "VMU" program requirements.

Please reach out if you have additional questions.

Thank you for your time,

Sincerely,

A handwritten signature in black ink, appearing to be "V. Haase", written in a fluid, cursive style.

Victoria Haase

P. O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741

Postponement Request



June 21, 2024

Ms. Maureen Meredith
Senior Planner / Case Manager
City of Austin – Planning Department
6310 Wilhelmina Delco Drive,
Austin, Texas 78752

Via Electronic Delivery

Re: Christ Church Planning – NPA-2023-0002.01

Dear Ms. Meredith:

On behalf of the Owner(s) of the property referenced above, we respectfully request postponement of this case from the June 25th Planning Commission agenda to the August 13th public hearing date to allow additional time to dialogue with the neighborhood regarding the FLUM amendment and rezoning request.

Please contact me if you have any questions.

Kind regards,

A handwritten signature in black ink, appearing to be "Victoria Haase".

Victoria Haase

cc: Nicole Corona (*via electronic delivery*)

P.O. BOX 41957, AUSTIN, TEXAS 78704



November 14, 2024

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

RE: #C14-2024-0017 – Christ Church Planning – North
#C14-2024-0010 – Christ Church Planning – South
#NPA-2023-0002.01 – Christ Church Planning FLUM Amendment

Dear Ms. Middleton-Pratt,

On behalf the Landowner, Christ Church of Austin, we request an indefinite postponement of these cases from the November 21st City Council hearing. The Church will be engaging in further and deeper dialogue with the Community during this time.

Please reach out if you have additional questions.

Thank you for your time,

Sincerely,

A handwritten signature in black ink, appearing to be "V. Haase".

Victoria Haase

P. O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741

**Letter of Recommendation from the Neighborhood
Plan Contact Team (NPCT)**

(No letter as of September 18, 2025)

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From: Meredith, Maureen
Sent: Wednesday, September 18, 2024 12:58 PM
To: ericryanpace@gmail.com; eccsector7rep@gmail.com; saraz@zlyst.com; mpm167@gmail.com; azucar_a1@att.net
Subject: Oct 10 CC-ECC NPCT Rec?: NPA-2023-0002.01_Christ Church Planning

Dear ECC NPCT:
NPA-2024-0002.01, C14-2024-0010 and C14-2024-0017 are on the October 10, 2024 City Council hearing date. If you'd like to have a letter of recommendation included in our staff reports, please email it to me and Jonathan by 10:00 am on Friday, Sept. 20th.
Thanks.
Maureen

From: Meredith, Maureen
Sent: Tuesday, July 30, 2024 4:25 PM
To: ericryanpace@[REDACTED]; eccsector7rep@[REDACTED]; saraz@[REDACTED]; mpm167@[REDACTED]; azucar_[REDACTED]
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: FW: ECC NPCT Rec?: NPA-2023-0002.01_Christ Church Planning

Dear ECC NPCT:
These cases are on the August 13, 2024 Planning Commission hearing date. If you would like your team's letter of recommendation included in the staff reports, please email it to me and Jonathan ***no later than Thursday, August 8th by 5:00 pm.***
Thanks.
Maureen

