

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0059 – KKG 1 Rezoning**P.C. DATE:** July 26, 2016**ADDRESS:** 2001 University Avenue**DISTRICT AREA:** 10**OWNER/APPLICANT:** House Association of Beta XI Chapter of Kappa Kappa Gamma (Ellen Morrison)**AGENT:** Thrower Design (Ron Thrower)**ZONING FROM:** MF-4-H-NP**TO:** GO-H-NP**AREA:** 0.375 acres (16,335 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends general office-historic-neighborhood plan (GO-H-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

July 26, 2016;

DEPARTMENT COMMENTS:

The subject property is located on the northeast corner of W. 20th Street and University Avenue on a .375 acre tract of land that is developed with a 3-story structure that was built around the 1930's. The property has been used for group residential by the Kappa Kappa Gamma Sorority. In 2009, City Council designated the property and structure as a City of Austin Historic Landmark.

The subject property is within the boundaries of the Central Austin NPA, in West University. Further, the property is in the Dobie sub-district of the University Neighborhood Overlay (UNO) district. Surrounding land uses include group residential, religious assembly, off-site accessory parking and university facilities (UT). Vehicular access to the property is by a driveway along the norther property line as well as a public alleyway along the eastern property line.

The existing and proposed use is group residential by the Kappa Kappa Gamma Sorority. The rezoning request comes after the property recently received approval of a site plan that will create space to eventually accommodate an additional 60 beds to the facility. The subject tract cannot accommodate the parking required with the addition of 60 beds and therefore a rezoning to GO is requested in order to obtain off-site accessory parking.

The Land Development Code (LDC 25-6-501) requires that the property for which parking is needed and the property that will be providing the parking have at least general office (GO) base district zoning. Therefore, the proposed rezoning of the subject tract is necessary in order to accomplish the off-site parking arrangement.

The property that will provide the off-site accessory parking is located immediately to the south, across W 20th Street at 1911-1/2 University Avenue. This property is owned by the Kappa Kappa Gamma Sorority and is the subject of associated rezoning case, C14-2016-0058, for which a re-zoning to GO has also been requested.

Staff recommends the rezoning as requested because it is compatible with the adjacent properties that have greater intensity of zoning such as commercial services (CS) and general retail (GR). While there is also a pattern of MF-4 zoning in the area, the requested zoning will allow a greater variety of reasonable uses on the property and in this particular request, will support the continuation of the longstanding group residential use. The rezoning request will allow the use of the property to meet the intent of the University Neighborhood Overlay to increase density of the student population in order to promote pedestrian mobility while also preserving the historic landmark structure and meeting current Code requirements for parking.

ISSUES: None at this time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-H-NP	Group Residential
<i>North</i>	MF-4-NP	Group Residential (Alpha Phi Sorority House)
<i>South</i>	MF-4-NP	Off-site parking
<i>East</i>	MF-4-NP	College and University Facilities – UT PCL Library
<i>West</i>	GR-NP	Commercial Parking

NEIGHBORHOOD PLANNING AREA: West University of the Central Austin Combined Neighborhood Planning Area

TIA or NTA: Not required at this time.

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: South Mall of University of Texas Capitol View Corridor

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Community Registry Name
Austin Neighborhoods Council

ID No.
511

The University of Texas at Austin	1212
University Area Partners	69
Austin Independent School District	742
Homeless Neighborhood Association	1550
Friends of Austin Neighborhoods	1530
Sierra Club, Austin Regional Group	1228
Preservation Austin	1424
Bike Austin	1528
Central Austin Community Development Corporation	1391
SEL Texas	1363
Austin Heritage Tree Foundation	1340
My Guadalupe	1510
Shoal Creek Conservancy	1497

SCHOOLS: Austin Independent School District - Lee Elementary, Kealing Middle, McCallum High

CASE HISTORIES OF SURROUNDING PROPERTIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2012-0068 -	From MF-5 to DMU	Application withdrawn	Application withdrawn
C14-2007-0262 – Central Austin Combined Neighborhood Planning Area Vertical Mixed Use	To rezone some properties to include – VMU- and to formally withdraw certain properties from the VMU overlay district	Approved exclusion of certain properties and added –V- with conditions to others– January 6, 2009	Approved exclusion of certain properties and added –V- with conditions to others– - June 11, 2009

CASE HISTORIES OF THE SUBJECT TRACT:

C14H-2009-0013 – Rezoning from MF-4-NP to MF-4-H-NP; to seek Historical Designation/Landmark by the City of Austin. MF-4-H-NP zoning was approved by City Council on August 6, 2009 with Ord. No. 20090806-064.

