

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0032 & NPA-2009-0022.02 – South Congress Baptist Church

P.C DATE: July 28, 2009
August 25, 2009

ADDRESS: 1511 S. Congress

OWNER/APPLICANT: Congress Avenue Baptist Church (Jim Gotcher)

AGENT: Dubois, Bryant & Campbell (Henry Gilmore)

ZONING FROM: SF-3-NCCD-NP **TO:** CS-NCCD-NP & GO-NCCD-NP

AREA: 2.0117 acres (86,729 sq. ft.)

SUMMARY STAFF RECOMMENDATION: Staff recommends CS-CO-NCCD-NP (Commercial Services/Conditional Overlay/Neighborhood Conservation Combining District/Neighborhood Plan) and GO-CO-NCCD-NP (General Office/Conditional Overlay/Neighborhood Conservation Combining District/Neighborhood Plan) with conditions. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day.

DEPARTMENT COMMENTS: This property is the site of the South Congress Baptist Church and is currently developed with 3 buildings used for church services and education. The applicant seeks to rezone the property in order to construct new facilities for the church. Since the property is zoned single family, the site will need to be rezoned in order to meet the site development standards necessary for new structures and parking facilities.

For the western one-half of the property fronting Congress Avenue, staff recommends CS-CO-NCCD-NP with the following prohibited uses:

- Adult oriented business
- Recycling Center
- Pawn Shop
- Automotive Rental
- Automotive Sales
- Automotive Washing
- Exterminating Services
- Vehicle Storage
- Bail Bonds Services
- Service Station

For the eastern one-half of the property fronting Nickerson Street, staff recommends GO-CO-NCCD-NP. The conditional overlay for this portion of the property will limit the site development regulations to the following:

- GO (General Office) Floor-to-area-ratio [1:01];
- LO (Limited Office) height [40 feet or 3 stores], building coverage [50%] and impervious cover [70%]; and
- NO (Neighborhood Office) district zoning uses

NEIGHBORHOOD PLANNING STAFF RECOMMENDATION: Staff supports the applicant's request for MIXED USE land use on the western portion of the property along S. Congress Avenue, with CIVIC land use to remain on the eastern portion of the property along Nickerson Street.

Staff Analysis: The applicant's request for MIXED USE land use on the portion of the property along S. Congress Avenue is consistent with the above goals for the following reasons, 1) Mixed Use land use is located to the north and south of the site, with Mixed Use being the majority of the land uses along S. Congress Avenue; 2) Keeping Civic land use along the eastern portion of the property (along Nickerson Street) will provide some protection to the adjacent residential uses; 3) The proposed rezoning of the property to CS- Commercial Service to build a parking garage will provide much-needed commercial parking for area businesses and patrons to the various shops located along the commercial corridor, in addition to providing parking for First Thursday events.

ISSUES: The South River City Citizens support the NPA amendment for the property, but do not support the zoning request for the eastern one-half of the property:

The NPCT voted unanimously to:

1. support the Neighborhood Plan amendment from Civic to Commercial, and
2. support the zoning request from SF3-NCCD-NP to CS-NCCD-NP for the **west half** of the property, and suggested a Conditional Overlay to prohibit the following uses:
 - Adult Oriented Business,
 - Recycling Center
 - Pawn Shop
 - Automotive Rental
 - Automotive Sales
 - Automotive Washing
 - Exterminating Services
 - Vehicle Storage
 - Bail Bonds Services
 - Service Station

For the **east half** of the property, the NPCT voted unanimously to:

1. oppose the change of land use from Civic to Commercial, and
2. oppose the zoning change to GO-NCCD-NP for the east half of the property and instead recommend NO-NCCD-NP

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NCCD-NP	Church
<i>North</i>	CS-V-NCCD/CS-NCCD	Dry Cleaning/Sign Shop
<i>South</i>	CS-MU-V-NP/SF-3-NP	Mobile Food Vending/Single Family
<i>East</i>	SF-3-NCCD-NP	Single Family
<i>West</i>	CS-V-CO-NP	Retail

NEIGHBORHOOD PLAN: South River City Combined Neighborhood Plan

TIA: Waived

WATERSHED: East Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: Yes – South Congress

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

South River City Citizens
South Central Coalition
Austin Neighborhoods Council
Bouldin Creek Neighborhood Association
Terrell Lane Interceptor Association
Barton Springs/Edwards Aquifer Conservation District

SCHOOLS:

Galindo Elementary School
Fulmore Middle School
Travis High School

CASE HISTORIES

NUMBER	REQUEST	YEAR
Ord.# 86-0807-H	Fairview Park NCCD	1986

BASIS FOR RECOMMENDATION

1. Zoning should allow for reasonable use of the property.

The recommended zoning will allow the South Congress Baptist Church to rebuild church facilities and to continue its religious assemble use on the property.

2. Zoning changes should promote a balance of intensities and densities.

The recommended zoning will promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin Creek 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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the

tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
S Congress Avenue	125'	92'	Arterial	Yes	Yes	Yes
Nickerson Street	60'	30'	Local	Yes	No	Yes
E Monroe Street	30'	60'	Local	Yes	No	Yes
Elizabeth Street	40'	40'	Local	Yes	No	Yes

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114. Please contact me at your earliest convenience regarding this comment so we can discuss which streets will required data collection counts for the study.

Site Plan:

Site plans will be required for any new development other than single-family or duplex residential.

This site is in the Fairview NCCD.

Development must comply with Subchapter E, Commercial Design Standards.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

- The site is subject to compatibility standards. Along the West property line, the following standards apply:
- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- e. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- f. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- g. No parking or driveways are allowed within 25 feet of the property line.
- h. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- i. Additional design regulations will be enforced at the time a site plan is submitted.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