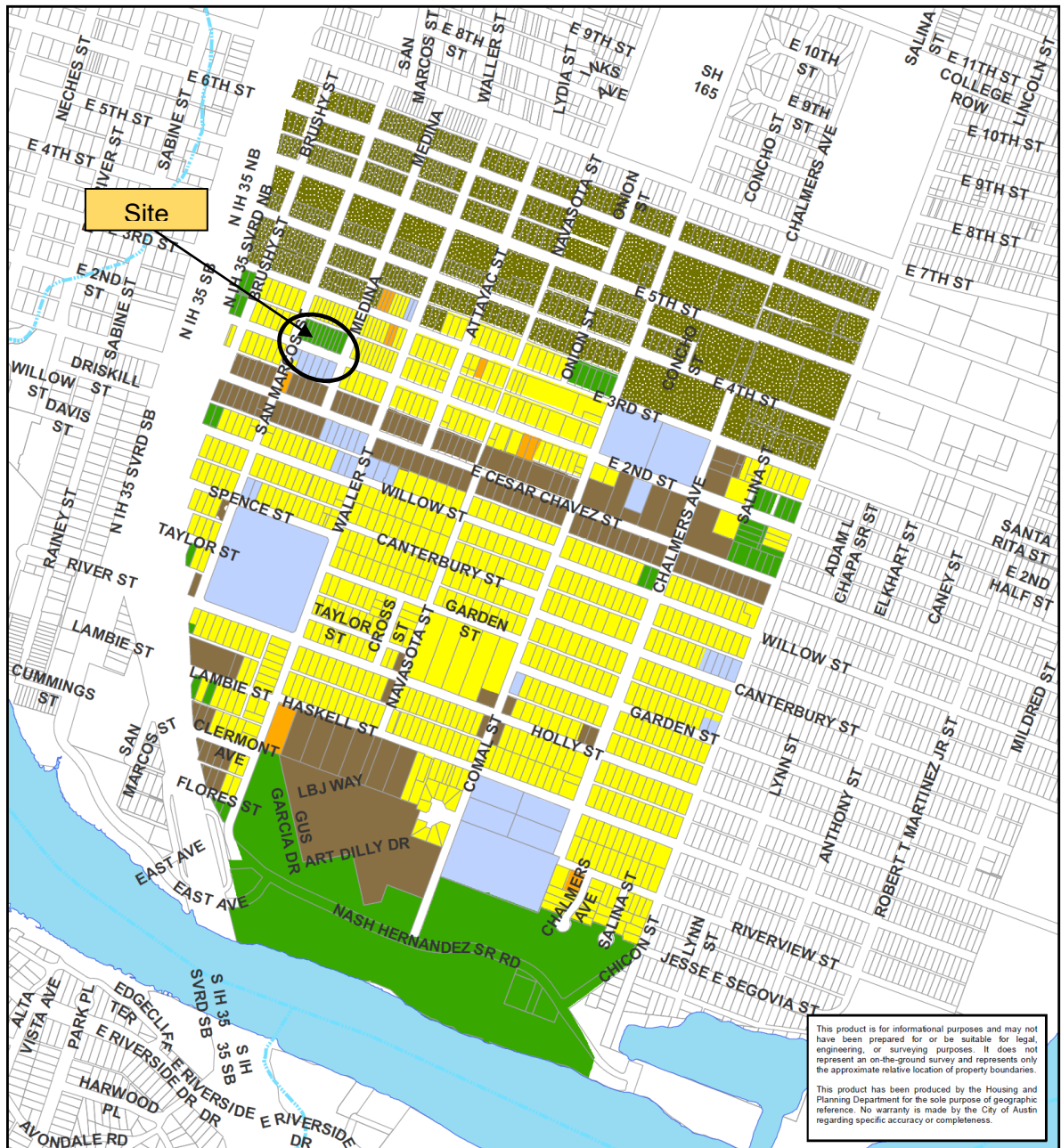
From: Meredith, Maureen
Sent: Thursday, April 25, 2024 5:03 PM
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: ECC NPCT Rec?: NPA-2023-0002.01_Christ Church Planning

Dear East Cesar Chavez NPCT:

Cases **NPA-2023-0002.01 and C14-2024-0010 Christ Church Planning** will be on the **May 14, 2024 Planning Commission hearing date**. If you would like your team's letter of recommendation included in the staff case reports, please email it to me and Jonathan Tomko, the zoning case manager, **no later than Wednesday, May 8th by 5:00 pm** which is when our staff reports are due. If we get it after this date and time, we will submit it as late back-up to the Planning Commissioners. You can watch the recorded community meeting here: <https://publicinput.com/a6466>.

Thanks.