C14-04-0021 – Central Austin Combined Neighborhood Plan Rezoning – the subject tract was rezoned from MF-4 to MF-4-NP on August 26, 2004 with Ord. No. 040826-57.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
University Avenue	120'	2@22'	Collector	N/A
W. 20 th Street	70'	30'	Collector	N/A

CITY COUNCIL DATE:

ACTION:

August 11, 2016;

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057

EMAIL: Sherri.Sirwaitis@austintexas.gov

EXISTING CONDITIONS***Site Characteristics***

The subject tract is 0.325 acres of land that is developed with a 3 story structure that was built in 1939. The property is accessibly by vehicle with a paved driveway from University Avenue. The paved driveway leads to a portico on the northern side of the structure that provides at least one parking space and possibly two and then connects to an alley way at the back of the tract along the eastern property line. There does not appear to be any topographical constraints on the property and there are at least 4-5 significantly sized trees on the property.

Impervious Cover

The property is located in an Urban Watershed and therefore, impervious cover limits are per the zoning district site development regulations. The current base zoning district of MF-4 allows for up to 70% impervious cover. The requested base zoning district of GO also allows for up to 70% impervious cover.

Note: The most restrictive impervious cover limit applies.

Comprehensive Planning – Kathleen Fox, 512-974-7877

Connectivity: The Walkscore for this site is 92/100, labeled a 'Walker's Paradise,' meaning daily errands do not require a car with transit available for most trips. Sidewalks are located on both sides of the street.

Central Austin Combined Neighborhood Planning Area

The Central Austin Combined Neighborhood Plan Future Land Use Map identifies the subject area as being classified as 'Mixed Use.' Mixed Use is meant to encourage more retail and commercial services within walking distance of residents. The following Goals, Objectives and Recommendations in the CACNP support mixed use and historic preservation zoning in this portion of the planning area:

Goal 2 - Preserve the historic character and resources of the Central Austin Combined Neighborhood Planning Area neighborhoods (p 72)

Objective 2.1: Protect historic resources including buildings, bridges, gateways and other structures.

Goal Three: Allow mixed-use development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs. (p. 74)

Goal Four: West Campus should become a dense, vibrant, mixed-use and pedestrian oriented community. (p. 83)

The CACNP appears to support pedestrian mixed uses, including this use, in this portion of the planning area.

Imagine Austin

The Imagine Austin Comprehensive Plan locates the subject property within the boundaries of a 'Regional Center', as identified on the Imagine Austin's Growth Concept Map. 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. Although this property is located in a Regional Center, based on the comparative scale of this site relative to other university institutional land uses and student housing in the area, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

DSD Environmental – Mike McDougal, 512-974-380

1. 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

DSD Transportation – Ivan Naranjo, 512-974-7649

TR1. No additional right-of-way is needed at this time.

TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

TR3. University Avenue and W. 20th Street are not classified in the Bicycle Plan.

TR4. Capital Metro bus service is not available along University Avenue and W. 20th Street.

TR5. There are existing sidewalks along University Avenue and W. 20th Street.

TR6. Nathan Wilkes and Eric Dusza with the Public Works Dept. may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

Water and Wastewater – Neil Kepple, 512-974-0077

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, water or wastewater easements, 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.

Storm Water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards – Donna Galati, 512-974-2733

This site is in the Capital View Corridor, specifically the South Mall of the University of Texas view corridor. A Capital View Corridor Determination application is required in advance of any site development permit.

This site is also in the University Neighborhood Overlay.



ZONING MAP - EXHIBIT A

ZONING CASE#: C14-2016-0059
 ZONING CHANGE: MF-4-H-NP to GO-H-NP
 LOCATION: 2001 University Avenue
 SUBJECT AREA: 0.375 ACRES



Subject Property
 Base Map

1' = 400'



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



AERIAL MAP - EXHIBIT B

ZONING CASE#: C14-2016-0059
 ZONING CHANGE: MF-4-H-NP to GO-H-NP
 LOCATION: 2001 University Avenue
 SUBJECT AREA: 0.375 ACRES



- Subject Property
- Capitol View Corridors Conditional Overlay
- Base Map

1' = 400'

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ORDINANCE NO. 20090806-064

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE KAPPA KAPPA GAMMA HOUSE LOCATED AT 2001 UNIVERSITY AVENUE IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (MF-4-H-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to multifamily residence moderate high density-historic landmark-neighborhood plan (MF-4-H-NP) combining district on the property described in Zoning Case No.C14H-2009-0013, on file at the Planning and Development Review Department, as follows:

Lot 5, and the south 60 feet of Lot 4, Outlot 18, Division D of the Government tracts in the City of Austin known as Horst's Addition, being the same tract of land described in an instrument of record in Volume 548, Page 524, of the Deed Records of Travis County, Texas (the "Property"),


generally known as the Kappa Kappa Gamma House, locally known as 2001 University Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

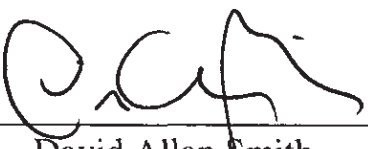
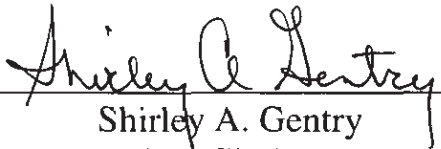
PART 2. Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate high density (MF-4) base district, and other applicable requirements of the City Code.

