

ZONING REVIEW SHEET**CASE:** C14-07-0025**P. C. DATE:** May 8, 2007
May 22, 2007
June 26, 2007**ADDRESS:** 924 East Dean Keeton Street**OWNER:** Quest Tower View, LTD. (Jeff Blatt)**AGENT:** Thrower Design (Ron Thrower)**REZONING FROM:** GR-MU-CO-NP (Community commercial – mixed use – conditional overlay—neighborhood plan) and MF-6-CO-NP (Multi-family residence – highest density—conditional overlay – neighborhood plan)**TO:** LI-PDA-NP (Limited industrial services – planned development area – neighborhood plan)**AREA:** 0.178 Acres (7,753.68 square feet)**SUMMARY PLANNING COMMISSION RECOMMENDATION:*****June 26, 2007:******RECOMMENDED APPROVAL OF 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]*****SUMMARY STAFF RECOMMENDATION:**

At this time, Staff does not recommend the rezoning request from GR-MU-CO-NP and MF-6-CO-NP to LI-PDA-NP and offers an alternative recommendation to retain the existing zoning of GR-MU-CO-NP and MF-6-CO-NP and modifying the existing conditional overlay. The modification to the conditional overlay shall address the following:

1. Maximum height of 75 feet on the site;
2. 90% maximum impervious cover;
3. 75% maximum building coverage;
4. Limit the daily vehicle trips to less than 2,000 per day; and
5. Allow vehicular access to Dean Keeton Street

The alternate Staff recommendation is based on the following considerations:

1. Although the Central Austin Combined Neighborhood Plan encourages mixed uses and the future land use map (FLUM) designates this property for mixed-uses, introducing an industrial zoning classification and more intense land use designation will not be compatible with the existing land uses and zoning classifications in the area;
2. Existing conditions on the property adequately address land use intensities, site development standards, and density on the site;
3. Abutting existing properties to the west of the property were developed at a height of approximately 50 feet and thus create a transition of height and land use intensity towards the established neighborhood;
4. Staff's recommendation to retain the existing zoning classifications and modify the existing conditional overlay to allow additional height encourages compatibility with existing commercial and multifamily development; and
5. No change in conditions has occurred to warrant a change of land use and zoning intensity at this location.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 0.178 acre (7,753.68 square feet) site fronting East Dean Keeton Street zoned GR-MU-CO-NP and MF-6-CO-NP and was rezoned as part of the Central Austin Combined Neighborhood Plan by Ordinance No. 040826-59 (Please see Attachment A, pages 17-18). Several restrictions were placed on the property including:

- Allowing GR-MU-CO-NP combining district for an area measured from ground level to a height of 15 feet;
- Allowing MF-6-CO-NP combining district for an area measured from 15 feet above ground level to a height of 60 feet.
- The maximum height of a building or structure is 60 feet from ground level;
- The maximum building coverage is 70 percent;
- The maximum impervious cover is 80 percent; and
- Vehicular access from the tracts to Red River Street and Dean Keeton Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

The applicant seeks to rezone the property to LI-PDA-NP to develop the property with a multi-story Hotel / Condominium Use with associated amenities including, but not limited to, commercial retail space, coffee shop, full service sit-down restaurant and bar and outdoor dining, meeting room space, outdoor gathering space, health club, outdoor swimming pool and hot tub, and all other support services necessary to operate the principal use and amenities. Furthermore, the applicant seeks to implement the following modifications under the PDA designation:

1. Maximum height of 150 feet;
2. Maximum floor-to-area ratio (FAR) of 5:1;
3. Maximum impervious cover of 90% (according to the applicant, the site is currently close to 100% impervious cover and does not conform to regulations under current code);
4. A setback of no less than 12' and no more than 20' is proposed along Red River, and a setback of no less than 25' and no more than 30' along Dean Keeton for the main building mass;
5. An ADA accessible sidewalk will be performed to the maximum extent practical. Current slope of the sidewalk along Dean Keeton is prohibitive to an accessible route;
6. Dimensional characteristics and percentages of 2.2.2.C of Subchapter E, Commercial Design Standards, do not apply. The voluntary supplemental zone will be of varying width due to the odd shape of the site; and
7. Section 2.2.4.E of Subchapter E does not apply to underground parking facilities contained within the proposed development or to temporary drop-off zones for patrons.

The plan designates this site for mixed-use in accordance with the Future Land Use Plan. A neighborhood plan amendment is underway to request high density mixed use under case NPA-07-0019-01.

The Central Austin Combined Neighborhood Plan recommends the following:
Medical Arts Street/Red River Street

Objective 1.10: Provide a transition from multi-family and commercial uses to the single-family core of the neighborhood. Recommendation 16 All multi-family construction in the Eastwoods Neighborhood should comply with compatibility standards where applicable.

Recommendation 17: Higher density multi-family and mixed use should only be allowed east of vacated Oldham Street and Red River Street.

Recommendation 18: Provide for a gradual reduction in maximum building height from IH-35 to Medical Arts Street to the residential uses on Hampton Road.

Objective 3.6: 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. Recommendation 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.

Although the neighborhood plan allows for mixed uses within the site, the Staff has concerns with the use of LI-PDA as a vehicle for additional height in areas where mixed-uses are encouraged. The established zoning classifications on the site will continue to encourage mixed uses and a transition of land use intensities. Properties to the west of the subject tract are zoned for multifamily residential and are constructed at a height of approximately 50 feet.

The applicant does not agree with the Planning Commission and Staff recommendations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-MU-CO-NP / MF-6-CO-NP	Multi-family residential
<i>North</i>	LO-MU-CO-NP	Office
<i>South</i>	MF-3	University of Texas at Austin
<i>East</i>	MF-6-CO-NP	Parking
<i>West</i>	MF-5	Multi-family residential / Offices

NEIGHBORHOOD PLAN:

Central Austin Combined – Hancock Neighborhood

TIA: Waived (Please see Transportation comments)

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

25--Eastwoods Association
 69--University Area Partners
 511--Austin Neighborhoods Council
 603--Mueller Neighborhoods Coalition
 742--Austin Independent School District
 744--Sentral Plus East Austin Koalition (SPEAK)
 754--Central Austin Neighborhoods Planning Area Committee
 786--Home Builders Association of Greater Austin
 937--Taking Action Inc.

SCHOOLS:

Austin Independent School District

- Lee Elementary School
- Kealing Middle School
- McCallum High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0023	Hancock Neighborhood Plan GO to GR-MU-CO- NP and MF-6-CO- NP	04/27/04: APVD STAFF REC W/AMDTs (7-0)	09/02/04: APVD (7-0) EXCEPT FOR FLWG PP TRACTS: 34, 35, 44 & 80A: PP TO 9-30-04; TR 148A PP TO 10-7-04

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0190	SF-2-CO-NP to SF- 3-CO-NP	▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA	05/26/05: W/D BY CC (7-0)
C14-04-0191	SF-2-CO-NP to SF- 3-CO-NP	▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA	05/26/05: W/D BY CC (7-0)
C14-04-0192	SF-2-CO-NP to SF- 3-CO-NP	▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA	05/26/05: W/D BY CC (7-0)
C14-04-0193	SF-2-CO-NP to SF- 3-CO-NP	▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA	05/26/05: W/D BY CC (7-0)

C14-04-0194	SF-2-CO-NP to SF-3-CO-NP	▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA	05/26/05: W/D BY CC (7-0)
C814-06-0075	GO-NP to PUD-NP	02/13/07: APVD PUD-NP AS MODIFIED (5-3-1, DS/SK/PC-NO, CR-ABSTAIN)	03/01/07: APVD PUD-NP W/CONDS 1ST READING (7-0) 03/01/07: APVD PUD-NP W/CONDS 2ND READING (7-0) 03/26/07: The public hearing was closed and Ordinance No. 20070326-002 for planned unit development-neighborhood plan (PUD-NP) combining district zoning was approved on emergency passage with the following amendment on Council Member Cole's motion, Council Member Leffingwell's second on a 5-0 vote. Mayor Pro Tem Dunkerley and Council Member Kim were absent. The amendment was to page 6, Part 7, B. 12, the last line should read, "... purposes of compliance with Section 25-2-775 (B) and (D) through (G)." The last line of Part 7, B. 13 on page 6 should read, "... Section 25-2-775 (B) and (D) through (G)."
C14-92-0071	LO and MF-3 to GR-CO	08/18/92: APVD GR-CO. GO USES AND COMMERCIAL OFF-STREET PARKING	8/20/92: APVD GR-CO ALL 3 READINGS
C14-02-0150	GO to CS	12/11/02: DENIED CS-CO (5-3-1)	01/16/03: APVD STAFF ALT REC OF CS-CO (6-0); 1ST RDG; 01/30/03: APVD CS-CO (7-0); 2ND/3RD RDG
C14-06-063	Variance for additional height	05/08/06: BOA APVD 120' HEIGHT (7-0)	N/A
C814-06-0068	CS-NP, CS-CO-NP, GR-CO-NP, GO-NP TO PUD-	11/14/06: APVD PUD-NP W/STIPULATIONS (6-2, CG/CR-NO) - SEE SCANNED DOC FOR	12/07/06: APVD PUD-NP (6-0); 1ST RDG

