

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0009 – All Saints Episcopal Church      **Z.A.P. DATE:** April 1, 2014

**ADDRESS:** 209 West 27<sup>th</sup> Street

**OWNER:** Protestant Episcopal Church Council  
of the Diocese of Texas  
(Mike McChesney)

**AGENT:** Winstead P.C.  
(John Philip Donisi)

**ZONING FROM:** MF-5

**TO:** CS-MU

**AREA:** 0.865 acres  
(37,424 square feet)

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general commercial services – mixed use – conditional overlay (CS-MU-CO) combining district zoning. The Conditional Overlay prohibits the following uses: agricultural sales and services, automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), campground, commercial blood plasma center, convenience storage, equipment repair services, equipment sales, limited warehousing and distribution, service station, and vehicle storage.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

April 1, 2014: *APPROVED CS-MU-CO DISTRICT ZONING AS STAFF RECOMMENDED,  
BY CONSENT*

*[P. SEEGER; S. COMPTON – 2ND] (6-0) J. MEEKER – ABSENT*

### **ISSUES:**

The Applicant is in agreement with the Staff recommendation.

### **DEPARTMENT COMMENTS:**

The subject rezoning area is platted and is developed with a student center and office space for the All Saints Episcopal Church, and has driveway access onto University Avenue. There is an adjacent platted but unbuilt alley directly adjacent to the west, and a historic 1899 chapel (MF-5-H) and surface parking lot (proposed for CS-MU zoning) on the west side of the alley and has frontage on Whitis Avenue. There are dormitories to the north and south (MF-5-NCCD-NP; MF-5) and structured parking facilities to the east (MF-5). Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit) and A-2 (Lot Layout).

The Applicant has requested general commercial services – mixed use (CS-MU) combining district zoning to enable the construction of a parking structure for the church and for commercial purposes, as well as office space. With the exception of the All Saints Episcopal Church property described above, all other properties on the south side of 27<sup>th</sup> Street are

owned by the University of Texas. There are two commercial parking structures to the east on 27<sup>th</sup> Street, west of its intersection with Speedway. Staff believes the Applicant's rezoning request provides consistency with the scale and intensity of development on the south side of 27<sup>th</sup> Street, and recommends a Conditional Overlay prohibiting the more intensive commercial uses allowed in the CS base district.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-5	Student center and office space for All Saints Episcopal Church
<i>North</i>	MF-5-NCCD-NP	Scottish Rite dormitories; Austin Presbyterian Theological Seminary
<i>South</i>	MF-5	Kinsolving Dormitory (University of Texas)
<i>East</i>	MF-5	Parking garage (University of Texas)
<i>West</i>	MF-5-H; MF-5; CS	Historic chapel; Surface parking lot (proposed for CS-MU); Almetris Duren Hall dormitory; Learning Center (University of Texas)

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Waller Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**SCHOOLS:**

Lee Elementary School

Kealing Middle School

McCallum High School

**NEIGHBORHOOD ORGANIZATIONS:**

48 – North University Neighborhood Association    69 – University Area Partners  
 511 – Austin Neighborhoods Council    742 – Austin Independent School District  
 754 – CANPAC (Central Austin Neighborhood Plan Area Committee)  
 764 – North University Neighborhood Association NPT  
 1037 – Homeless Neighborhood Association    1075 – Bike Austin  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1212 – The University of Texas at Austin    1224 – Austin Monorail Project  
 1228 – Sierra Club, Austin Regional Group    1236 – The Real Estate Council of Austin, Inc.  
 1340 – Austin Heritage Tree Foundation    1363 – SEL Texas  
 1391 – Central Austin Community Development

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0022 – Central Austin Combined Neighborhood Plan Rezonings – 38 <sup>th</sup> St. to the north, Duval St. to the east, San Jacinto Blvd. and 27 <sup>th</sup> St. to the south, and Guadalupe St. to the west	Various	To Grant	Approved changes to the base zoning districts on 74 tracts of land (8-26-2004).

