

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**Agenda Item  
#64**

NEIGHORHOOD PLAN Central Austin Combined Neighborhood Plan

CASE# NPA-06-0019-01

PC PUBLIC HEARING DATE March 8 2007

ADDRESS Concordia University Campus (3400 N IH-35) AREA N/A

APPLICANT East Avenue I G L P

OWNER Concordia Lutheran College

AGENT Alice Glasco Consulting (Alice Glasco)

TYPE OF AMENDMENT Future Land Use Map Designation

The proposed amendment would change the land use designation on the Central Austin Combined Neighborhood Planning Area (CACNPA) for the Concordia University site 3400 North IH-35 from **Civic** to **High Density Mixed Use**. The change in designation will allow for the redevelopment of the Concordia University site into a mixed use development with a floor to area ratio (FAR) of 3.01 or greater.

PLAN ADOPTION DATE August 28 2004

NPCD ADOPTION DATE August 28 2004

STAFF RECOMMENDATION The staff recommendation is to offer an alternative recommendation of **MIXED USE**.

BASIS FOR RECOMMENDATION At the time of the plan's adoption there was no indication that Concordia University would be relocating and the site redeveloped. Consequently, the plan is silent on the campus site. The recommendation is not in conflict with the adopted neighborhood plan as a whole. The proposal to change the land use designation from Civic to Mixed-Use is consistent with the following sections of the plan:

“Objective 1.11: Preserve the traditional single family land use in the Hancock Neighborhood.”

*Staff comments: The proposal does not change the land use designation of single family to multi family or a non residential.*

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

*Staff comments* The site is along an existing commercial corridor. The proposal to change the land use designation is consistent with section of the plan.

**BACKGROUND** The Central Austin Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 28, 2006. The boundaries of the planning area are Lamar Boulevard and MLK Boulevard to 38<sup>th</sup> Street, 38<sup>th</sup> Street to Duval Street, Duval Street to 45<sup>th</sup> Street, 45<sup>th</sup> Street to IH-35, IH-35 to Dean Keeton Street, Dean Keeton Street to San Jacinto Street, San Jacinto Street to Speedway, Speedway to 27<sup>th</sup> Street, 27<sup>th</sup> Street to Guadalupe Street, Guadalupe Street to 21<sup>st</sup> Street, 21<sup>st</sup> Street to the alley behind the east side of University Avenue, from the alley to MLK Boulevard, and MLK Boulevard to Lamar Boulevard.

Concordia University announced plans to move their centrally located campus to far west Austin off of RR 2222. As part of this move, the school is selling their central Austin campus location. The current buyer, East Avenue I G L P, plans to redevelop the site as a dense, mixed-use project.

The applicant has met with numerous times with representatives from the neighborhood beginning in the late summer of 2006 and through the winter 2006/2007. During that time, staff understands that representatives from the neighborhood and the developer have been meeting on a weekly basis to discuss the particulars of the project. The neighborhood has indicated support for the general concept of mixed-use for this site. However, the neighborhood representatives and the applicant have not been able to come to an agreement of the scope and scale of any redevelopment of the campus. During this time, the proposed redevelopment located four 240' towers in the eastern and southeastern areas of the site.

On Monday, January 8, 2007, Neighborhood Planning and Zoning Staff held a meeting that allowed the applicant to present the proposed land use amendment to the neighborhood association, neighborhood contact/neighborhood planning team, and property owners within 300' of Concordia University. After a brief presentation of the proposed land use amendment by Larry Speck, the architect for the proposed redevelopment, there was a brief discussion about the land use amendment request for HIGH DENSITY MIXED USE. The discussion then shifted to the requested heights in the associated Planned Unit Development (PUD) zoning case. These discussions consumed the remainder of the meeting. At the end of the meeting, Bart Whatley, president of the Hancock Neighborhood Association, proposed an alternative land use plan for the site that apparently reflects previously held discussions of how the site will be eventually developed. His recommendation was for HIGH-DENSITY SINGLE-FAMILY for a northern portion of the site abutting existing single-family and MULTI-FAMILY for the majority of the western portion of the site that abuts offices, apartments, and a church. There were no clear recommendations for the remainder of the site offered by Mr. Whatley. A representative from the developer, Andy Sarwal, offered to hire a mediator of the neighborhood's choice to facilitate the discussions. It was reported to NPZD staff on January 30, 2007, that the applicant and the neighborhood had agreed, at the applicant's expense, to hire a design firm/consultant to facilitate discussions and where in the process of looking for a consultant. Following this meeting, the applicant and the

neighborhood agreed to a consultant Jana McCann of the ROMA Design Group Ms McCann has been working with the community and applicant to facilitate an agreement It has been reported to staff that they have made significant strides toward reaching an agreement