	NP	DETAILS]	01/11/07: APVD PUD-NP (7-0) W/MODIFICATIONS; 2ND RDG 04/05/07: Ordinance No. 20070404-042 was approved with the following amendments on Council Member Leffingwell's motion, Mayor Pro Tem Dunkerley's second was approved on a 7-0 vote. The amendments were: Part 5, B would read, "Section 25-2, Article 10 (Compatibility Standards) of the City Code applies to Zones 1, 4 and 5 of the PUD with the exception of heights and setbacks. Part 5, F. 2, would read as follows: "The following uses are accessory uses to the principal uses and shall comply with the requirements of Section 25-2-894 (Accessory Uses for a Principal Commercial Use). These accessory uses include but are not limited to: Administrative and business offices, building maintenance services, business support services, commercial blood plasma center, commercial off-street parking, food sales, general retail sales (convenience), hotel-motel, indoor entertainment, laundry services, off-site accessory parking, personal improvement services, personal services, professional office, recreational equipment maintenance and storage, research services, research testing services, research warehousing services, restaurant (limited), camp, club or lodge, college and university facilities, community events, community recreation (public), convalescent services, counseling services, daycare services (general), employee recreation, guidance services, residential treatment, safety services, and telecommunications tower. St. David's Health Care would agree per letter agreement to: 1) Provide upgraded onsite directional signage. 2) Request that CapMetro incorporate a link to the area commuter rail stop.
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			3) Maintain employee shift changes outside of 7:30-9:30 a.m. and 4:30-6:30 p.m. 4) Provided determined feasible, support a traffic signal at 30th Street and Red River which is synchronized with the 32nd Street signal. 5) Will join in request with neighborhood to widen 32nd Street to existing ROW and St. David's will dedicate property along 32nd Street for sidewalks provided no adverse impact in impervious cover.
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ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	Bicycle Plan	Capital Metro	Sidewalks
East Dean Keeton	120'	Varies	Arterial	Yes	Yes	Yes
Red River	80'	60'	Arterial	Yes	Yes	Yes

CITY COUNCIL DATE:

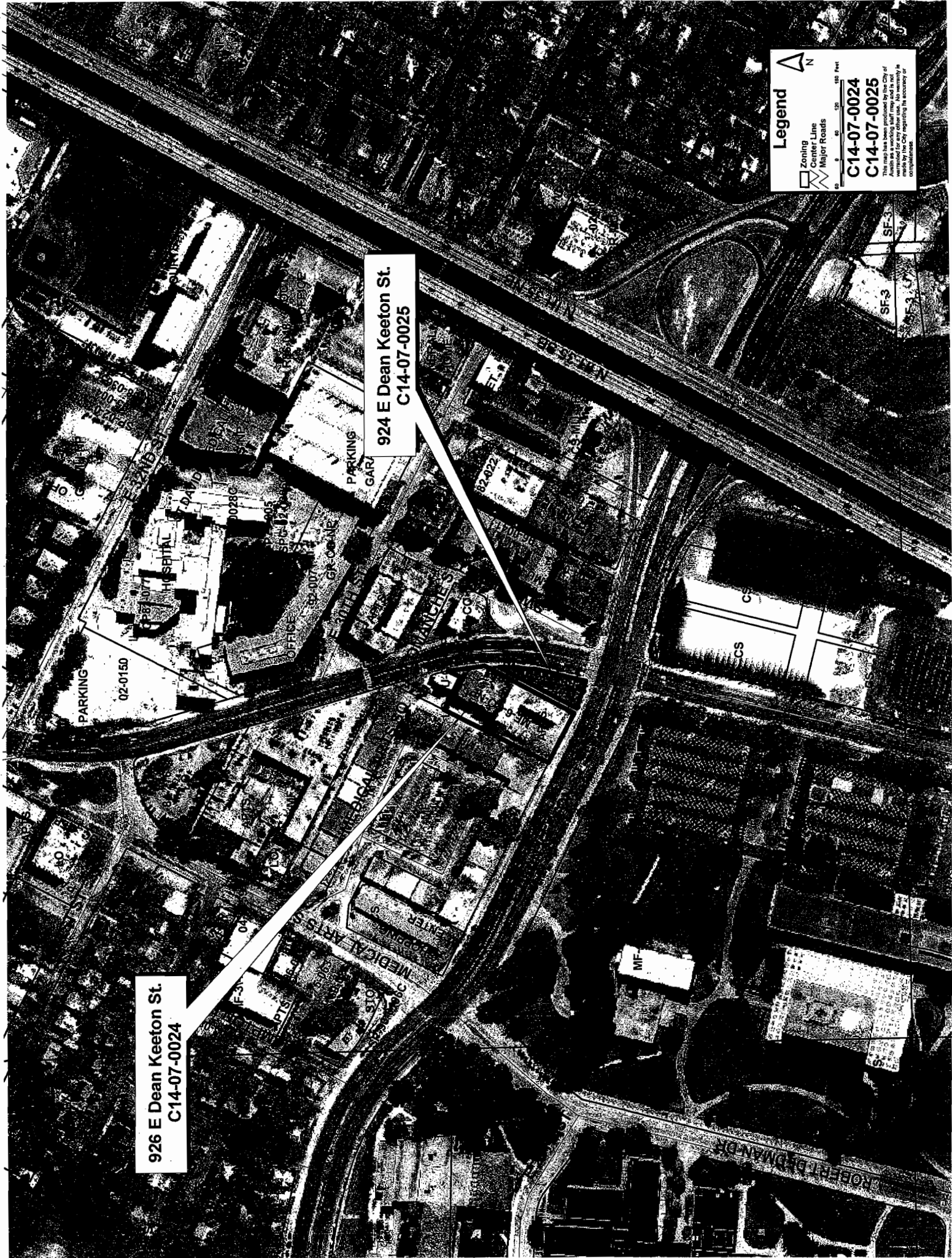
July 26, 2007

ACTION:

This item was postponed to September 27, 2007 at the applicant's request.

September 27, 2007

ORDINANCE READINGS: 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



926 E Dean Keeton St.
C14-07-0024

924 E Dean Keeton St.
C14-07-0025

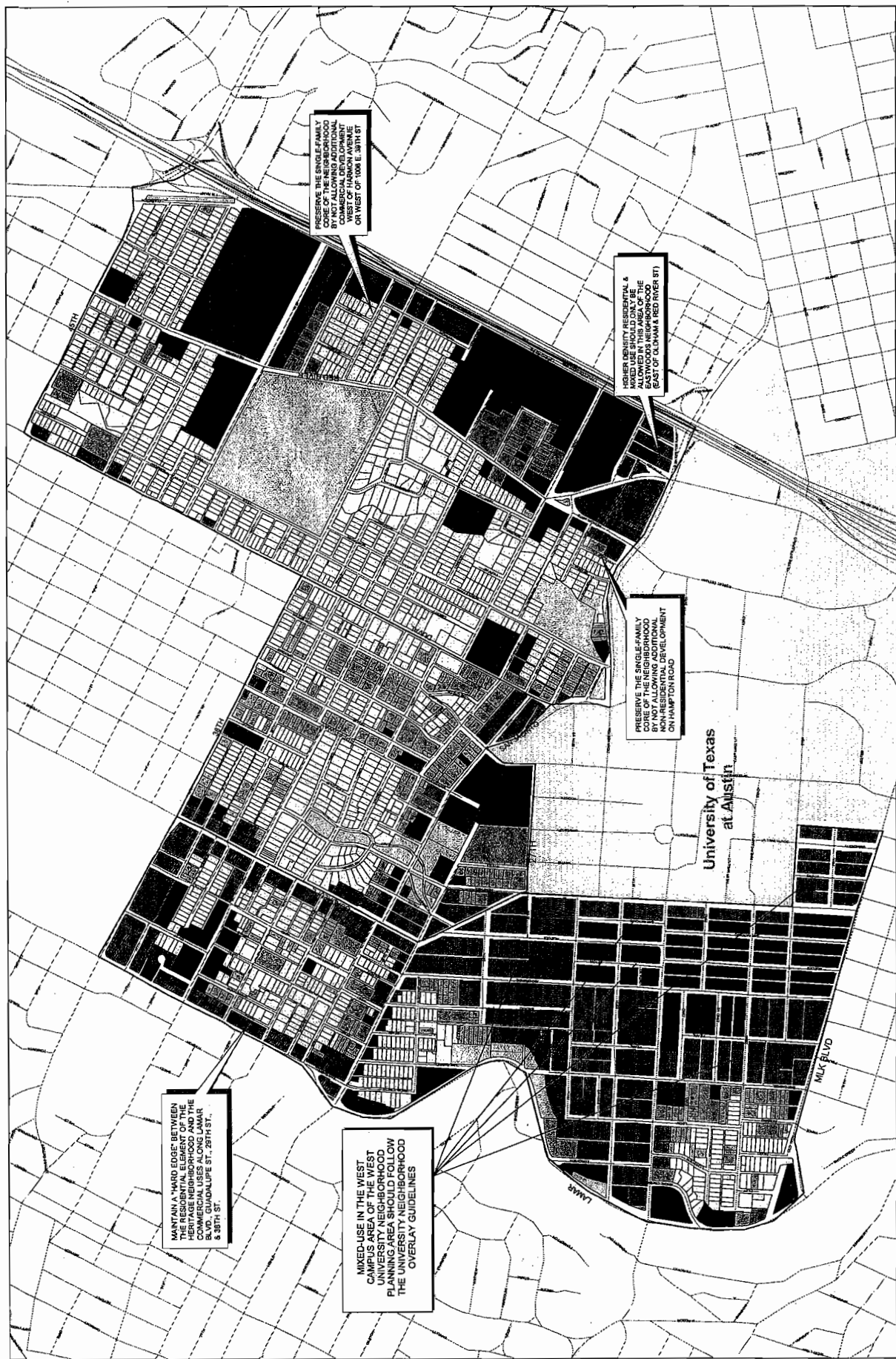
Legend

Zoning
 Center Line
 Major Roads

0 50 100 150 Feet

C14-07-0024
C14-07-0025

This map has been produced by the City of Austin as a working draft and is not made by the City regarding its accuracy or completeness.