**RELATED CASES:**

The property is platted as Lots 18 through 23, Whitis Addition, Outlot 15, Division D, a subdivision recorded in 1880.

The owner is also proposing to rezone property on the west side of the unbuilt alley from MF-5-H to CS-MU (C14-2014-0008 – All Saints Episcopal Church Annex). The rezoning case excludes the historic chapel and adjacent area (Lots 14 and 15) located at the southeast corner of West 27<sup>th</sup> Street and Whitis Avenue.

There are no related subdivision or site plan applications on the subject property.

The Applicant is proposing to vacate the 20-foot wide (north-south) alley that is shown on the plat but is not on the ground extending between West 27<sup>th</sup> Street and the property's boundary with the University of Texas to the south (Real Estate Services Case No. 9325-1401).

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
West 27 <sup>th</sup> Street	65 feet	46 feet	Collector	Not Available
Whitis Avenue	70 feet	27 feet	Local	Not Available

- Capital Metro bus service (route nos. FW, WC) is available along W. 27<sup>th</sup> Street.
- Sidewalks exist along both W. 27<sup>th</sup> Street and Whitis Avenue.
- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: W. 27<sup>th</sup> Street serves route no. 340 with an existing Wide Curb and recommended Bike Lane.

**CITY COUNCIL DATE:** May 1, 2014

**ACTION:** Approved a Postponement request by the Applicant to May 15, 2014 (7-0).

May 15, 2014

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

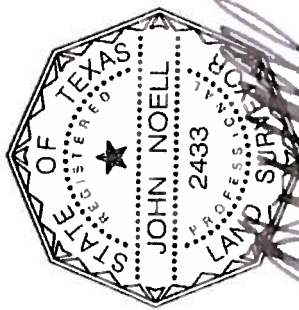
**PHONE:** 512-974-7719











12-16-13

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

EXHIBIT A-2  
LOT LAYOUT

Field Note #1245 to accompany this map.

3560 STONERIDGE ROAD  
SUITE E101  
AUSTIN, TEXAS 78746  
PHONE: (512) 347-0040  
FAX: (512) 347-1371  
E-MAIL: GENERAL@UDG.COM  
WWW: WWW.UDG.COM



Urban Design Group



SCALE: 1"=50'

WHITIS AVENUE (80' R.O.W.)

UNIVERSITY AVENUE (80' R.O.W.)

Mag Nail Set

Mag Nail Set

Protestant Episcopal Church Council  
of the Diocese of Texas  
Vol. 9211, Pg. 427

C14-2014-0008

N03° 35'10"E - 289.88'

0.133 of an acre (5,797 square feet)

S03° 35'10"W - 289.88'

Block 10

Whitis Addition  
Bk. N, Pg. 576

Civil Minutes, Travis County, Texas

1/2" Iron Rod with  
Cap Set (UDG #2433)

