NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Central Austin Combined Neighborhood Plan

CASE#: NPA-07-0019-01

PC PUBLIC HEARING DATE: May 22, 2007

ADDRESS: 924 and 926 East Dean Keeton Street **AREA:** N/A

APPLICANT: Quest Tower View, LTD. C/O Jeff Blatt

OWNER: Quest Tower View, LTD. C/O Jeff Blatt

AGENT: Thrower Design (Ron Thrower)

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 924 and 926 East Dean Keeton, from **MIXED-USE** to **HIGH-DENSITY MIXED-USE**. The change in designation will allow for the redevelopment of the 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

PREVIOUS PLANNING COMISSION ACTION: Postponed taking action at the May 8, 2007 meeting until June 26, 2007.

STAFF RECOMMENDATION: Mixed-Use

PLANNING COMMISSION ACTION: The Planning Commission approved **HIGH-DENSITY MIXED-USE** land use designation for the site at their June 26, 2007 meeting,

BASIS FOR STAFF RECOMMENDATION

The proposal to keep the land use as Mixed-Use is consistent with the following sections of the Central Austin Combined Neighborhood Plan:

> Goal One, Recommendation 17 on page 66 of the Central Austin Combined Neighborhood Plan states:
>
> > "Higher density multi-family and mixed use should only be allowed east of vacated Oldham Street and Red River Street."

Recommendation 18 on the same page states:

> "Provide for a gradual reduction in maximum building height from IH-35 to Medical Arts Street to the residential uses on Hampton Road."

Staff's interpretation of these two recommendations is that the Mixed-Use land use designations and zoning is supported at the site in question, however, the request to change the land use designation at 924 and 926 East Dean Keeton in order to obtain a Floor to Area (FAR) of greater that 3:1 is inconstant with Recommendation 18 due to the building heights required to reach such a significant FAR (generally taller than 120').

Goal Three, Objective 3.6, Recommendations 16 and 17 on pages 80 and 81 of the plan also speak to allowing mixed-use development in this part of the Central Austin Combined Neighborhood Planning area:

> "Allow mixed use development in the Eastwoods Neighborhood along Medical Arts Street, on the triangle of land between Medical Arts Street and Red River Street, and east of Red River Street."

Recommendations 16 and 17 state:

> "(16) Allow the neighborhood mixed-use building and mixed-use combining district on commercially zoned properties along Medical Arts Street, on the triangular tract of land between Medical Arts Street and Red River Street, and on all tracts east of Red River Street and south of 30th Street."

and,

> "(17) Higher density mixed use should only be allowed east of vacated Oldham Street and Red River Street."

In both of these recommendations mixed-use is proposed for the area in question. Although the plan states in Recommendation 17 that "higher density mixed use" should be allowed, it should not be construed that this statement suggests the support of allowing the densities allowed under by the High-Density Mixed-Use land designation (FAR of greater than 3:1). In the Central Austin Combined Neighborhood Plan that land use designation was applied *only* to the area of West Campus covered by the University Neighborhood Overlay (UNO).

BACKGROUND: The Central Austin Combined Neighborhood Plan (CACNP) 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 38th Street, 38th Street to Duval Street, Duval Street to 45th Street, 45th Street to IH-35, IH-35 to Dean Keeton Street, Dean Keeton Street to San Jacinto Street, San Jacinto Street to Speedway, Speedway to 27th Street, 27th Street to Guadalupe Street, Guadalupe Street to 21st Street, 21st Street to the alley behind the east side of University Avenue, from the alley to MLK Boulevard, and MLK Boulevard to Lamar Boulevard.

During the development of the CACNP, the owner of 924 and 926 E. Dean Keeton worked with residents of the adjacent Eastwoods Neighborhood to develop a zoning recommendation

of GR-MU-CO-NP. The conditional overlay (CO) limited the height to 60 feet, the maximum building coverage to 70%, the maximum impervious coverage to 80%, and restricted vehicular access from Red River Street and Dean Keeton Street.

The applicant's agents and architects have met with numerous times with representatives from the neighborhood beginning in the late winter 2007. During that time, it was brought to staff's attention that representatives from the neighborhood and the developer have been meeting on a regular basis to discuss the particulars of the project. The neighborhood has indicated support for the general concept of mixed-use for this site as expressed in the adopted CACNP. However, the neighborhood representatives and the applicant have not been able to come to an agreement on the height of the proposed hotel project for the site. The Eastwoods Neighborhood Association has indicated support for a height of 120 feet. The applicant's architects/agent have stated that the requested height of 150' feet as measured at the mean elevation of the site is the lowest height they can accommodate and still respect the community wishes for a street wall of no higher than 60feet along the Red River Street portion of the site.