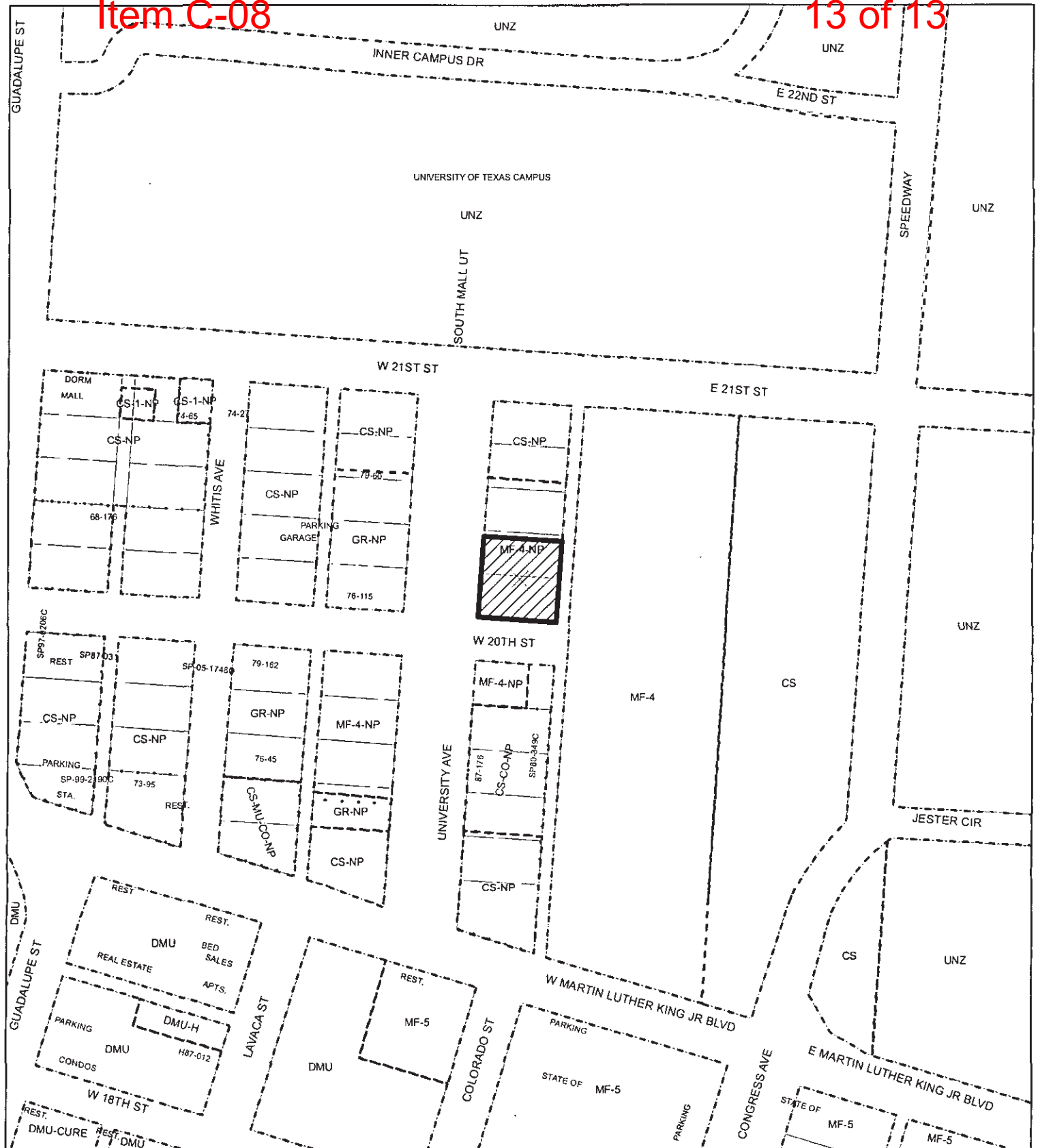
PART 3. The Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

PART 4. This ordinance takes effect on August 17, 2009.

PASSED AND APPROVED

_____, August 6, 2009 §
 §
 § _____ 
 Lee Leffingwell
 Mayor

APPROVED:  _____ **ATTEST:**  _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING EXHIBIT A

ZONING CASE#: C14H-2009-0013
 ADDRESS: 2001 UNIVERSITY AVE
 SUBJECT AREA: 0.000 ACRES
 GRID: J23
 MANAGER: S. SADOWSKY



1" = 200'

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