1/2" Iron  
Rod Found

The University of Texas

20' Alley

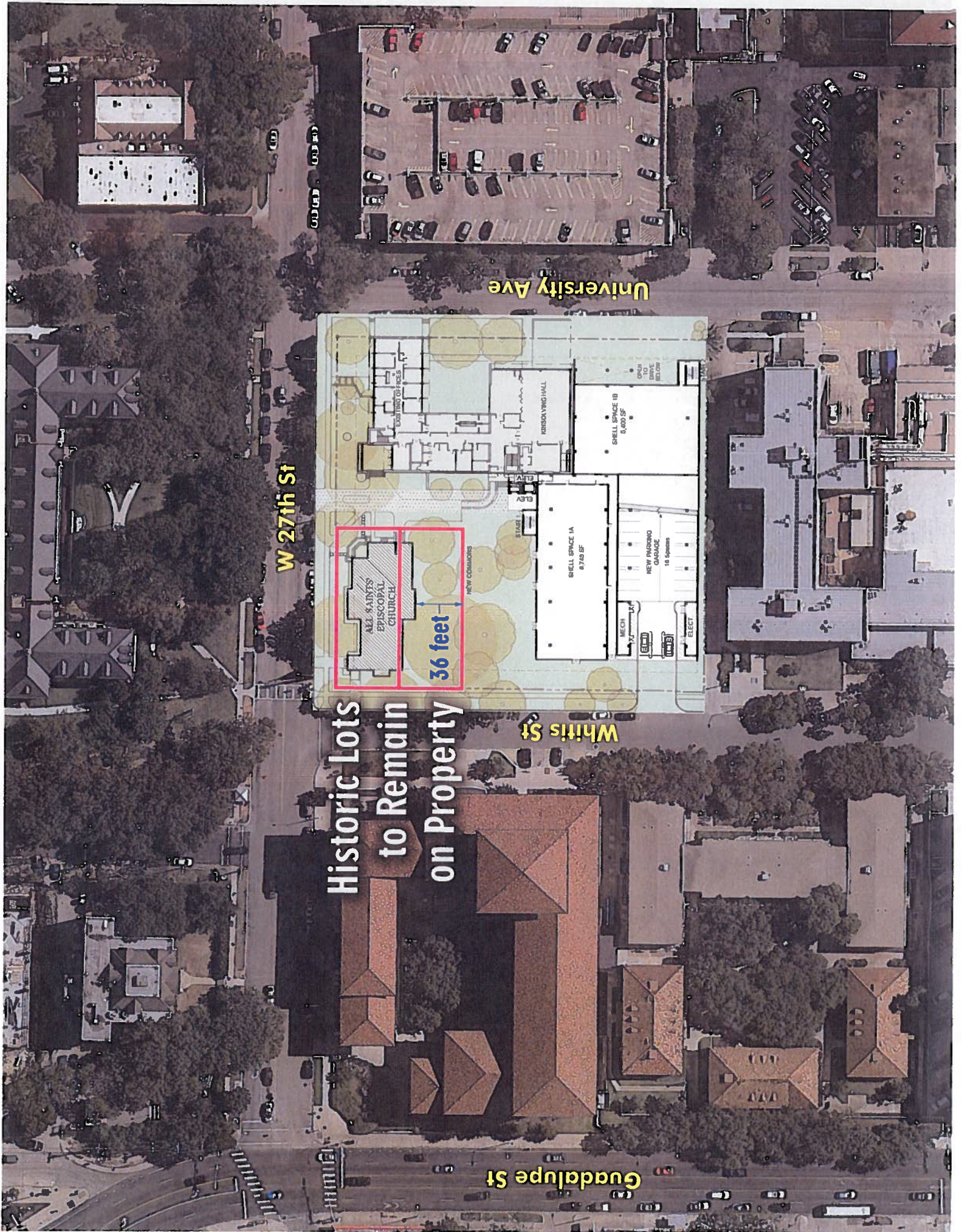
WEST 27TH STREET (80' R.O.W.)

S86° 46'50"E - 280.00'

Point of Beginning  
F.N. #1245  
0.133 of an acre  
(5,797 square feet)