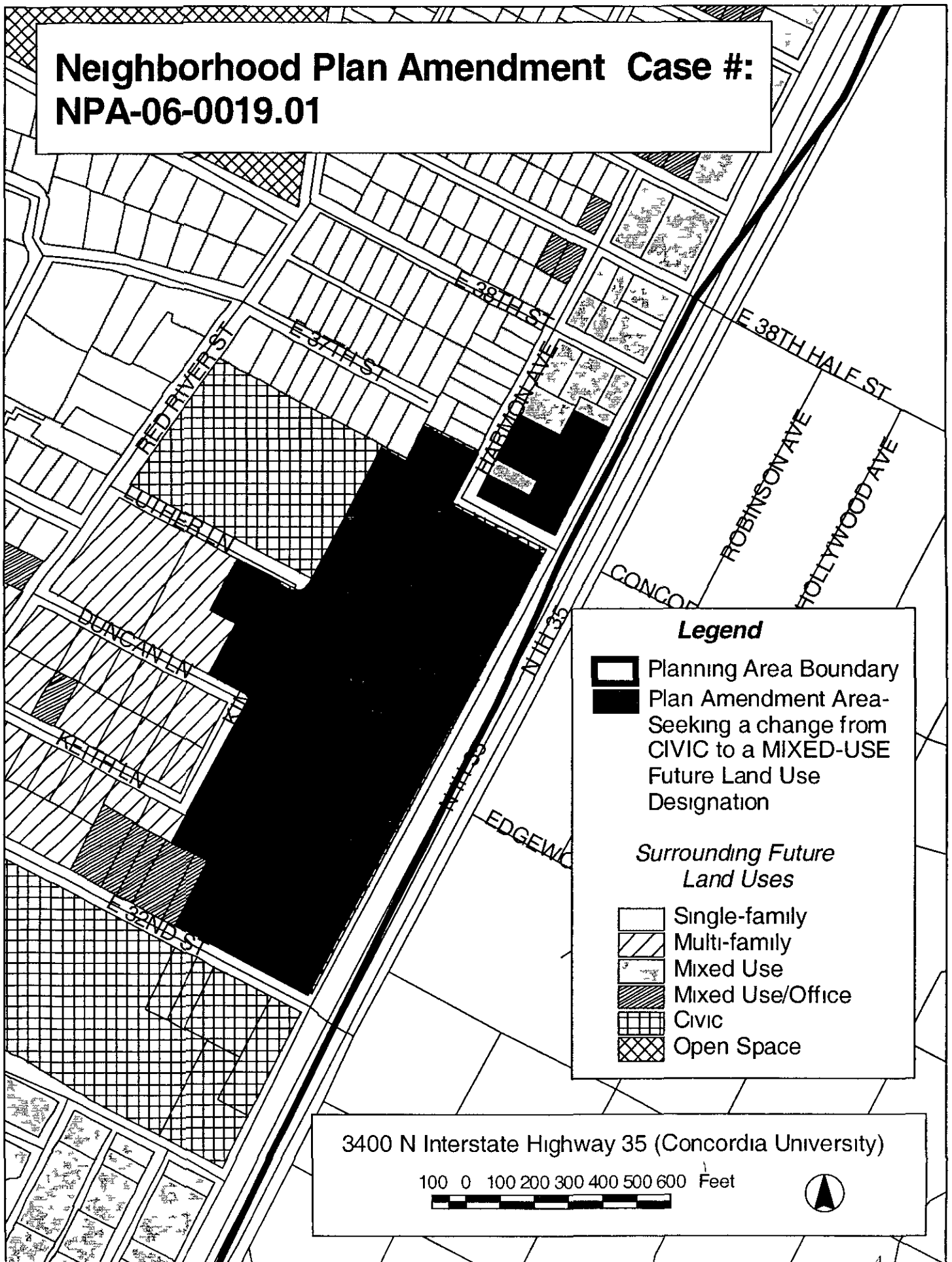
**Planning Commission Action** Recommend adoption of a HIGH-DENSITY MIXED-USE land use designation for the Concordia site

**City Council Action** Approve on first reading the land use designation of HIGH-DENSITY MIXED USE

**CASE MANAGERS** Mark Walters (Plan Amendment) **PHONE** 974-7695

**EMAIL** [mark.walters@c1.austin.tx.us](mailto:mark.walters@c1.austin.tx.us)

# Neighborhood Plan Amendment Case #: NPA-06-0019.01



ORDINANCE NO

AN ORDINANCE AMENDING ORDINANCE NO 20040826-056, WHICH ADOPTED THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 3400 IH 35 (NORTH)

