

**RESOLUTION NO. 20220915-048**

**WHEREAS**, the Ledgestone Development Group is under contract to purchase the property located at or near 1210 Gobi Drive and West Stassney Lane and wishes to develop multifamily housing units with ground floor retail/commercial space, which requires a change to the Future Land Use Map (FLUM)/Character District Map from Neighborhood Transition to Mixed Use Activity Hub/Corridor; and

**WHEREAS**, the subject property is currently zoned LR-MU-CO-NP and LO-MU-CO-NP, which allows up to 136 units; and

**WHEREAS**, the prospective developer would like to change the zoning to CS-MU-V-NP to allow a mixed-use development that will allow approximately 230 multifamily housing units under the City's voluntary vertical mixed use program that requires 10% of the units to be income-restricted; and

**WHEREAS**, the subject property is part of the adopted South Austin Combined Neighborhood Plan and falls within the Garrison Park Neighborhood boundaries; and

**WHEREAS**, the Character District Map of the adopted South Austin Combined Neighborhood Plan designates the property located at or near 1210 Gobi Drive and West Stassney Lane as a Neighborhood Transition area; and

**WHEREAS**, the Imagine Austin Comprehensive plan designates Stassney Lane as an activity corridor, which should be characterized by a variety of activities and types of buildings, including mixed use buildings; and

**WHEREAS**, as required by City Code Title 25 (*Land Development Code*), the director of the Housing and Planning Department established that February is when an application to amend a neighborhood plan must be submitted by a property owner if the property is located west of Interstate Highway 35; and

**WHEREAS**, the property owner will have to wait until February 2023 to submit an application to amend the South Austin Combined Neighborhood Plan; and

**WHEREAS**, the Garrison Park Neighborhood Planning Area does not have a contact team that can authorize the property owner to submit an application to amend the South Austin Combined Neighborhood plan before February 2023; and

**WHEREAS**, if an individual property owner in an area without a neighborhood plan contact team wishes to apply to amend a neighborhood plan at a time other than as provided in City Code Section 25-1-804(B), the property owner may request that Council initiate the application; and

**WHEREAS**, if Council initiates the application, the property owner must pay all fees associated with the application and the property owner is treated as the applicant; and

**WHEREAS**, a neighborhood plan amendment, and associated rezoning once initiated, will follow the standard process of Planning Commission review and hearing followed by City Council review and action; **NOW, THEREFORE**,

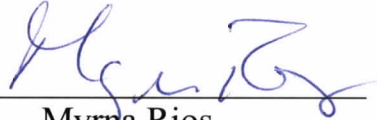
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council initiates a neighborhood plan amendment to the South Austin Combined Neighborhood Plan to consider a change to the land use on the

FLUM from Neighborhood Transition to Mixed-Use Activity Hub/Corridor for the property located at or near 1210 Gobi Drive and West Stassney Lane.

**ADOPTED:** September 15, 2022

**ATTEST:**



Myrna Rios  
City Clerk