

ZONING CHANGE REVIEW SHEETCASE: C14-2022-0158 – Gobi 250DISTRICT: 2ADDRESS: 1210 GOBI DRIVEZONING FROM: LO-MU-CO-NP and LR-MU-CO-NPTO: CS-MU-V-NPSITE AREA: 3.46 acres (Tract 1); 1.71 acres (Tract 2)TOTAL: 5.169 acresPROPERTY OWNER: 1210 Gobi, LLC (Blake Thompson)AGENT: Alice Glasco Consulting (Alice Glasco)CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (GR-MU-V-CO-NP) combining district zoning. On both tracts, the Conditional Overlay:

- 1) Prohibits drive through service as an accessory use to a commercial use; and**
- 2) Prohibits the following uses: club or lodge; college or university facilities; convalescent services; off-site accessory parking; plant nursery; restaurant (limited and general); service station; food sales; custom manufacturing; general retail sales (convenience and general); automotive rentals; automotive repair services; automotive sales; automotive washing (of any type); bail bond services; commercial off-street parking; drop-off recycling collection facility; exterminating services; and pawn shop services.**

For a summary of the basis of Staff's recommendation, please see pages 2 - 3.

PLANNING COMMISSION ACTION / RECOMMENDATION:**May 23, 2023:**CITY COUNCIL ACTION:ORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject property is currently undeveloped and consists of two adjacent tracts granted neighborhood commercial and limited office zoning by a 2007 rezoning case. Tract 1 has frontage on both West Stassney Lane and Gobi Drive, and extends south to Libyan Drive and is zoned neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) combining district zoning. Tract 2 only has frontage on Gobi Drive and is zoned limited office – mixed use – conditional overlay (LO-MU-CO) combining district zoning. To the east there are condominiums (GR), and single-family residences (MF-2), to the south there are single family residences (SF-3) and across Gobi Drive to the west and further south there are single family residences (SF-3). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant is proposing to develop up to 230 multifamily units and 5,000 square feet of ground floor general retail uses. A building constructed under vertical mixed use building (–V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail and offices on the ground floor, and residential units on the upper levels.

BASIS OF RECOMMENDATION:

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

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. Vertical mixed use building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and collectors.*

Staff is recommending (GR-MU-V-CO-NP) zoning for the subject property based on the following considerations: 1) community commercial – mixed use (GR-MU) is appropriate due to its frontage on West Stassney Lane and its location at an intersection of a major arterial street and collector, 2) commercial uses would be available to serve residents of the adjacent subdivisions, as well as the wider community, and 3) there is existing adjacent (GR) located at the intersection of West Stassney Lane and Emerald Forest Drive.

3. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more intensive uses and additional residential density on major corridors as well as allowing vertical mixed use building (-V) combining district on major corridors.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR-MU-CO-NP; LO-MU-CO-NP	Undeveloped
<i>North</i>	SF-6-CO-NP	Single-family residences
<i>South</i>	SF-3-NP	Single-family residences; Duplexes
<i>East</i>	GR-NP; MF-2-NP	Condominiums; Single-family residences; Retail; Apartments
<i>West</i>	SF-3-NP	Single-family residences

NEIGHBORHOOD PLANNING AREA: South Austin Combined (Garrison Park)

TRAFFIC IMPACT ANALYSIS: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Odom Elementary School Bedichek Middle School Crockett High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,
Austin Lost and Found Pets,
Armadillo Park Neighborhood Association,
Austin Neighborhoods Council,
Friends of Austin Neighborhoods,
Go Austin Vamos Austin 78745,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
Onion Creek Homeowners Assoc.,
South Austin Neighborhood Alliance (SANA),
South Manchaca Neighborhood Plan Contact Team,
Southwood Neighborhood Association
Salem Walk Association of Neighbors

