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MEMORANDUM

TO: Mr. Stephen Oliver, Chair
Planning Commission Members

FROM: Heather Chaffin, Case Manager
Planning and Zoning Department

DATE: July 28, 2015

RE: **Greater Mount Zion Baptist Church – Related Agenda Items C1, C2, D1 & D2**
1800 Pennsylvania Avenue
District 1
Items requested by Planning Commission

Several related items on the July 28, 2015, Planning Commission agenda are posted for discussion and/or action related to the property located at 1800 Pennsylvania Avenue. A Staff Report is attached for Item C2 – Restrictive Covenant Termination, but reports have not been generated for the other items listed since they have not been formally submitted or reviewed by Staff.

Staff is providing some background information that may be useful during the review and/or discussion of items C1, C2, D1 and D2. Some of these items have been requested by individual Commissioners, others are provided as resource materials. In addition to the attachments, I am providing a link to the Zoning Use Summary Table, which is more user-friendly when accessed online:

https://www.austintexas.gov/sites/default/files/files/Planning/Zoning/permitted_use_chart.pdf.

Please contact me at 512-974-2122 if you have any questions.

Attachments: Greater Mount Zion Zoning Site Plan – C14-86-103 *- separate*
Zoning Site Plans – Overview
Approved Site Development Standards – C14-86-103
Site Development Standards
Land Use and Zoning Matrix

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Zoning Site Plans - Overview

The existing zoning on the property located at 1801 Pennsylvania Avenue is zoned general office-neighborhood plan (GO-NP). This zoning was established in 1986 under City File C14-86-103. As was the practice at the time, a zoning site plan was attached to the zoning ordinance, and was considered a binding land use plan. Per Section 25-5-82 (D) (3) of the City Code, zoning site plans do not expire.

If development is proposed on a property that does not comply with the existing zoning site plan, the site plan must be separated from the zoning ordinance. This can be achieved by replacing or deleting the site plan.

Replacement Site Plans. In accordance with Section 25-5-64 of the City Code, the director may approve an administrative site plan as a replacement for a zoning site plan if the director determines that:

- (1) except as otherwise provided in this section, the replacement site plan complies with current regulations;
- (3) if a traffic impact analysis was not submitted with the zoning site plan, the replacement site plan must demonstrate that traffic impacts will be adequately mitigated;
- (4) the amount of impervious cover on the replacement site plan does not exceed that approved on the zoning site plan;
- (5) the amount of building coverage on the replacement site plan does not exceed that approved on the zoning site plan;
- (6) building height on the replacement site plan does not exceed that approved on the zoning site plan by more than six feet;
- (7) the total caliper inches of trees on the replacement site plan is not less than that approved on the zoning site plan, unless a decrease is approved by the city arborist;
- (8) a restrictive covenant for the site, if any, complies with the requirements of this section;
- (9) the replacement site plan does not have a use that is more intense than permitted in the zoning site plan; and
- (10) the replacement site plan does not change a condition of approval of the zoning site plan.

An interested party may appeal to the Land Use Commission the director's determination whether a replacement site plan changes a condition of approval of the zoning site plan.

Site Plan Deletion. If the proposed redevelopment of a property cannot comply with the zoning site plan or meet the parameters of a replacement site plan, site plan deletion is the next available option. Deletion of a zoning site plan is effectively a rezoning, and is processed accordingly, with Planning Commission and City Council hearings and action.

Approved Site Development Standards – C14-86-103

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The following conditions were approved with the above referenced zoning site plan, which is also attached with this memorandum.

- 76.55% Impervious Cover
- 30% Building Cover
- 0.242 : 1 Floor to Area Ratio
- 3 Stories
- “Religious Education / Day Care” are listed as existing land uses.

Site Development Standards

Residential Zoning Districts

	LA	RR	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	MH
Minimum Lot Size (Square Feet)	43,560	43,560	10,000	5,750	5,750	3,600**	**	5,750	5,750	8,000	8,000	8,000	8,000	8,000	8,000	--
Minimum Lot Width	100	100	60	50	50	40	**	50	50	50	50	50	50	50	50	--
Maximum Dwelling Units Per Lot	1	1	1	1	**	1	**	--	--	**	**	**	**	**	**	--
Maximum Height	35	35	35	35	35	35	**	35	35	40	40 or 3 stories	40	60	60	90	--
<u>Minimum Setbacks</u>																
Front Yard	40	40	25	25	25	15	**	25	25	25	25	25	15	15	15	--
Street Side Yard	25	25	15	15	15	10	**	15	15	15	15	15	15	15	15	--
Interior Side Yard	10	10	5	5	5	**	10	5	5	5	5	5	5	5	5	--
Rear Yard	20	20	10	10	10	**	**	10	10	10	10	10	10	10	10	--
Maximum Building Coverage	--	20%	35%	40%	40%	55%	40%	40%	40%	45%	50%	55%	60%	60%	70%	--
Maximum Impervious Cover	**	25%	40%	45%	45%	65%	60%	55%	55%	55%	60%	65%	70%	70%	80%	--
Maximum Floor Area Ratio	--	--	--	--	--	--	--	--	--	--	0.75:1	0.75:1	1:1	1:1	--	--
Maximum Units Per Acre	--	--	--	--	--	--	--	--	--	17	23	36	36-54**	54	--	--