Maureen



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

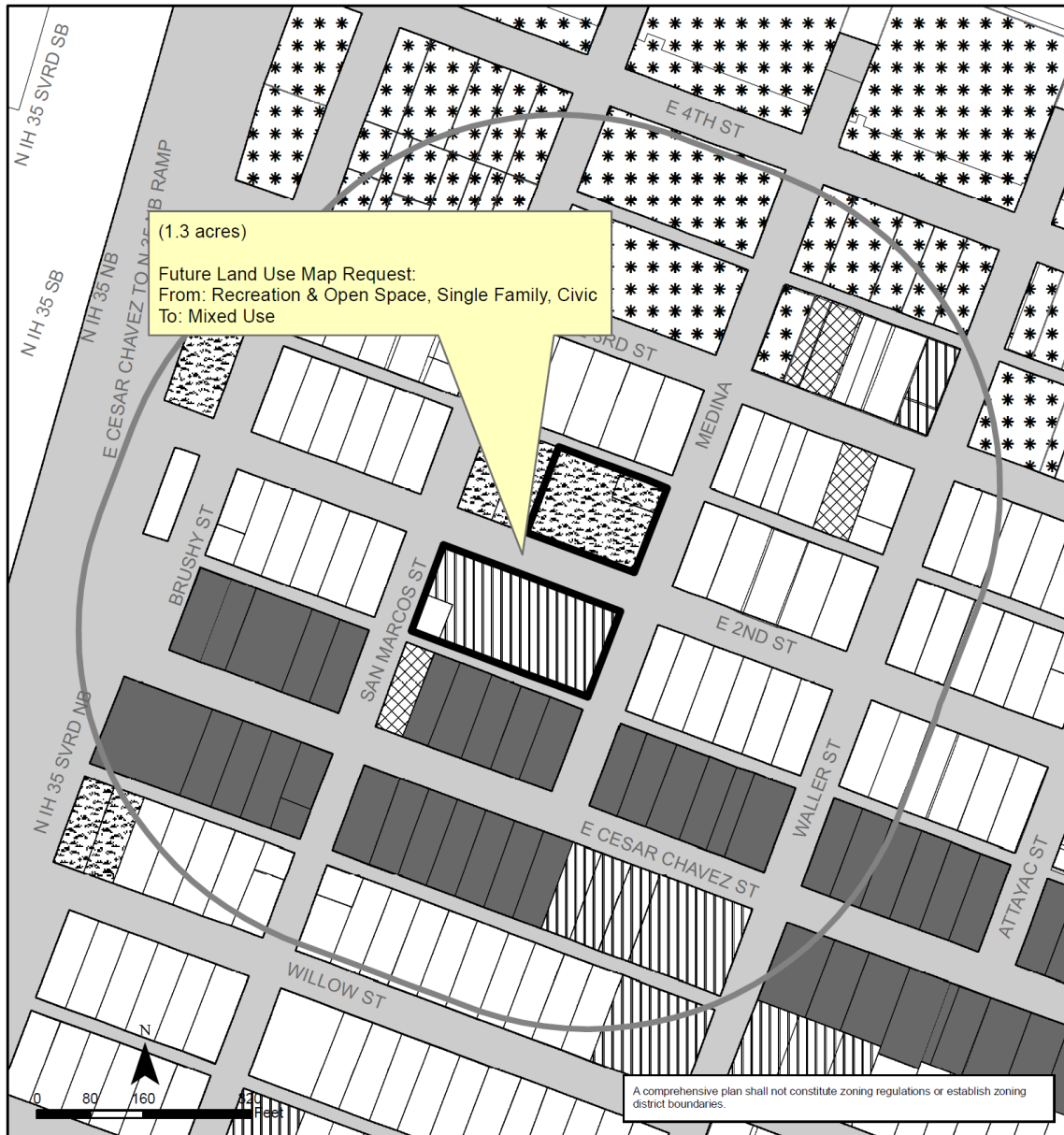
East Cesar Chavez Neighborhood Plan Future Land Use Map

- Civic
- Recreation & Open Space
- Mixed Use
- Single-Family
- Multifamily
- Specific Regulating District
- Neighborhood Mixed Use



