

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**NEIGHBORHOOD PLAN:** South Austin Combined (Garrison Park)**CASE#:** NPA-2022-0030.01**DATE FILED:** October 21, 2022 (Out-of-cycle)**PROJECT NAME:** Gobi 250**PC DATE:** May 23, 2023
April 25, 2023**ADDRESS/ES:** 1210 Gobi Drive**DISTRICT AREA:** 2**SITE AREA:** 5.149 acres**OWNER/APPLICANT:** 1210 Gobi, LLC (Blake Thompson)**AGENT:** Alice Glasco Consulting (Alice Glasco)**CASE MANAGER:** Maureen Meredith, Planning Dept.**PHONE:** (512) 974-2695**STAFF EMAIL:** Maureen.Meredith@austintexas.gov**TYPE OF AMENDMENT:****Change in Future Land Use Designation****From:** Neighborhood Transition**To:** Mixed Use Activity Hub/Corridor**Base District Zoning Change****Related Zoning Case:** C14-2022-0158**From:** LR-MU-CO-NP and LO-MU-CO-NP**To:** CS-MU-V-NP**NEIGHBORHOOD PLAN ADOPTION DATE:** November 6, 2014**CITY COUNCIL DATE:** TBD**ACTION:**

Planning Commission: May 23, 2023

PLANNING COMMISSION RECOMMENDATION:

May 23, 2023 –

April 25, 2023 – Postponed to May 23, 2023 on the consent agenda at the request of staff. [N. Barrera-Ramirez – 1st; F. Maxwell – 2nd] Vote: 8-0 [A. Azhar, Y. Flores, A. Haynes, and A. Woods]

STAFF RECOMMENDATION: Staff supports the applicant’s request for Mixed Use Activity Hub/Corridor.

BASIS FOR STAFF’S RECOMMENDATION: The property has frontage on West Stassney Lane, which is an activity corridor in the Imagine Austin Comprehensive Plan. The proposed mixed-use development will include approximately 230 multifamily units (10% of the units will be affordable at 60% MFI) with ground-floor commercial, and retail uses. The proposed mixed-use development is appropriate in this location and the Mixed Use/Activity Hub/Corridor character district is appropriate along West Stassney Lane.

The South Austin Combined Neighborhood Plan supports expanding affordable housing options in all character districts for the needs of the diverse population. The proposed mixed-use development will provide neighborhood-servicing commercial uses to the planning area.

VISION: Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, creative, and engaged.

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COMPACT, ACCESSIBLE, & AFFORDABLE

1. Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district. Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts. Expand housing options in all districts.
2. Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.

Mixed-use Activity Hub/Corridor

Located at the intersections of major roadways, Mixed-Use Activity Hubs/Corridors are the most urban areas of the neighborhood and serve the surrounding neighborhoods and the broader community. They consist of a mix of services and housing types at a more intensive scale than a Neighborhood Node.

Mixed-Use Activity Hubs/Corridors are located along arterial roadways and building heights currently range from one to two stories (although many locations are zoned for greater height). Most are currently setback from roadways behind large surface parking lots.

VISION: The Mixed-Use Activity Hub/Corridor District contains a mix of uses and is accessible by car, bus, bike, and foot. Ample public amenities including trees and landscaping, plazas, outdoor seating, and public art create a sense of place.

MUH P1: Mixed-Use Activity Hubs/ Corridors should be designed to be people-friendly, walkable, bikeable, and transit-accessible.

MUH P2: Many sites are likely to redevelop in the future, but the following design elements should be encouraged in the interim:

- windows and awnings
- street trees

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- outdoor dining areas
- reduce the number of driveways
- pedestrian paths through parking lots
- creative use of surface parking.

MUH P3: Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.

Housing Affordability

Goal 1: Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.

HA A6: Coordinate with Neighborhood Housing and Community Development (NHCD) to identify and implement best practices for creating affordable housing units.

HA A9: Encourage affordable housing in all character districts to meet the needs of a diverse population at different income levels:

- Residential Core: secondary apartments
- Neighborhood Transition: duplexes, “missing middle” housing types, multi-family buildings.
- Neighborhood Node: multi-family buildings, vertical mixed use buildings
- Mixed Use Activity Hub: multi-family buildings, vertical mixed use buildings

LAND USE DESCRIPTIONS

EXISTING CHARACTER DISTRICT ON THE PROPERTY

Vision: The Neighborhood Transition District blends seamlessly with the Residential Core. It contains an abundance of mature trees and landscaping and is walkable, bikeable, and supportive of transit.

Policies:

NT P1: This district should primarily consist of residential housing types, but at higher densities than in the Residential Core. The following building types should be encouraged in the district to meet the needs of a wider range of households:

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- Duplexes
- Fourplexes
- Small- and medium-sized apartments
- Cottage clusters/bungalow courts
- Row houses or townhouses
- Single family houses adapted into offices or retail
- Live/work buildings

NT P2: Building scale, height and siting within the Neighborhood Transition district should be harmonious with the adjacent Residential Core district.

NT P3: Moving from the Neighborhood Transition to the Residential Core, setbacks, similar building footprints, landscaping (including green infrastructure), similar building heights or stepbacks in building height, and/or other means should be used to create compatible developments which fit within the fabric of the neighborhood. Buildings should be no more than 3 stories tall.

PROPOSED CHARACTER DISTRICT ON THE PROPERTY

Vision: The Mixed-Use Activity Hub/Corridor District contains a mix of uses and is accessible by car, bus, bike, and foot. Ample public amenities including trees and landscaping, plazas, outdoor seating, and public space.

Policies:

MUH P1: Mixed-Use Activity Hubs/ Corridors should be designed to be people-friendly, walkable, bikeable, and transit-accessible.

MUH P2: Many sites are likely to redevelop in the future, but the following design elements should be encouraged in the interim:

- windows and awnings
- street trees
- outdoor dining areas
- reduce the number of driveways
- pedestrian paths through parking lots
- creative use of surface parking

As properties within Mixed-Use Activity Hubs/Corridors redevelop, the following policies should guide building siting and form

MUH P3: Buildings should be up to five stories at the tallest part of the district, depending on context, including consideration of adjacent districts, buildings, and land uses. Buildings should have appropriate step down in height or other buffering to the adjacent Residential Core and Neighborhood Transition districts.