Legend

Single-Family	Commercial	Mixed Use/Office
Higher Density Single-Family	Mixed Use	Civic
Multi-Family	Higher Density Mixed Use	Open Space
	Office	

Central Austin Combined Neighborhood Planning Area: Future Land Use Map As Amended on 5/19/05

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

City of Austin
Neighborhood Planning and
Zoning Department
Revised July 29, 2005



STAFF RECOMMENDATION

At this time, Staff does not recommend the rezoning request from GR-MU-CO-NP and MF-6-CO-NP to LI-PDA-NP and offers an alternative recommendation to retain the existing zoning of GR-MU-CO-NP and MF-6-CO-NP and modifying the existing conditional overlay. The modification to the conditional overlay shall address the following:

1. Maximum height of 75 feet on the site;
2. 90% maximum impervious cover;
3. 75% maximum building coverage;
4. Limit the daily vehicle trips to less than 2,000 per day; and
5. Allow vehicular access to Dean Keeton Street

The alternate Staff recommendation is based on the following considerations:

1. Although the Central Austin Combined Neighborhood Plan encourages mixed uses and the future land use map (FLUM) designates this property for mixed-uses, introducing an industrial zoning classification and more intense land use designation will not be compatible with the existing land uses and zoning classifications in the area;
2. Existing conditions on the property adequately address land use intensities, site development standards, and density on the site;
3. Abutting existing properties to the west of the property were developed at a height of approximately 50 feet and thus create a transition of height and land use intensity towards the established neighborhood;
4. Staff's recommendation to retain the existing zoning classifications and modify the existing conditional overlay to allow additional height encourages compatibility with existing commercial and multifamily development; and
5. No change in conditions has occurred to warrant a change of land use and zoning intensity at this location.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

§ 25-2-125 LIMITED INDUSTRIAL SERVICE (LI) DISTRICT DESIGNATION.

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

§ 25-2-174 PLANNED DEVELOPMENT AREA (PDA) COMBINING DISTRICT PURPOSE.

The purpose of a planned development area (PDA) combining district is to:

- (1) *provide for industrial and commercial uses in certain commercial and industrial base districts; or*
- (2) *incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.*

The requested zoning is not consistent with the purpose statement of the district sought. The site is proposed for mixed uses; not for commercial service uses or limited manufacturing. Furthermore, industrial uses have not been established in this area and are not compatible with surrounding land uses.

2. *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 have a detrimental land use impact on the existing adjacent land uses.

3. *No change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning and development restrictions for the property.*

With the exception of a few rezoning applications in the area, existing land uses have predominantly been maintained in this area after the neighborhood plan adoption and a change in conditions has not occurred that demonstrate that this area is in transition to other land uses or that the introduction of additional intensive zoning is justified.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 0.178 acre (7,753.68 square feet) site fronting East Dean Keeton Street zoned GR-MU-CO-NP and MF-6-CO-NP and was rezoned as part of the Central Austin Combined Neighborhood Plan by Ordinance No. 040826-59. The plan designates this site for mixed-use in accordance with the Future Land Use Plan. A neighborhood plan amendment is underway to request high density mixed use. Access to the property is from Oldham Street.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 1,289 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).
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]

Environmental

1. 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.
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 no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

1. 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations, and abandonments.. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Site Plan and Compatibility Standards

1. The site may be subject to compatibility standards (Sec 25-2-1051).
2. The following conditions apply per the Neighborhood Plan:
 - The maximum height of a building or structure is 60 feet from ground level.
 - The maximum building coverage is 70%.
 - The maximum impervious cover is 80 percent.
 - Vehicular access from tracts to Red River Street and Dean Keeton is prohibited. All vehicular access to the property shall be from adjacent public streets or through other adjacent property.
3. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission.

ORDINANCE NO. 040826-59

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 541.38 ACRES OF LAND GENERALLY KNOWN AS THE HANCOCK NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 184 TRACTS OF LAND.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 184 tracts of land within the property described in Zoning Case No.C14-04-0023, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 541.38 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, Save and Except the following tracts, (the "Property")

Tract 563A 4427 and 4429 Duval Street; and

Tract 2104A 3403, 3405, and 3407 Hampton Rd., and
3406 Red River Street,

generally known as the Hancock neighborhood plan combining district, locally known as the area bounded by Duval Street on the west, 45th Street on the north, IH-35 on the east, and Dean Keeton Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 184 tracts of land are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, single family residence small lot (SF-4A) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, multifamily residence high density (MF-5) district,

