

SECOND/THIRD READINGS SUMMARY SHEET

CASE: C14-2023-0080 (Anderson Square)

DISTRICT: 4

ADDRESS: 910, 912, 914 & 916, 1012 & 1012 ½, 1100, 1100 ½ & 1102 ½ W. Anderson Lane, 7905 ½ 8003, & 8005 Anderson Square and 7940, 7950, 8000, 8000 1/2 & 8002 Research Boulevard Service Road South Bound

APPLICANT: Anderson Square Investments, LLC & C2G, LLC
(Jim Cotton and Jimmy Nassour)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property known as 910, 912, 914 & 916, 1012 & 1012 ½, 1100, 1100 ½ & 1102 ½ W. Anderson Lane, 7905 ½, 8003, & 8005 Anderson Square and 7940, 7950, 8000, 8000 1/2 and 8002 Research Boulevard Service Road South Bound from general commercial services-mixed use-neighborhood plan combining (CS-MU-NP) district zoning and commercial-liquor sales-neighborhood plan combining (CS-1-NP) district zoning to commercial highway-planned development area combining (CH-PDA-NP) district zoning.

PREVIOUS CITY COUNCIL ACTION:

December 12, 2024: Approved CH-PDA-NP zoning by consent on 1st reading (11-0); Z. Qadri-1st, N. - Harper-Madison-2nd.

ISSUES: N/A

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0080 (Anderson Square)

DISTRICT: 4

ADDRESS: 910, 912, 914 & 916, 1012 & 1012 ½, 1100, 1100 ½ & 1102 ½ W. Anderson Lane, 7905 ½ 8003, & 8005 Anderson Square and 7940, 7950, 8000, 8000 1/2 & 8002 Research Boulevard Service Road South Bound

ZONING FROM: CS-MU-NP, CS-1-NP

TO: CH-PDA-NP

SITE AREA: 16.0 acres (696,960 sq. ft.)

PROPERTY OWNER: Anderson Square Investments, LLC & C2G, LLC
(Jim Cotton and Jimmy Nassour)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends denial of the CH-PDA-NP Combining District rezoning request.

However, if the Commission and City Council move forward with a positive recommendation on this rezoning request, as this property is falls within the North Lamar Transit Center station area, the staff advises adding prohibited and conditional uses from the recently adopted ETOD ordinance to the PDA overlay:

1) Prohibit the following uses on the property: Agricultural Sale and Services, Building Maintenance Services, Campground, Carriage Stable, Convenience Storage, Drop-off Recycling Collection Facility, Electronic Prototype Assembly, Electronic Testing, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, Marina, Recreational Equipment Maintenance & Storage, Recreational Equipment Sales, Research Assembly Services, Research Testing Services, Research Warehousing Services, Scrap and Salvage, Service Station, Stables, Vehicle Storage, Basic Industry, General Warehousing and Distribution, Recycling Center, Resource Extraction, Animal Production, Crop Production and Indoor Crop Production.

2) Make the following uses conditional uses on the property: Alternative Financial Services, Automotive Sales, Automotive Rentals, Automotive Repair Services, Automotive Washing, Bail Bond Services, Commercial Blood Plasma Center, Commercial Off-Street Parking, Communications Services, Construction Sales and Services, Electric Vehicle Charging, Kennels, Monument Retail Sales, Off-Site Accessory Parking, Pawn Shop Services, Pedicab Storage and Dispatch, Special Use Historic, Custom Manufacturing, Light Manufacturing, Limited Warehousing and Distribution and Horticulture.

PLANNING COMMISSION ACTION / RECOMMENDATION:

February 27, 2024: Postponed to April 9, 2024 at the staff's request by consent (11-0, F. Maxwell-absent, J. Mushtaler-off the dais); A. Azhar-1st, A. Woods-2nd.

April 9, 2024: Approved staff's request for postponement to May 28, 2024 by consent (12-0, A. Phillips-arrived late); A. Azhar-1st, F. Maxwell-2nd.

May 28, 2024: Granted applicant's request for postponement to June 25, 2024 by consent (10-0, P. Howard and A. Phillips-absent, G. Cox-arrived late); F. Maxwell-1st, A. Woods-2nd.

June 25, 2024: Approved neighborhood's request for a postponement to August 13, 2024 (7-0, C. Hemple, A. Azhar and A. Haynes-absent, A. Phillips and G. Cox-arrived late); R. Johnson-1st, F. Maxwell-2nd.

