

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2016-0058 – KKG 2 Rezoning

**P.C. DATE:** July 26, 2016

**ADDRESS:** 1911-1/2 University Avenue

**DISTRICT AREA:** 9

**OWNER/APPLICANT:** House Association of Beta XI Chapter of Kappa Kappa Gamma  
(Ellen Morrison)

**AGENT:** Thrower Design (Ron Thrower)

**ZONING FROM:** MF-4-NP

**TO:** GO-NP

**AREA:** 0.126 acres (5,489 sq. ft.)

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends General Office-Neighborhood Plan, GO-NP, combining district zoning.

### **PLANNING COMMISSION RECOMMENDATION:**

7/26/16: Approved staff's recommendation of GO-NP zoning by consent (10-0, F. Kazi,  
A. Pineyro De Hoyos, J. Thompson-absent); S. Oliver-1<sup>st</sup>, T. White-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The subject property is located on the southeast corner of W. 20<sup>th</sup> Street and University Avenue on a tract of land that is approximately 5,489 sq. ft. and is developed with surface parking. The property is owned by and has been used in association with the group residential use, the Kappa Kappa Gamma Sorority, to the north.

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 two curb-cut driveways from 20<sup>th</sup> Street.

The existing and proposed use is for off-site accessory parking associated with the Kappa Kappa Gamma Sorority House to the north at 2001 University Avenue. The rezoning request comes after the Sorority House, a designated City of Austin Landmark, recently received approval of a site plan that will add space to accommodate an additional 60 beds to the historic structure. The property with the Historic structure 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 with this subject tract.

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 on which the Sorority House is located will also require a rezoning to GO and is the subject to associated rezoning case C14-2016-0059.

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 of the Sorority as well as the intent of the University Neighborhood Overlay to increase density by providing parking that is required by current Code for the group residential use of the Kappa Kappa Gamma Sorority house.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MF-4-NP	Group Residential (parking)
<i>North</i>	MF-4-NP	Group Residential (Kappa Kappa Gamma Sorority House)
<i>South</i>	MF-4-NP	Religious Assembly – Longhorns for Christ
<i>East</i>	MF-4-NP	Religious Assembly – Longhorns for Christ
<i>West</i>	MF-4-NP	College and University Facilities – Conference Center

**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:**

Austin Neighborhoods Council  
The University of Texas at Austin  
University Area Partners  
Austin Independent School District  
Homeless Neighborhood Association  
Friends of Austin Neighborhoods  
Sierra Club, Austin Regional Group  
Preservation Austin  
Bike Austin  
Central Austin Community Development Corporation  
SEL Texas  
Austin Heritage Tree Foundation  
My Guadalupe

Shoal Creek Conservancy

**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:**

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 <sup>th</sup> Street	70'	30'	Collector	N/A

**CITY COUNCIL DATE:** August 11, 2016

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512-974-3057

**EMAIL:** sherri.sirwaitis@austintexas.gov



### ZONING MAP - EXHIBIT A

ZONING CASE#: C14-2016-0058  
 ZONING CHANGE: MF-4-NP to GO-NP  
 LOCATION: 1911 University Avenue  
 SUBJECT AREA: 0.126 ACRES