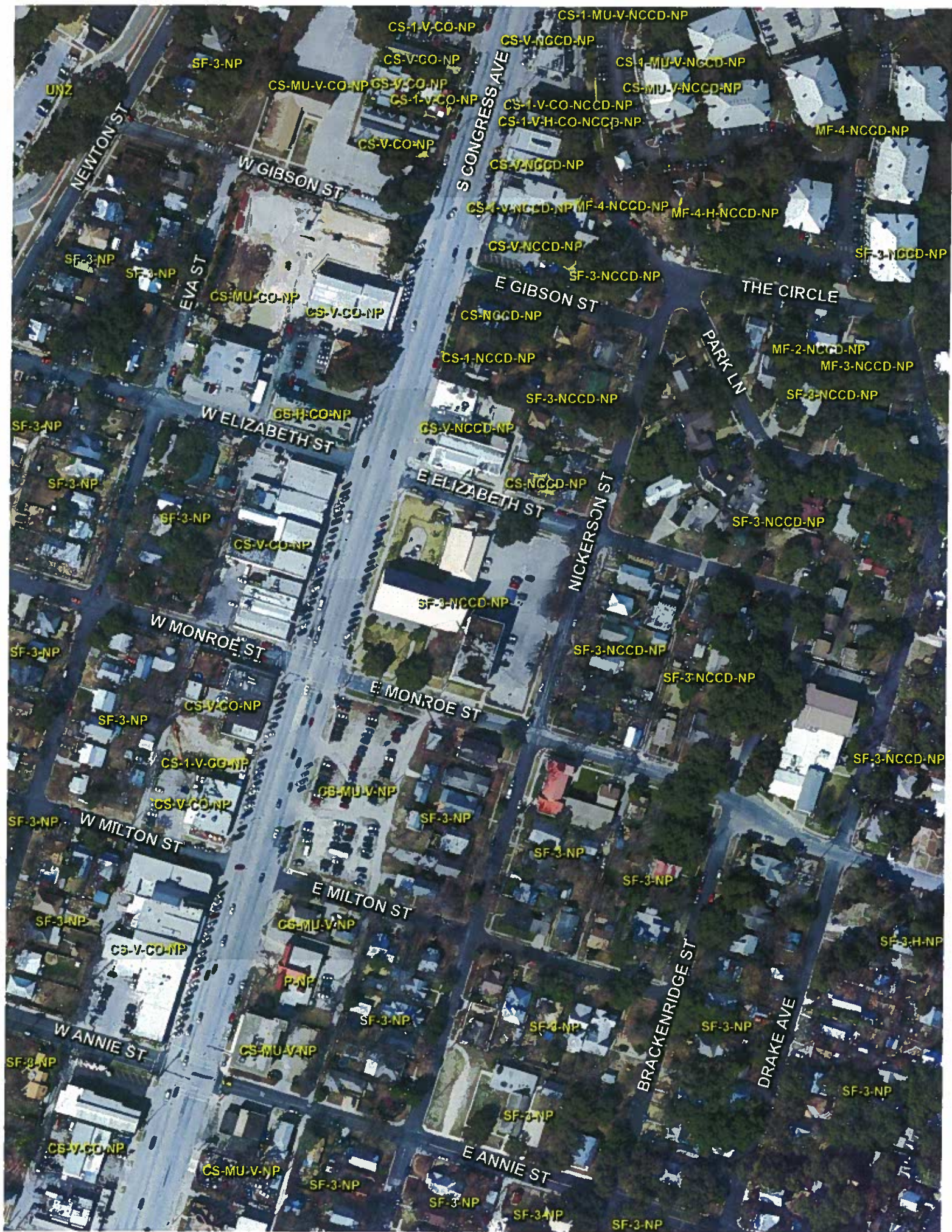
ORDINANCE NUMBER:

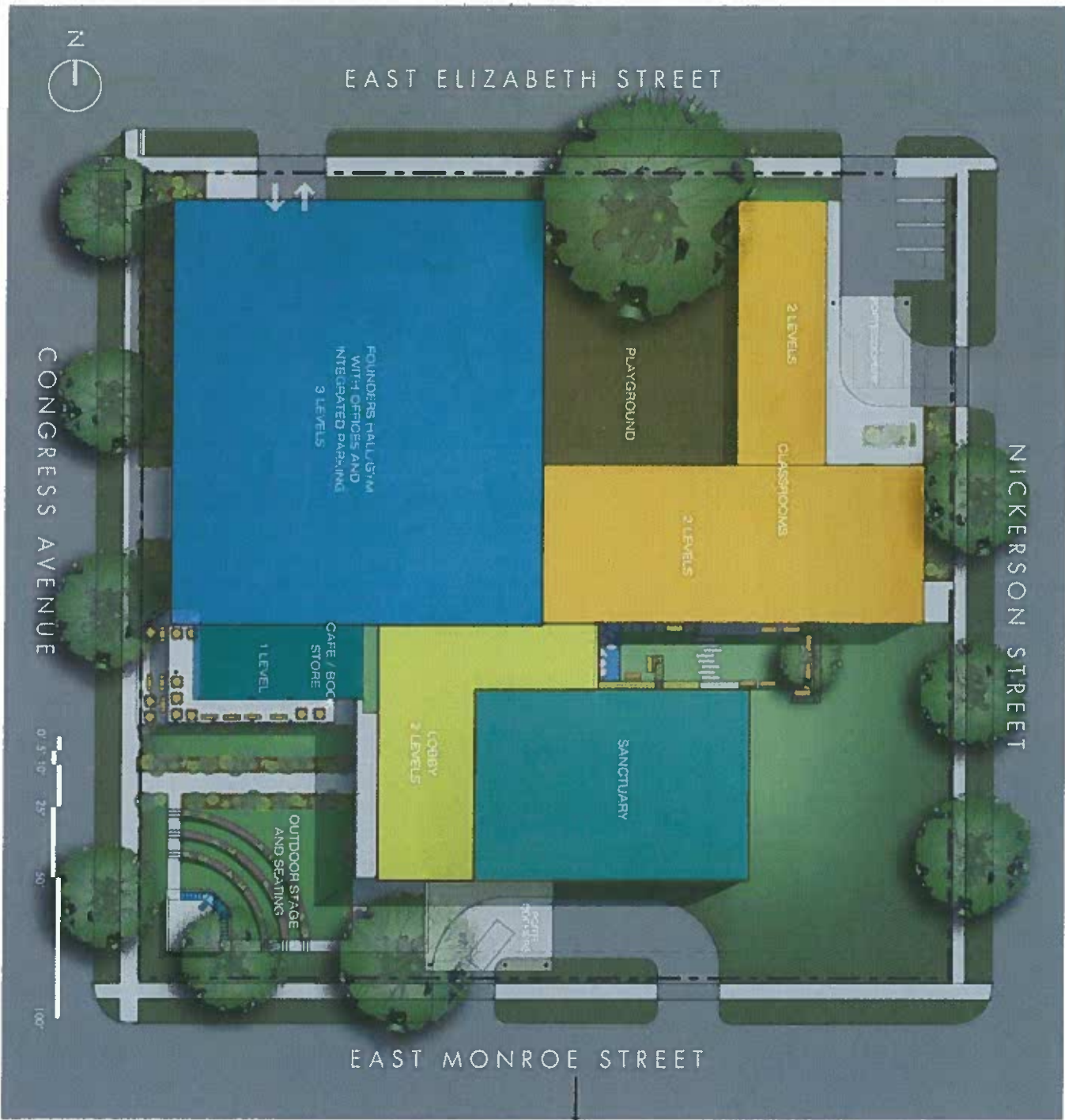
CASE MANAGER: Stephen Rye

PHONE: 974-7604

stephen.rye@ci.austin.tx.us

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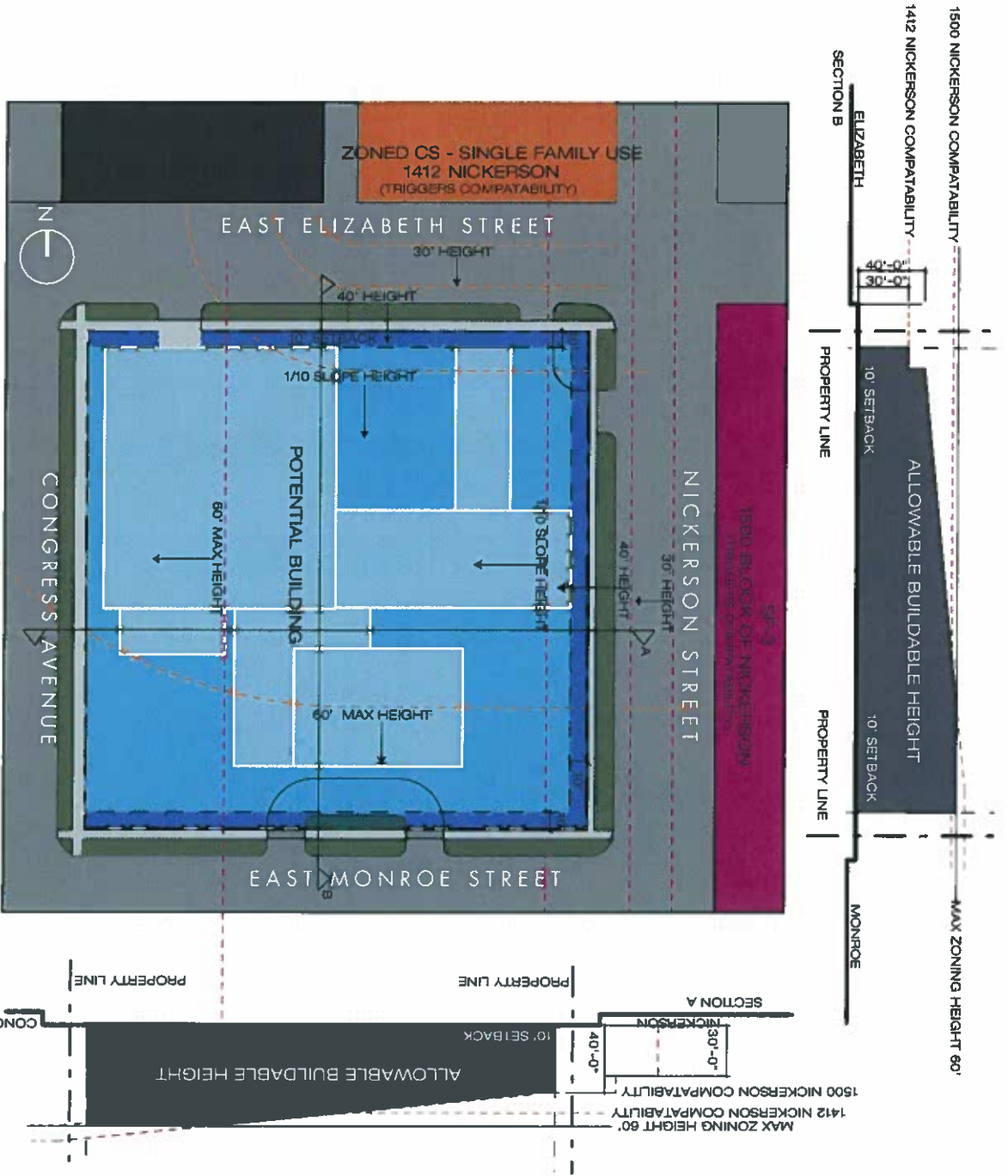




BELOW GRADE PARKING
ACROSS STREET
(100 SPACES)

**SOUTH CONGRESS
BAPTIST CHURCH**
February 12, 2008
Site Plan

DC **DICK CLARK**
ARCHITECTURE
www.dickclark.com



**SOUTH CONGRESS
BAPTIST CHURCH**
February 12, 2009
Compatibility Diagram

DC **DICK CLARK**
ARCHITECTURE
www.dickclark.com



**SOUTH CONGRESS
BAPTIST CHURCH**
February 12, 2009
Section



SOUTH CONGRESS
BAPTIST CHURCH
February 16, 2009
Perspective

Existing



SOUTH CONGRESS
BAPTIST CHURCH

SOUTH CONGRESS
BAPTIST CHURCH
February 12, 2009
Existing Massing

Proposed



**SOUTH CONGRESS
BAPTIST CHURCH**

**SOUTH CONGRESS
BAPTIST CHURCH**
february 12, 2009
Proposed Massing



Re: Case NPA-2009-0022.01
Case C14-2009-0032

June 1, 2009

On May 19, 2009 the Greater South River City (GSRC) Neighborhood Planning Contact Team (NPCT) held a meeting in accordance with our bylaws to take action on the requested Neighborhood Plan amendment and zoning change by the Congress Avenue Baptist Church (CABC). CABC occupies the block bounded by Congress Avenue, Monroe Street, Nickerson Street and Elizabeth Street. CABC representatives told NPCT members and neighbors at a City sponsored meeting on May 5, 2009 that they plan to demolish their existing structures and build a new sanctuary, administrative offices, classrooms, a gymnasium, a religious bookstore, cafe and a parking garage. They plan to lease spaces in the parking garage to nearby businesses during times when those spaces are not needed for CABC use.

For the west half of the property, CABC has requested:

1. a neighborhood plan amendment to change the land use designation on the GSRC Future Land Use Map (FLUM) from Civic to Commercial, and
2. a zoning change from SF3-NCCD-NP to CS-NCCD-NP.

The NPCT voted unanimously to:

1. **support the Neighborhood Plan amendment from Civic to Commercial, and**
2. **support the zoning request from SF3-NCCD-NP to CS-NCCD-NP for the west half of the property, except we added a Conditional Overlay to prohibit the following uses:**
 - Adult oriented business,
 - Recycling center,
 - Pawn shop,
 - Automobile rental,
 - Automobile sales,
 - Automobile washing,
 - Automobile repair,
 - Exterminating services,
 - Vehicle storage,
 - Bail bond services, and
 - Service Station.

This is consistent with surrounding properties along Congress Avenue.

For the east half of the property, CABC has requested:

1. a neighborhood plan amendment to change the land use designation on the GSRC Future Land Use Map (FLUM) from Civic to Commercial, and
2. a zoning change from SF3-NCCD-NP to GO-NCCD-NP.

The NPCT voted unanimously to:

1. **oppose the change of land use from Civic to Commercial, and**
2. **oppose the zoning change to GO-NCCD-NP for the east half of the property and instead recommend NO-NCCD-NP.**

Our vote is based on the following considerations:

1. CABC's proposal is not consistent with the first and primary goal (Goal A) in our Neighborhood Plan (NP): Maintain the historic fabric and respect the established neighborhood character and natural assets. The NPCT recognizes that it would be consistent with our FLUM and appropriate for the west ½ of the property adjacent to S. Congress Avenue to have commercial land use and zoning. However, we feel very strongly that allowing the east ½ block of this property to have commercial land use and GO zoning would not be consistent with the FLUM and not appropriate for that single-family area of the neighborhood. The east ½ block of the property is surrounded on all three sides by SF residences and that half block of the neighborhood (along Nickerson street) is all single family use. Changing the east ½ block of the property to the proposed use and zoning would amount to commercial creep into the neighborhood thereby not respecting the established neighborhood character and compromising the integrity of the neighborhood. A zoning change to NO for the east half of the property would allow additional impervious cover and height yet remain in keeping with the residential nature of that area of the neighborhood.
2. City staff has said that CABC could accomplish its plan for day-care, school, bookstore, and coffee shop with a Civic land use designation because these would be accessory uses for the church. However, since CABC plans to have a parking garage and charge for parking, city staff has said that commercial land use is necessary. The CABC plans show the parking garage on the west half of the property, which the NPCT and the neighbors support. While this use is appropriate for the west half of the property, it is not appropriate for the east half of the property which is surrounded on all three sides by single-family residences.
3. CABC said that they desire the additional FAR, impervious cover limits and height entitlements provided with GO zoning. However, compatibility standards constrain the height and the proposed plans CABC brought to the NPCT should be feasible with NO zoning in terms of FAR and impervious cover. Those plans show the higher FAR, height and impervious cover pushed to the ½ block adjacent to S. Congress which we believe is appropriate. Subsequent to showing those plans, CABC said that they need the flexibility of the GO standards because they aren't completely sure what they will want to do now or in the future. CABC has an entire block of land in the neighborhood. There should be plenty of flexibility given that we are supportive of upzoning ½ of that block from single-family to commercial zoning and that ½ block (adjacent to S. Congress) is much less constrained by compatibility.

4. CABC asserts that there will be a reduction in impervious cover because GO would restrict the impervious cover to 80% whereas there is currently almost 100% on the east ½ block of the property. However, the west ½ block of the property has a significant amount of pervious cover currently and the zoning change we are supporting for that will afford them 95% impervious cover so the large increase in impervious cover entitlements on the ½ block abutting S. Congress Avenue must also be factored in when comparing existing impervious cover for the site.
5. The NPCT and adjacent neighbors have no way to guarantee that the CABC will follow through with their plans and remain on the property though we believe that they intend to at this time and sincerely hope that they will. Therefore, it is only prudent on our part to consider the FLUM and zoning change in terms of what is appropriate for the neighborhood regardless of who owns the property. CABC has offered a zoning rollback on the east half of the property in the event of uses other than church, daycare or school. However, this approach is something city staff has indicated that they would not support. Thus, any zoning rollback would most likely have to be in the form of a private restrictive covenant, which the SRCC neighborhood association would have to agree to and enforce. In addition, any rollback could occur after buildings were built to the more permissive standards, which would not protect the single family homes directly across Nickerson, Elizabeth and Monroe Streets given the intensity of those standards (allowing commercial use and GO zoning). The NPCT felt this was not a viable solution and that we needed to support use and zoning that is appropriate and consistent with surrounding properties and our neighborhood plan.
6. Finally, it is helpful to understand the history of this property. The west ½ of the property was originally all single-family use consistent with all other property along Nickerson (hence the current SF-3 zoning of the property). There was an alley separating the west and east portions of the property consistent with the alley on blocks to either side of the property now. The church purchased the SF properties so that they owned the entire block and built the structures existing currently on the property. This property lies within the Fairview Park NCCD. The Fairview Park NCCD provides stronger compatibility standards for properties zoned SF-5 or less restrictive. Properties within 100' of a property used or zoned SF-3-NCCD would be limited in height to 30' or two stories and properties within 300' of a property used or zoned SF-3-NCCD would be limited in height to 40' or three stories. While this does not apply (as per the NCCD) to the ½ of the property abutting S. Congress Avenue, it was intended to apply and should apply to the ½ of the property abutting Nickerson Street. The original Fairview Park NCCD map shows the property divided as such. To be consistent with the Fairview Park NCCD, any upzoning from residential should include the NCCD height limits for the east ½ of the property.

Thank you for your consideration and please do not hesitate to contact me with any questions or concerns.



Danette Chimenti
Chair, Greater South River City NPCT
Email: dchimenti@austin.rr.com
Cell: 512-565-0217

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Greater South River City Combined Neighborhood Plan

CASE#: NPA-2009-0022.02

PC PUBLIC HEARING DATE: July 28, 2009

ADDRESS: 1511 South Congress Avenue **AREA:** 2.01 acres

APPLICANT/AGENT: Henry H. Gilmore (DuBois, Bryant, & Campbell L.L.P. Attorneys)

OWNER: South Congress Baptist church

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: CIVIC

To: MIXED USE on the western portion of the property (along S. Congress Avenue) and CIVIC land use to remain on the eastern portion (along Nickerson Street).

Base District Zoning Change

Related Zoning Case: C14-2009-0032

From: SF-3-NCCD-NP

To: CS-NCCD-NP and GO-NCCD-NP

PLAN ADOPTION DATE: September 29, 2005

STAFF RECOMMENDATION: Staff supports the applicant's request for MIXED USE land use on the western portion of the property along S. Congress Avenue, with CIVIC land use to remain on the eastern portion of the property (along Nickerson Street).

BASIS FOR RECOMMENDATION: The plan amendment request supports the following Neighborhood Plan Goals and Objectives:

Greater South River City Combined Neighborhood Plan:

Land Use and Historic Preservation Goals, Objectives, and Recommendations

Goal (A): Maintain the historic fabric and respect the established neighborhood character and natural assets.

Objective: New single family construction in residential areas should complement, reflect and respect the character of the single-family houses in the area.

Recommendation A1: The scale and massing of new and remodeled houses should be consistent with the surrounding residences.

Goal (B): Identify and develop criteria for the interface between residences and commercial development.

Objective: Identify and develop criteria to encourage business along South Congress Avenue that serves and is compatible with the surrounding residential neighborhood.

Recommendation B8: Collaborate with South Congress business owners and tenant to protect residents in abutting neighborhoods from noise, litter, vandalism, destruction of public property, increased traffic, and parking problems associated with First Thursday.

Recommendation B9: Require events like First Thursday to provide security and additional parking in attempt to minimize these events impact on the surrounding neighborhoods.

Goal (C): Identify and develop criteria for density that result in a net benefit to the neighborhood.

Recommend C1: Identify areas where mixed use would enhance the livability of the neighborhoods and rezone accordingly.

Staff Analysis: The applicant's request for MIXED USE land use on the portion of the property along S. Congress Avenue is consistent with the above goals for the following reasons, 1) Mixed Use land use is located to the north and south of the site, with Mixed Use being the majority of the land uses along S. Congress Avenue; 2) Keeping Civic land use along the eastern portion of the property (along Nickerson Street) will provide some protection to the adjacent residential uses; 3) The proposed rezoning of the property to CS-Commercial Service to build a parking garage will provide much-needed commercial parking for area businesses and patrons to the various shops located along the commercial corridor, in addition to providing parking for First Thursday events.

The change to the future land use map meets the following land use principles:

Land Use Planning Principles:

- Ensure that the decision will not create an arbitrary development pattern;
- Minimize negative effects between incompatible land uses;
- Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;
- Discourage intense uses within or adjacent to residential areas;
- Ensure neighborhood businesses are planned to minimize adverse effects to the

neighborhood;

- Ensure adequate transition between adjacent land uses and development intensities;
- Avoid creating undesirable precedents;
- Ensure similar treatment of land use decisions on similar properties;
- Balance individual property rights with community interests and goals;
- Promote development that serves the needs of a diverse population.