August 13, 2024: Postponed to August 27, 2024 at the request of the applicant and the neighborhood (12-0, P. Howard-absent); A. Azhar-1st, A. Woods-2nd.

August 27, 2024: Postponed to September 24, 2024 by the Planning Commission (8-0-2, J. Mushtaler and R. Johnson-abstain); G. Cox-1st, G. Anderson-2nd.

September 24, 2024: Postponed to October 22, 2024 at the request of the applicant on consent (10-0, P. Howard, N. Barrera-Ramirez and F. Maxwell-absent); R. Johnson-1st, A. Woods-2nd.

October 22, 2024: Postponed to November 12, 2024 at the request of the applicant on consent (13-0); A. Woods-1st, F. Maxwell-2nd.

November 12, 2024: Postponed to November 19, 2024 by the Planning Commission (12-0, G. Cox-absent); R. Johnson-1st, A. Haynes-2nd.

November 19, 2024: Approved CH-PDA-NP zoning by consent (8-0, G. Cox-No; G. Anderson, N. Barrera-Rivera, D. Skidmore and A. Phillips-absent); A. Azhar-1st, F. Maxwell-2nd.

CITY COUNCIL ACTION:

December 12, 2024: Approved CH-PDA-NP zoning by consent on 1st reading (11-0); Z. Qadri-1st, N. - Harper-Madison-2nd.

May 22, 2025

ORDINANCE NUMBER:

ISSUES:

After a meeting with the staff, on May 5, 2024 the applicant amended their rezoning application to change the proposed PDA overlay conditions to reduce the maximum height to 120 feet and the minimum lot size to 20,000 sq. ft. (i.e. – CH district maximum permitted height and minimum lot size standards). *Please see the Applicant's Amended Request Letter-Exhibit D.* Then after the discussion of this case at the Planning Commission, on November 13, 2024 the applicant amended their application again back to their original PDA request to propose a maximum height of 250 feet and a minimum lot size of 5,750 sq. ft. *Please see the Applicant's 2nd Amended Request Letter-Exhibit G.*

CASE MANAGER COMMENTS:

The property in question is a 16-acre tract of land that is developed with a retail center that contains several uses, such as Hobby Lobby, a gym (Planet Fitness), an industrial supply company, law offices and a bingo hall. There is commercial zoning (CS-MU-NP, GR-CO-NP, GR-MU-CO-NP, CS-CO-NP, CS-1-MU-NP) and office and commercial uses surrounding the site to the north, south, east and west. The applicant is requesting CH-PDA-NP zoning because they would like to redevelop the site with a mixture of uses that will include housing (*please see the Applicant's Request Letter- Exhibit C, Applicant's Amended Request Letter-Exhibit D and the Applicant's 2nd Amendment Request Letter-Exhibit G*).

PROPOSED PDA OVERLAY:

Permitted Uses by Right:

All permitted and conditional uses under CH zoning are permitted and conditional uses for the subject property.

Proposed Site Development Standards:

Maximum Height: 250 feet

Minimum Lot Size: 5,750 square feet

Maximum Floor-To-area Ratio (FAR): 8:1

Minimum Setbacks

Front Yard: 0 feet

Street Side Yard: 0 feet

Interior Side Yard: 0 feet

Rear Yard: 0 feet

Maximum Building Coverage: 95%

Maximum Impervious Cover: 95%

Minimum Site Area: None

The staff recommends denial of the applicant's request for CH-PDA-NP, Commercial Highway-Planned Development Area-Neighborhood Plan Combining District, zoning for this tract of land. While the property in question meets the intent of the CH base district because it is located on the U.S. 183 Highway corridor, the applicant's proposal for a PDA overlay will increase entitlements and density through relaxed site development standards on this property. The proposed PDA overlay in this rezoning application will increase the permitted height by four times from 60 feet to 250 feet, increase in maximum FAR from 2:1 to 8:1, remove the minimum setbacks and the add permitted uses on the property without the benefits that could be accomplished through the PUD zoning. The staff understands that the applicant has agreed to a list of community benefits with the neighborhood. However, by Code these items cannot be included in the PDA overlay through the zoning ordinance that is enforceable by the city. The staff could only support this level of height and density on this tract of land if this was a rezoning request for Planned Unit Development (PUD) zoning where the staff could review the benefits the applicant is proposing and encompass them in a city approved document that could be enforced during the development process.