Produced by City of Austin
 Housing and Planning Department
 Updated: 1/4/2023

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

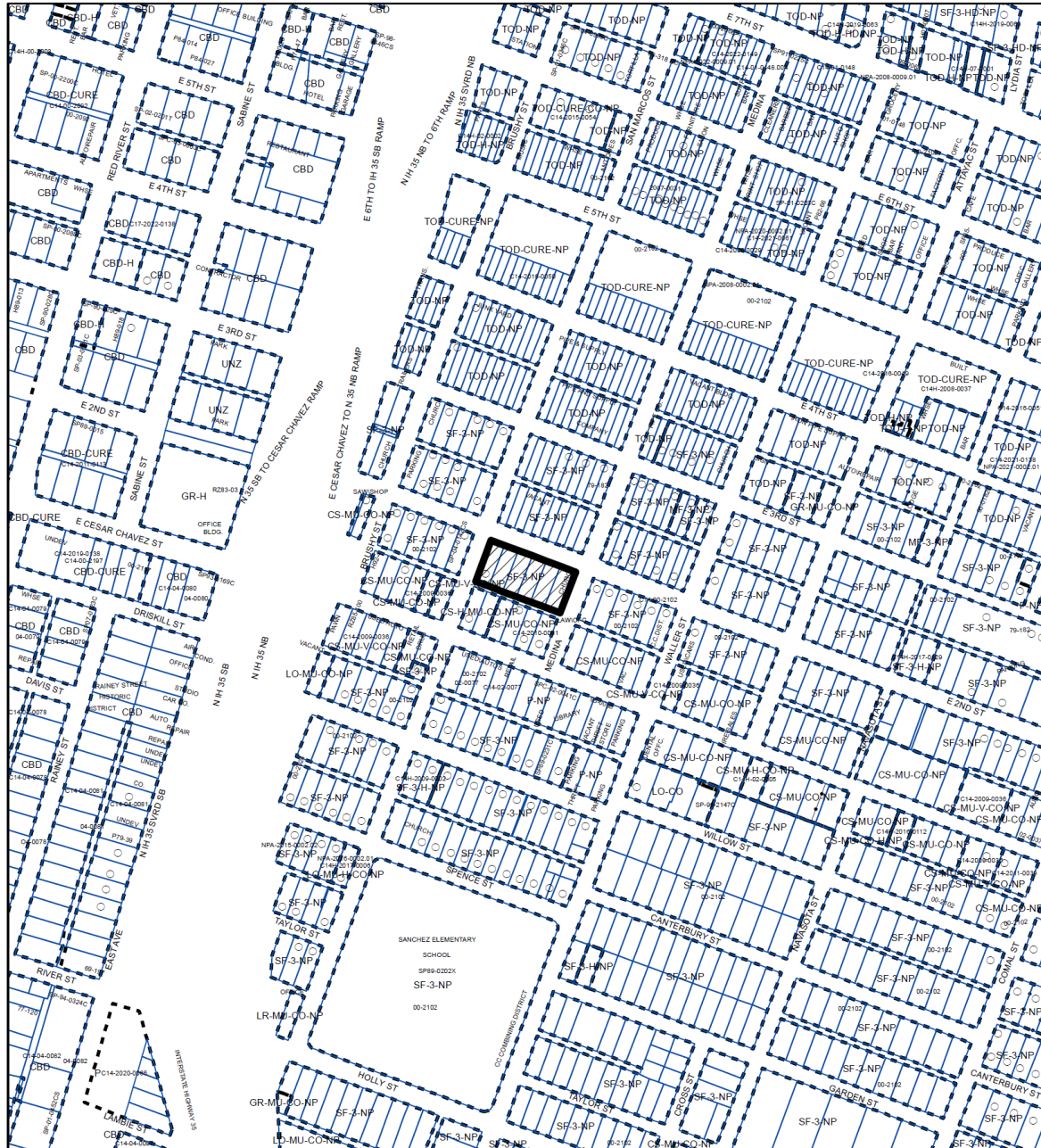





East Cesar Chavez Neighborhood Planning Area NPA-2023-0002.01

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Future Land Use			
	Subject Tract		Recreation & Open Space
	500 ft. notif. boundary		Single-Family
	Civic		Specific Regulating District
	Mixed Use		Transportation
	Multi-Family		