BACKGROUND: The Greater South River City Combined Neighborhood Plan (GSRCCNP) comprises two neighborhood planning areas: South River City and St. Edwards. The plan was initiated on November 6, 2003, by City Council and was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on September 29, 2005. The boundaries of the planning area are: Town Lake on the north, Interstate Highway 35 on the east, Ben White Boulevard on the south, and South Congress on the west.

The existing church building was built under the older SF-3 development standard. The applicant stated that the buildings are aging and needs to be replaced with more energy efficient building to help reduce the electric utility costs. The applicant plans to build a new church and associated buildings (classrooms, daycare, gym, café, religious bookstore and administrative buildings), in addition to a multi-level parking garage where parking spaces can be leased to locate businesses and to other patrons, except on Wednesdays and Sundays when Church services and activities are conducted.

PUBLIC MEETINGS: Three hundred and seventeen notices were mailed to property owners, utility account holders, neighborhood associations, environmental groups, and members of the planning contact team to attend the neighborhood plan amendment meeting on May 5, 2009. Approximately sixteen people attended this meeting to discuss the plan amendment and zoning application with Henry H. Gilmore, the agent for the applicant, and George Tuthill, pastor at the South Congress Baptist Church, in addition to the architect hired by the Church.

Henry Gilmore, the applicant's agent, stated the reasons for the proposed zoning change and plan amendment request, as are outlined above in the Background section of this report.

George Tuthill, pastor of the church, said the church as been in the neighborhood for 118 years and the church plans to stay in the neighborhood.

Some of the main concerns expressed by the stakeholders who attended the meeting were that the church, regardless of what the pastor said, could decide to sell the property and the new property owner could build an office building in the proposed GO – General Office zoning district along Nickerson Street, which could be incompatible with the residential uses located there. The height of the buildings near the residential uses was also a concern. The applicant's architect provided a map showing how the compatibility standards affected the height of the proposed buildings, with the tallest allowable building located along S. Congress Avenue. There were many questions as to why the church could not build under the existing zoning of SF-3. The

architect stated that the GO- General Office district would allow more impervious cover and site development standards that are allowed under the SF-3 zoning district.

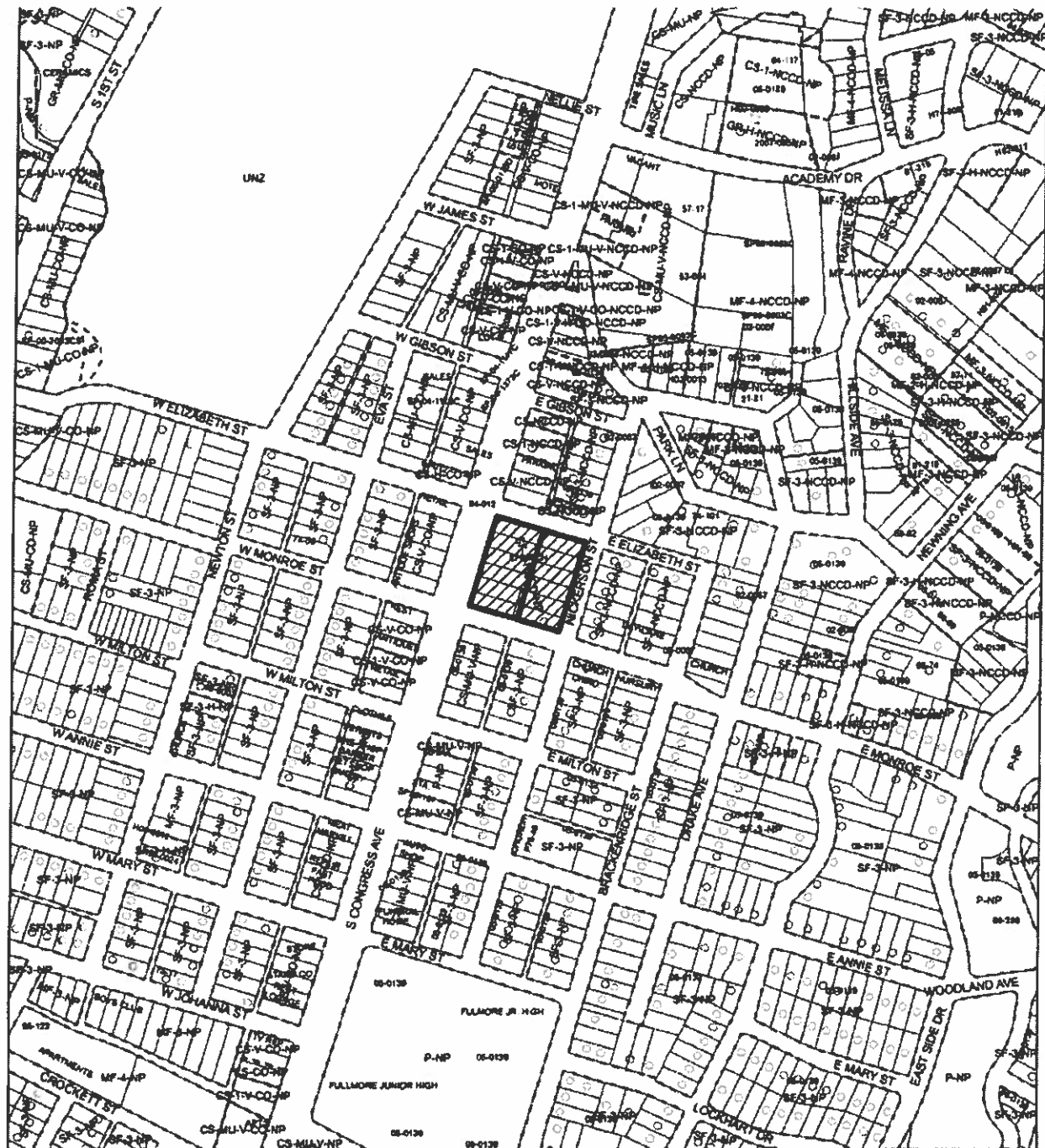
Provided with this case report is a letter from the Greater South River City Planning Contact Team which outlines the conditions under which they would support the applicant's request.