As the property under consideration falls within the North Lamar Transit Center station area, the staff recommends prohibiting uses that are not conducive with the goal to encourage market supported development along transit corridors. Therefore, the if the Planning Commission decides to recommend the request for CH-PDA-NP zoning, the staff asks the Commission and City Council to consider prohibiting the following uses in accordance with the adopted ETOD ordinance on this property:

COMMERCIAL USES:

Agricultural Sale and Services
Building Maintenance Services
Campground
Carriage Stable
Convenience Storage
Drop-off Recycling Collection Facility
Electronic Prototype Assembly
Electronic Testing
Equipment Repair Services
Equipment Sales
Exterminating Services
Funeral Services
Marina
Recreational Equipment Maintenance
& Storage
Recreational Equipment Sales
Research Assembly Services
Research Testing Services
Research Warehousing Services
Scrap and Salvage
Service Station
Stables
Vehicle Storage

INDUSTRIAL USES:

Basic Industry
General Warehousing and Distribution
Recycling Center
Resource Extraction

AGRICULTURAL USES:

Animal Production
Crop Production
Indoor Crop Production

In addition, the staff recommends that the following uses are conditional uses on the property:

COMMERCIAL USES:

Alternative Financial Services
Automotive Sales
Automotive Rentals
Automotive Repair
Automotive Washing
Bail Bond Services
Commercial Blood Plasma Center
Commercial Off-Street Parking
Communications Services
Construction Sales and Services
Electric Vehicle Charging
Kennels
Monument Retail Sales
Off-Site Accessory Parking
Pawn Shop Services
Pedicab Storage and Dispatch
Special Use Historic

INDUSTRIAL USES:

Custom Manufacturing
Light Manufacturing
Limited Warehousing and
Distribution

AGRICULTURAL USES:

Horticulture

This property is located within the Wooten Neighborhood Planning Area which was adopted by the Austin City Council on April 1, 2004. A neighborhood plan amendment is because the future land use map for the Wooten Neighborhood Plan designates this tract (Tract 16) for Mixed Use. The proposed change to the FLUM in associated case NPA-2023-0017.01 is to High Density Mixed Use.

BASIS OF RECOMMENDATION:

- 1. The proposed zoning is not consistent with the purpose statement of the district sought.*

Planned Development Area combining district is intended for combination with selected commercial and industrial base districts, in order to modify base district provisions as necessary to allow for appropriate industrial and commercial uses or to reflect the terms of a Planned Development Area agreement following annexation of properties subject to such an agreement.

- 2. The proposed zoning should promote consistency and orderly planning.*

As this property is located at a major intersection of two arterial roadways, the staff believes that the addition of this level of intensity on this prominent tract that is within walking distance to commuter rail, the Crestview Station and the North Lamar Capital Metro Transit Center should occur through PUD zoning. The City Council passed a resolution on July 18th, 2024 (Resolution No. 20240718-091) to initiate amendments to the Land Development Code to modify the requirements for future PDAs and to create a new density bonus program that could be combined with industrial and CH base district to allow increased height for residential uses in exchange for income-restricted dwelling units or a fee-in-lieu. However, the proposed PDA2 and DB240 code amendments will not be reviewed by the City Council until November 21, 2024. Therefore, under current Code regulations, only the PUD district designation provides guidelines/Tier level requirements for the staff to review the benefits that are proposed for this type of proposed development and include them into a zoning ordinance, public restrictive covenant or street deed.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-NP, CS-1-NP	Office (DC Law), Retail Center (Planet Fitness, Grainger Industrial Supply, Hobby Lobby, Medical X Press Medical Supply NTB-National Tire & Battery)
<i>North</i>	CS-MU-NP	Automotive Sales (Ranger Motors)
<i>South</i>	GR-CO-NP, GR-MU-CO-NP, CS-CO-NP	Brink Motorsports, Blackerby Violin Shop, Portis Family Chiropractic, Amy's Ice Cream, Discount Electronics, Uptown Auto Repair, Dell Computers, Scubaland Adventures
<i>East</i>	CS-NP, P-NP	Auto Sales (Covert Chrysler Dodge Jeep Ram), Capital Metro Park & Ride (North Lamar Transit Center)
<i>West</i>	CS-MU-NP, CS-1-MU-NP	Retail Center (Crestview Crossing: Cap City Comedy Club, Taekwondo, Crossfit Renew, Fantastic Pool, Computer Nerdz!, The UPS Store, Best Buy Insurance,