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

**PART 1** Ordinance No 20040826-056 adopted the Central Austin Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan

**PART 2** Ordinance No 20040826-056 is amended to establish a high-density mixed-use designation on the future land use map attached as Exhibit "A" and incorporated in this ordinance, and described in File NEA-06-0019 01 at the Neighborhood Planning and Zoning Department, for property located at 3400 IH 35 (North)

**PART 3** This ordinance takes effect on \_\_\_\_\_, 2007

**PASSED AND APPROVED**

\_\_\_\_\_, 2007 § \_\_\_\_\_

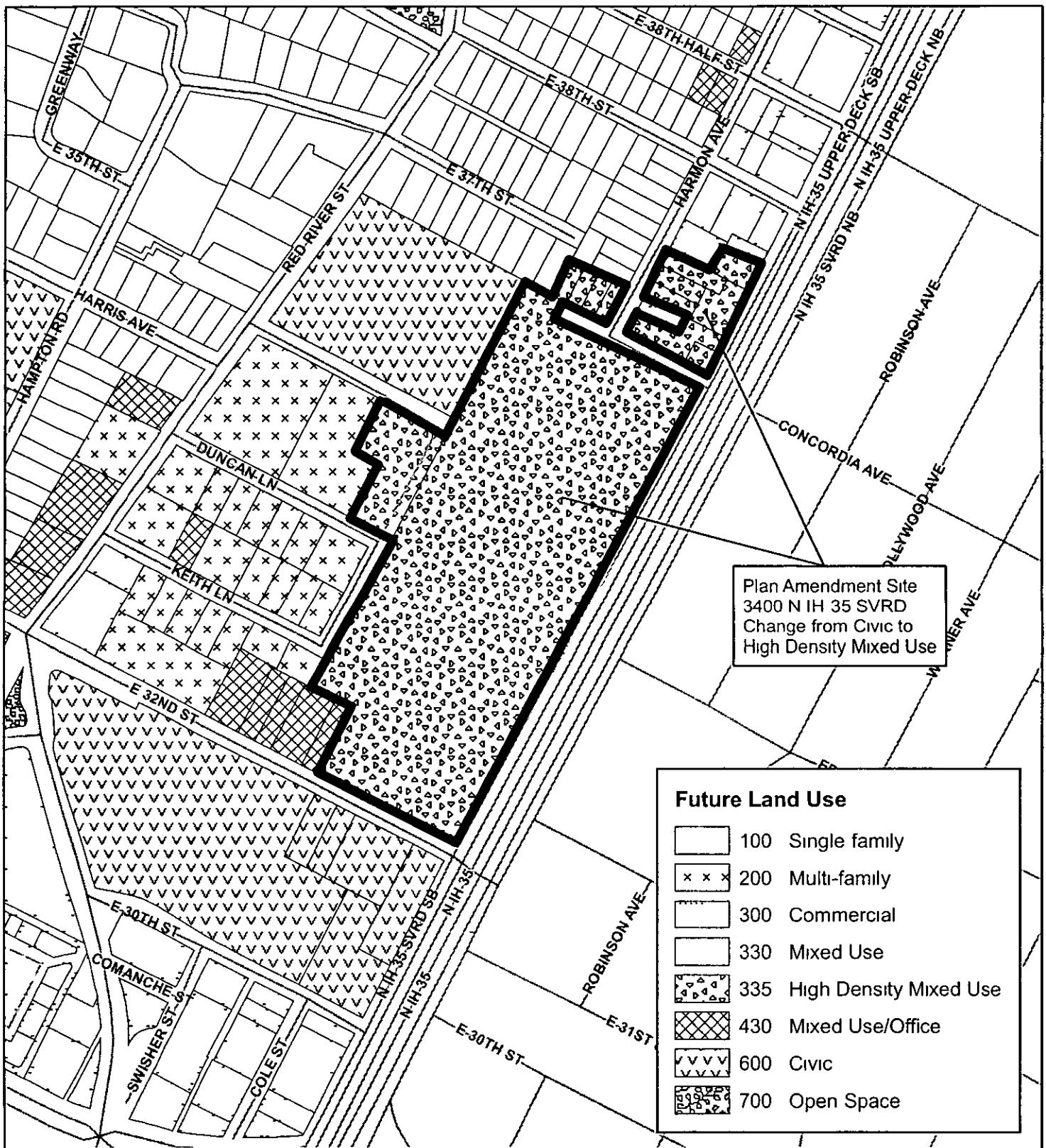
Will Wynn  
Mayor

**APPROVED**

David Allan Smith  
City Attorney

**ATTEST**

Shirley A Gentry  
City Clerk



Central Austin Plan Amendment  
NPA-06-0019 01  
East Avenue PUD  
3400 N IH-35 SVRD

500 250 0 500 Feet



Created by NPZD  
2/27/07