Austin Regional Group,
SELTexas,
Sierra Club,
Preservation Austin,

AREA CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-07-0017 – 1210 Gobi Drive	LR-MU-CO; LO-MU-CO to LR-MU-CO	To Grant LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2. CO limits vehicle trips to 1,000; limits vehicular access to Gobi Dr to right hand turn out; min. lot size of 3,600 sf; list of prohibited uses.	Approved (6-21-2007) LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2. CO – cannot exceed 2,000 trips per day; min. lot size of 3,600 sf; drive through services prohibited as accessory use to a commercial use; list of prohibited uses.
C14-2014-0019 – South Austin Combined (Garrison Park) Neighborhood Plan Area Rezonings	No base district zoning changes. Zoning change proposes to add a -NP Combining District; design tools, special use infill options, restricted parking, & restricted mobile food vending.		Approved (11-6-2014) Neighborhood Plan combining district added to base zoning districts on approx. 1,257.6 acres of land (Garrison Park Neighborhood Plan).
C14-02-0005 – 1100 W Stassney Lane	LR; MF-2; MF-3; GR to SF-6	To Grant SF-6-CO with a requirement that townhouse/ condo use be obtained through a Conditional Use Permit, and detention structured as if they were building only under the maximum impervious cover allowed in LR; MF-2, MF-3 and SF-6 zoning.	Approved (8-29-02) SF-6-CO with a CO for a maximum height of 15 feet for a structure within 50 feet of north property line; maximum 40% impervious cover and 44 units (5,370 units per acre), building may not contain more than one residential unit. RC requires CO not be approved until on-site storm water detention facility is designed to account for minimum 55% of on-site impervious cover

RELATED CASES:

NPA-2022-0030.01

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Gobi Drive	Level 1 – Residential Collector	64'	60'	36'	No	N/A	Yes
East Stassney Lane	Level 4 – Major Arterial	120'	96'	70'	Yes	Buffered Bike Lane	Yes

ADDITIONAL STAFF COMMENTS:

Site Plan

The subject property is undeveloped. A site plan will be required for any new development other than single-family, two-family, or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

This site will be subject to the multifamily density provisions in Sub. E 4.2.1.D.6.c.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 ft. or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards due to the presence of adjacent SF-3-NP zoning to the south, adjacent duplex residential uses to the east, and SF-3-NP zoning within 540 ft. in all directions. The following standards apply:

- No structure may be built within 25 feet of the property line of adjacent compatibility-triggering properties.
- No parking or driveways are allowed within 25 feet of the property line of adjacent compatibility-triggering properties.
- No structure in excess of two stories and 30 feet in height may be constructed within 50 feet of the property line of the compatibility-triggering property.

- No structure in excess of three stories and 40 feet in height may be constructed within 100 feet of the property line of the compatibility-triggering property.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-3-NP, the height is limited to 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the SF-3-NP property.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-3-NP, the height is limited to 60 feet plus one foot for each four feet of distance in excess of 300 feet from the SF-3-NP property.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining compatibility-triggering properties.
- Additional design regulations will be enforced at the time a site plan is submitted.

Neighborhood Planning Area

This site is located in the South Austin Combined Neighborhood Plan. Please see the City's [Neighborhood Plans and Resources webpage](#) for a copy of the recommended design guidelines.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district would be 80% and 70%, respectively. The watershed impervious cover listed below is less restrictive than the zoning district's allowable impervious cover, and therefore, the impervious cover is limited by the zoning regulations.

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily and retail CS-MU-VNP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov.

Austin Transportation Department – Engineering Review

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. **Transportation assessment/traffic impact analysis and transportation demand management plan shall** be required at the time of site plan if triggered per **LDC 25-6 and TCM 10.2.1**.