CITY COUNCIL DATE: August 27, 2009

ACTION: Pending

CASE MANAGER: Maureen Meredith, Senior Planner, 974-2695

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



1" = 400'

 **SUBJECT TRACT**

 ZONING BOUNDARY **PENDING CASE**

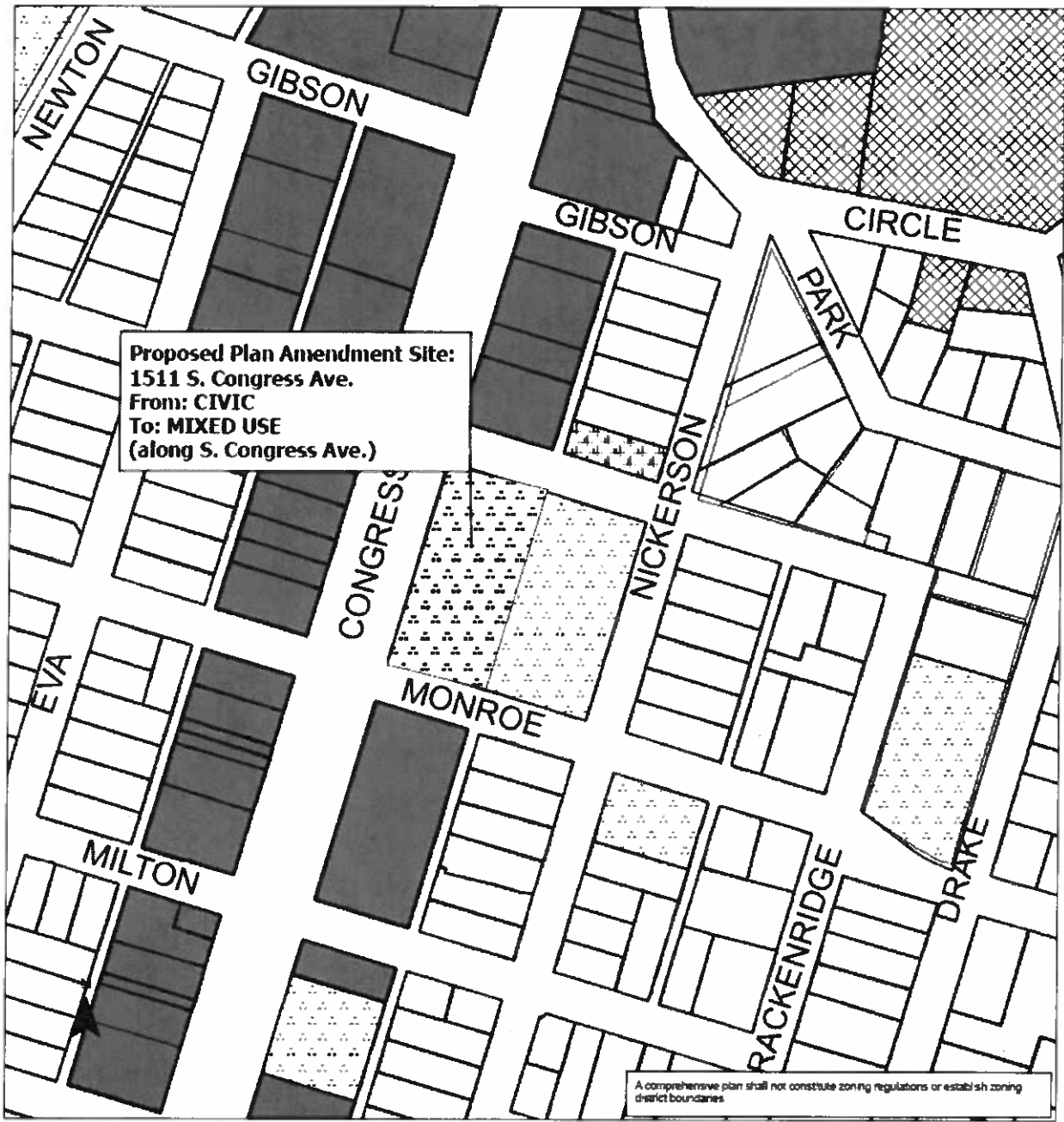
OPERATOR: S. MEEKS

ZONING

ZONING CASE#: NPA-2009-0022.01
ADDRESS: 1511 S CONGRESS AVE
SUBJECT AREA: 2.0117 ACRES
GRID: J20
MANAGER: M. MEREDITH



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**Greater South River City Neighborhood Plan
Amendment NPA-2009-0022.01**

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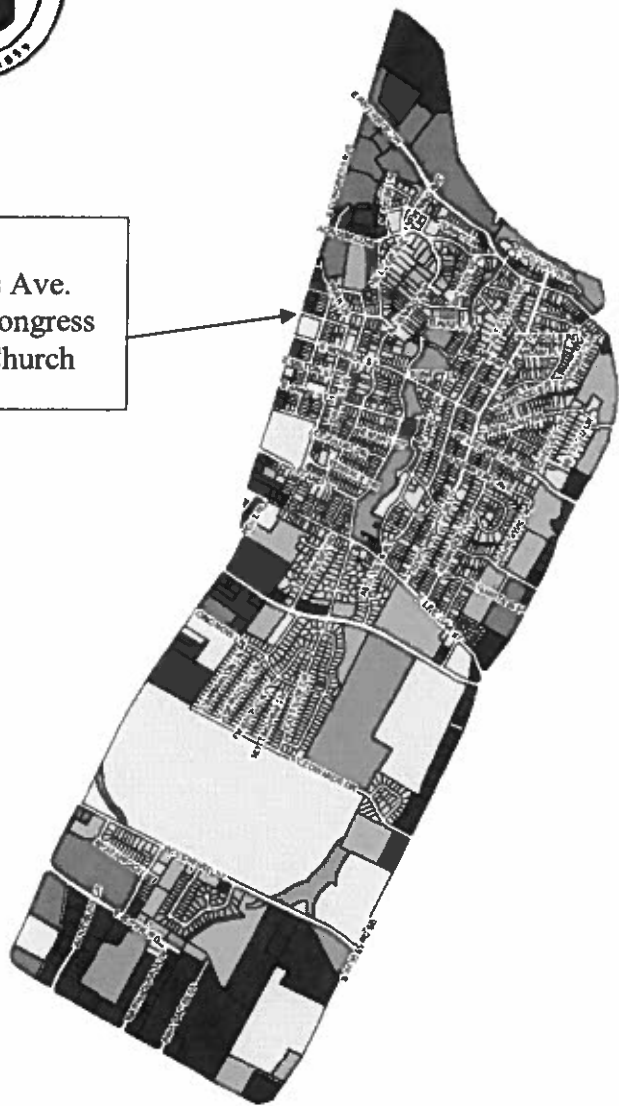
Created on July 16, 2009_MM

Future Land Use

	Civic		Mixed Use
	Mixed Use/Office		Multi-Family
	Office		Single-Family
			SDE.TCAD_Parcels