limited office (LO) district, neighborhood commercial (LR) district, neighborhood commercial-conditional overlay (LR-CO) combining district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, and commercial-liquor sales (CS-1) district, to single family residence-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district, family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district, family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district, single family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT	ADDRESS	FROM	TO
501	2803, 2819, 2821, 2827 SAN JACINTO BLVD	LR-CO	LR-MU-CO-NP
503	505, 507, 509 RATHERVUE PL	SF-3	MF-4-CO-NP
503A	601, 605 RATHERVUE PL	SF-3	MF-4-CO-NP
503B	607, 609 RATHERVUE PL	SF-3	GO-MU-CO-NP
504	501 BELLEVUE PL	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
505	716 E DEAN KEETON ST; 3013 HARRIS PARK AVE	SF-3	P-NP
506	706 E DEAN KEETON ST	SF-3	MF-3-NP
507	2900, 2902 MEDICAL ARTS ST	LR	LR-MU-CO-NP
507A	2912 MEDICAL ARTS ST	LR	LR-MU-CO-NP
508	2915 HAMPTON RD	LO	SF-3-CO-NP
508A	WEST 115' OF 2910 MEDICAL ARTS ST	MF-3	MF-3-CO-NP
509	3000, 3004 MEDICAL ARTS	LO	LO-MU-CO-NP
510	814 E 31ST ST; 3100 RED RIVER ST	LO	LO-MU-CO-NP
511	3110 MEDICAL ARTS ST	GO	GO-MU-CO-NP
512	805, 811 E 32ND ST	LO	LO-MU-CO-NP
513	2901, 2911, 2915, 3001 MEDICAL ARTS ST	MF-3, MF-5, LO, CS	GR-MU-CO-NP
514	0 RED RIVER ST (COMMON AREA LESS 11 SQ FT MEDICAL ARTS SQUARE PLUS 1/2 VAC STREET)	MF-5	GR-MU-CO-NP
514A	920 E DEAN KEETON ST	GO	GR-MU-NP
515	926 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
516	924 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
517	2900 SWISHER ST	LO	GR-MU-NP
518	0 COMANCHE ST (N .255 ACR OF TRT 1 OLT 23 DIVISION C)	GO	GR-MU-NP
519	2703, 2901 SWISHER ST	SF-3, MF-5, GO	GR-MU-NP
520	2706, 2800, 2900, 2908 COLE ST	SF-3, GO	GR-MU-NP
520A	2804, 2900, 2908 N I-35 SV RD SB; 0 DEAN KEETON ST E (LOT 10 * LESS SE TRI PLUS PT OF ADJ VAC ALLEY & NW TRI OF LOT 11 BLK 1 OLT 23 DIV C FELLMAN HEIGHTS)	CS	CS-MU-NP
521	918, 924, 926, 1000, 1004 E 32ND ST	GO	GO-MU-NP
522	3203, 3205, 3211 RED RIVER ST	CS	CS-MU-CO-NP
523	812 E 32ND ST	LO	LO-MU-CO-NP
524	3200 RED RIVER ST	GR-CO	GR-MU-CO-NP
525	3208 RED RIVER ST	GO	GO-MU-CO-NP
526	3212 RED RIVER ST	GO	GO-MU-CO-NP
526A	3304 RED RIVER ST	MF-2	MF-3-NP
527	3310 RED RIVER ST	LO	LO-MU-CO-NP
527A	3308 HAMPTON RD; 0 HARRIS AVE (LOT 17 * & 1.06ACR OF LOT 18 OLT 6-9 DIV C BEAU SITE)	SF-3	P-NP
528	906 KEITH LN	GO	GO-MU-NP
529	3501 RED RIVER ST	MF-4	MF-4-CO-NP
530	1000, 1002, 1004 CONCORDIA AVE	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
531	1009, 1011 E 38TH ST; 3503, 3505, 3507, 3701, 3703 HARMON AVE; 3500, 3502, 3506, 3700, 3702, 3704 N I-35 SVC RD SB	CS	CS-MU-NP
532	1014 E 38TH ST; 1015 E 38TH 1/2 ST	CS	CS-MU-CO-NP
532A	1016 E 38TH ST; 1017 E 38TH 1/2 ST; 3800, 3808, 3810 N IH-35 SVC RD SB	CS	CS-MU-NP
533	1013 E 38TH 1/2 ST	LO	LO-MU-NP
534	1012 E 38TH 1/2 ST	LO	LO-MU-NP
535	1016 E 38TH 1/2 ST	CS	CS-MU-CO-NP
535A	3828 N IH-35 SVC RD SB	CS	CS-MU-NP
536	1006 E 39TH ST	SF-3	LO-MU-CO-NP
536A	1008 E 39TH ST (N 100.28 FT OF S 207.2 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
536B	1008 (S 100.29 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
537	1019 E 39TH ST; 1009 E 40TH ST	GO	GO-MU-NP
537A	1015, 1017 E 40TH ST; 3900, 3906 N IH-35 SVC RD SB	CS	CS-MU-NP
538	1005, 1007 E 40TH ST	LO	LO-MU-NP
539	930, 1000, 1002, 1004, 1006, 1008, 1010 E 40TH ST	LO	LO-MU-NP
540	1033 E 41ST ST; 4000 N IH-35 SVC RD SB	CS	CS-MU-NP
540A	1025 E 43RD ST	CS-CO	CS-MU-CO-NP
541	905, 907, 909, 913, 915, 923, 925, 927, 931, 1007, 1013, 1017, 1021 E 41ST ST	GR	GR-MU-CO-NP
541A	4007-4011 RED RIVER ST	GR-CO	GR-MU-CO-NP
542	4003, 4005 RED RIVER ST; 902, 910, 912, 918, 920, 924, 928 E 40TH ST	SF-3, MF-3, LO	MF-3-NP
543	1000 E 41ST ST (EXCEPT 2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE)	GR, CS	CS-CO-NP
543A	1000 E 41ST ST--2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE AS SHOWN ON EXHIBIT C)	CS-1	CS-1-CO-NP
546	906 ELLINGSON; 4425 RED RIVER	LR	LR-MU-NP
547	4400 RED RIVER ST	LO	LO-MU-NP
548	4210, 4306 RED RIVER ST	LO	LO-MU-NP
549	811 E 41ST ST	SF-3	P-NP
549A	811 E 41ST ST	SF-3	P-NP
550	4003 DUVAL	MF-4	LR-MU-CO-NP
551	506 E 40TH ST	MF-4	MF-2-CO-NP
557	500 PARK BLVD	LR	LR-MU-CO-NP
559	4215 DUVAL ST	CS	CS-CO-NP
560	503 E 43RD ST	CS	MF-2-NP
561	4301 DUVAL ST	CS	CS-CO-NP
562	4305 DUVAL	MF-4	MF-4-CO-NP
562A	4303, 4305 DUVAL ST	CS	CS-MU-CO-NP
563	4409 DUVAL ST	CS	CS-MU-CO-NP
2001	507, 509, 511 BELLEVUE PL	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2002	601, 603, 605 BELLEVUE PL	SF-3	SF-3-CO-NP
2003	607, 609 BELLEVUE PL	SF-3	SF-3-CO-NP
2004	504 BELLEVUE PL	SF-3	SF-3-CO-NP
2004A	506 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2004B	508 BELLEVUE PL	SF-3	SF-3-CO-NP
2005	604, 606, 608, 610 BELLEVUE PL; 3006 HARRIS PARK AVE; 611 RATHERVUE PL	SF-3	SF-3-CO-NP
2005A	600 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2006	3102, 3104, 3106 HARRIS PARK AVE; 610 RATHERVUE PL	SF-3	SF-3-CO-NP
2007	3110 HARRIS PARK AVE	SF-3-H	SF-3-H-CO-NP
2008	806, 808, 810, 812, 814, 816 E 31ST ST; 703, 705, 707, 709, 711, 713, 715, 717, 719, 725, 801, 803 E 32ND ST; 3103, 3103, 3111 HARRIS PARK AVE; 702, 706, 708, 712, 716, 718, 720, 722, 724 SPARKS AVE	SF-3	SF-3-CO-NP
2009	701, 705, 707, 709 SPARKS AVE	SF-3	SF-3-CO-NP
2010	714 E DEAN KEETON ST	SF-3	SF-3-CO-NP
2011	802, 804, 806 E DEAN KEETON ST; 805, 807, 809 LEONARD ST	SF-3	SF-3-CO-NP
2012	807, 809 E 30TH ST; 2908, 2914 BEANNA ST; 800, 802, 804, 808 LEONARD ST	SF-3	SF-3-CO-NP
2013	817 E 30TH ST; 2903, 2905, 2907, 2909, 2911, 2913 2915 BEANNA ST; 810 E DEAN KEETON ST; 2900, 2902, 2904, 2910, 2914 HAMPTON RD	SF-3	SF-3-CO-NP
2014	806, 808, 810, 812, 814, 818, 820, 822, 824 E 30TH ST; 807, 809, 811, 813, 815, 817, 819 E 31ST ST; 721, 723 SPARKS AVE	SF-3	SF-3-CO-NP
2015	900, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 923 E 37TH ST; 901, 903, 905, 907, 909, 913, 915, 1001, 1003, 1005, 1007 E 38TH ST; 3504, 3506, 3700, 3702, 3704, 3706, 3708, 3710 HARMON AVE; 3511 RED RIVER ST	SF-3	SF-3-CO-NP
2016	904, 906, 908, 910, 912, 1000, 1002, 1004, 1006, 1008, 1010, 1012 E 38TH ST; 909, 913, 915, 917, 1001, 1005, 1007, 1009 E 38TH 1/2 ST; 3801, 3803, 3805 RED RIVER ST	SF-3	SF-3-CO-NP
2017	1011 E 38TH 1/2 ST	SF-4A	SF-4A-CO-NP
2018	906, 908, 910, 912, 914, 916, 1000, 1002, 1004, 1006, 1008, 1010 E 38TH 1/2 ST; 907, 911, 913, 915, 917, 919, 921, 923, 925, 1001, 1003, 1005, 1007 E 39TH ST; 3809, 3813, 3817 RED RIVER ST	SF-3	SF-3-CO-NP
2019	907 E 40TH ST; 3900, 3902, 3904, 3906, 3908, 3912, 3914 BECKER AVE; 3901, 3903, 3905, 3907, 3909 RED RIVER ST	SF-3, MF-3	SF-3-CO-NP
2020	912, 914, 916 E 39TH ST; 917, 919, 921 E 40TH ST; 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915 BECKER AVE; 3902, 3906, 3908, 3910, 3912, 3914 WILLBERT RD	SF-3	SF-3-CO-NP
2021	1004 E 39TH ST; 3901, 3905, 3907, 3909, 3911, 3913, 3915 WILLBERT RD	SF-3	SF-3-CO-NP
2022	903, 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009 E 43RD ST; 4211, 4213 RED RIVER ST	SF-3, GR	SF-3-CO-NP
2023	1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039 E 43RD ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2024	902, 904, 906, 908, 1000, 1002, 1004, 1006, 1008 E 43RD ST; 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009, 1011 E 44TH ST; 4301, 4305 RED RIVER ST	SF-3	SF-3-CO-NP
2025	1010, 1012, 1014, 1016, 1018, 1020 E 43RD ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025 E 44TH ST; 4302 HARMON AVE	SF-3	SF-3-CO-NP