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

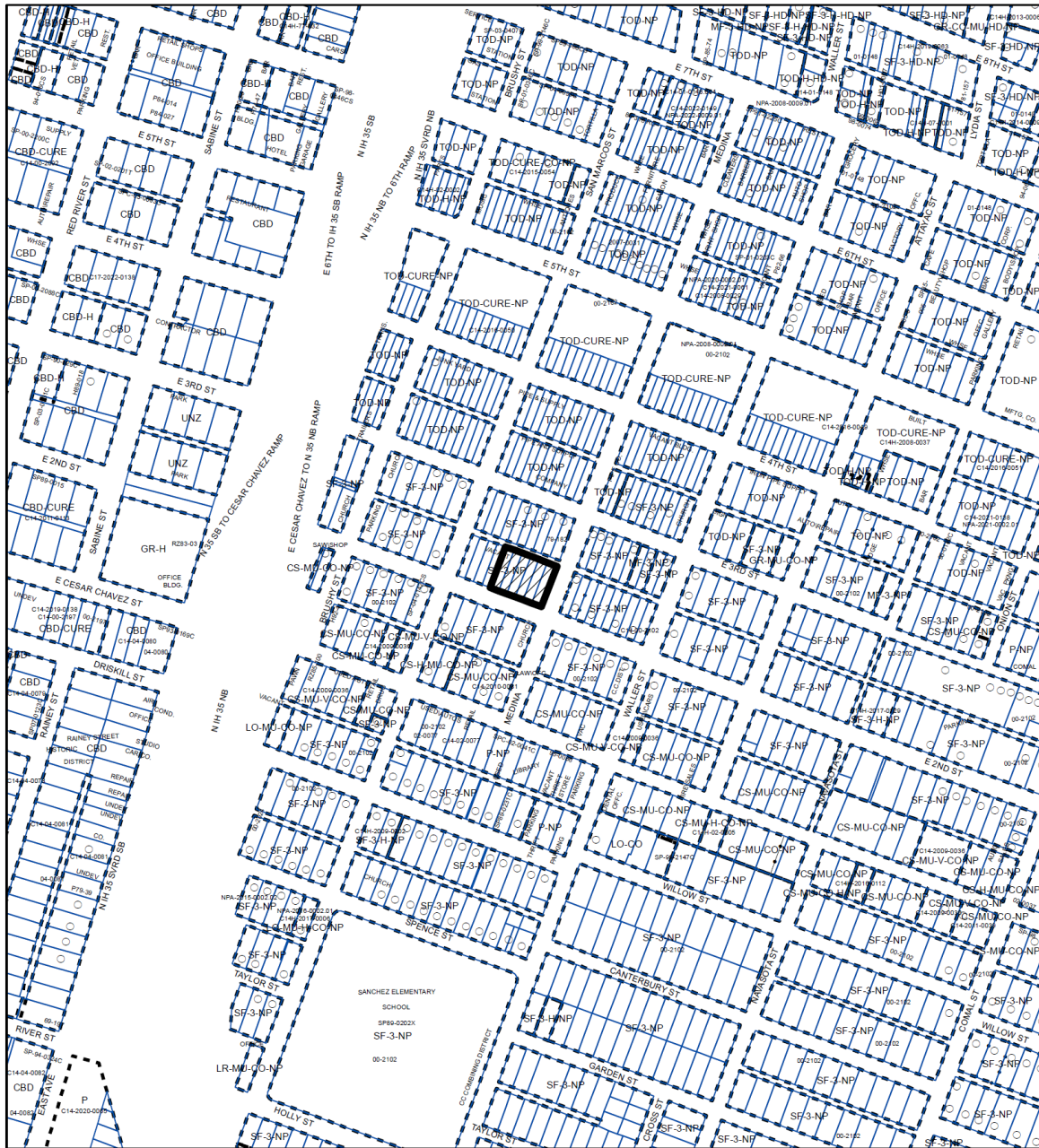
ZONING
ZONING CASE#: C14-2024-0010


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
Created: 2/14/2024





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
 ZONING CASE#: C14-2024-0017

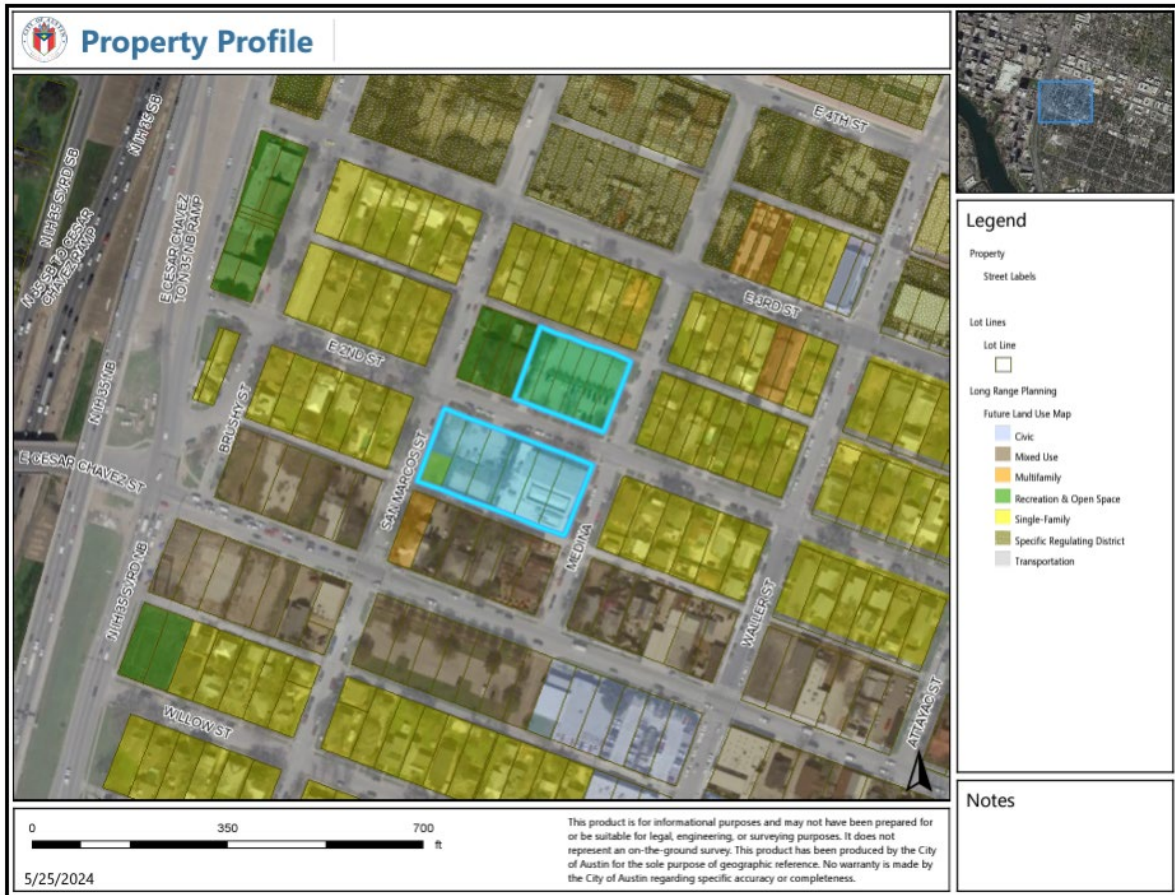
1" = 400'