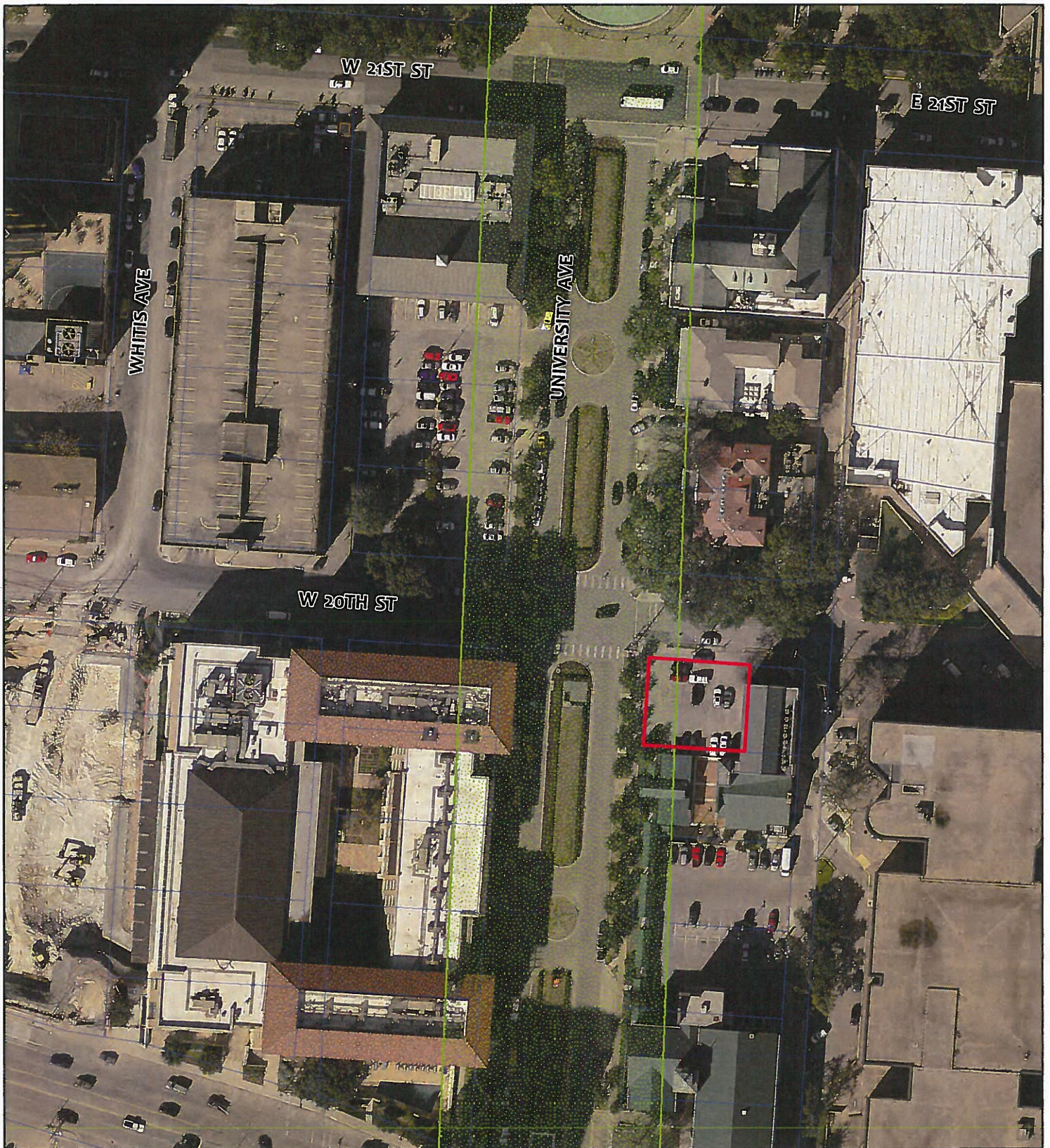
Subject Property  
 Base Map

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#: C14-2016-0058  
 ZONING CHANGE: MF-4-NP to GO-NP  
 LOCATION: 1911 University Avenue  
 SUBJECT AREA: 0.126 ACRES

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



1' = 400'



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## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject tract is 0.126 acres of land that is developed with an asphalt and concrete surface parking lot. The property is accessible by vehicle with two curb-cut driveways from W 20<sup>th</sup> Street. The property appears to be flat with 100% impervious surface; there are no trees or vegetation on the site.

### **Comprehensive Planning**

**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.

### **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.

### **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 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

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.

### **Site Plan**

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.

### **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.

### **Transportation**

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

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]

University Avenue and W. 20<sup>th</sup> Street are not classified in the Bicycle Plan.

Capital Metro bus service is not available along University Avenue and W. 20<sup>th</sup> Street.

There are existing sidewalks along University Avenue and W. 20<sup>th</sup> Street.

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

### **Water and 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, 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.



**§ 25-6-501 - OFF-SITE PARKING.**

- (A) The director may approve the location of all or a portion of the required or excess parking for a use on a site other than the site on which the use is located as provided in this section.
- (B) Off-site accessory parking is a permitted use if:
- (1) both the primary use and accessory parking are located in a general office (GO) or less restrictive zoning district;
  - (2) the primary use is located in a general office (GO) or less restrictive zoning district and the accessory parking located on an existing surface parking lot in a limited office (LO) zoning district which is directly adjacent to the site of the primary use;
  - (3) the primary use is a bed and breakfast residential use and the accessory parking is located in a general office (GO) or less restrictive zoning district; or
  - (4) the off-site parking involves shared off-street parking between the following uses:
    - (a) a religious assembly use and an existing public primary or secondary educational facility; or
    - (b) two or more religious assembly uses that do not conduct services on the same day.
- (C) Off-site accessory parking is a conditional use if the accessory parking is located in a limited office (LO) zoning district and the primary use is located in a general office (GO) or less restrictive zoning district.
- (D) Landscaping required by Section 25-6-563 (Screening) is not required for a site plan filed solely for approval of shared or off-site parking on an existing parking lot.
- (E) An off-site parking facility and the use that it serves may not be not more than 1,000 feet apart, measured from the nearest off-site parking space to the nearest public entrance of the use that the parking facility serves. The distance measured:
- (1) assumes that between adjacent intersections with traffic control signals, pedestrians cross at a marked crosswalk; and
  - (2) does not cross private property unless access is authorized by the affected property owner.
- (F) If the parking allowed under this division exceeds the maximum parking capacity allowed under this article for a use located in the central business district (CBD) or a downtown mixed use (DMU) zoning district, the standard parking requirement controls unless:
- (1) the off-site parking is located in a district other than the CBD or a DMU zoning district; or
  - (2) the Land Use Commission approves the excess parking based on a finding that:
    - (a) the excess parking does not discourage mobility and accessibility by transit or the construction of appropriately located public parking facilities;
    - (b) the excess parking is compatible with a historic district or structure; and
    - (c) the access to the parking facility does not intrude on a pedestrian-oriented street frontage.
- (G) Except as provided in Section 25-6-591 (Parking Provisions for Development in the Central Business District (CBD) and the Downtown Mixed Use (DMU) Zoning District), a required parking space for persons with disabilities may not be located in an off-site parking facility unless the director determines that existing conditions preclude on-site parking.

Source: Sections 13-5-99 (a), (b), and (e) and 13-5-106(a); Ord. 990225-70; Ord. 990520-38; Ord. 010607-8; Ord. 031211-11; Ord. 20130411-061; Ord. 20131017-081.