1511 S.
Congress Ave.
(South Congress
Baptist Church)



Greater South River City Neighborhood Planning Area Future Land Use Map

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

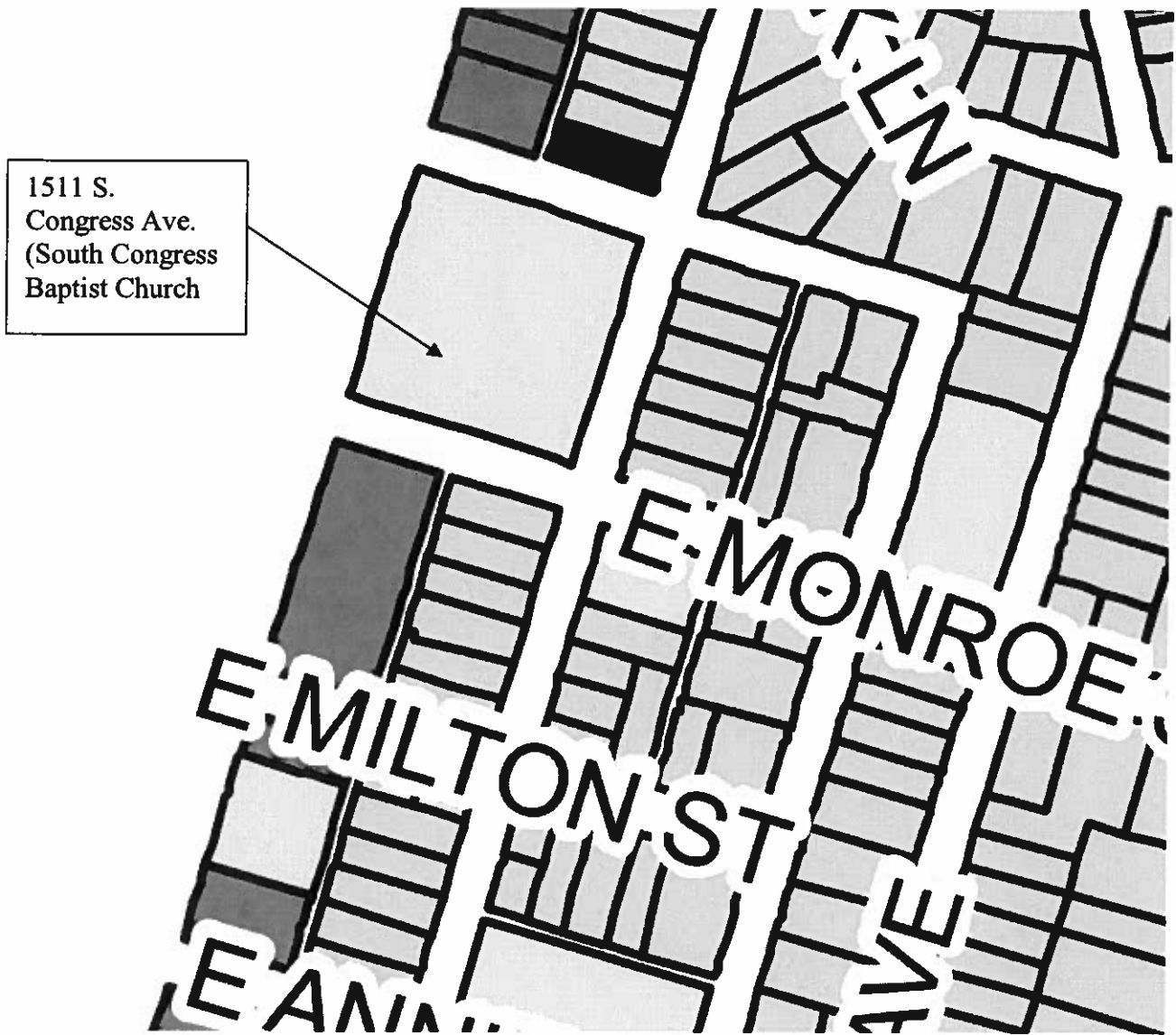
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1 inch = 0.28409 miles

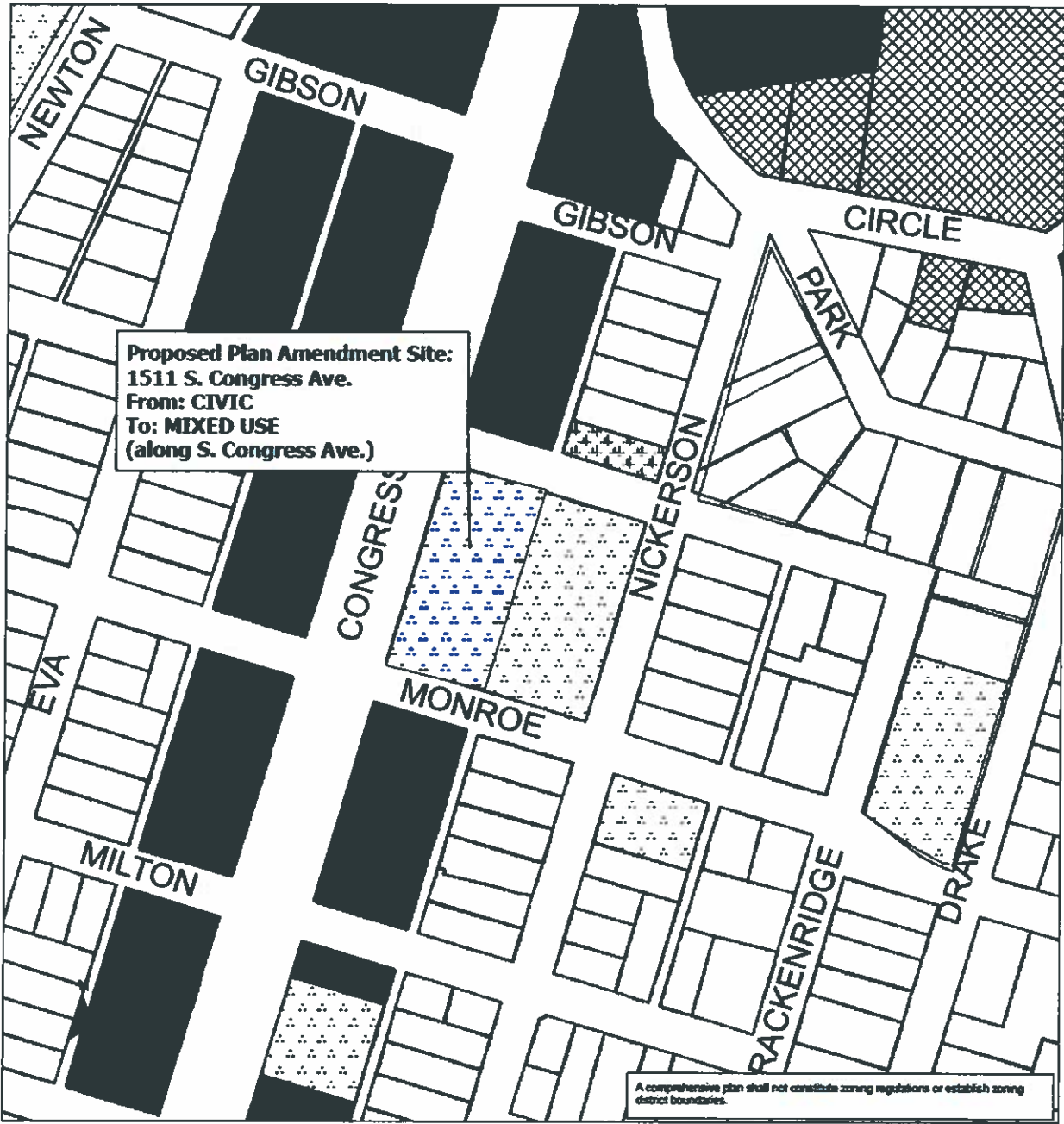


Date Adopted: 11/29/05
Last Modified: 12/18/08

Civic	Multifamily
Commercial	Office
Industry	Recreation & Open Space
Mixed Use	Single-Family
Mixed Use/Office	Transportation