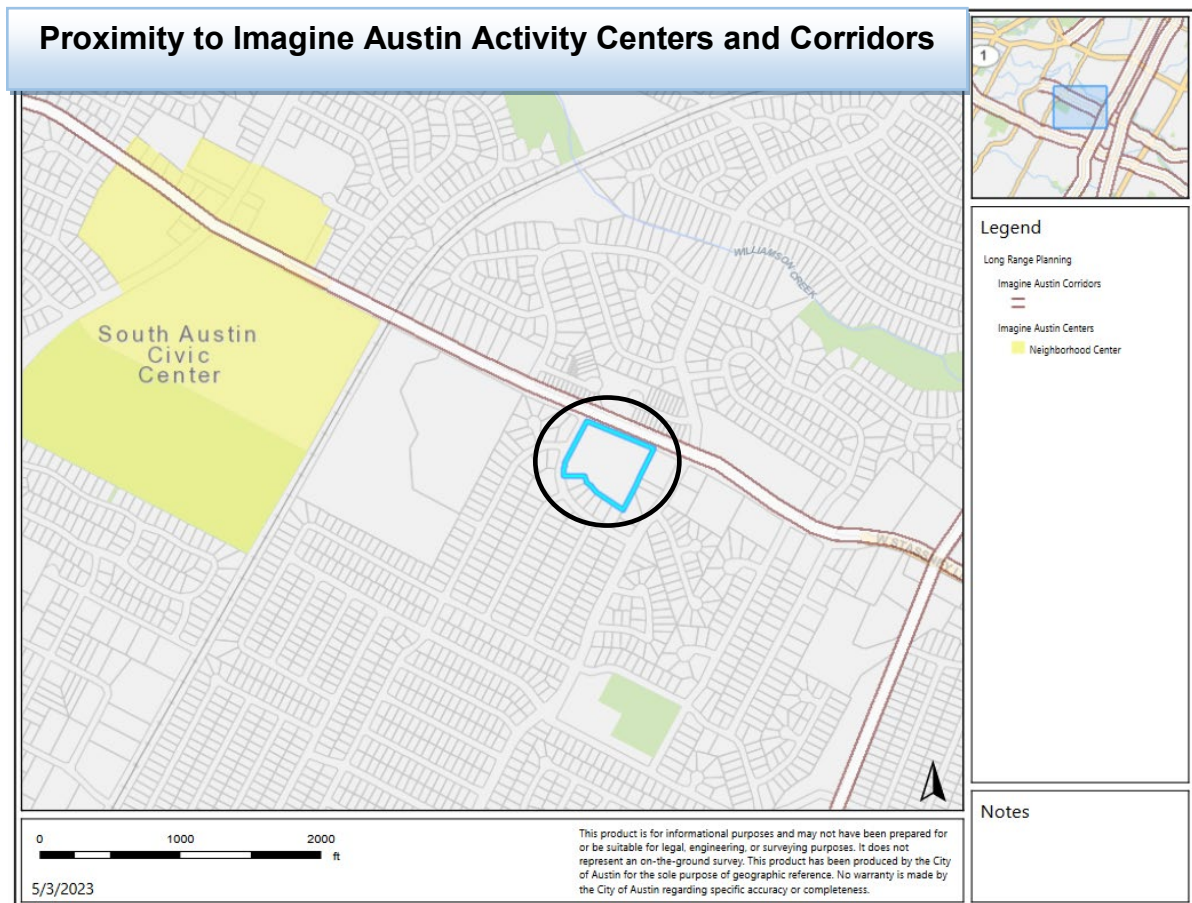
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MUH P4: New buildings should be constructed closer to the street to create people-friendly places.

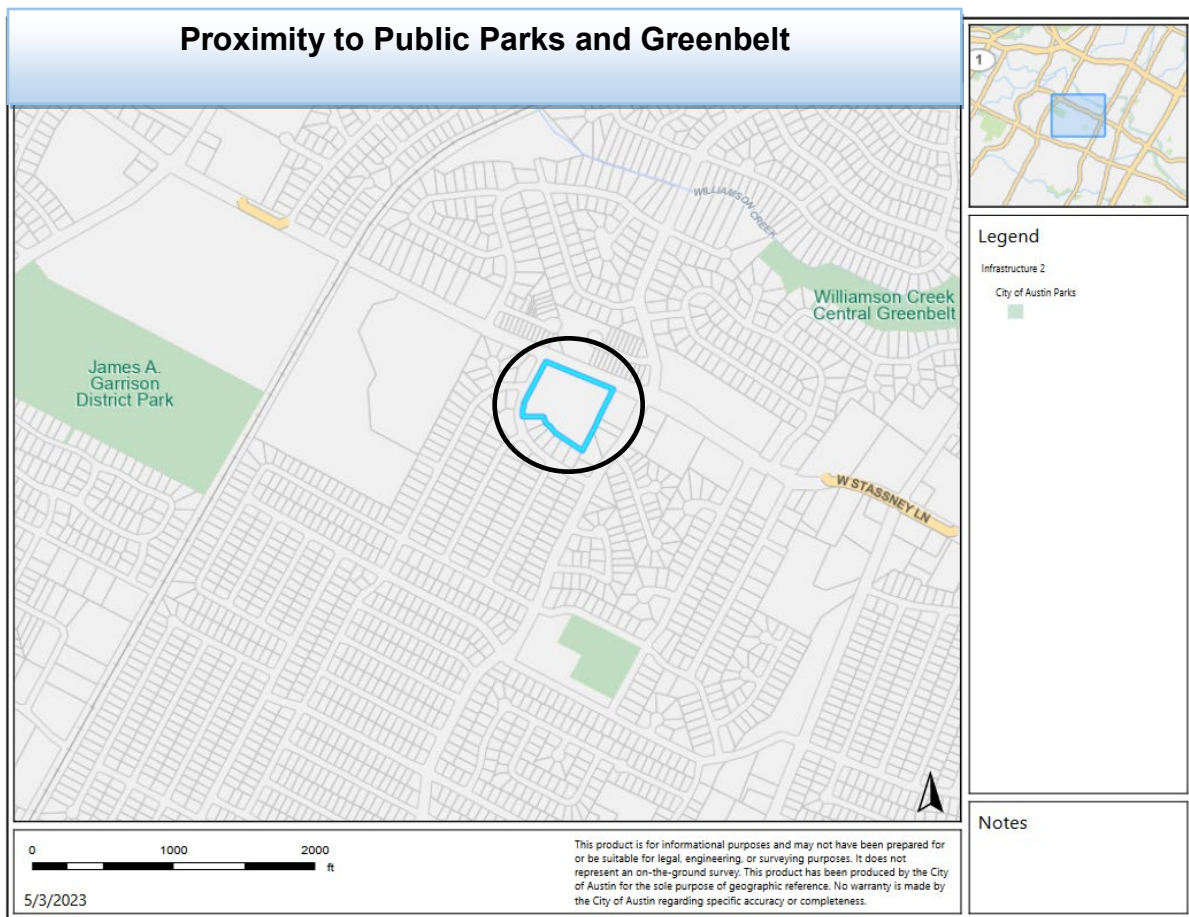
Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> • Has frontage on W. Stassney Road, which is an activity corridor • 0.42 miles west of South First Street, which is an activity corridor • 0.31 miles east of South Austin Civic Center Neighborhood Center
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 7 Day Food Store – 0.2 miles • QC Meat Market – 0.6 miles • Lone Star Family Market – 0.7 miles
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • Odom Elementary School – 0.5 miles • Crockett High School – 0.8 miles
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • Odom School Park – 0.5 miles • Garrison Park – 1.0 miles
Yes	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • Austin Oaks Hospital – 0.3 miles
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> • Proposed for 10% of units at 60% MFI.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Yes	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
11	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
n/a	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into