C14-2014-0009





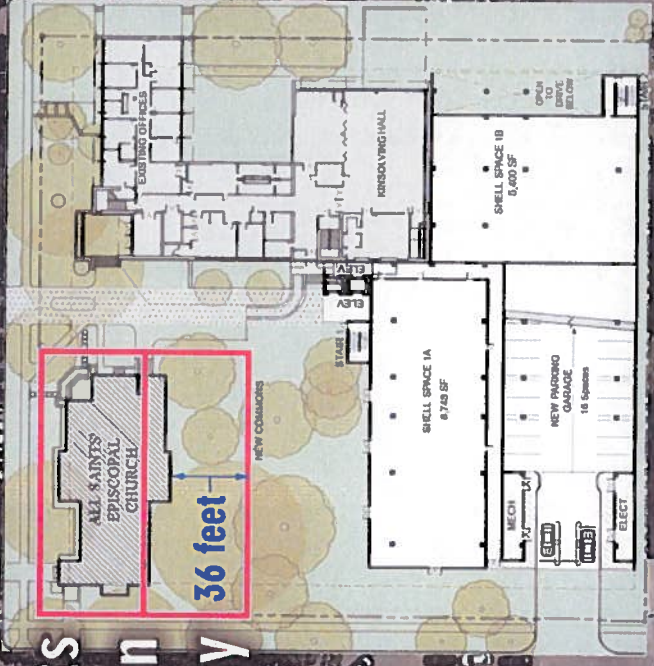
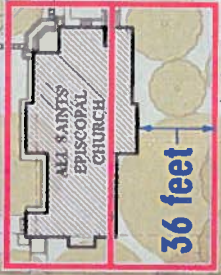
University Ave

W 27th St

Whitts St

Guadalupe St

Historic Lots  
to Remain  
on Property





**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general commercial services – mixed use – conditional overlay (CS-MU-CO) combining district zoning. The Conditional Overlay prohibits the following uses: agricultural sales and services, automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), campground, commercial blood plasma center, convenience storage, equipment repair services, equipment sales, limited warehousing and distribution, service station, and vehicle storage.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

General commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The MU, Mixed-Use district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

*2. The proposed zoning should allow for a reasonable use of the property.*

Staff believes the Applicant's rezoning request provides consistency with the scale and intensity of development on the south side of 27<sup>th</sup> Street, maintains an adequate buffer to the existing chapel, and recommends a Conditional Overlay prohibiting the more intensive commercial uses allowed in the CS base district.

**EXISTING CONDITIONS****Site Characteristics**

The rezoning area is developed with the All Saints Episcopal Church Student Center and office space, and there appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the CS-MU zoning district would be 95%, which is based on the more restrictive zoning regulations.

**Comprehensive Planning**

This zoning case is located on the southwest corner of W. 27<sup>th</sup> Street and University Avenue. The property is approximately 0.865 acres in size, and is the site of the multi-story All Saints Episcopal Church Student Center. The property is not located with the boundaries of a neighborhood planning area but is within the boundaries of the University of Texas campus area. Surrounding land uses includes the Scottish Rite Dormitory to the north, a college

dormitory to the south, a multistory parking facility to the east, and the surface level parking lot owned by the church. The proposal is to replace the existing student center and build a multi-story commercial parking facility.

### **Imagine Austin**

The property is located within the boundaries of a '**Regional Center**', as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are and will be the retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The densities, buildings heights, and overall character of a center will vary depending on location. Regional centers will range in size between approximately 25,000-45,000 people and 5,000- 25,000 jobs. The following IACP policies are applicable to this case:

- **LUT P3** Promote development in **compact centers**, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **HN P11.** Protect neighborhood character by **directing growth to areas of change** and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Based upon: (1) the property being located within a Regional Center, which supports a variety of land uses to promote a dense and vibrant center; (2) other nearby parking facilities and the shortage of parking facilities around the University of Texas campus, and (3) the Imagine Austin policies above that supports a variety of uses within a Regional Centers, including parking facilities, staff believes that the proposed use is supported by the Imagine Austin Comprehensive Plan.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.



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

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

### **Site Plan**

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

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.

### **Transportation**

Additional right-of-way may be required at the time of subdivision and/or site plan.

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].