On Monday, May 30, 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 924 E. Dean Keeton. At the meeting the applicant's architects presented the proposal to the attendees. The entire meeting consisted of questions and answers for each portion of their presentation. At the end of the meeting no vote was taken as to the attendee's position for a future land use designation for the site.

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

EMAIL: mark.walters@ci.austin.tx.us

- *90% IMPERVIOUS COVER LIMIT ON TRACTS 2 & 3;*
- *25-FEET VEGETATIVE BUFFER ABUTTING THE SOUTH PROPERTY LINE;*
- *EMERGENCY ACCESS ON BEDFORD STREET;*
- *PEDESTRIAN ACCESS ON BEDFORD STREET*

[T.ATKINS, M.DEALEY 2ND] (8-0) C.GALINDO – ABSENT

9. Neighborhood Plan Amendment: **NPA-07-0019.01 - Riverfield**

Location:	924 E. Dean Keeton St., Waller Watershed, Central Austin Combined (Hancock) NPA
Owner/Applicant:	Quest Tower View, LTD.
Agent:	Ron Thrower, Thrower Design
Request:	Amend the Central Austin Combined Future Land Use Map (FLUM) for 924 E. Dean Keeton St. from Mixed-Use to High-Density Mixed-Use
Staff Rec.:	**Recommendation of Mixed-Use**
Staff:	Mark Walters, 974-7695, mark.walters@ci.austin.tx.us Neighborhood Planning & Zoning Department

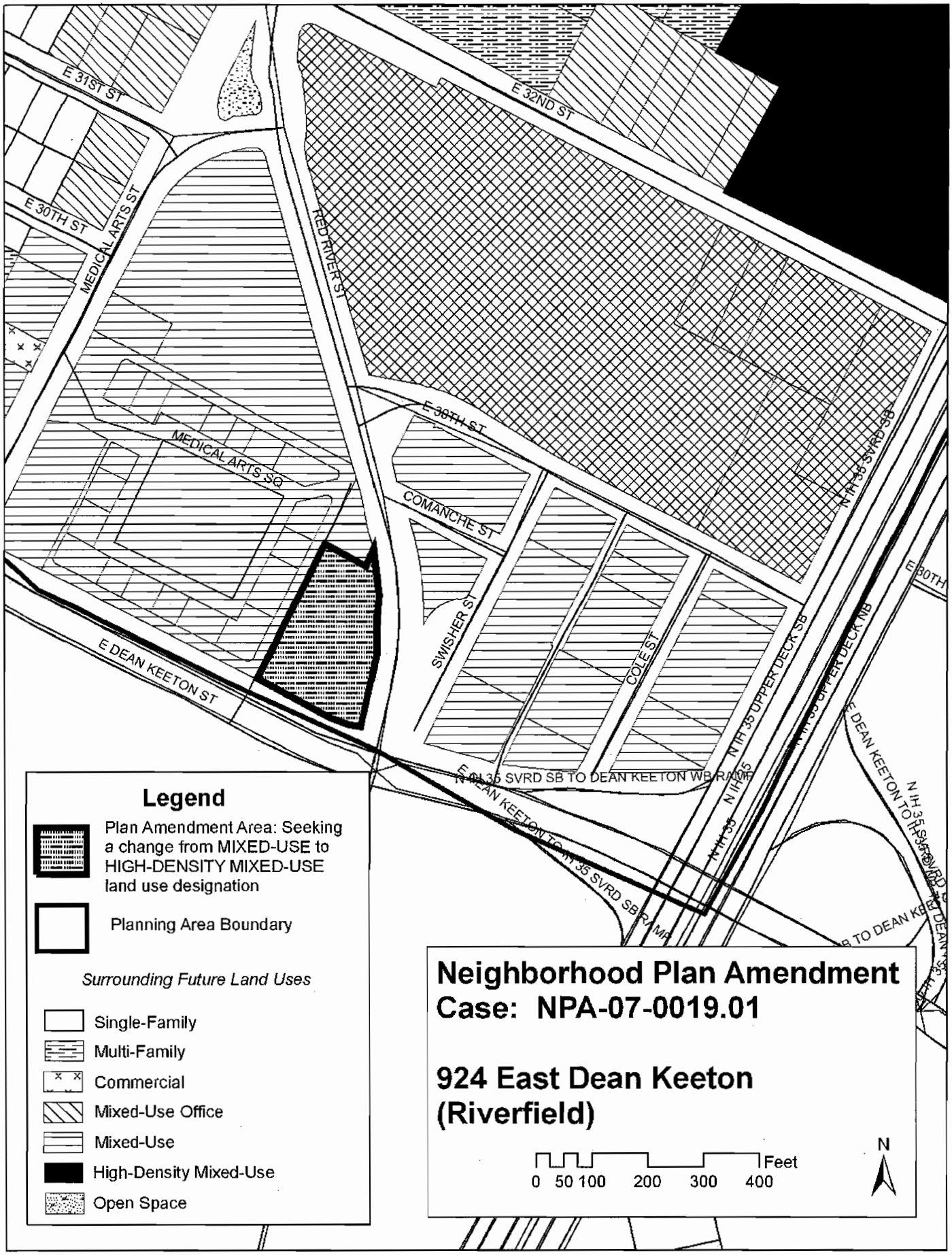
APPROVED HIGH DENSITY MIXED USE.
[P.CAVAZOS, C.RILEY 2ND] (8-0) C.GALINDO – ABSENT