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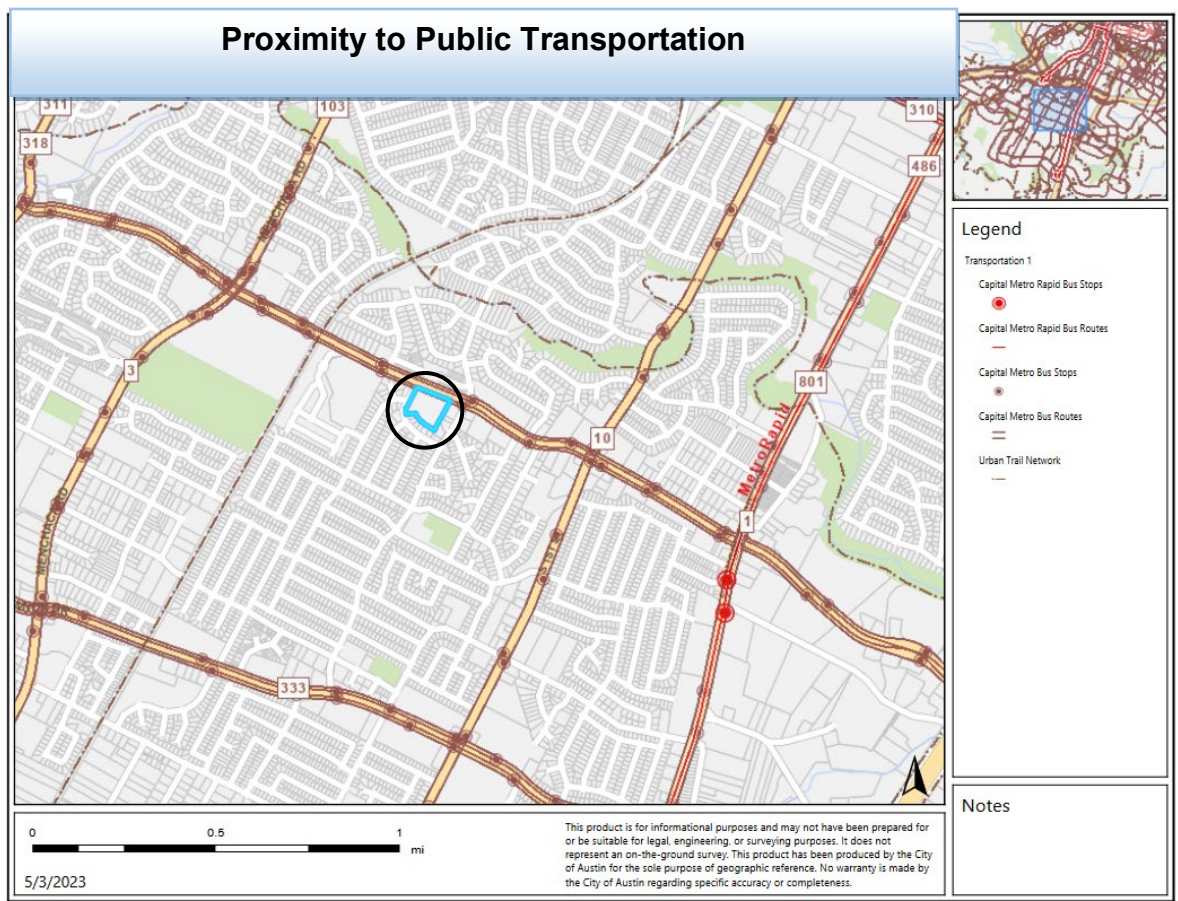
	the urban environment and transportation network.
n/a	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
n/a	Total Number of "Yes's"



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IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

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Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

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opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on October 21, 2022, which is out-of-cycle for neighborhood planning areas located on the west side of IH 35. The Austin City Council approved a resolution 20220915-048 allowing the applicant permission to file outside of the February open filing because the South Austin combined neighborhood planning area. Garrison Park does not have a neighborhood plan contact team to allow an out-of-cycle application. The City Council's Resolution is included in this report.

The applicant proposes to change the future land use map from Neighborhood Transition to Mixed Use Activity Hub/Corridor for a 230-unit multifamily development with ground-floor retail/commercial uses. Ten percent of the 230 MF units will be affordable at 60% MFI (Medium Family Income).

The applicant proposes to change the zoning on the property from LR-MU-CO-NP (Limited Office district – Mixed Use combining district – Conditional Overlay combining district – Neighborhood Plan) and LO-MU-CO-NP (Limited Office district – Mixed Use combining district – Conditional Overlay combining district -Neighborhood Plan) to CS-MU-V-NP (General Commercial Services district – Mixed Use Combining district – Vertical Mixed Use Building combining district – Neighborhood Plan).

PUBLIC MEETINGS: The ordinance-required community meeting was held on December 7, 2022. Approximately 821 meeting notices were sent to people who rent or own property within 500 feet of the subject tract, including neighborhood and environmental groups who requested notification for the area.

Two people from the City attended the meeting, Maureen Meredith and Mark Walters from the Housing and Planning Department (now called the Planning Department) and Alice Glasco, the applicant's agent, and Greg Alter from Ledgestone Development Group. One person from the neighborhood attended the meeting.

Below are highlights from Alice Glasco's presentation:

- The property is approx. 5.14 acres.
- Property has frontage on W. Stassney Lane
- Proposing CS-MU-V-NP zoning.

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- We are proposed a 230 multifamily unit development with ground-floor commercial and retail uses.
- 10% of the MF units will be affordable at 60% MFI.

Q: What is the building height?

A: The CS zoning has max. height of 60 feet, so that's about five-stories.

Q: There has been flooding on Libyan Drive.

A: We will have a water detention pond on the property, but we will reach out to Watershed Protection and follow up on that. *(See emails below from Alice Glasco and Watershed Department staff).*

From: Solis, Joshua <Joshua.Solis@austintexas.gov>

Sent: Wednesday, December 14, 2022 12:58 PM

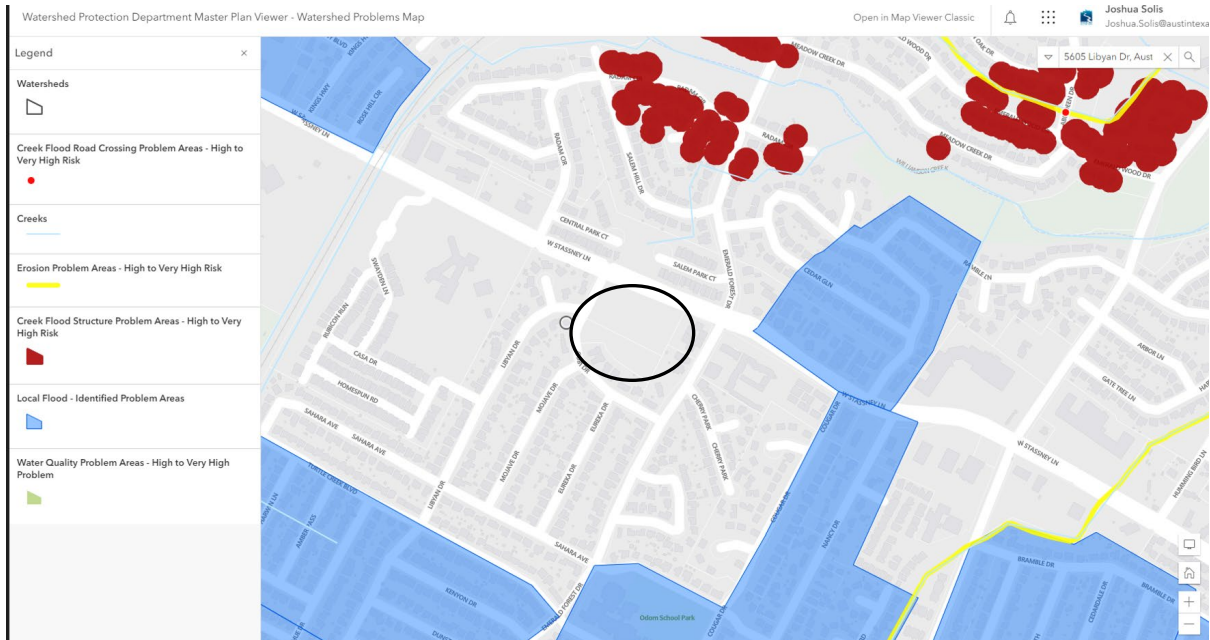
To: Alice Glasco

Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Walters, Mark <Mark.Walters@austintexas.gov>; Meyer, Christopher <Christopher.Meyer@austintexas.gov>; Morales, Jorge [WPD] <Jorge.Morales@austintexas.gov>; De Leon, Francisco <Francisco.DeLeon@austintexas.gov>

Subject: RE: Flooding at 5605 Libyan Drive

Hello Alice,

I went out for my inspection and was able to speak with the resident at 5605 Libyan Drive, she was not aware a neighbor mentioned her address for potential flooding. The resident informed me there is no structural or yard flooding occurring at her property. I hope this will help resolve any questions or concerns, I attached a Legend showing that the location is not known as a Local Flood- Identified Problem Area.