### **Water / Wastewater**

FYI: 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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

## 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.austintexas.gov](http://www.austintexas.gov)

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: C14-2014-0009

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Zoning and Platting Commission, April 1, 2014

City Council, May 1, 2014

*TAY DETERON OF Ph: Gamma*

*Delta*

Your Name (please print)

*300 W 27th ST*

Your address(es) affected by this application

*Even with*

Signature

Date

*3/18/2014*

Daytime Telephone:

Comments:

*Much needed, strongly in favor*

*see previous letter for support*

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



## Rhoades, Wendy

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**From:** Stephen Rye <srye@drennergroupp.com>  
**Sent:** Thursday, May 01, 2014 11:25 AM  
**To:** Rhoades, Wendy; Rusthoven, Jerry  
**Cc:** jdonisi@drennergroupp.com  
**Subject:** Items #61 & #62; All Saints Episcopal Church: C14-2014-0008 and C14-2014-0009

Wendy and Jerry;

The applicant of zoning cases C14-2014-0008 and C14-2014-0009 would like to postpone their items to the May 15, 2014 City Council agenda in order to address questions from City Council. Please let me know if there are any questions or concerns regarding this request.

Thank you,

**Stephen Rye**  
Project Manager  
Drenner Group  
[srye@drennergroupp.com](mailto:srye@drennergroupp.com)  
512.470.8665

*Please note my contact information has changed.*

**DRENNER**  
GROUP

## Rhoades, Wendy

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**From:** Rhoades, Wendy  
**Sent:** Wednesday, April 30, 2014 9:30 AM  
**To:** Davila, Leander  
**Cc:** Rusthoven, Jerry; Guernsey, Greg; Adams, George; Rivera, Andrew; Sandoval, Marie; Powers, Catie  
**Subject:** RE: 05/01/14 Council Q&A

Please see responses from the Applicant below.  
Wendy

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**From:** Davila, Leander  
**Sent:** Wednesday, April 30, 2014 8:27 AM  
**To:** Guernsey, Greg; Adams, George; Rusthoven, Jerry; Rivera, Andrew; Rhoades, Wendy  
**Cc:** Sandoval, Marie; Powers, Catie  
**Subject:** RE: 05/01/14 Council Q&A  
**Importance:** High

Reminder: a response is due this morning at 10 AM. Thank you.

Lee

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**From:** Davila, Leander  
**Sent:** Tuesday, April 29, 2014 3:09 PM  
**To:** Guernsey, Greg; Adams, George; Rusthoven, Jerry; Rivera, Andrew; 'Rhoades, Wendy'  
**Cc:** Sandoval, Marie ([Marie.Sandoval@austintexas.gov](mailto:Marie.Sandoval@austintexas.gov)); 'Powers, Catie' ([catie.powers@austintexas.gov](mailto:catie.powers@austintexas.gov))  
**Subject:** 05/01/14 Council Q&A  
**Importance:** High

Please provide a response to Council Member Morrison's questions by 10AM tomorrow morning. Thanks.

Lee Davila

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**From:** Tiemann, Donna  
**Sent:** Tuesday, April 29, 2014 2:45 PM  
**To:** Davila, Leander; Powers, Catie  
**Cc:** Hethcox, Leslie  
**Subject:** qfc

Item #62 All Saints Episcopal Church Annex

1. How many parking spaces will be provided in garage structure?

The parking structure will provide approximately 440 spaces.

2. How many of those are anticipated for church uses vs. commercial use?

The percentage anticipated for church and commercial use will vary depending upon day of week, time of day, and church events. The church will not be retaining any surface parking, so it will be dependent upon the garage



structure to meet all parking needs for the parish. The church will be the primary user of the garage structure, with unused spaces available for commercial off street parking purposes.

3. How will property taxes be assessed when there is dual or percentage use of property?

Property taxes will be assessed consistent with how other similarly-situated properties with a dual or percentage use are assessed under the Texas Tax Code. Saint David's Episcopal Church has a similar parking structure used for both church and commercial off street parking purposes located at 710 Trinity. The parking structure, built in 1986, appears to be assessed by TCAD for property tax purposes as "exempt commercial property". It is our understanding that parking is considered a purchase subject to sales tax, and the church would be obligated to collect and remit sales tax on the fees generated from commercial parking.

**Donna Tiemann**

Office of Council Member Laura Morrison, Place 4  
*Policy Advisor*

512.974.1626 (direct)

512.974.2258 (main)