Related Zoning Case

10. Rezoning: **C14-07-0024 - Riverfield 2**

Location:	926 East Dean Keaton Street, Waller Creek Watershed, Central Austin Combined (Hancock) NPA
Owner/Applicant:	Quest Tower View, LTD. (Jeff Blatt)
Agent:	Thrower Design (Ron Thrower)
Request:	GR-MU-CO-NP and MF-6-CO-NP to LI-PDA-NP
Staff Rec.:	**Recommendation of GR-MU-CO-NP and MF-6-CO-NP modifying existing conditional overlay**
Staff:	Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR GR-MU-CO-NP AND MF-6-CO-NP ALLOWING VEHICULAR ACCESS TO DEAN KEETON STREET AND MODIFYING THE CONDITIONAL OVERLAY.
[J.REDDY, P.CAVAZOS 2ND] (6-2) G.STEGEMAN, C.RILEY – NAY; C.GALINDO – ABSENT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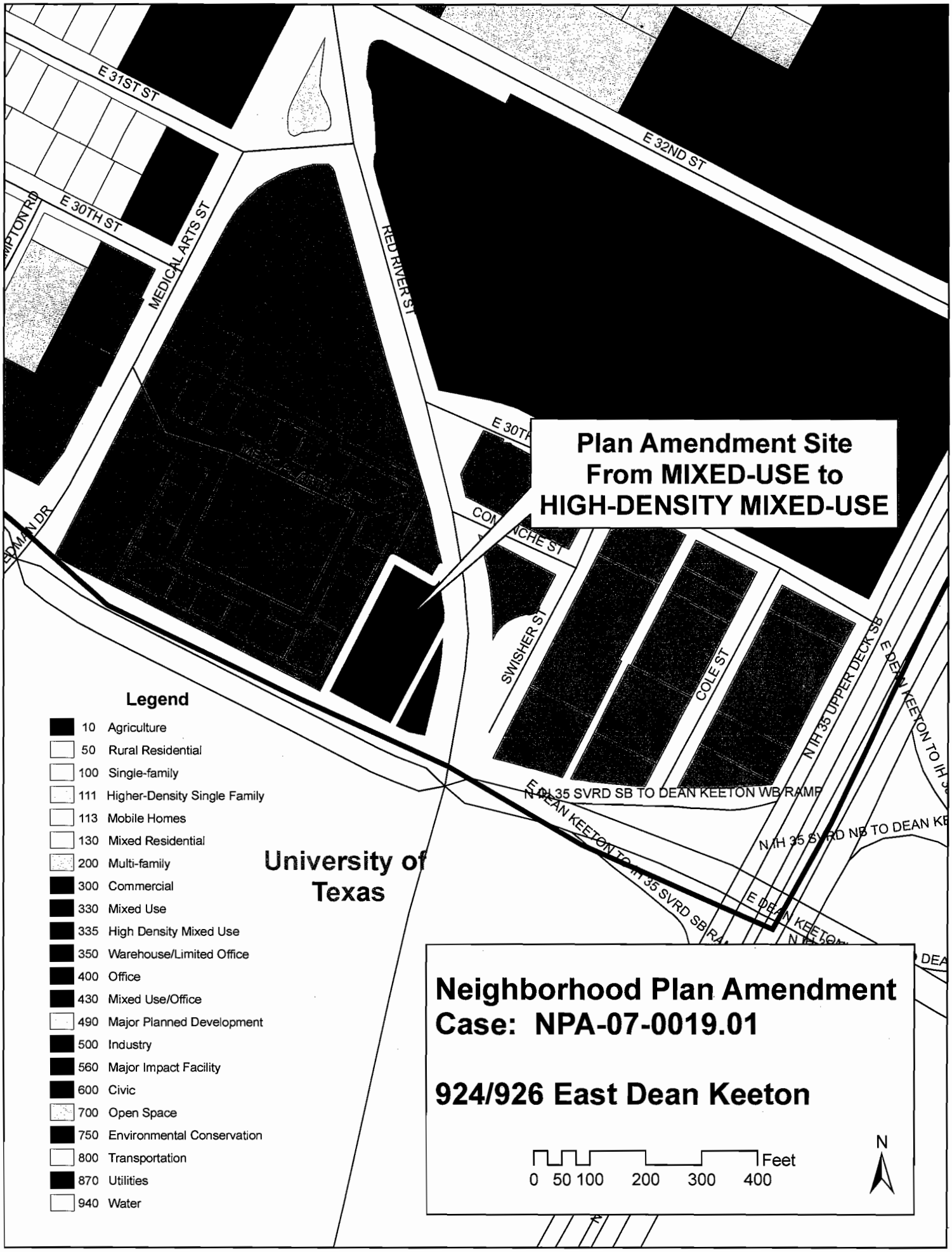
MEDICAL ARTS ST
RED RIVER ST
E 30TH ST
MEDICAL ARTS SQ
COMANCHE ST
N IH 35 SVRD SB
SWISHER ST
COLE ST
N IH 35 UPPER DECK SB
N IH 35 UPPER DECK NB
E DEAN KEETON ST
N IH 35 SVRD SB TO DEAN KEETON WB RAMP
E DEAN KEETON TO IH 35 SVRD SB RAMP
N IH 35