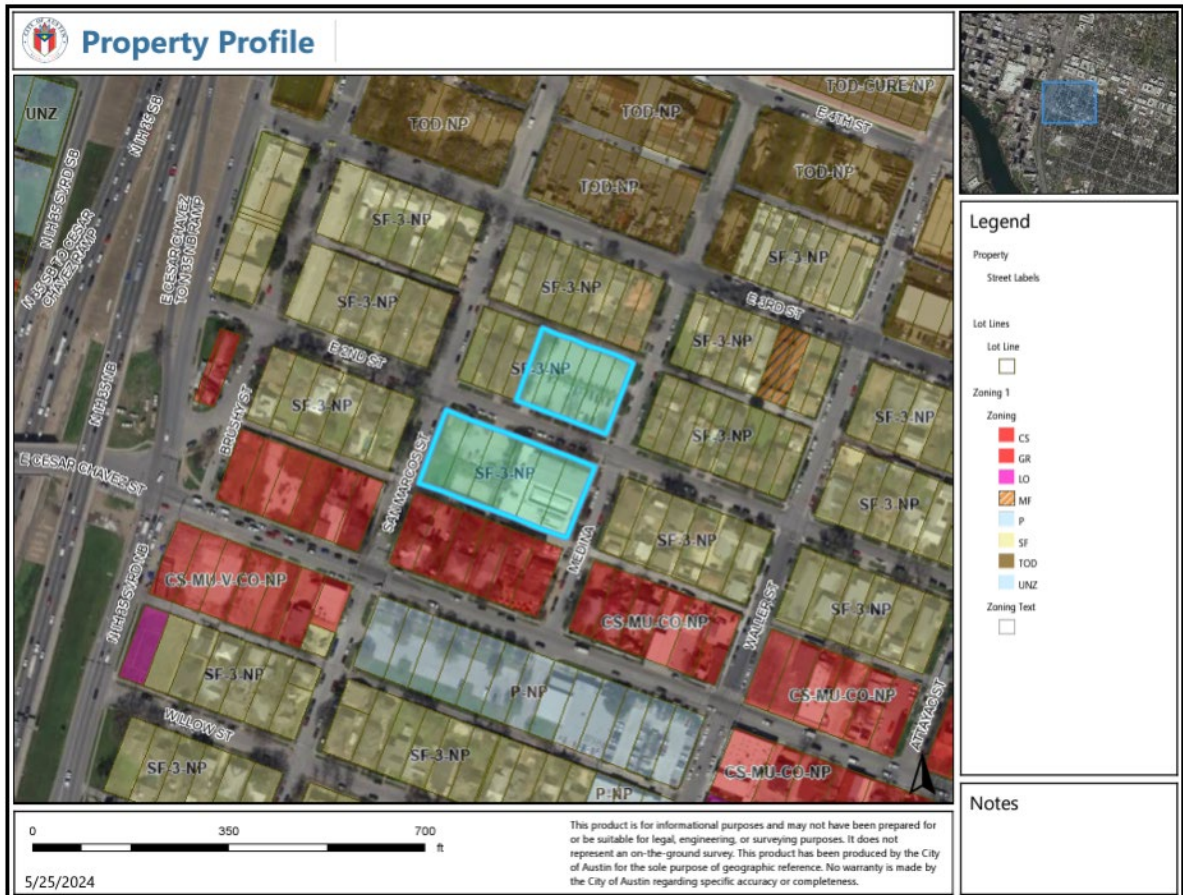
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Created: 2/16/2024



