

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2009-0049 Sigma Alpha Mu

**P.C. DATE:** 06-23-2009

**ADDRESS:** 2501 Leon Street

**AREA:** 0.43 acres

**APPLICANT:** Alumni Association of Sigma Theta Chapter of Sigma Alpha Mu, Inc.  
(Michael L. Kottwitz)

**AGENT:** Greenblum & Associates (J. Bradley Greenblum)

**NEIGHBORHOOD PLAN AREA:** Central Austin Combined- West University

**CAPITOL VIEW:** No

**T.I.A.:** Waived – See the Transportation Reviewers comments.

**WATERSHED:** Shoal Creek

**ZONING FROM:** MF-4-NP Multi-Family Residence – Moderate High Density – Neighborhood Plan

**ZONING TO:** MF-4-CO-NP Multi-family Residence – Moderate High Density – Conditional Overlay – Neighborhood Plan; The nature of the request is to consider imposing development restrictions on the property

**DESIRED DEVELOPMENT ZONE:** Yes

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommends the rezoning from MF-4-NP to MF-4-CO-NP. The conditional overlay shall implement the base district site development standards of MF-4-NP to specifically address the following:

- Minimum lot size: 8,000 square feet;
- Minimum lot width: 50 feet;
- Maximum height: 60 feet;
- Minimum front yard setback: 15 feet;
- Minimum street side setback: 15 feet;
- Minimum interior side yard setback: 5 feet;
- Minimum rear yard setback: 10 feet;
- Maximum building coverage: 60%;
- Maximum impervious cover: 70%;
- Maximum floor area ratio (FAR): 0.75:1; and
- Maximum units per acre: 36-54\*

\*As allowed by the LDC

The recommendation is based on the following considerations:

- 1.) The existing use is proposed to remain as there are no proposals to change the base land use at this time;
- 2.) Self-imposed site development restrictions on the site will not infringe on the character of the surrounding properties; and
- 3.) All other terms and conditions of Ordinance No. 040826-57 and 040902-58 shall remain.

### **PLANNING COMMISSION RECOMMENDATION:**

The motion to approve staff's recommendation for MF-4-CO-NP zoning; was approved on the Consent Agenda by Commissioner Saundra Kirk's motion, Commissioner Jay Reddy second the motion on a vote of 9-0.

### **DEPARTMENT COMMENTS:**

The subject property consists of a 0.43 acres (18,730.8 sq. ft.) site zoned MF-4-NP fronting Leon Street, West 25<sup>th</sup> Street and West 25<sup>th</sup> ½ Street. The property was rezoned from MF-4 to MF-4-NP by Ordinance No. 040826-57 (Please see attachment "A") and did not impose any conditions. Furthermore, this site is subject to the University Neighborhood Overlay (UNO) zoning district created On September 2, 2004 under Ordinance No. 040902-58 (Please see Attachment "B"). The site lies within the *UNO Outer West Campus Sub-district* which allows for a maximum height of 75 feet (Please see Attachment "C").

The applicant seeks to add self-imposed development restrictions on the subject property for the purpose of property tax relief only. Although not guaranteed by the proposed zoning change, it is the intent of the applicant to demonstrate to the taxing entities that the imposition of development restrictions on the property merit a re-evaluation of the property tax impact on the property as potentially such restrictions will limit the redevelopment or expansion of existing structures on the site. It is not the intention of the applicant to change or remove existing land uses on the site as those will remain.

### **EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b> | <b>LAND USES</b> |
|--------------|---------------|------------------|
| <b>SITE</b>  | MF-4-NP       | Fraternity House |
| <b>NORTH</b> | MF-4-NP       | Fraternity House |
| <b>SOUTH</b> | MF-4-NP       | Multi-family     |
| <b>EAST</b>  | MF-4-NP       | Duplex           |
| <b>WEST</b>  | MF-4-CO-NP    | Four-plex        |

