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**MEMORANDUM**

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**TO:** Planning Commission Members  
**FROM:** Heather Chaffin, Case Manager  
Planning and Zoning Department  
**DATE:** July 14, 2015  
**RE:** **Greater Mount Zion Baptist Church Properties**  
**1800 and 1801 Pennsylvania Avenue**  
**District 1**  
**Request to Initiate Neighborhood Plan Amendment (NPA)**

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Under a separate item, Planning Commissioners Jean Stevens and Nuria Zaragosa have proposed a discussion of City-initiated rezoning of property owned by Greater Mount Zion Church. In conjunction with that request, Staff is requesting that a Neighborhood Plan Amendment (NPA) be considered concurrently with any rezoning, if necessary and applicable.

An NPA may be triggered by rezoning if the new zoning classification is not permitted in the category designated on the neighborhood plan's Future Land Use Map (FLUM). The properties in question, 1800 and 1801 Pennsylvania Avenue, are both currently designated "Civic" on the Central East Austin FLUM.

Currently the rezoning classifications proposed by Commissioners Stevens and Zaragosa are multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) for 1801 Pennsylvania Avenue, and single family residence-small lot (SF-4A) for 1800 Pennsylvania Avenue. If these are the zoning classifications that Commission decides to pursue, an NPA will be required for 1801 Pennsylvania Avenue, but not for 1800 Pennsylvania Avenue. If different zoning classifications are pursued, the NPA should be coordinated accordingly.

An exhibit showing the location of the two properties is attached, as well as a chart showing land uses and FLUM categories.

# CITY OF AUSTIN DEVELOPMENT WEB MAP



## Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

## Future Land Use Map

- Activity Center
- Agriculture
- Civic
- Commercial
- Environmental Conservation
- High Density Mixed Use
- Higher-Density Single-Family
- Industry
- Major Impact Facilities
- Major Planned Development
- Mixed Residential
- Mixed Use

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LAND USE AND ZONING MATRIX

MAP COLOR	LAND USE	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	NO	LO	GO	GR	CS-1	CH	L	DMU	CBD	WLO	IP	M	LI	R&D	DR	AG	MH	CR	P	AV	PUD	TOD	MU & V
Pale Yellow	Rural Residential	1	1	1	1	1	1																														
Yellow	Single Family	1	1	1	4	4	2																														
Yellow with Black Stipple	Urban Single Family																																				
Goldensrod	Higher Density Single Family																																				
Salmon	Mixed Residential																																				
Orange	Multifamily																																				
Brown with white stipple	Neighborhood Mixed Use																																				
Reddish Brown	Mixed User/Offices																																				
Brown	Mixed Use																																				
Dark Brown	High Density Mixed Use																																				
Pink	Offices																																				
Red with white stipple	Neighborhood Commercial																																				
Red	Commercial																																				
Purple	Industry																																				
Pale Green	Agriculture																																				
Dark Purple	Major Impact Facilities																																				
Lavender	Major Planned Development																																				
Blue-Green	Environmental Conservation																																				
Green	Recreation & Open Space																																				
Blue	Civic																																				
Dark Grey	Utilities																																				
Magenta	Warehouse/Limited Office																																				
Beige	Mobile Homes																																				

These land use categories are specialized categories that apply to the specified land use only, regardless of the underlying zoning categories. Any zoning change that involves a change in the specified land use (i.e. redeveloping church property - CIVIC land use - into apartments - MULTIFAMILY land use) requires a plan amendment.

Discontinued July 2008 (See Note #6)

Discontinued November 2010 (See Note #9)

This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations. (See #10)



NOTES:

- Other Single Family zoning districts may be allowed if overall density and impervious cover is consistent with the Rural Residential land use category.
- For all plans adopted prior to January 2010, with the exception of the Central East Austin Neighborhood Plan, SF-5 and SF-6 can be used in the Single Family land use designation without a plan amendment.
- In certain cases, U zoning may be used in Mixed Use or High Density Mixed Use land use categories provided the most intense individual uses are limited through a Conditional Overlay or Planned Development Area.
- SF-4A and SF-4B zoning may be compatible with Single Family land use category only in plans adopted prior to January 2008; otherwise, these zoning categories are considered incompatible with a Single Family land use designation.
- If the uses included in a PUD development conflict with the future land use designation on the FLUM for the site, then a plan amendment will be required.
- Warehouse/Limited Office is used only in the Overton, Goyette/Johnson Terrace, and Southwest Combined plans - the permitted zoning categories are NO, LO, and WLO.
- Major Planned Development may be permitted in U, P, CH, M, and R&D zoning districts with the combination of the PDA combining district.
- Refer to Appendix G of the Oak Hill Combined Neighborhood Plan for the Council-amended maps.
- Mobile Home land use category is used only in the Goyette/Johnson Terrace Combined, North Austin Civic Association, South Congress Combined, and Southwest Combined Neighborhood Plans.
- Transit-Oriented Development (TOD) land use was incorporated into the Specific Regulating District map designation (July 2011). A plan amendment is required when there is a rezoning request to change the regulating district boundaries.

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