The Austin Strategic Mobility Plan (ASMP) calls for 64 feet of right-of-way for Gobi Drive. It is recommended that 32 feet of right-of-way from the existing centerline should be dedicated for Gobi Drive according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for East Stassney Lane. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for East Stassney Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Austin Water Utility

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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

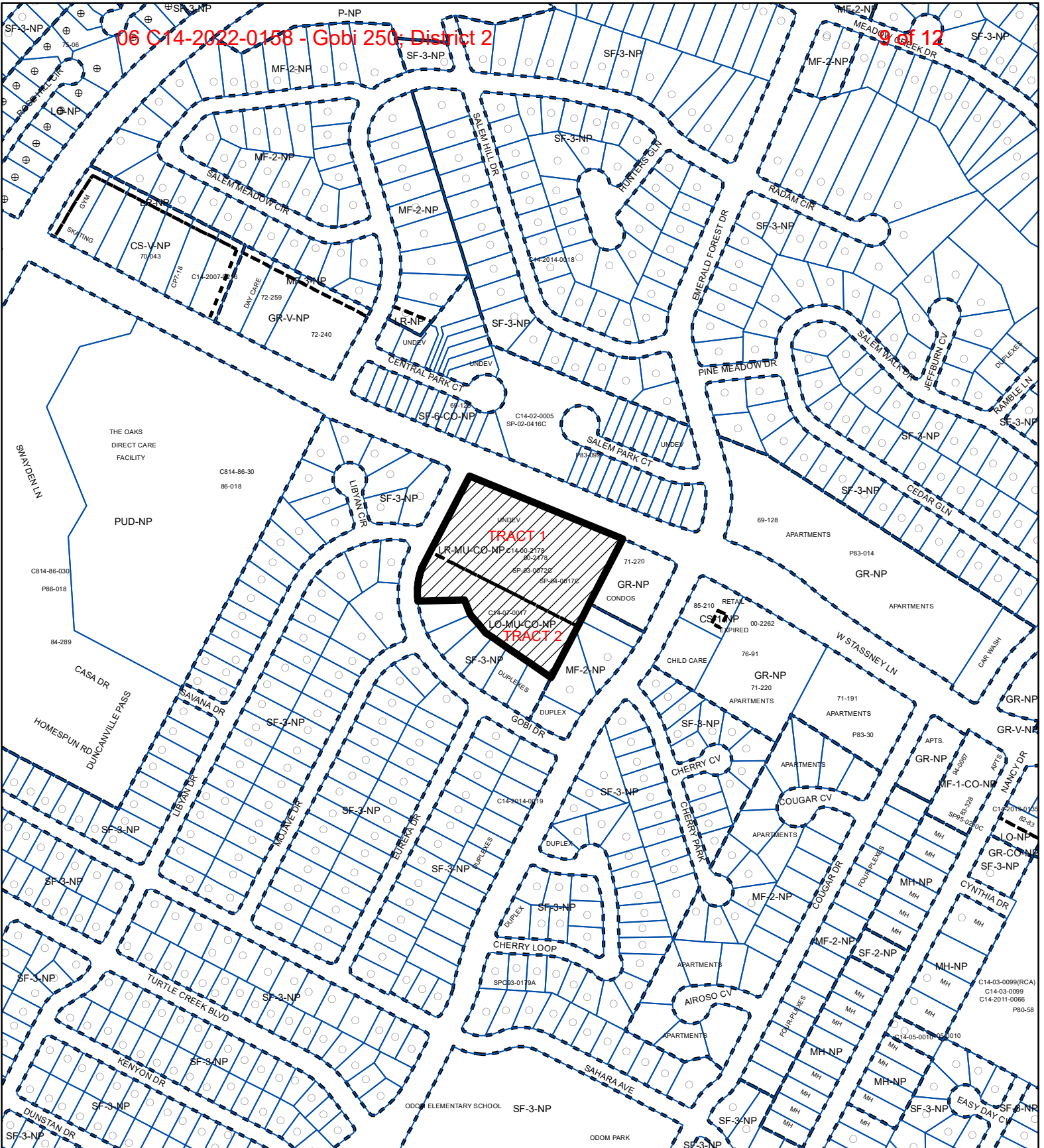
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Applicant's Summary Letter