**CASE HISTORIES:**

| <b>CASE NUMBER</b>                                   | <b>REQUEST</b>                | <b>PLANNING COMMISSION</b>       | <b>CITY COUNCIL</b>                |
|--|-------------------------------|----------------------------------|------------------------------------|
| C14-2007-0113<br>2600 Rio Grande<br>Tejas Foundation | From MF-4-NP<br>to MF-4-CO-NP | Denied MF-4-CO-NP<br>[Vote: 5-4] | Approved MF-4-CO-NP<br>[Vote: 7-0] |
| C14-2007-117<br>2500 Rio Grande<br>Alpha Chi Omega   | From MF-4-NP<br>to MF-4-CO-NP | Denied MF-4-CO-NP<br>[Vote: 5-4] | Approved MF-4-CO-NP<br>[Vote: 7-0] |
| C14-2007-132<br>2500 Rio Grande<br>Kappa Alpha Theta | From MF-4-NP<br>to MF-4-CO-NP | Denied MF-4-CO-NP<br>[Vote: 5-4] | Approved MF-4-CO-NP<br>[Vote: 7-0] |
| C14-2007-142<br>2500 Rio Grande<br>Alpha Epsilon Phi | From MF-4-NP<br>to MF-4-CO-NP | Denied MF-4-CO-NP<br>[Vote: 5-4] | Approved MF-4-CO-NP<br>[Vote: 7-0] |

**BASIS FOR RECOMMENDATION:**

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The proposed rezoning will not have detrimental impacts on the character of the neighborhood and will maintain land use compatibility.

- 2. The proposed zoning should promote consistency and orderly planning.*

Because a land use change is not sought, the zoning classification remains consistent and applicable. The proposed self-imposed development restrictions do not infringe on development patterns for this area.

**NEIGHBORHOOD ORGANIZATION:**

- University Area Partners
- Austin Neighborhoods Council
- West Campus Neighborhood Assoc.
- Sentral Plus East Austin Koalition
- Central Austin Neighborhood. Planning Area Committee
- Non-Profit Student Housing Preservation Group

**SCHOOLS:**

- Bryker Woods Elementary School
- O. Henry Middle School
- Austin High School

### **SITE PLAN:**

Any improvements to the structure that will require a site plan will trigger compatibility standards to property within 540 feet of a single family use or zoning district of SF-5 or more restrictive.

### **TRANSPORTATION:**

#### 1. Existing Street Characteristics:

| Name                  | ROW | Pavement | Classification | Daily Traffic         |
|-----------------------|-----|----------|----------------|-----------------------|
| West 25th Half Street | 60' | 26'      | Local          | Not available         |
| West 25th Street      | 60' | 32'      | Collector      | 2,169 (COA, 02/01/07) |
| Leon Street           | 60' | 26'      | Collector      | 1,860 (TXDOT, 2005)   |

2. No additional right-of-way is needed at this time.
3. 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].
4. There are existing sidewalks along Leon Street.
5. There are no existing sidewalks along West 25th Half Street, and there is a missing segment of sidewalk along West 25th Street.
6. West 25th Half Street, West 25th Street, and Leon Street are not classified in the Bicycle Plan as bike routes.
7. Capital Metro bus service is available along West 24th Street (route no. 19) and along San Gabriel Street (route nos. 410, and 642 - WC West Campus).

### **ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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.

4. According to flood plain maps, there is flood plain within the project area.
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.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**CITY COUNCIL DATE:** August 6th, 2009

**ACTION:**


**ORDINANCE READINGS:**      1<sup>ST</sup>      2<sup>ND</sup>      3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)




**PHONE:** 974-7691






1" = 400'

**ZONING**

|  |  |
|--|--|
| <p> <b>SUBJECT TRACT</b></p> <p> <b>ZONING BOUNDARY</b></p> <p> <b>PENDING CASE</b></p> | <p><b>ZONING CASE#: C14-2009-0049</b></p> <p><b>ADDRESS: 2501 LEON ST</b></p> <p><b>SUBJECT AREA: 0.43 ACRES</b></p> <p><b>GRID: J24</b></p> <p><b>MANAGER: C. PATTERSON</b></p> |
|--|--|

**OPERATOR: S. MEEKS**



CITY OF AUSTIN  
FOUNDED 1839

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