2026	1026, 1028, 1030, 1032, 1036, 1038 E 43RD ST; 1029, 1031, 1033, 1035 E 44TH ST	SF-3	SF-3-CO-NP
2027	904, 906, 908, 1002, 1004, 1006, 1008, 1010 E 44TH ST; 905, 911, 1001, 1005, 1011 ELLINGSON LN; 4401, 4403, 4405 RED RIVER ST	SF-3, LO	SF-3-CO-NP
2028	1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034 E 44TH ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031 ELLINGSON LN	SF-3	SF-3-CO-NP
2029	1001, 1003, 1005, 1007, 1009, 1011 E 45TH ST; 4406 BENNETT AVE; 1000, 1002, 1004, 1006, 1008, 1010 ELLINGSON LN	SF-3	SF-3-CO-NP
2030	1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027 E 45TH ST; 4407 BENNETT AVE; 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028 ELLINGSON LN	SF-3	SF-3-CO-NP
2031	4414, 4418, 4420, 4426 RED RIVER ST	SF-3	SF-3-CO-NP
2032	801, 807, 809, 811 E 45 TH ST; 4413 CASWELL AVE	SF-3	SF-3-CO-NP
2033	4409 CASWELL AVE; 806, 808, 810, 812 KEASBEY ST	SF-3	SF-3-CO-NP
2034	815 KEASBEY ST; 4406, 4408, 4410, 4412 RED RIVER ST	SF-3	SF-3-CO-NP
2035	4405 CASWELL AVE; 801, 805, 807, 809, 811, 813 KEASBEY ST	SF-3	SF-3-CO-NP
2036	800, 802, 804, 806, 812 E 44TH ST	SF-3	SF-3-CO-NP
2037	801, 803, 805, 807, 809 E 44TH ST; 4308, 4310, 4312 RED RIVER ST	SF-3	SF-3-CO-NP
2038	0 CASWELL AVE (BLK 22 * 59.72AV X 139.78AV DIVISION C OLT 15 RIDGETOP ANNEX), 0 CASWELL AVE (88.4 X 68.58FT BLK 22 OLT 14 DIVISION C); 4205, 4211, 4301, 4305 CASWELL AVE; 800, 802, 804, 806, 808, 810, 812 PARK BLVD	SF-3, LO	SF-3-CO-NP
2039	701, 703, 705, 709, 711 E 45TH ST; 4412 CASWELL AVE	SF-3	SF-3-CO-NP
2040	4408 CASWELL AVE; 700, 702, 704, 706, 708, 712 KEASBEY ST	SF-3	SF-3-CO-NP
2041	4404, 4406 CASWELL AVE; 701, 703, 705, 709 KEASBEY ST	SF-3	SF-3-CO-NP
2042	706 E 44TH ST	SF-3-H	SF-3-H-CO-NP
2043	708, 712 E 44TH ST	SF-3	SF-3-CO-NP
2044	705, 707, 709 E 44TH ST; 4308 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2045	702, 706 E 43RD ST; 4300, 4304, 4306 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2046	602, 606, 610, 612 E 43RD ST; 4308, 4310, 4400, 4402, 4404, 4406, 4408 EILERS AVE	SF-3	SF-3-CO-NP
2047	602, 606 E 43RD ST	SF-3-H	SF-3-H-CO-NP
2048	605 E 45TH ST; 4315, 4401, 4413, 4415, 4417, 4419 BARROW AVE	SF-3	SF-3-CO-NP
2049	4410, 4412, 4414, 4416, 4418 BARROW AVE	SF-3, MF-2	SF-3-CO-NP
2050	4314, 4316, 4400, 4403, 4404, 4313, 4317 BARROW AVE; 4401, 4403, 4405, 4407 DUVAL ST	SF-3, MF-2, LR	SF-3-CO-NP
2051	506, 509, 511 E 43RD ST	SF-3	SF-3-CO-NP
2052	502, 504, 506, 508, 510 PARK BLVD	SF-3, MF-4	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2053	601, 603, 605, 607, 609, 611, 615, 617, 701, 705, 707, 711, 713, 715 E 43RD ST; 600, 602, 604, 606, 610, 700, 704, 706, 716, 720, 722 PARK BLVD	SF-3	SF-3-CO-NP
2054	4205 DUVAL ST; 501, 503, 505, 507 PARK BLVD	SF-3, MF-4	SF-3-CO-NP
2055	500, 502, 504, 506, 508, 512 E 42ND ST; 4203 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2056	505, 507, 509, 511 E 42 ND ST; 4105 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2057	500, 502, 506, 510, 512 E 41ST ST	SF-3, MF-4	SF-3-CO-NP
2058	700, 702, 710 E 41ST ST; 0 E 42ND ST (135.22 X 151.7FT AV & 8 X 14' OLT 14 DIVISION C); 600, 602, 604, 606, 608, 610 E 42ND ST; 4203 BARROW ST; 601, 603, 605, 607, 609, 611, 703, 709, 711, 713, 719, 721, 723, 801, 803, 805, 807, 809, 811 PARK BLVD; 4107, 4109, 4111 PECK AVE	SF-3	SF-3-CO-NP
2059	801 PARK BLVD	SF-3-H	SF-3-H-CO-NP
2060	601, 603, 605, 607 E 42 ND ST; 4104 PECK AVE	SF-3	SF-3-CO-NP
2061	600, 602, 604, 606, 608 E 41ST ST; 4102 PECK AVE	SF-3	SF-3-CO-NP
2062	501, 503, 507, 509, 511 E 41ST ST; 4007 DUVAL ST; 4000 PECK AVE	SF-3, MF-4	SF-3-CO-NP
2063	510, 512, 514, 516, 518 E 40TH ST	SF-3	SF-3-CO-NP
2064	505, 509, 511, 513, 515, 517 E 40TH ST; 3911, 3913 DUVAL ST	SF-3	SF-3-CO-NP
2065	506, 508, 510, 512, 514 E 39TH ST; 3901, 3903, 3905 DUVAL ST; 3902 PECK AVE	SF-3	SF-3-CO-NP
2066	505, 507, 511, 515 E 39 TH ST; 3817, 3819, 3823 DUVAL ST	SF-3	SF-3-CO-NP
2067	506, 508, 512, 514 E 38 TH 1/2 ST; 3811, 3813, 3815 DUVAL ST	SF-3	SF-3-CO-NP
2068	507, 509, 511, 515, 517 E 38TH 1/2 ST; 3807 DUVAL ST; 3806 PECK AVE	SF-3	SF-3-CO-NP
2069	506, 508, 510, 512, 514 E 38TH ST; 3801, 3803, 3805 DUVAL ST	SF-3	SF-3-CO-NP
2070	503, 505, 509 E 38TH ST; 3701, 3703, 3705, 3709 DUVAL ST; 502, 506, 508 TEXAS AVE	SF-3	SF-3-CO-NP
2071	501, 505, 507, 509, 511 TEXAS AVE	SF-3	SF-3-CO-NP
2072	500, 506, 508 CAROLYN AVE; 3407 DUVAL ST	SF-3	SF-3-CO-NP
2073	503, 505, 509 CAROLYN AVE; 3409 DUVAL ST	SF-3	SF-3-CO-NP
2074	3405 DUVAL ST; 504, 506, 508 HARRIS AVE	SF-3	SF-3-CO-NP
2075	601, 603, 605, 607, 609 E 38TH ST	SF-3	SF-3-CO-NP
2076	3705 LIBERTY ST; 602, 604, 606, 608 TEXAS AVE	SF-3	SF-3-CO-NP
2077	601, 603, 605, 607, 609 TEXAS AVE	SF-3	SF-3-CO-NP
2078	600, 602, 604, 608 CAROLYN AVE; 3502 MONTROSE	SF-3	SF-3-CO-NP
2079	601, 603 CAROLYN AVE; 3408 MONTROSE	SF-3	SF-3-CO-NP
2080	600, 602, 604, 606 HARRIS AVE; 3400 MONTROSE ST	SF-3	SF-3-CO-NP
2081	3707 MONTROSE ST; 701, 703, 705 E 38TH ST	SF-3	SF-3-CO-NP
2082	700, 702, 704, 706, 708 TEXAS AVE	SF-3	SF-3-CO-NP
2083	701, 703, 705, 707, 709 TEXAS AVE; 3506 WOODROW ST	SF-3	SF-3-CO-NP
2084	700, 702, 704, 706 CAROLYN AVE;	SF-3	SF-3-CO-NP
2085	701, 703, 705, 709 CAROLYN AVE	SF-3	SF-3-CO-NP
2086	700, 702, 704, 706, 708 HARRIS AVE	SF-3	SF-3-CO-NP
2087	3507, 3509 WOODROW ST	SF-3	SF-3-CO-NP
2087A	3501 WOODROW ST	SF-3	SF-3-CO-NP
2088	713, 715, 719 CAROLYN AVE	SF-3	SF-3-CO-NP
2088A	712, 714, 716, 718 HARRIS AVE	SF-3	SF-3-CO-NP
2089	3219, 3221, 3301 3305 DUVAL ST; 507, 509, 511 HARRIS AVE; 3302, 3304, 3306, 3308 LIBERTY ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2090	3215 DUVAL ST	SF-3-H	SF-3-H-CO-NP
2091	500, 502 E 32ND ST; 3209, 3215 DUVAL ST	SF-3	SF-3-CO-NP
2092	500 E 32ND ST	SF-3-H	SF-3-H-CO-NP
2093	600 E 32ND ST, 601, 603 HARRIS AVE; 3209, 3211, 3213, 3215, 3217, 3219, 3301, 3303, 3305, 3307, 3309 LIBERTY ST	SF-3	SF-3-CO-NP
2094	3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3300, 3302, 3304, 3306, 3308, 3310, 3312 HARRIS PARK AVE	SF-3	SF-3-CO-NP
2095	3308 HAMPTON RD; 701, 703, 705, 707, 709, 711, 713, 715, 717, 719 HARRIS AVE; 3303, 3305, 3309 HARRIS PARK AVE; 700, 702, 704, 706, 708, 710, 712, 714, 716, 720 LONDON LN	SF-3	SF-3-CO-NP
2095A	701, 703, 705, 707, 709, 711, 713, 715, 717, 719 LONDON LN; 3201, 3203, 3205, 3207, 3209, 3211, 3213 HARRIS PARK AVE; 708 E 32ND ST; 3200, 3202, 3203, 3204, 3206, 3207, 3208, 3210, 3212 FAIRFAX WALK; 714, 720, 722, 800 E 32ND ST; 804 E 32ND 1/2 ST; 3202, 3204, 3206, 3208 BEANNA ST; 3208, 3210 HAMPTON RD	SF-3	SF-3-CO-NP
2095B	3215 FAIRFAX WALK	SF-3-H	SF-3-H-CO-NP
2097	806, 808 E 32ND ST; 803, 805, 807 E 32ND 1/2 ST; 3201 BEANNA ST	SF-3	SF-3-CO-NP
2098	816 E 32ND ST; 3207, 3209, 3211, 3213, 3215, 3217, 3303, 3305, 3307, 3309, 3311 HAMPTON RD	SF-3	SF-3-CO-NP
2099	3410, 3500, 3508, 3510, 3512, 3700, 3704, 3710, 3712 GREENWAY; 805 E 35TH ST; 3408 HAMPTON RD	SF-3	SF-2-CO-NP
2100	3400, 3404 HAMPTON RD	SF-3	SF-2-CO-NP
2100A	802, 804, 808 HARRIS AVE	SF-3	SF-3-CO-NP
2101	817 E 37TH ST; 3501, 3505, 3509 GREENWAY; 3500, 3504, 3700 HAMPTON RD	SF-3	SF-2-CO-NP
2102	3711 GREENWAY; 818, 822, 828, 832, 834, 836, 838, 840 E 37TH ST; 3701 HAMPTON RD; 809, 811, 817, 819, 823, 825, 831, 833, 837, 841, 843 E 38TH ST	SF-3	SF-2-CO-NP
2103	829, 841 E 37TH ST; 3501, 3509 HAMPTON RD; 3408, 3412, 3504, 3500, 3506, 3508, 3510, 3512 RED RIVER ST	SF-3	SF-2-CO-NP
2104	818, 820, 822, 824, 826, 828, 830 HARRIS AVE	SF-3	SF-2-CO-NP
2105	3313 HAMPTON RD; 819, 821, 823, 825, 827 HARRIS AVE	SF-3	SF-2-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 5. The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