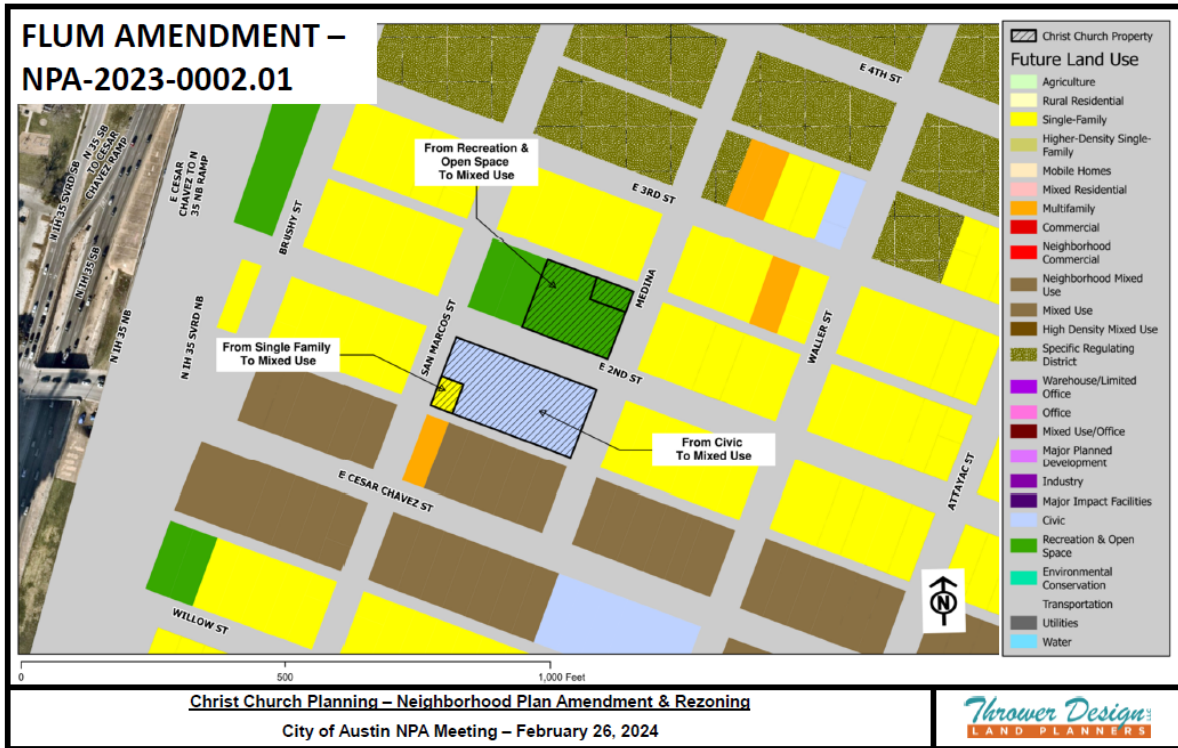


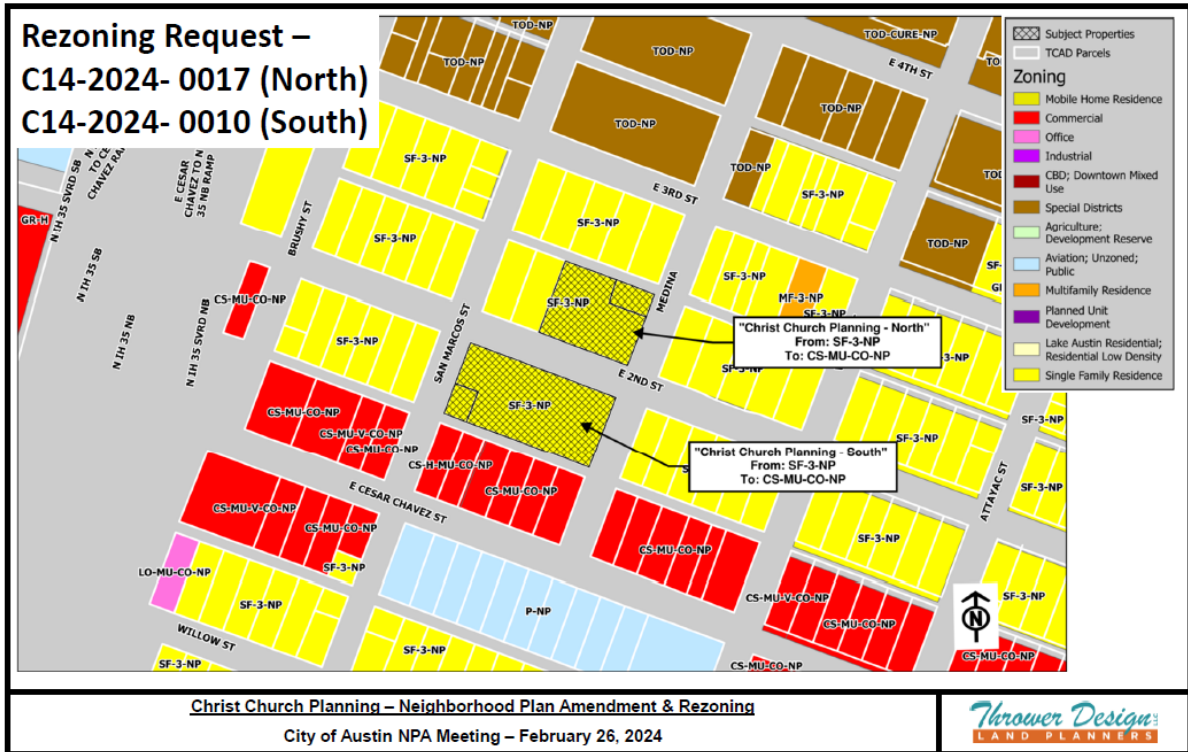
**Victoria Haase's Presentation at the February 26, 2024 Virtual
Community Meeting**



Christ Church Planning – Neighborhood Plan Amendment & Rezoning
City of Austin NPA Meeting – February 26, 2024







Future Plans

- Adding more space for church programs
 - Parish House
 - Classrooms & meeting space
 - administration offices, etc.
- Adding & formalizing parking
- Affordable housing units
- Coffee Shop

Conditional Overlay "CO" -

Prohibit the following uses:

- Adult Oriented Businesses
- Automotive Rental
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Building Maintenance Services
- Construction Sales & Service
- Kennels
- Marina
- Pawn Shop Services
- Service Station
- Vehicle Storage

Correspondence Received

From: Sara Smith
Sent: Thursday, August 8, 2024 2:48 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>
Subject: Re: Christ Church zoning change NPA-2023-0002.01

External Email - Exercise Caution

Hi Maureen,
Yes, thank you for accepting my change. Please see below.