Planning Commission: May 23, 2023**From:** Alice Glasco**Sent:** Tuesday, December 13, 2022 9:30 AM**To:** Solis, Joshua <Joshua.Solis@austintexas.gov>**Cc:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Walters, Mark <Mark.Walters@austintexas.gov>**Subject:** FW: Flooding at 5605 Libyan Drive

*** External Email - Exercise Caution ***

Joshua,

Thank you for calling me about the email below. Please reply to all once you complete your field check.

=====

Alice Glasco, President

Alice Glasco Consulting

512-231-8110 W

512-626-4461 C

From: Alice Glasco**Sent:** Thursday, December 8, 2022 10:01 AM**To:** Morales, Jorge [WPD] <Jorge.Morales@austintexas.gov>

Cc: Kelly, Mike <Mike.Kelly@austintexas.gov>; Maureen Meredith - Planning Department (maureen.meredith@austintexas.gov) <maureen.meredith@austintexas.gov>; Mark Walters (Mark.Walters@austintexas.gov) <mark.walters@austintexas.gov>; Craig Alter <CraigA@ledgestonetx.com>

Subject: Flooding at 5605 Libyan Drive

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Jorge,

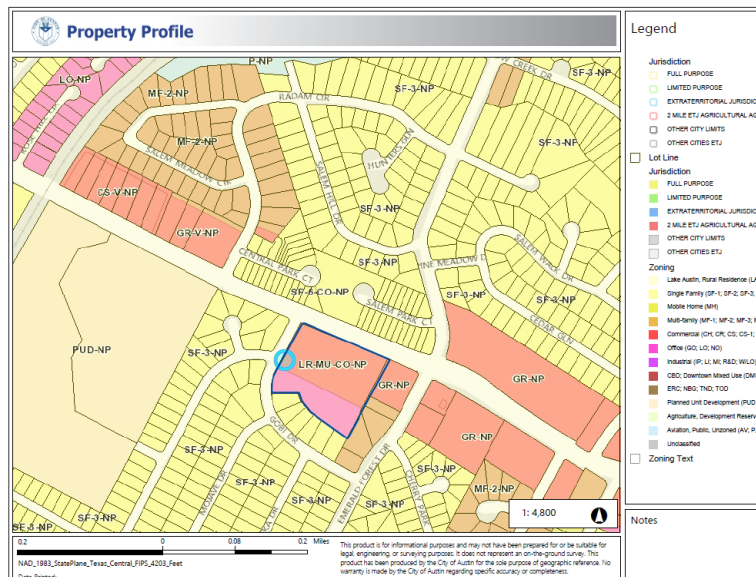
Last night, Maureen Meredith, a planner with the Housing and Planning Department hosted a community meeting regarding our request to amend the South Austin Combined Neighborhood Plan. At the meeting, a resident expressed concern about flooding in the area and informed us that a neighbor who lives at 5605 Libyan Drive has experienced flooding in her house in the past. I told her that we would contact your department to find out if your team is aware of flooding problems in the area.

Note: I our subject tract is 1210 Gobi Drive – see attached zoning map that shows a blue dot on our tract for reference. I have copied Mike Kelly because he helped me in a similar case I had at Shelby Lane and Weidemar Lane. I know that Mike now has other assignments and may not be in charge of the staff that oversee flooding issues. Please let me now if a different assistant director is in charge of the flooding team.

Thank you!

=====

Alice Glasco, President
 Alice Glasco Consulting
 512-231-8110 W
 512-626-4461 C



*Planning Commission: May 23, 2023***Applicant Summary Letter from Application****ALICE GLASCO CONSULTING**

October 5, 2022

Rosie Truelove, Director
Housing & Planning Department
1000 E 11th Street, Suite 200
Austin, Texas 78702

RE: 1210 Gobi Drive

Dear Rosie:

I represent LedgeStone Development Group, LLC, the potential developer of the above referenced property. There are two cases being submitted for the site – a plan amendment (FLUM change to the South Austin Combined Neighborhood Plan) and rezoning. The proposed FLUM change, and rezoning are as follows:

Current FLUM Land Use: Neighborhood Transition

Proposed FLUM Land Use : Mixed-Use Activity Hub/Corridor

Current Zoning: LR-MU-CO-NP and LO-MU-CU-NP

Proposed Zoning: CS-MU-V-NP

Justification For Plan Amendment and Rezoning

Plan Vision - MUH P1.: Mixed-Use Activity Hubs/Corridors should be designed to be people -friendly, walkable, bikeable, and transit-accessible.

Justification: the proposed multifamily housing with neighborhood-serving ground floor retail/commercial uses will add to the diversity of development for the Garrison Park Neighborhood.

The proposed vertical mixed-use zoning/development is consistent with the South Austin Neighborhood Plan vision for Mixed-Use Activity Hub/Corridors.

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Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco, President
AG Consulting

Cc: Craig Alter, Ledgestone Development Group
Joi Harden, Zoning Division Manager, City of Austin
Maureen Meredith, Neighborhood Planner
Wendy Rhoades, Zoning Planner

*Planning Commission: May 23, 2023***City Council Resolution Allowing the
Out-of-Cycle Applications****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

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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:

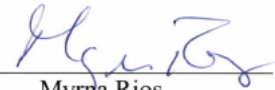
The City Council initiates a neighborhood plan amendment to the South Austin Combined Neighborhood Plan to consider a change to the land use on the

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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:



Myrta Rios
City Clerk

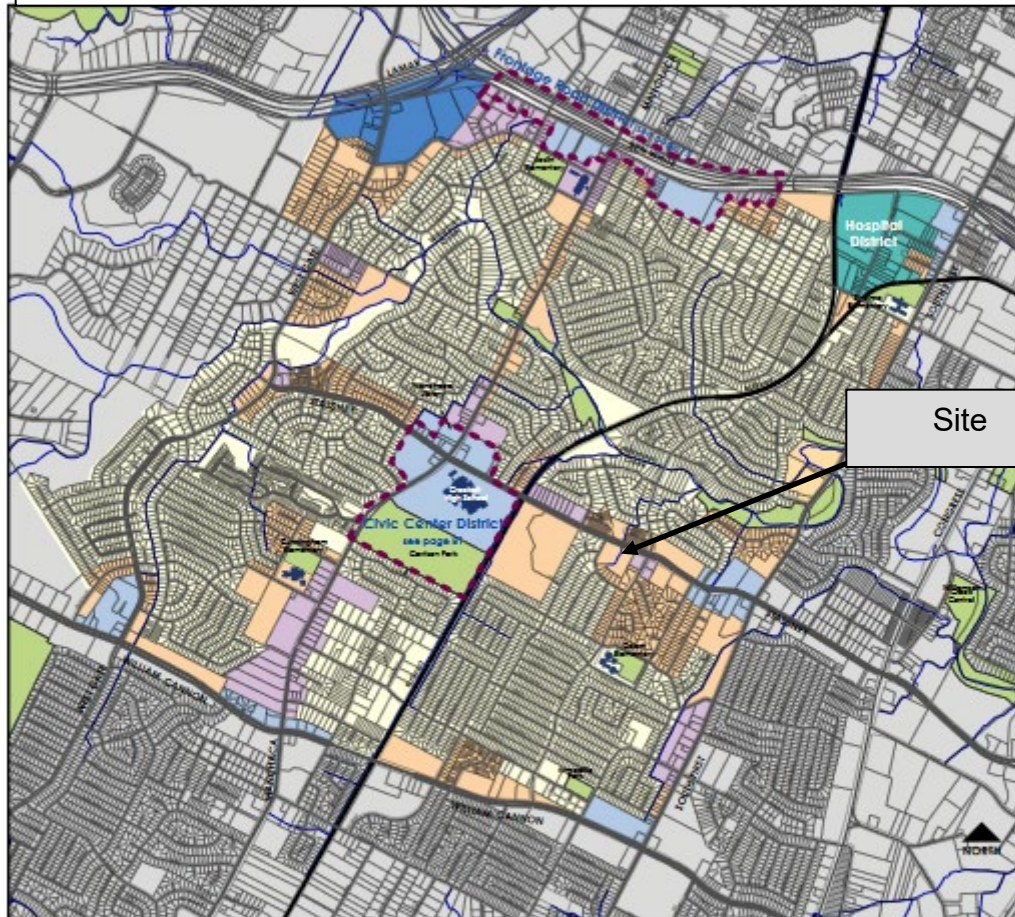
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**Letter of Recommendation from the Neighborhood
Plan Contact Team (NPCT)**

(The Garrison Park subarea of the South Austin Combined neighborhood planning area
does not have a neighborhood plan contact team)

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South Austin Combined Character District Map



Character District Map

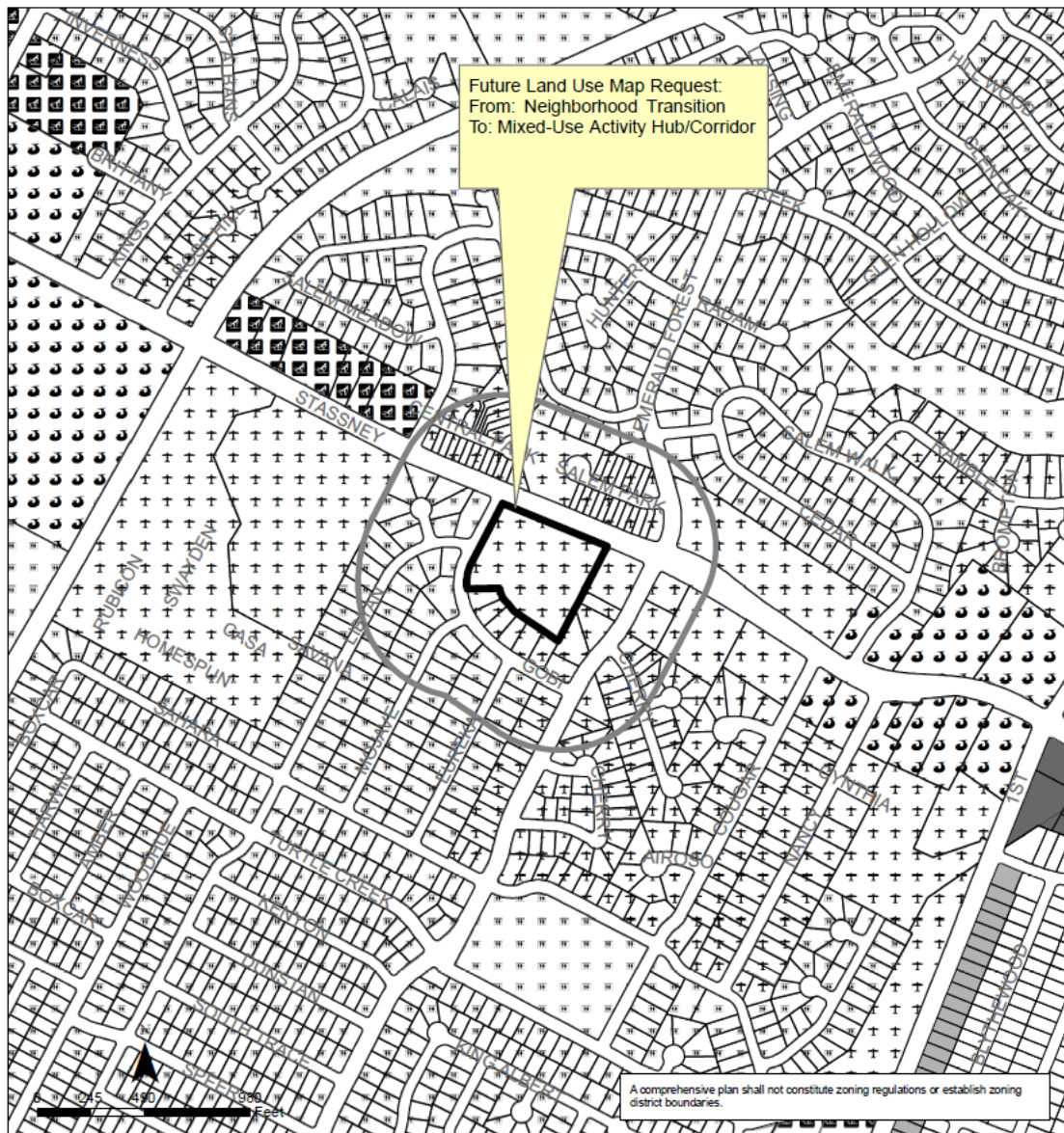
(Rev. 10/1/14)



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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South Austin Combined Neighborhood Planning Area NPA-2022-0030.01