501, 504, 507, 507A, 509, 510, 512, 513, 514, 514A, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536, 536A, 536B, 541, 541A, 543, 543A, 546-548, 550, 557, 559, 561, 562A, and 563.

PART 6. Tracts 543 and 543A may be developed as a neighborhood urban center special use as set forth in Section 25-2-1422 through 1424.

PART 7. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following conditions apply to Tracts 536, 536B, 551, 2001 through 2098, 2100, 2100A, 2104, and 2105.
 - A. The maximum height of a building or structure is 30 feet from ground level.
 - B. A building or structure may not exceed a height of two stories.
2. The following conditions apply to Tracts 2099, 2101, 2102 and 2103.
 - A. Except as provided in Subsection C, the maximum height of a building or structure is 30 feet from ground level.
 - B. A building or structure subject to Subsection A may not exceed a height of two stories.

- C. If the principal structure or building is constructed 15 or more feet from all property lines, then the maximum height of a building structure is 35 feet from ground level.
3. The maximum height of a building or structure on Tracts 508A and 512 is 35 feet from ground level.
 4. The following conditions apply to Tracts 503, 503A and 503B.
 - A. The maximum height of a building or structure is 35 feet from ground level.
 - B. The maximum building coverage is 50 percent.
 - C. The maximum impervious cover is 60 percent.
 - D. The maximum number of residential units permitted is 17 units per acre.
 5. The maximum height of a building or structure is 40 feet from ground level on Tracts 511, 526, 529, 559, 560, 561, 562, 562A, and 563.
 6. The maximum height of a building or structure is 50 feet from ground level on Tracts 513, 514, 541, and 541A.
 7. For Tracts 532 and 535, the maximum width of a driveway accessing Harmon Avenue is 30 feet.
 8. The following conditions apply to Tract 536.
 - A. The maximum impervious cover is 50 percent.
 - B. The maximum floor area ratio is 0.33 to 1.0.
 9. The maximum floor area ratio is 0.57 to 1.0 for Tract 536A and 536B.
 10. A site plan or building permit for Tract 540A or Tract 541A may not be approved, released, or issued, if the completed development or uses of Tract 540A or Tract 541A, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

11. The maximum building coverage for Tract 551 is 40 percent.
12. This section applies to the front yard setback of a single family residential structure in Tracts 2099, 2101, 2102, and 2103.
 - A. Except as otherwise provided in Subsection B, for an interior lot, if the front yard setbacks of existing adjacent principal single family structures exceed 25 feet, then the front yard setback on the subject property may not be more than five feet different from the average of the front yard setbacks of the principal single family structures on the same side of the street on a block.
 - B. If the principal single family structure has been removed from the subject property within the preceding 12 months, the minimum front yard setback for new construction on the subject property is the setback of the single family structure previously located on the site.
 - C. For a corner lot, the following applies:
 1. If the lot on the side of the corner lot is legally developed, the minimum front yard setback of the corner lot is equal to the setback of the principal structure on the side lot.
 2. If the lot on the side of the corner lot is vacant, the minimum front yard setback of the corner lot is equal to the average setbacks of the principal structures on the other lots in the block on the same side of the street.
13. The width of a driveway may not exceed 18 feet for Tracts 2099, 2101, 2102 and 2103.
14. The following conditions apply to Tracts 2100, 2100A, 2104 and 2105.
 - A. The maximum width of a front yard driveway is 12 feet.
 - B. The maximum width of a street side yard driveway is 18 feet.
 - C. The front yard setback for a parking structure is 60 feet.
 - D. A circular driveway is not permitted on a lot that has less than 100 feet of front street yard width

15. Financial services use is a conditional use of Tracts 501, 507, 507A and 546.

16. The following uses are prohibited uses of Tracts 501, 507, 507A, 546, 550 and 557:

Residential treatment	Service station
Medical offices (exceeding 5000 sq.ft. gross floor area)	

17. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 501, 507, 507A, 513, 514, 541, 541A, 546, 550, 557, 559, 561, 562A, and 563.

18. Drive-in service is a conditional use as an accessory use to commercial uses of Tracts 522, 532, 535, 540A, 543, and 543A.

19. The following uses are conditional uses of Tract 513 and 514:

Commercial off-street parking	Indoor entertainment
Hotel-motel	

20. The following uses are prohibited uses of Tract 513 and 514:

Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive sales	Indoor sports and recreation
Automotive washing (of any type)	Outdoor entertainment
Bed & breakfast residential (Group 1)	Outdoor sports and recreation
Bed & breakfast residential (Group 2)	Pawn shop services
Drop-off recycling collection facility	Service station
Research services	Residential treatment

21. The following uses are conditional uses of Tract 522:

Commercial blood plasma center	Laundry services
Commercial off-street parking	Monument retail sales
Hotel-motel	Off-site accessory parking
Indoor entertainment	Research services
Plant nursery	

22. The following uses are prohibited uses of Tract 522:

Agricultural sales and services	Equipment sales
Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive washing (of any type)	Indoor sports and recreation
Bed & breakfast residential (Group 1)	Kennels
Bed & breakfast residential (Group 2)	Limited warehousing and distribution
Building maintenance services	Maintenance and service facilities
Campground	Outdoor entertainment
Construction sales and services	Outdoor sports and recreation
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Residential treatment
Electronic prototype assemble	Service station
Equipment repair services	Transportation terminal
Vehicle storage	

23. Off-site accessory parking use and research services use are conditional uses of Tract 524.

24. The following uses are prohibited uses of Tract 524:

Automotive rentals	General retail sales (convenience)
Automotive repair services	General retail sales (general)
Automotive sales	Hotel-motel
Automotive washing (of any type)	Outdoor entertainment
Bed & breakfast residential (Group 1)	Outdoor sports and recreation
Bed & breakfast residential (Group 2)	Pawn shop services
Commercial off-street parking	Indoor entertainment
Consumer convenience services	Indoor sports and recreation
Drop-off recycling collection facility	Pet services
Exterminating services	Personal improvement services
Financial services	Residential treatment
Food sales	Restaurant (general)
Funeral services	Restaurant (limited)
Theater	Service station
Consumer repair services	

25. The following uses are conditional uses of Tracts 532 and 535:

Automotive repair services	Automotive washing (of any type)
Building maintenance services	Funeral services
Commercial blood plasma center	Hotel-motel
Commercial off-street parking	Outdoor sports and recreation
Custom manufacturing	Research services
Residential treatment	

26. The following uses are prohibited uses of Tracts 532 and 535:

Agricultural sales and services	Kennels
Automotive rentals	Limited warehousing and distribution
Automotive sales	Maintenance and service facilities
Campground	Monument retail sales
Construction sales and services	Outdoor entertainment
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Service station
Equipment repair services	Vehicle storage
Equipment sales	

27. The following uses are conditional uses of Tracts 540A and 543:

Automotive rentals	Exterminating services
Building maintenance services	Funeral services
Commercial blood plasma center	Hotel-motel
Commercial off-street parking	Monument retail sales
Custom manufacturing	Outdoor sports and recreation
Drop-off-recycling collection facilities	Research services
Residential treatment	

28. The following uses are prohibited uses of Tracts 540A and 543:

Agricultural sales and services	Kennels
Automotive sales	Limited warehousing and distribution
Automotive washing (of any type)	Maintenance and services facilities
Campground	Outdoor entertainment
Construction sales and services	Pawn shop services
Convenience storage	Vehicle storage

Electronic prototype assembly
Equipment sales

Equipment repair services

29. The following uses are conditional uses of Tracts 541 and 541A:

Automotive rentals
Automotive repair services
Commercial off-street parking
Exterminating services
Hotel-motel

Outdoor sports and recreation
Research services
Residential treatment
Funeral services

30. The following uses are prohibited uses of Tracts 541 and 541A:

Automotive sales
Automotive washing (of any type)

Outdoor entertainment
Pawn shop services

31. The following uses are conditional uses of Tract 543A:

Automotive rentals
Building maintenance services
Commercial blood plasma center
Commercial off-street parking
Custom manufacturing
Drop-off recycling collection facilities

Exterminating services
Funeral services
Hotel-motel
Outdoor sports and recreation
Research services
Residential treatment

32. The following uses are prohibited uses of Tract 543A:

Adult oriented businesses
Agricultural sales and services
Automotive sales
Automotive washing (of any type)
Campground
Kennels
Limited warehousing and distribution
Maintenance and services facilities

Construction sales and services
Convenience storage
Electronic prototype assemble
Equipment repair services
Equipment sales
Outdoor entertainment
Pawn shop services
Vehicle storage

33. Day care services (general) use is a conditional use of Tracts 503, 503A, and 551.

34. The following uses are prohibited uses of Tracts 551:

Bed and breakfast residential (Group 2)	Multifamily residential
Condominium residential	Residential treatment
Congregate living	Retirement housing (large site)
Townhouse residential	

35. The following uses are conditional uses of Tracts 559, 561, 562A, and 563:

Commercial off-street parking	Monument retail sales
Congregate living	Plant nursery
Hospital services (limited)	Services station
Laundry services	

36. The following uses are prohibited uses of Tract 559, 561, 562A, and 563:

Agricultural sales and services	Hospital services (general)
Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive sales	Indoor sports and recreation
Automotive washing (of any type)	Kennels
Building maintenance services	Limited warehousing and distribution
Business or trade school	Maintenance and service facilities
Campground	Outdoor entertainment
College and university facilities	Hotel-motel
Commercial blood plasma center	Indoor entertainment
Construction sales and services	Outdoor sports and recreation
Convenience storage	Pawn shop services
Drop-of recycling collection facilities	Residential treatment
Electronic prototype assemble	Research services
Equipment repair services	Vehicle storage
Equipment sales	Medical offices (exceeding 5000 sq. ft.
Business support services	gross floor area)

37. The following uses are prohibited uses of Tracts 503 and 503A:

Congregate living	Convalescent services
Group residential	Hospital services (limited)
Multifamily residential	Residential treatment

38. The following uses are conditional uses of Tract 503B:

Day care services (commercial)
Day care services (general)
Local utility services

Private primary educational facilities
Private secondary educational facilities
Safety services

39. A college and university facilities use that exceeds 2,400 square feet gross floor area is a conditional use of Tract 503B.

40. The following uses are prohibited uses of Tract 503B:

Business or trade school
Business support services
Communication services
Congregate living
Convalescent services
Counseling services
Group residential
Guidance services
Hospital services (general)
Medical offices (not exceeding
5000 sq. ft. gross floor area)

Medical offices (exceeding 5000 sq. ft.
gross floor area)
Multifamily residential
Off-site accessory parking
Personal services
Professional office
Residential treatment
Restaurant (limited)
Hospital services (limited)
Software development

→ 41. Except as otherwise provided in this ordinance, Tracts 515 and 516 may be developed and used according to the regulations under the following zoning districts

A. Community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district for an area measured from ground level to a height of 15 feet.

B. Multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for an area measured from 15 feet above ground level to a height of 60 feet.

> 42. The following conditions apply to Tracts 515 and 516.

A. The maximum height of a building or structure is 60 feet from ground level.

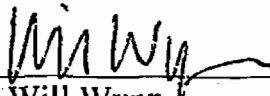
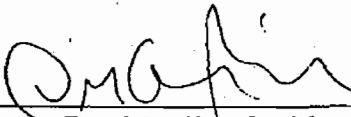
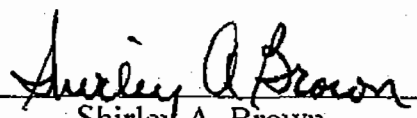
B. The maximum building coverage is 70 percent.