ZONING

ZONING CASE#: C14-2022-0158

EXHIBIT A

- SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

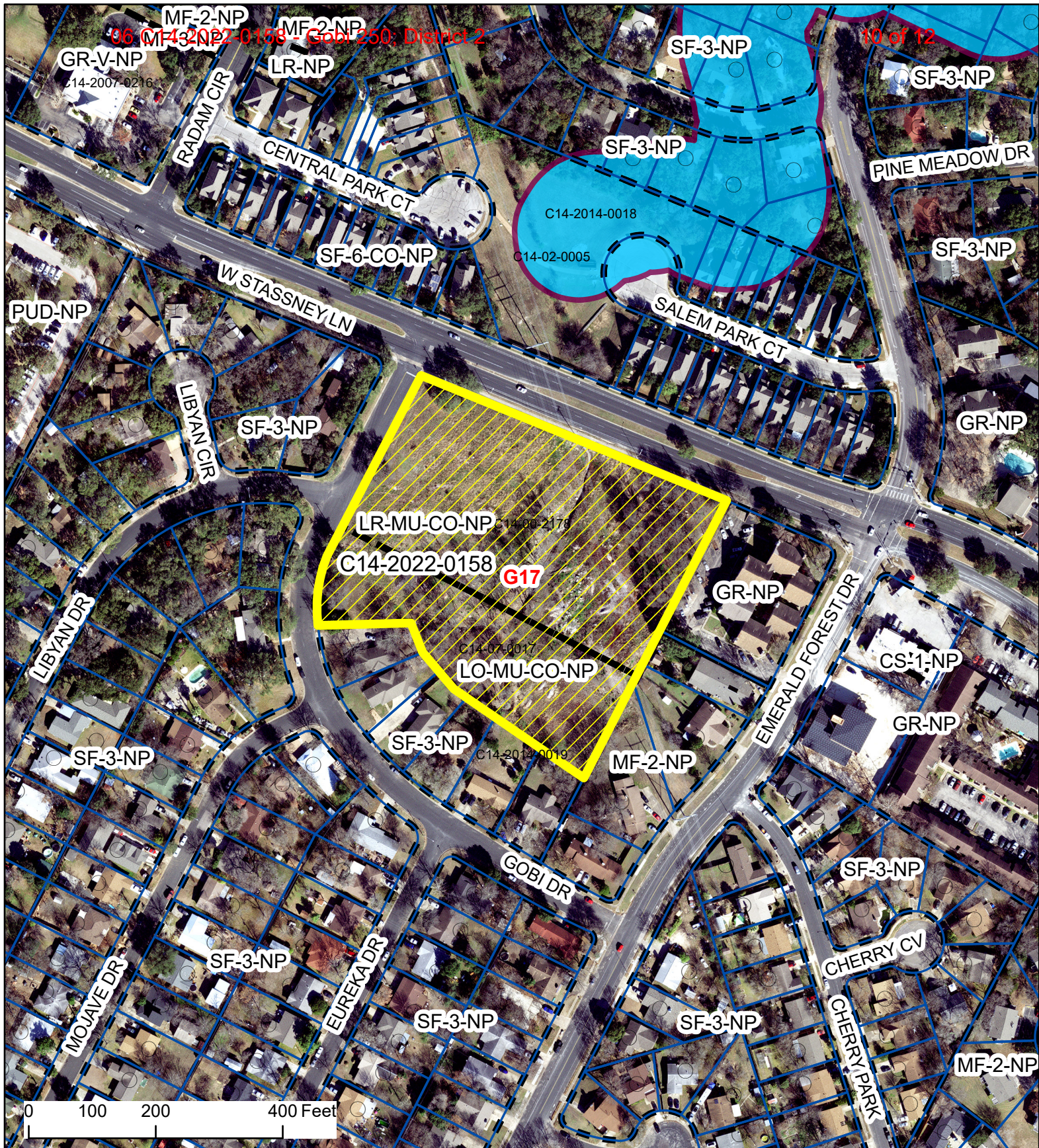
1" = 400'

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.

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Gobi 250

EXHIBIT A-1



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2022-0158
 LOCATION: 1210 Gobi Drive
 SUBJECT AREA: 5.169 Acres
 GRID: G17
 MANAGER: Nancy Estrada



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Created: 11/29/2022

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.

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