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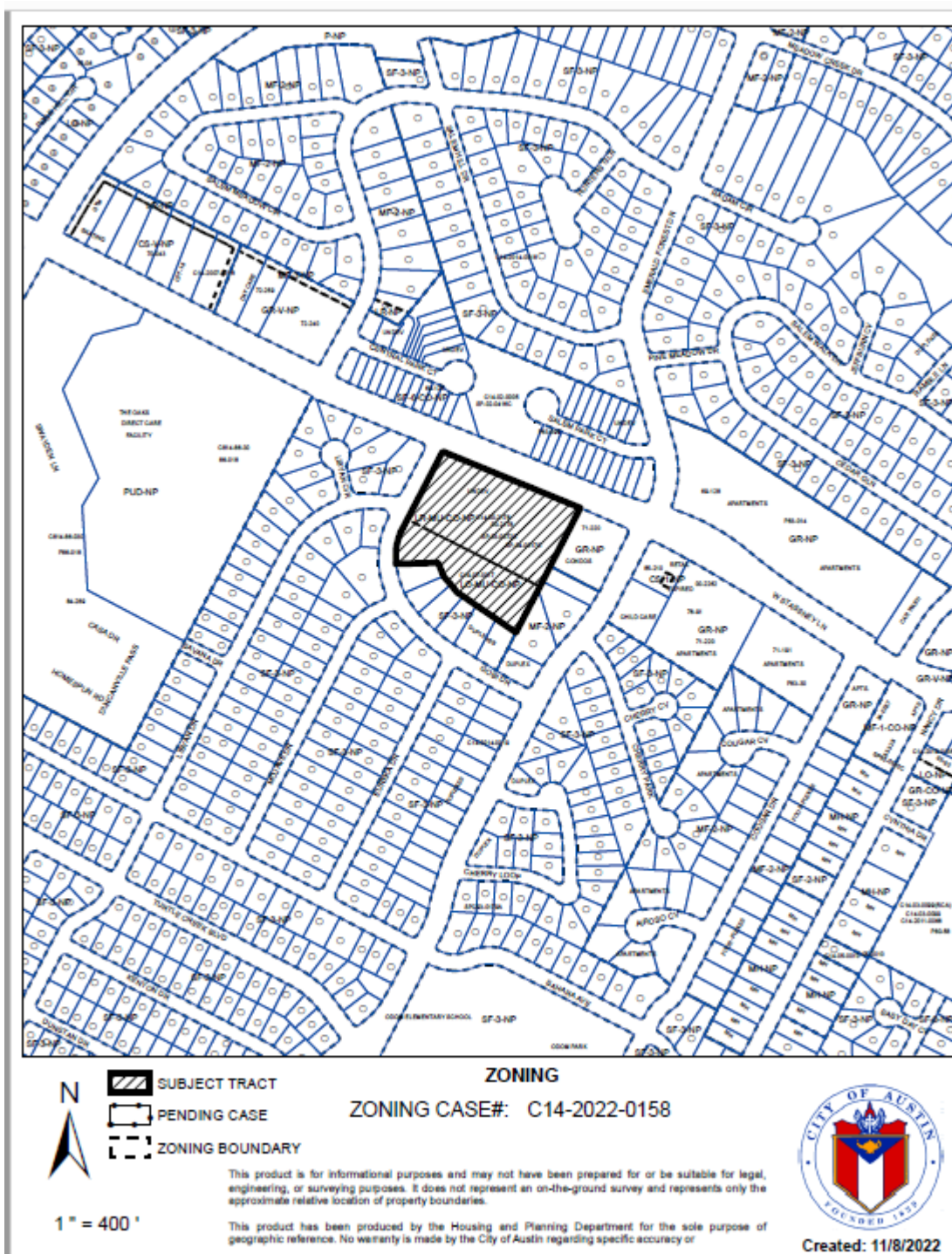
City of Austin
Housing and Planning Department
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Future Land Use

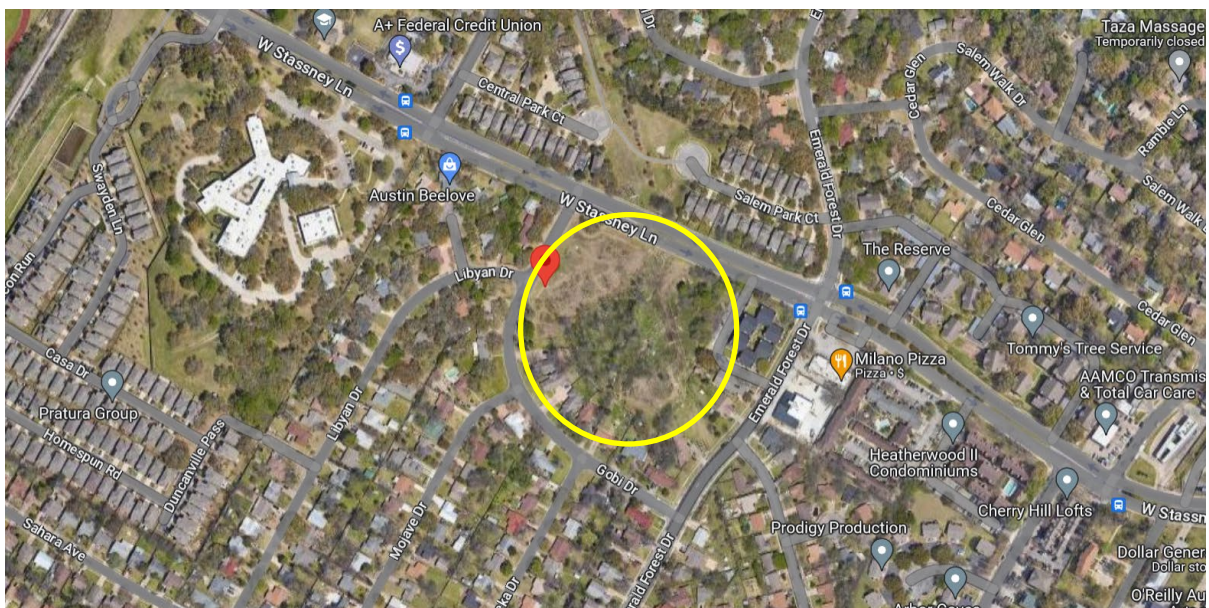
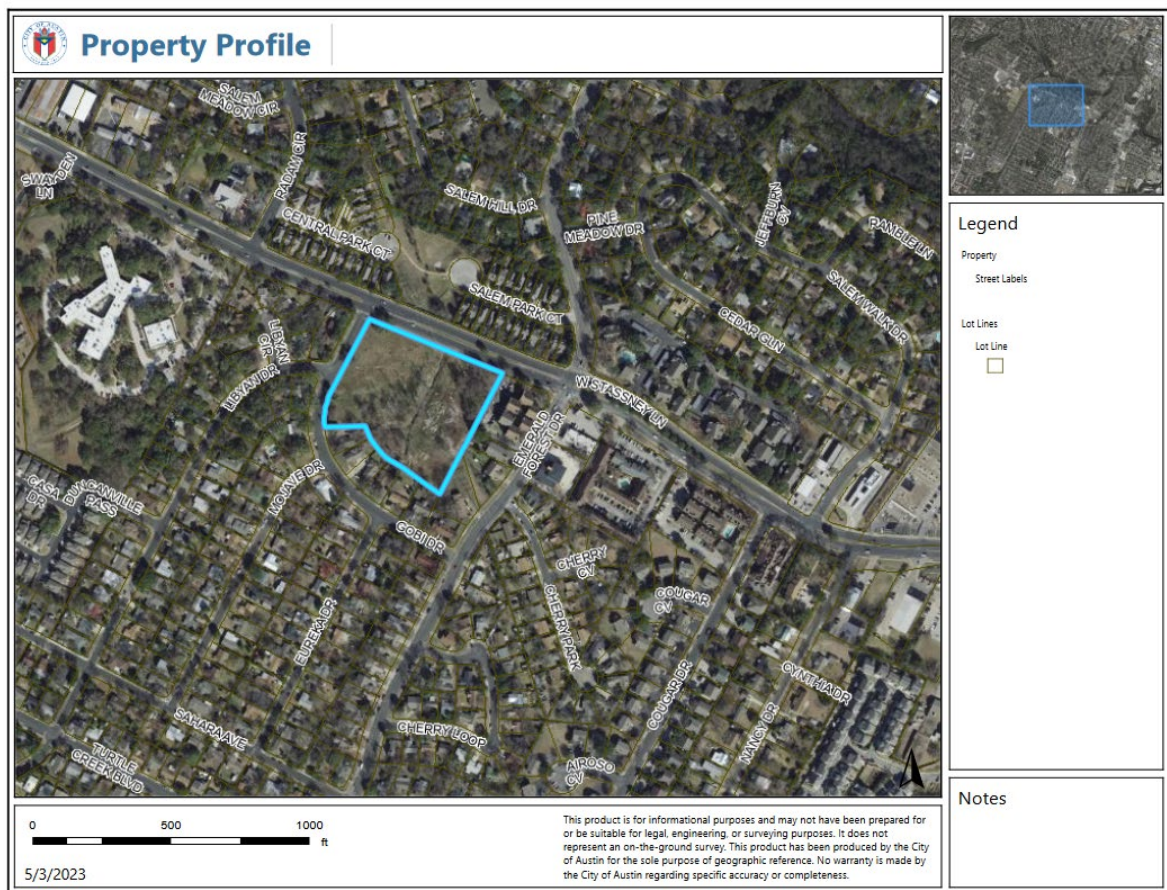
	Subject Tract		Mixed-use Activity Hub/Corridor
	500 ft. notif. boundary		Mixed Use
	Neighborhood Node		Mixed Use/Office
	Neighborhood Transition		Single-Family
	Residential Core		