- C. The maximum impervious cover is 80 percent.
- D. Vehicular access from the tracts to Red River Street and Dean Keeton Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

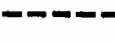
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 8. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

§ § §	August 26, 2004	§ § §	 Will Wynn Mayor
APPROVED:	 David Allan Smith City Attorney	ATTEST:	 Shirley A. Brown City Clerk



 1" = 1000'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER J24-25 K24-2 5
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0023 ADDRESS: HANCOCK NEIGHBORHOOD PLANNING AREA SUBJECT AREA (acres): 541.380	DATE: 04-03 INTLS: SM	
	CASE MGR: G. RHOADES				

TRACT 543A

2,500 SQUARE FEET
AUSTIN PERMIT SERVICE
ZONING TRACT

FN. NO. 98-241 (MJJ)
JULY 20, 1998
BPI JOB NO. 765-03.97

EXHIBIT C

DESCRIPTION

OF A 2,500 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF OUTLOT 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, BEING A PORTION OF THAT 34.243 ACRE TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,500 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a P.K. nail found at the intersection of the easterly line of Red River Street (80' R.O.W.) with the northerly line of East 41st Street (80' R.O.W.), being the southwesterly corner of said 34.243 acres;

THENCE, N23°19'22"E, along the easterly line of Red River Street, being the westerly line of said 34.243 acres a distance of 158.77 feet;

THENCE, leaving the easterly line of Red River Street, over and across said 34.243 acres the following five (5) courses and distances:

- 1) S66°40'38"E, a distance of 182.01 feet to the POINT OF BEGINNING and the southwesterly corner hereof;
- 2) N30°01'12"E, a distance of 41.76 feet to the northwesterly corner hereof;
- 3) S59°58'38"E, a distance of 59.87 feet to the northeasterly corner hereof;
- 4) S30°01'12"E, a distance of 41.76 feet to the southeasterly corner hereof;

C14-04-C023

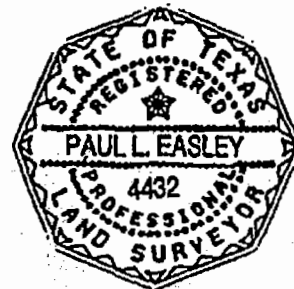
76-11-43A
FN 98-241 (MJJ)
JULY 20, 1998
PAGE 2 OF 2

- 5) N59°58'38"W, a distance of 59.87 feet to the POINT OF BEGINNING, containing an area of 2,500 square feet of land, more or less, within these metes and bounds.

I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746


PAUL L. EASLEY
R.P.L.S. NO. 4432
STATE OF TEXAS
7/20/98
DATE

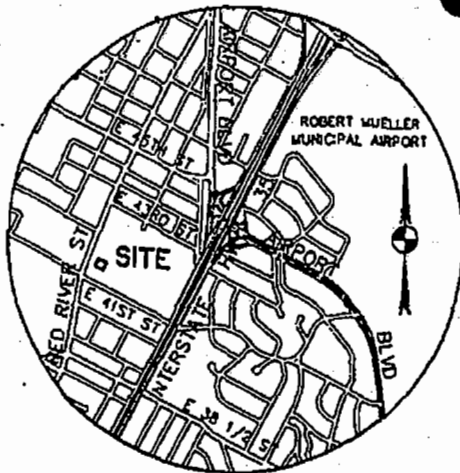


C14-04-0023

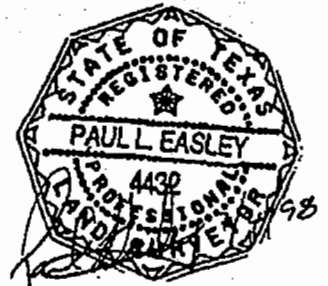
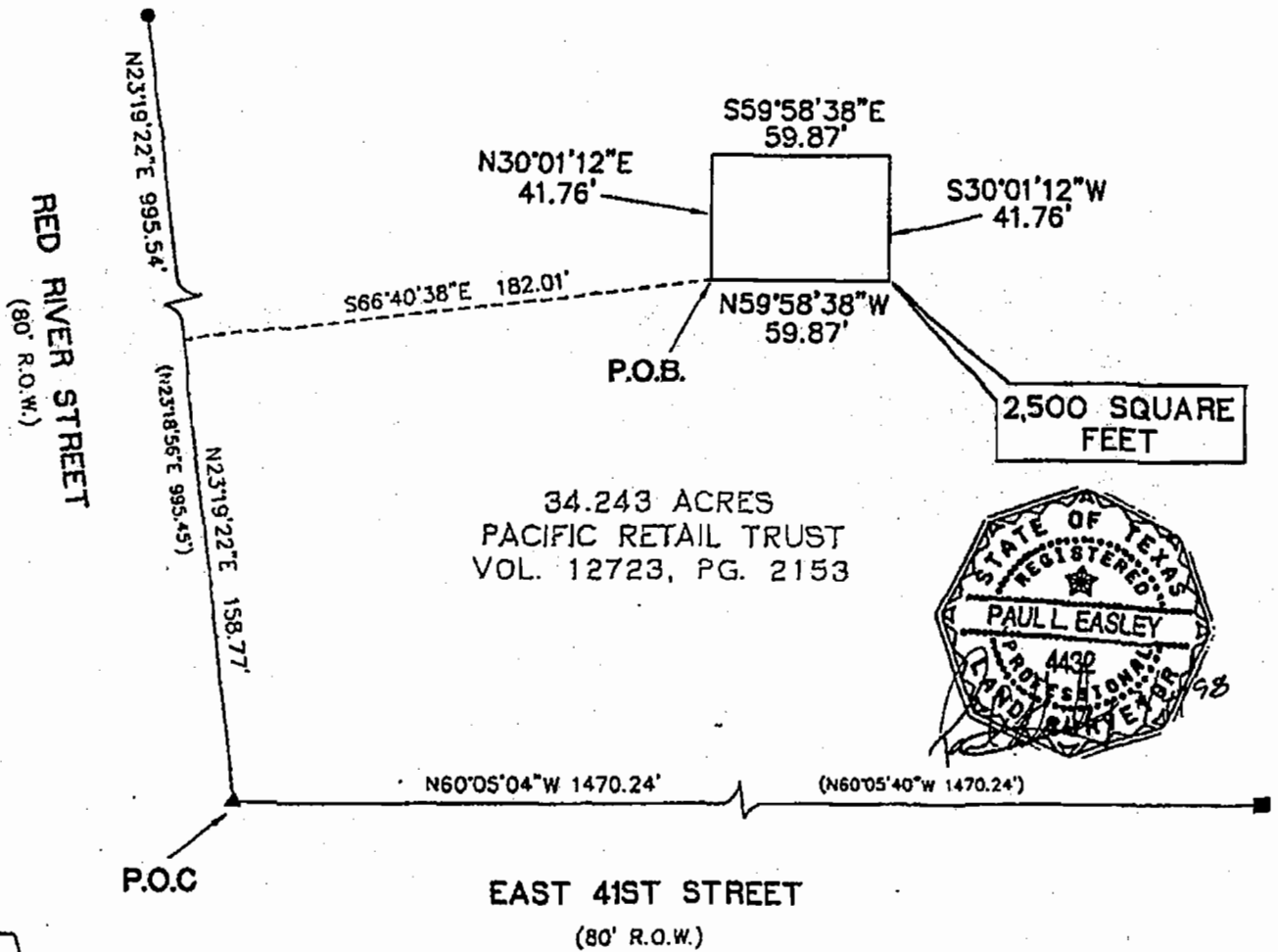
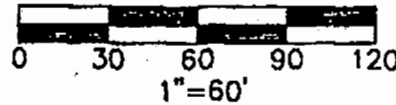
TRACT 5-2A

LEGEND

- 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



VICINITY MAP
N.T.S.



Bury+Pittman, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0025
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C14-04-0023

SKETCH TO ACCOMPANY DESCRIPTION

OF A 2,500 SQUARE FOOT TRACT OF LAND OUT OF OUTLOT 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 34.243 ACRE TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**AUSTIN PERMIT
SERVICE**

Thrower Design

2807 Manchaca Road, Building 2
(512) 476-4456 • Fax (512) 476-4454

April 26, 2007

Mr. Greg Guernsey
Director
Neighborhood Planning & Zoning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Riverfield
924 & 926 Dean Keeton

Dear Mr. Guernsey,

This letter is to serve as the modifications to the request for "LI-PDA-NP" for the above referenced property currently submitted under applications C14-07-0024 and C14-07-0025.

The intent of the project remains the same to develop the property with a multi-story Hotel / Condominium Use with associated amenities including, but not limited to, commercial retail space, coffee shop, full service sit-down restaurant and bar and outdoor dining, meeting room space, outdoor gathering space, health club, outdoor swimming pool and hot tub, and all other support services necessary to operate the principal use and amenities. However, upon further study, we have identified additional items that required clarification and need to be a part of the "PDA" document for the development of the property for the intended use.

We have chosen the zoning district of "LI-PDA-NP" to provide for a Planned Development Area to allow for flexibility in the zoning development regulations versus that of typical commercial mixed-use zoning. This includes:

- ➔ 1) Height, in a location where height is appropriate, which is 150' on the western side of the property. The owners have had many meetings with neighborhood representatives and the desire is to step back the height from Red River and provide the height closer to the vacated Oldham Street.
- ➔ 2) FAR – A Floor-Area ratio of 5:1 is anticipated for the development necessitating the FLUM change to Higher Density Mixed-Use.

- 3) Impervious Cover – We are requesting an impervious cover of 90% of the gross site to allow for the proposed development. The site is currently close to 100% impervious cover and does not conform to regulations under current code.
- 4) Setbacks – To achieve the proposed development on the site, in accordance with the designs and models, and to remove any conflicts within the Commercial Design Standards relating to setbacks and Principal Street a setback of no less than 12' and no more than 20' is proposed along Red River, and a setback of no less than 25' and no more than 30' along Dean Keeton for the main building mass. The Dean Keeton frontage has slope issues and the staircase and terraces will be within the setback and rise from the right-of-way to the finished floor of the building.
- 5) Principal Street – That Dean Keeton is designated as the Principal Street as it relates to the Commercial Design Standards.
- 6) Clear Zone – That ADA accessible sidewalk will be performed to the maximum extent practical. Current slope of the sidewalk along Dean Keeton is prohibitive to an accessible route. If anything the building itself acts as the accessible route by providing an accessible route inside the building with elevators to make up the vertical distance.
- 7) The dimensional characteristics and percentages of 2.2.2.C of Subchapter E, Commercial Design Standards, do not apply. The voluntary supplemental zone will be of varying width due to the odd shape of the site.
- 8) Section 2.2.4.E of Subchapter E does not apply to underground parking facilities contained within the proposed development or to temporary drop-off zones for patrons.