I'd like to retract my previous comment because the original ask from Christ Church during public comment was for a basic zoning change to mixed use. They have since changed their ask and are seeking to apply the new DB90, which I am completely opposed to.

Christ Church has communicated to the neighborhood that they are seeking DB90 so that they can save money and build an above ground parking garage instead of the underground parking garage they were originally planning for with the basic mixed use zoning change. They said the plan now is for the first several floors to be parking garage with a few floors of office space and possibly residential units on top. They said a very small retail spot on the ground floor is not out of the question but they have made it clear it is not a priority for them.

Christ Church is completely out of touch with the pain points and needs of the neighborhood. We already have a very serious crime and blight situation happening in the East Cesar Chavez neighborhood. The Christ Church property is near the epicenter of the blight and crime. A huge parking garage without any street activation will only exacerbate the problem.

I ask that the City of Austin deny Christ Church's request to apply DB90 to their zoning change and require significant street activation in their building plans when they reach that step in the process.

Thanks,
Sara

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0002.01

Contact: Maureen Meredith, 512-974-2695 or

Maureen.Meredith@austintexas.gov

Public Hearing: June 11, 2024 - Planning Commission

I am in favor
 I object

Maureen Sanchez

Your Name (please print)

1000 East Ocean Chavez of 1002 East Ocean Chavez

Your address(es) affected by this application

Maureen Sanchez

Signature

June 18/2024

Date

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

Maureen Meredith
City of Austin
Street Jones Bldg.
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0002.01

Contact: Maureen Meredith, 512-974-2695 or

Maureen.Meredith@austintexas.gov

Public Hearing: Dec 19, 2023 - Planning Commission

I am in favor
 I object

Maureen Sanchez

Your Name (please print)

1000 E. Ocean Chavez, 1002 E. Ocean Chavez
1715 E. 7th Street, 405 Keefer Street

Your address(es) affected by this application

Maureen Sanchez

Signature

Dec 31, 2023

Date

Comments:

From: Lauren Malkani
Sent: Thursday, January 25, 2024 10:55 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Oppose NPA-2023-0002.01 / Christ Church of Austin

External Email - Exercise Caution

Hi Maureen,

I am a neighbor from this proposed rezoning to "mixed use" at 112 and 206 Medina and 1001, 1005, 1010 and 105 San Marcos. I would like to object the rezoning to of this property to mixed use.

Can you record my response? I am happy to submit a signature if needed. My address is 1203A E. 2nd St. 78702 and I am the property owner.

Thank you,
Lauren

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0002.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Dec 19, 2023 - Planning Commission

I am in favor
 I object

Carlo Fernandez

Your Name (please print)

208 E. Overst. 78702

Your address(es) affected by this application

[Signature]

12-20-23

Signature

Date

Comments: *let progress move forward*

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

Rec'd 10/15/24

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0002.01
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: October 10, 2024 - City Council

I am in favor
 I am object

Maureen Sanchez
Your Name (please print)
1000 E. Cesar Chavez, 1002 E. Cesar Chavez
405 Keefer Street
Your address(es) affected by this application

Signature

Date

Comments:

From: Sara Smith
Sent: Saturday, March 2, 2024 1:57 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Christ Church zoning change NPA-2023-0002.01

External Email - Exercise Caution

Hi Maureen,

Please see my public comment regarding the Christ Church zoning change, NPA-2023-0002.01.

I shared some of this feedback in the East Cesar Chavez Neighborhood Contact Team meeting but didn't see the developer who presented take notes. So I want to make sure the COA captures my input for consideration.

As a homeowner on the 900 block of E 2nd St, I have concerns that there will be no community benefit from this development. We lack green space in our immediate area and changing the zoning eliminates any chance of this lot returning to the recreational space it was intended for.

If City Council allows the zoning change, I ask that they ensure the following is required of the development to ensure the neighborhood is able to share in the benefits along with the church:

1. Recreational and or green space should be incorporated into the development. This could include community gardens on the ground floor and/or rooftop, pickleball, bocce ball court, etc.
2. There must be retail space on the ground floor that would be of interest to the majority of the neighborhood. For example, a bakery, craft store, etc.
3. There must be an active street scape.
4. It is highly preferable that in addition to the retail space, there is a cultural/creative art use on the first floor as well, open to the community. This could be a community art gallery, etc.

Thank you,
Sara