

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-1981-0018

HLC DATE:

August 27, 2018

PC DATE:

September 25, 2018

APPLICANT: Mike McHone

HISTORIC NAME: Kenney House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 611 W. 22nd Street

ZONING FROM: Removal of historic zoning from a portion of the lot; GO-MU-H.

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed removal of historic zoning as appropriate for the construction of the adjacent high-rise building, and recommends the enactment of safeguards to protect the integrity of the historic building and its environment.

The area sought for removal of historic zoning is currently a parking lot or other vacant land that does not contribute to the context of the historic house. The major issue here is the compatibility of the new with the existing, and providing safeguards that if the proposed project falls through for some reason, that the context of the Kenney House will remain intact. The environment of the existing house will certainly change drastically with the construction of the proposed or any proposed new high-rise building, but staff believes that the current proposed design of the new building provides a sensitive treatment of the historic house with the incorporation of tall glass walls on the ground floor of the new building that do not hinder or obliterate the traditional views of the house along 22nd Street. If the Commission is comfortable with the proposed distance between the historic and new buildings, the juxtaposition of the buildings on the lot, and the safeguards for the preservation of the building, then the application to remove the historic zoning should be approved.

HISTORIC LANDMARK COMMISSION ACTION: August 27, 2018: No recommendation due to lack of a quorum vote. In favor of the partial removal of historic zoning: Brown and Hibbs; opposed to the partial removal of historic zoning: Galindo, Koch, Little, and Myers. Absent: Reed, Papavasiliou, Tollett, and Valenzuela.

PLANNING COMMISSION ACTION: Recommended the removal of historic zoning from the specified portion of the lot, leaving the house and a 5-foot buffer intact with historic zoning; further recommended the recouping of any property tax exemption monies for up to three years. Vote: 9-1 (McGraw opposed).

DEPARTMENT COMMENTS: The applicant proposes to remove historic zoning from a portion of the back and east side of the parcel, leaving a 5-foot historic zoning buffer around the building that would require the approval of a Certificate of Appropriateness for any changes. The area proposed for the removal of historic zoning contains a parking area and vacant land.

The applicant seeks this reduction in the area of historic zoning in order to construct an adjacent high-rise residential building. The design of the proposed new building will have glass walls on the first floor, with supporting structural columns and pylons beyond to support the remainder of the building. The columns will be approximately 10 feet from the

wall of the historic house, and the glass wall of the first story of the new building will be approximately 9 feet in from the placement of the columns. The design of the new structure is intended to allow and maintain existing street views of the historic building, especially from 22nd Street looking west.

The applicant proposes to maintain 5,581 square feet as historic out of the current approximately 12,240 square-foot parcel. The remaining historic zone on this parcel would encompass the footprint of the existing house (with the removal of non-historic additions already approved with a Certificate of Appropriateness), and a 5-foot buffer on the east and south sides of the existing house. The historic areas to the west and north sides of the house will remain unchanged by this proposal.

CITY COUNCIL DATE: November 1, 2018

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: University Area Partners

PARCEL NO.: 0212011011

LEGAL DESCRIPTION: Lots 1 and 2, and the North 7.5 feet of Lot 3, Outlots 231 and 232, Division D, Louis Horsts Subdivision

ESTIMATED ANNUAL TAX ABATEMENT: \$ N/A. The owner will lose some of the current tax exemption if the application for partial removal of historic zoning is allowed, and could further be subject to the collection of additional taxes on the parcel for up to three years for the partial removal of historic zoning.

APPRAISED VALUE: \$ N/A

PRESENT USE: Parking lot and yard

CONDITION: N/A

PRESENT OWNERS:

DATE BUILT: N/A

ALTERATIONS/ADDITIONS: N/A

ORIGINAL OWNER(S): N/A

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-1981-0018

LOCATION: 611 W 22nd Street

1" = 141'

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