DNLA

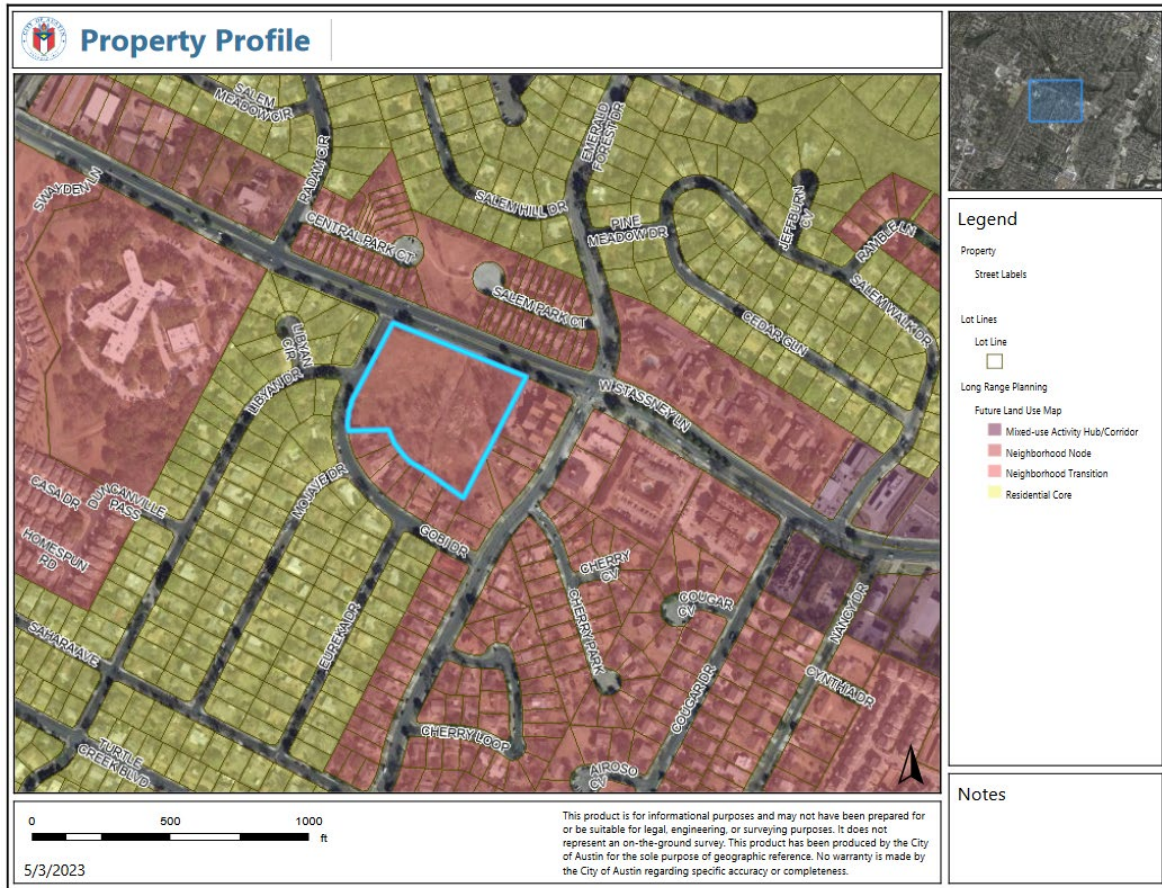
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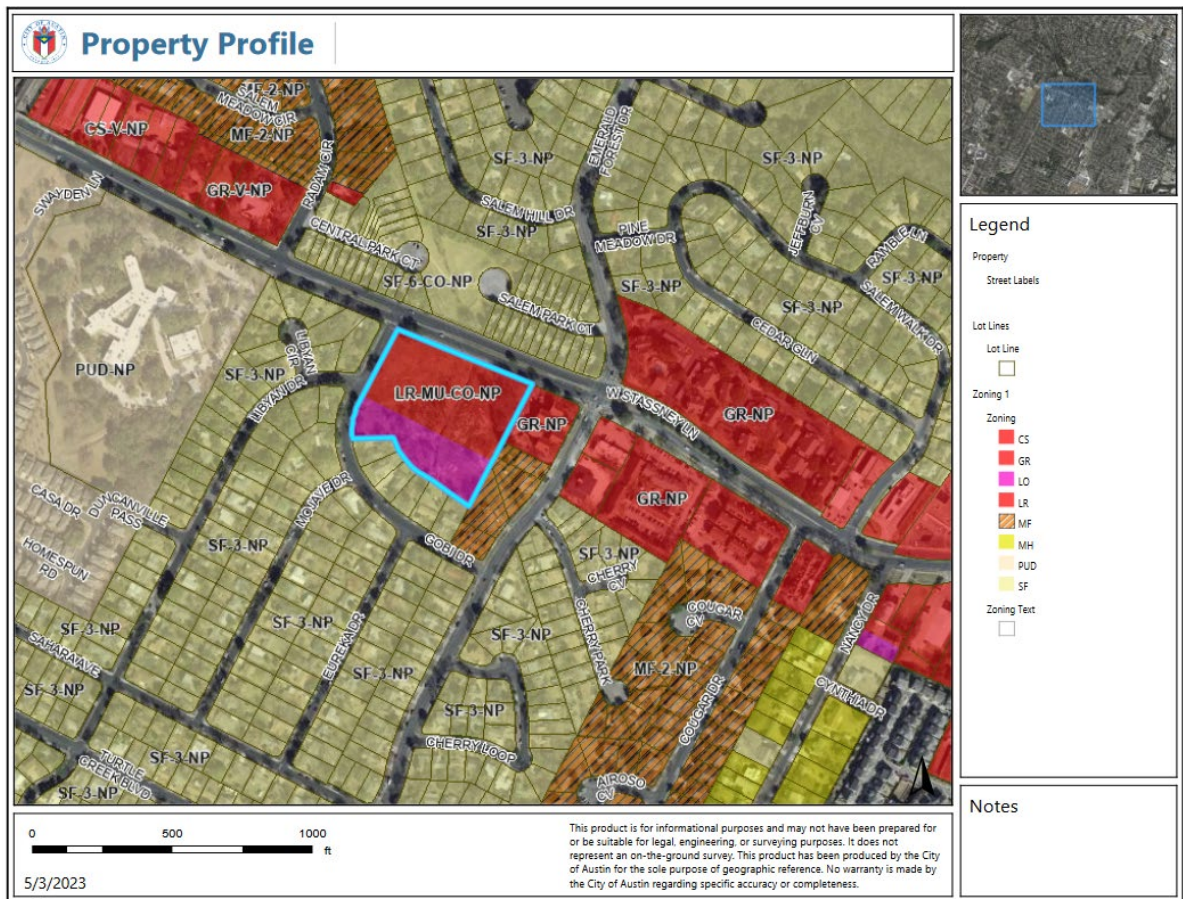
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Planning Commission: May 23, 2023