The additional items have arose during a review of the Commercial Design Standards associated with the proposed project to the extent that we can review these items with any detail at this stage. I will caution that additional items relating to the implementation of Commercial Design Standards may arise at any juncture during the course of the zoning process and we may need to make additional modifications. However, we intend to bring forth a project that clearly meets the objectives of the Commercial Design Standards.

Should you have any questions or need additional information, please contact me at my office.

Sincerely,



A: Ron Thrower

Thrower Design

2807 Manchaca Road, Building 2
(512) 476-4456 • Fax (512) 476-4454

May 2, 2007

Mr. Jorge Rousselin
Mr. Mark Walter
Neighborhood Planning & Zoning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Riverfield 1 & 2
NPA-07-0019.01
C14-07-0024
C14-07-0025

Dear Mark and Jorge,

In regards to the Riverfield Future Land Use Map amendment and rezoning request I want to provide you with the following information.

We have studied the area around Dean Keeton and Red River Street with great detail and find the area is warranted for rezoning to permit an allowable height greater than traditional base district zoning limits. The essential key to allowing heights greater than 60' is the proximity to existing single-family zoned property. The attached map shows the compatibility triggering properties in proximity to the subject site and what affect these have on the subject property. As is clear on the map, the site is not subject to compatibility standards because the triggering properties are more than 540' away from the subject property. In fact, the closest triggering property is 780' from the subject property. If the outlying compatibility plane, on a slope of 1:4, were extended to the subject property, then the allowable height would be 180' on the Riverfield tract. While this is not an option which could be condoned by most anyone for this location, it does show that without any variances the height is justified for this location.

Unlike the recent rezonings for Concordia and St. David's, which sought variances for compatibility height limits, the Riverfield property can achieve height without the variances. Unlike UNO, which waived compatibility within its own boundaries in order to achieve the heights necessary for

soaring student housing projects, the Riverfield property can and should be merited with a reasonable height that clearly does not have a negative impact on any single-family property. Unlike the University of Texas property located 100' south, which can have unlimited height by right, the Riverfield property is properly situated in an area that is better suited for private buildings with height than any property in the entire central area of Austin outside of downtown.

The compatibility issue aside, the intent for the development is to primarily provide for a hotel use on the site and this has always been expressed that 200 rooms makes the optimal hotel size to attract a name brand end-user and provide reasonable room rates for the occupants. Couple with this the amenities such as a restaurant use, meeting rooms, swimming pool, condominiums, etc., and we have many components to place on the site to provide a quality development with a use that is not found in the immediate area. The neighbors have expressed many concerns over the past 4 months of discussions which helped mold a development scenario expressed with an element of the site at 150' in height to achieve the +/-200 room hotel room minimums plus amenities. The neighbors have communicated their desire to keep the height to no more than 120'. But with the articulation, setbacks, stepbacks, etc., we are finding the need to have 150' height limit for a portion of the site necessary to attain the 200 room hotel room minimums plus amenities. Attached is a picture of the model generated based on the input from the neighbors while meeting the requirements of an end-user for the site.

As an effort to seek the proper support for the proposed project, and as an effort to respect the neighborhood position, all with a goal to properly place the requested height in a suitable location on the property, I propose the following:

- 1) That the height of any building on Riverfield 2 property be no more than 150' in height as measured by the City of Austin definitions for height.
- 2) That the height of any building located on Riverfield 1 be no more than 75' in height as measured by the City of Austin definitions for height.

This will aid in the definite areas of 150' height be limited to the western part of the property while maintaining a lower height along Red River Street as desired by the neighborhood. The combined sites of Riverfield 1 & 2 will be approximately 1 acre after the vacation of the intervening alley. The largest portion of the proposed mass of the structure will be located to the western side. Averaging of heights is not normal and customary, in this case though, the average height would be less than the 120' maximum height requested by the neighborhood.

While the option of 120' has not been fully studied to the point of providing detail it is likely the proposed development would be a single height block on the property with no building articulation causing for a bland and unwanted development. If the same requested 200 rooms were constructed on a site with a 60' height limit then the site area would need to be about 2 acres or more.

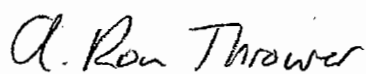
We have committed, amongst other things, to place all of the parking underground – 4 levels underground, at great expense to improve the aesthetics of the proposed development. We believe we have agreed to 95% of the issues raised by the neighborhood as well as issues we believe are appropriate for this use and end-user product. If the requested zoning fails to move forward in a positive manner then the owner of the property is left with few choices, one of which is to sell the property to a multi-family developer for them to possibly seek student housing under the current zoning and entitlements that are in place. This intersection of Austin deserves more than another student housing development and our efforts to bring a quality development to this corner of Austin is an effort to bring a quality development to a prominent location with services that will undoubtedly serve the area and the neighborhood constituents.

Further, if a line were drawn parallel to IH 35 extending northward of the Riverfield tract then it is evidenced that the height obtained on the St. David's and Concordia tracts are further west than our site. I'm not using this as a precedence but rather to point out that The Riverfield tract is not as far away from IH 35 as one may perceive.

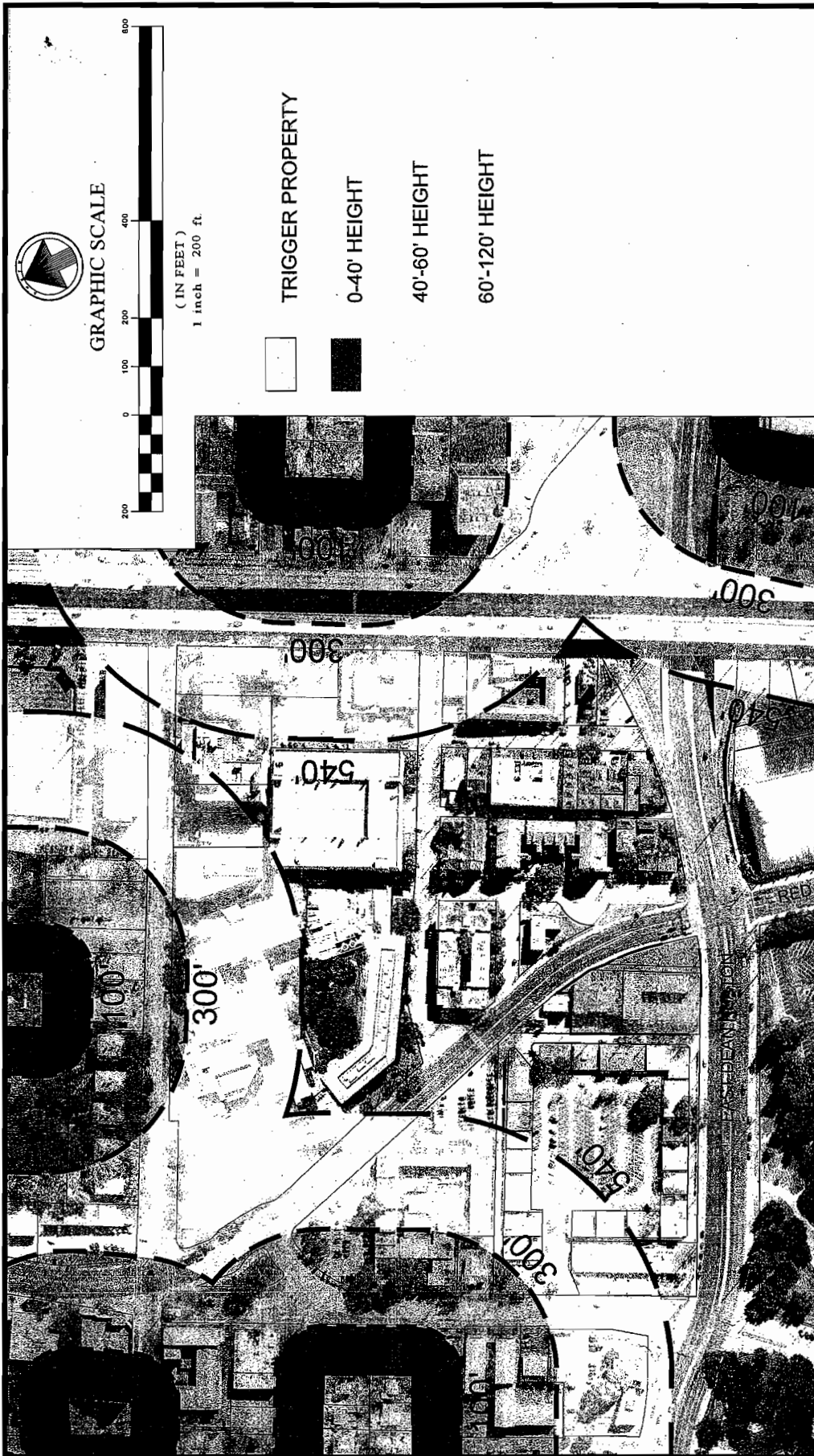
For the reasons stated herein, we contend that the Riverfield property is justified to allow for the additional height beyond typical base district zoning providing a reasonably scaled and quality project to the core urban area of Austin.

Should you have any questions, please contact me at my office.

Sincerely,

A handwritten signature in cursive script that reads "A. Ron Thrower".

A. Ron Thrower



RIVERFIELD PROJECT
EAST DEAN KEATON & RED RIVER BLVD.
AUSTIN, TEXAS

Throuwer Design
4701 MANCHACA RD. BLDG 2 • AUSTIN, TX • 78704 • (512) 476-4456
LAND PLANNERS