E DEAN KEETON TO IH 35 SVRD NB
Legend
Plan Amendment Area: Seeking a change from MIXED-USE to HIGH-DENSITY MIXED-USE land use designation
Planning Area Boundary
Surrounding Future Land Uses
Single-Family
Multi-Family
Commercial
Mixed-Use Office
Mixed-Use
High-Density Mixed-Use
Open Space
Neighborhood Plan Amendment
Case: NPA-07-0019.01
924 East Dean Keeton
(Riverfield)
0 50 100 200 300 400 Feet
N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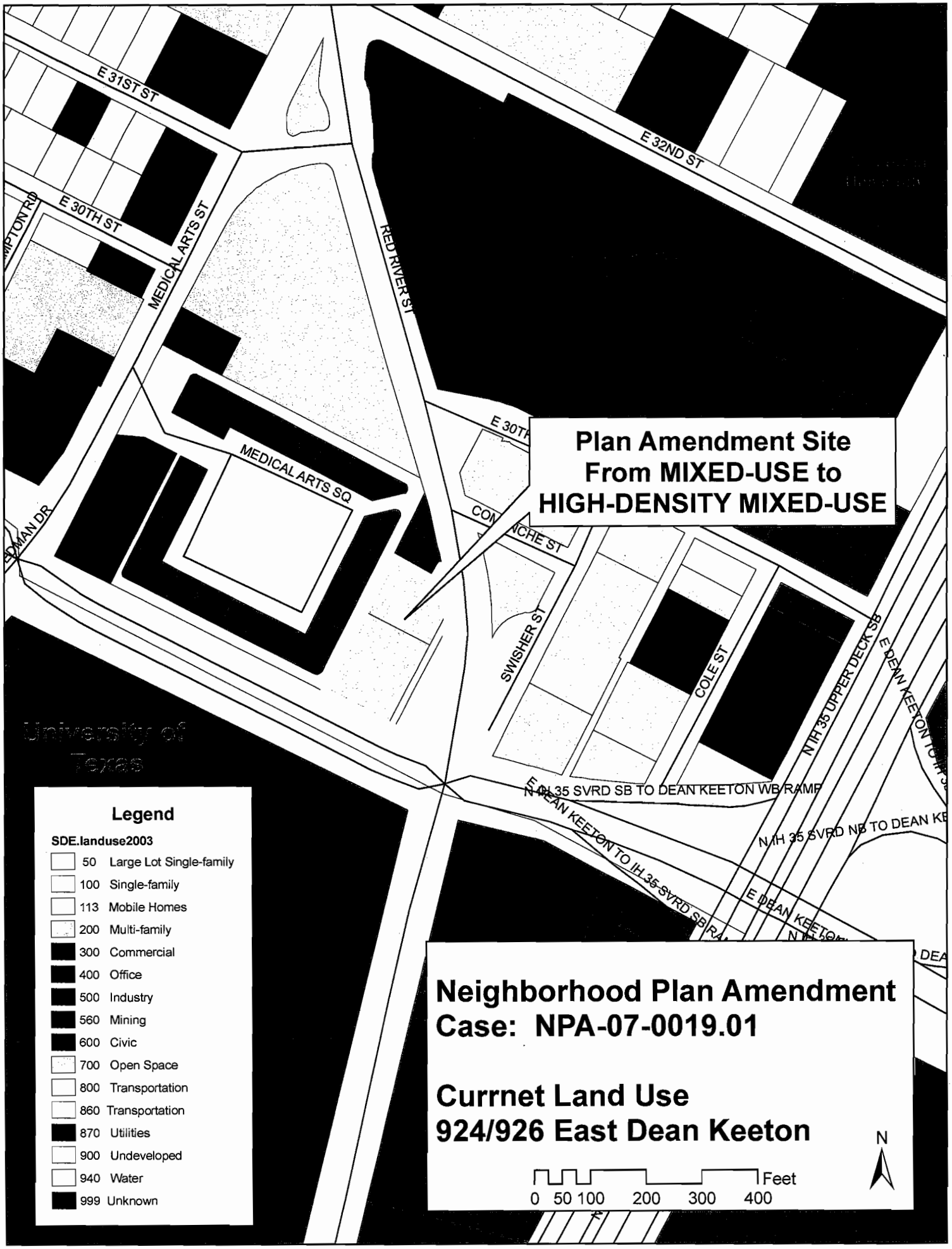
E 30TH ST
MEDICAL ARTS ST
RED RIVER ST
E 30TH
Plan Amendment Site
From MIXED-USE to
HIGH-DENSITY MIXED-USE
COMANCHE ST
SWISHER ST
COLE ST
N IH 35 UPPER DECK SB
E DEAN KEETON TO IH
N IH 35 SVRD SB TO DEAN KEETON WB RAMP
E DEAN KEETON TO IH 35 SVRD SB RA
N IH 35 SVRD NB TO DEAN KE
E DEAN KEETON
University of
Texas
Legend
10 Agriculture
50 Rural Residential
100 Single-family
111 Higher-Density Single Family
113 Mobile Homes
130 Mixed Residential
200 Multi-family
300 Commercial
330 Mixed Use
335 High Density Mixed Use
350 Warehouse/Limited Office
400 Office
430 Mixed Use/Office
490 Major Planned Development
500 Industry
560 Major Impact Facility
600 Civic
700 Open Space
750 Environmental Conservation
800 Transportation
870 Utilities
940 Water
Neighborhood Plan Amendment
Case: NPA-07-0019.01
924/926 East Dean Keeton
0 50 100 200 300 400 Feet
N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N IH 35 SVRD SB TO DEAN KEETON WB RAMP
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E DEAN KEETON TO IH 35 SVRD SB RA
E DEAN KEETON
University of Texas
Plan Amendment Site
From MIXED-USE to
HIGH-DENSITY MIXED-USE
Legend
SDE.landuse2003
50 Large Lot Single-family
100 Single-family
113 Mobile Homes
200 Multi-family
300 Commercial
400 Office
500 Industry
560 Mining
600 Civic
700 Open Space
800 Transportation
860 Transportation
870 Utilities
900 Undeveloped
940 Water
999 Unknown
Neighborhood Plan Amendment
Case: NPA-07-0019.01
Currnet Land Use
924/926 East Dean Keeton
0 50 100 200 300 400
Feet
N