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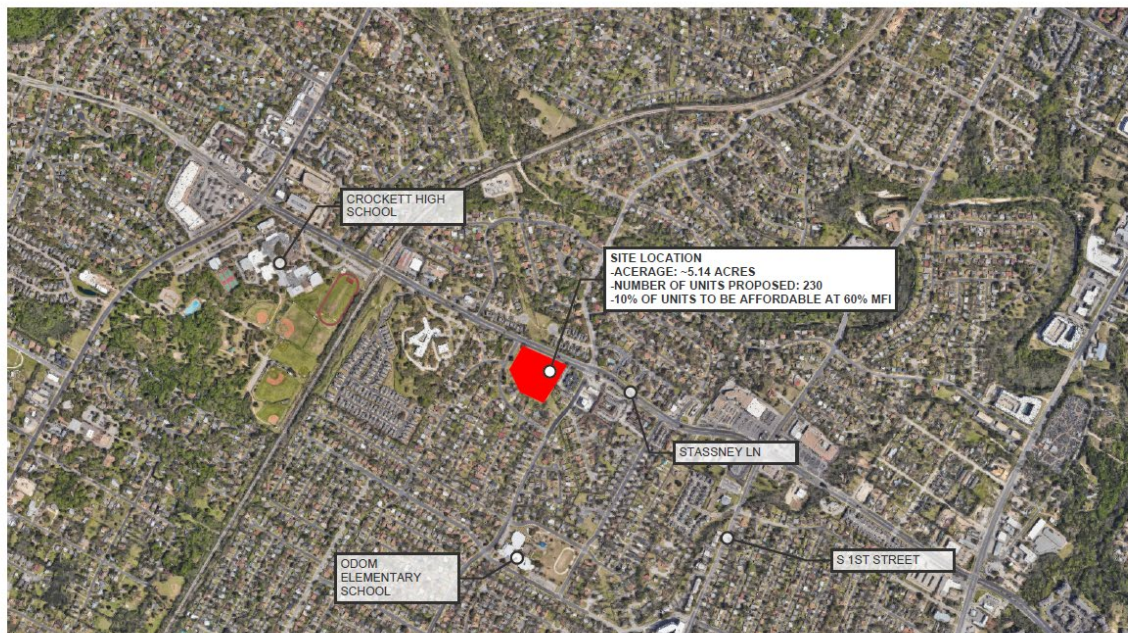


Planning Commission: May 23, 2023

**Alice Glasco's Presentation at the Virtual
Community Meeting on Dec. 7, 2022**

**1210 GOBI DRIVE
LEDGESTONE**

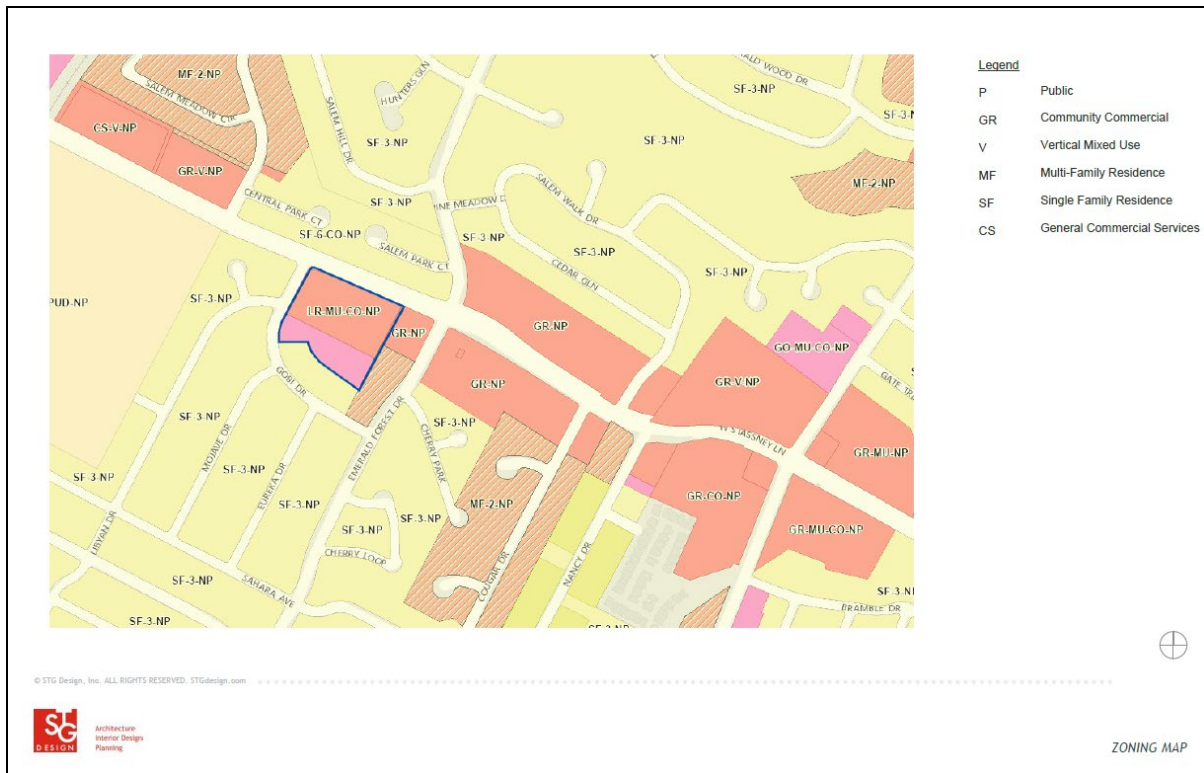
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SITE CONTEXT

Planning Commission: May 23, 2023

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Correspondence Received

From: Joe Smith
Sent: Monday, April 17, 2023 11:37 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: NPA-2022-0030.01

*** External Email - Exercise Caution ***

Hi Ms Meredith,
I own the property at 5711 Emerald Forest Dr. Austin, TX.

I am IN FAVOR of the change to Mixed-Use Activity Hub/Center.

Yours truly,
Joseph E. Smith

.....

Planning Commission: May 23, 2023

PUBLIC HEARING COMMENT FORM	
If you use this form to comment, it may be submitted to: City of Austin Planning Department Maureen Meredith P. O. Box 1088 Austin, TX 78767-8810	
If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.	
Case Number: NPA-2022-0030.01 Contact: Maureen Meredith, 512-974-2695 or at Maureen.Meredith@austintexas.gov Public Hearing: Apr 25, 2023 - Planning Commission	
<div><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</div>	
William Bastas Your Name (please print)	
5411 EMERALD Forest Dr. Your address(es) affected by this application	
<div>Bastas Signature</div>	<div>4/14/2023 Date</div>
Comments: Density is not supportable as it is. Traffic on Emerald Forest Dr is non-stop, speeding and crowded - My concern is water, sewer and street maintenance issues	