Commercial Zoning Districts

	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	P	
Minimum Lot Size (Square Feet)	5,750	5,750	5,750	20,000	5,750	5,750	5,750	--	--	43,560	5,750	5,750	20,000	43,560	50	5.75	**	10	**	10	**	**
Minimum Lot Width	50	50	50	100	50	50	50	--	--	100	50	50	100	100	250	50	100	100	**	**	**	**
Maximum Height	35 or 2 stories	40 or 3 stories	60	40	40 or 3 stories	60	200	**	120	25 or 1 story	60	60	**	60	120	60	45	35	**	**	60	**
<u>Minimum Setbacks</u>																						
Front Yard	25	25	15	50	25	10	10	--	--	25	10	10	50	25	--	--	75	25	**	**	100	**
Street Side Yard	15	15	15	50	15	10	10	--	--	25	10	10	50	25	--	--	**	25	**	**	100	**
Interior Side Yard	5	5	5	20	--	--	--	--	--	5	--	--	25	**	**	**	**	10	**	**	100	**
Rear Yard	5	5	5	20	--	--	--	--	--	25	--	--	25	**	**	**	**	10	**	**	100	**
Maximum Building Coverage	35%	50%	60%	25%	50%	75%	50%	100%	100%	--	95%	95%	85%	50%	75%	75%	40%	12,000	**	**	--	**
Maximum Impervious Cover	60%	70%	80%	60%	80%	90%	50%	100%	100%	70%	95%	95%	85%	80%	80%	80%	**	15,000	**	**	--	**
Maximum Floor Area Ratio	0.35:1	0.7:1	1:1	0.25:1	0.5:1	1:1	8:1	8:1	5:1	0.25:1	2:1	2:1	3:1	1:1	1:1	1:1	**	--	**	**	--	**

** See Austin City Code Volume III (Land Development Code)

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Updated 12/2/2006

LAND USE AND ZONING MATRIX

PURPOSE OF MATRIX:
This land use zoning matrix is intended for use as a guide to show the permitted and typical zoning allowed in each land use category. The matrix also helps determine when a plan amendment is required. Each box attached grey represents **permitted zoning** and each box shaded with a dark upward diagonal represents the **permitted "typical" zoning** in the associated land use category.



- 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 2002, with the exception of the Central East-Austin Neighborhood Plan, SF-5 and SF-9 can be used in the Single-Family land use designation without a plan amendment.
 - In certain cases, LI zoning may be used in Mixed Use or High Density Mixed Use land use categories provided the most intense industrial 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 2009; otherwise these zoning categories are considered incompatible with a Single-Family future land use designation.
 - If the uses included in the 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 Dawson, Govville/Johnson Terrace, and Southeast Austin plans - the permitted zoning categories for this discontinued land use designation are NO, LO, and WLO.

MAP COLOR	LAND USE	LS	RR	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	LR	GR	CS-1	CH	L	DMU	CBD	WLO	IP	MI	LI	R&D	DR	AG	MH	CR	P	AV	PUD	TOD	MU & V		
Pale Yellow	Rural Residential	1																																								
Yellow	Single Family																																									
Yellow with Black Stipple	Urban Single Family																																									
Goldenrod	Higher Density Single Family																																									
Salmon	Mixed Residential																																									
Orange	Multifamily																																									
Brown with white stiple	Neighborhood Mixed Use																																									
Reddish Brown	Mixed Use/Office																																									
Brown	Mixed Use																																									
Dark Brown	High Density Mixed Use																																									
Pink	Office																																									
Red with white stiple	Neighborhood Commercial																																									
Red	Commercial																																									
Purple	Industry																																									
Pale Green	Agriculture																																									
Beige	Mobile Homes																																									
Dark Purple	Major Impact Facilities																																									
Dark Olive w/ White Stipple	Transit Oriented Development																																									
Lavender	Major Planned Development																																									
Blue-Green	Environmental Conservation																																									
Green	Recreation & Open Space																																									
Blue	Civic																																									
Dark Grey	Utilities																																									
Magenta	Warehouse/Limited Office																																									

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 to another 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)

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