Closer view of the property on the Greater South River City Future
Land Use Map



**Greater South River City Neighborhood Plan
Amendment NPA-2009-0022.01**

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0 120 240 480 Feet



Created on July 16, 2009_MM

Future Land Use

	Civic		Mixed Use
	Mixed Use/Office		Multi-Family
	Office		Single-Family
			SDE.TCAD_Parcel



1511 S.
Congress Ave.
(South Congress
Baptist Church)



Greater South River City Neighborhood Planning Area Future Land Use Map

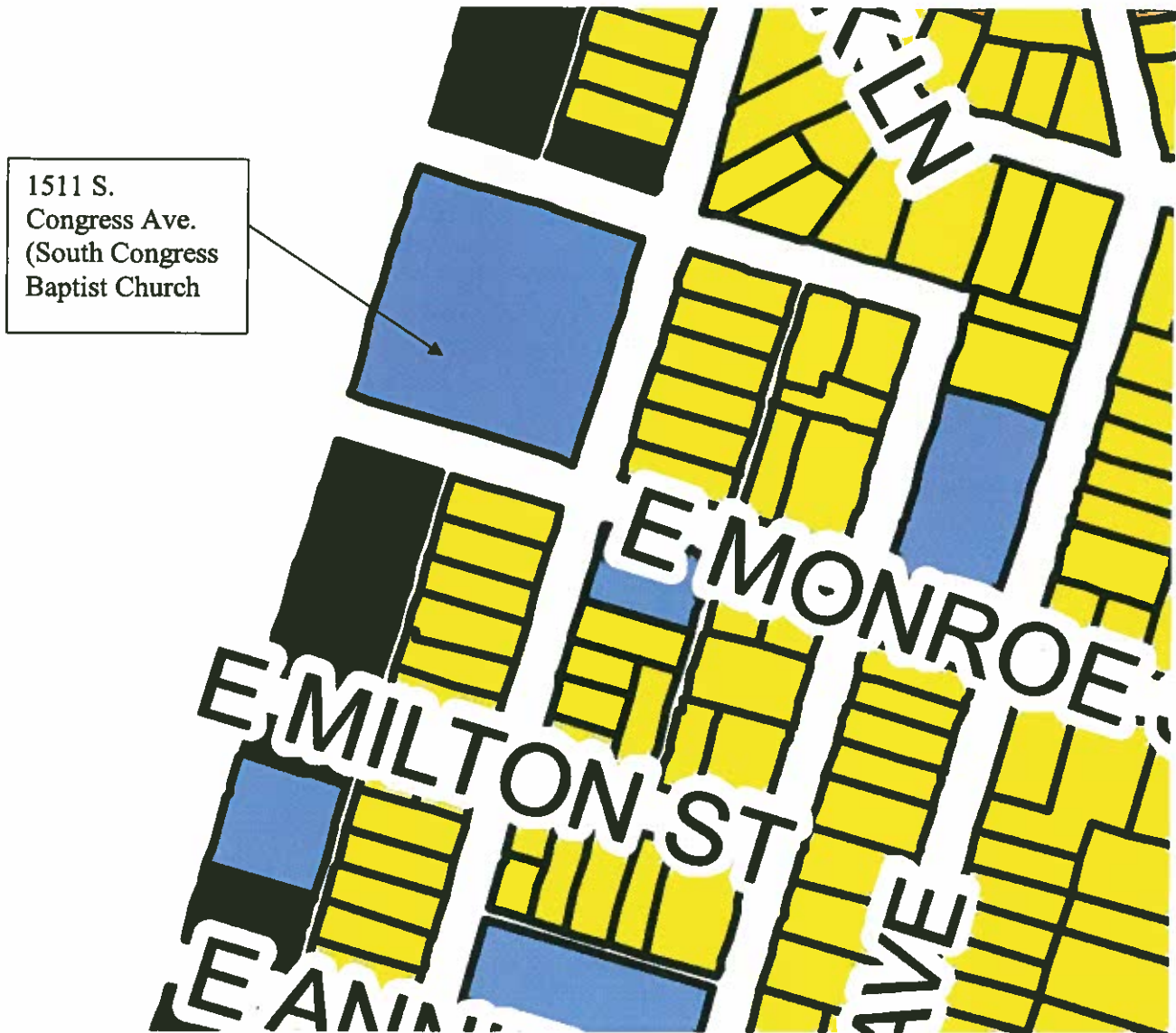
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A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

0 2,500 5,000 7,500 10,000 Feet
1 inch = 0.28409 miles

Date Adopted: 11/29/05
Last Modified: 12/18/08

Civic	Multifamily
Commercial	Office
Industry	Recreation & Open Space
Mixed Use	Single-Family
Mixed Use/Office	Transportation



Closer view of the property on the Greater South River City Future
Land Use Map

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2009-0032

Contact: Stephen Rye, (512) 974-7604

Public Hearing: July 28, 2009, Planning Commission

August 27, 2009, City Council

YOLANDA : GRACE PEREZ

Your Name (please print)

203 W ELIZABETH

Your address(es) affected by this application

Yolanda Perez, Grace Perez 8-3-9

Signature

Date

Daytime Telephone: 512 463- 2899

Comments:

Heavily congested area with no affordable parking spaces. Address congested. Helped neighborhood street making them dangerous. I have had blocked driveways. Cars stuck all day - sometimes it is dangerous before cars move - not safe for children - hard to pass. Who these are - emergency vehicles would have a hard time clearing area.

City of Austin

Neighborhood Planning & Zoning Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2009-0032

Contact: Stephen Rye, (512) 974-7604

Public Hearing: July 28, 2009, Planning Commission

August 27, 2009, City Council

☐ I am in favor
☒ I object

YOLANDA: GRACE PEREZ

Your Name (please print)

203 W ELIZABETH

Your address(es) affected by this application

Yolanda Perez & Grace Perez 8-3-9

Date

Daytime Telephone: 512 463 2855

Signature

Comments:

This is a crowded neighborhood with an extremely short supply of parking spaces. Customers park in neighborhood streets to avoid paying parking fees. This would not add affordable housing which is needed. There are many expenses shops already that I think a select part of the population can afford.

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

City of Austin

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Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2009-0032

Contact: Stephen Rye, (512) 974-7604

Public Hearing: July 28, 2009, Planning Commission

August 27, 2009, City Council

Your Name (please print) Soha Welch

☐ I am in favor
☒ I object

1602 EVA

Your address(es) affected by this application

John Welch 8/7/09
Signature Date

Daytime Telephone: 512-266-7245

Comments:

This property should remain a church. I do need for more conviction and flip to commercial property. City is not enforcing commercial zoning rules now. As in Congress Ave Cafe across street. Even if city had the will to enforce zoning here a change in this case is inappropriate.

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

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Stephen Rye
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Austin, TX 78767-8810