		Boss Nails, Modern Redux, Las Delicias Restaurant, Maids and Moore, Radiante Hair Salon, RNR Tire Express, Vacant Suite), Top Gun Equipment Rentals, Retail Center (Anderson Square: 4 Wheel Parts, Dean Davis Insurance, Balance Staffing, Novel Escape, Morre Hands Maids, Armstrong McCall Beauty Supply, GD4, PFS Auto, psi Test Center, Hanger Clinic), Top Gunn Equipment Rentals
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NEIGHBORHOOD PLANNING AREA: Crestview/Wooten Neighborhood Planning Area

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Austin Neighborhood Alliance
North Growth Corridor Alliance
SELTexas
Shoal Creek Conservancy
Sierra Club, Austin Regional Group
Wooten Neighborhood Assn.
Wooten Neighborhood Plan Contact Team

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0055 (901 & 907 Stobaugh Street)	SF-3-NP to MF-4-NP	7/27/21: Approved MF-3-CO-NP zoning, with a CO for a 20-dwelling unit maximum (7-0, J. Shieh – recused, C. Llanes-Pulido and J. Mushtaler- abstained, P. Howard, J. Thompson and T. Shaw-absent.	10/14/21: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-068 to MF-2-CO zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote. The additional condition is that the applicant has agreed to limit the number of units to 16.

C14-2015-0059 (8130 North Lamar)	CS-NP to CS-MU-NP	7/14/15: Approved staff's rec. of CS-MU-NP zoning on consent (12-0); J. Stevens-1 st , J. Schissler-2 nd .	8/13/15: The public hearing was conducted and the motion to close the public hearing and approve the ordinance on first reading for CS-MU-NP zoning was approved on Council Member Pool's motion, Council Member Zimmerman's second on an 11-0 vote. 10/15/15: Ordinance No. 20151015-059 for CSMU-NP zoning was approved on Council Member Gallo's motion, Council Member Renteria's second on a 10-0 vote. Council Member Kitchen was off the dais.
C14-2009-0065 (Crestview VMU Building Opt-in /Opt-out Process)	In Crestview to add V, and to exclude tracts 2, 4, 8 and 11 (35.35 acres)	To grant	9/24/2009: Approved through Ordinance No. 20090924-091
C14-2009-0044 (The Fault: 8002 Research Boulevard South Bound)	CS-MU-NP to CS-1-MU-NP	7/14/09: Approved staff's recommendation of CS-1-MU-NP (7-0); J. Reddy-1st, D. Anderson-2nd.	7/23/09: Approved PC rec. of CS-1-MU-NP on first reading (4-3, Morrison, Riley, and Shade- Nay); B. Spelman-1st, S. Cole-2nd. 8/20/09: Approved CS-1-MU-NP on 2nd reading (4-3; Shay, Morrison, and Riley-Nay) 8/27/09: Approved CS-1-MU-NP on 3rd reading (4-3; Shay, Morrison, and Riley-Nay)
C14-07-0007	CS-NP to CS-CO-NP (to allow a Neighborhood Center Special Use on this site and to apply a conditional overlay limiting the property to less than 2,000 vehicle trips per day)	3/13/07: Approved staff's rec. with added conditions (8-0)	4/12/07: Approved PC rec. of CS-CO-NP zoning (6-0); all 3 readings
C14-04-0004	Crestview/Woote n Neighborhood Plan Combining	2/10/04: Approved staff's rec. of NP (6-0)	3/04/04: Approved on 1 st reading (6-0)

	District Rezoning		4/01/04: Approved as granted on 1 st reading, with noted exceptions (6-0); 2 nd /3 rd readings
C14-01-0012	SF-3 to CS	3/27/01: Approved staff's rec. of CS-CO, the conditional overlay will limit the site to less than 2,000 vehicle trips per day (9-0)	4/26/01: Approved CS-CO zoning with conditions (7-0); all 3 readings

RELATED CASES:

C14-2009-0044 - Previous Rezoning Case

OTHER STAFF COMMENTS:

Comprehensive Planning

This parcel falls within the North Lamar Transit Center station area, for which a draft vision plan will go public soon. Work is ongoing for a vision plan. This transit center currently serves multiple bus services, including MetroRapid 801, 1, 350, 323, and 383 routes. It is also identified as a future light rail transit station, as part of a later phase of Project Connect.

The application for a CH-PDA-NP zoning is consistent with the density and connectivity in line with the draft vision plan, which recommends high-density mixed use for these parcels. However, a PUD may better meet the neighborhood and city's desires for transit-supportive income-restricted housing as outlined by the draft vision plan.

The proposed mixed-use development is also in line with the Crestview/Wooten Combined Neighborhood Plan, which calls for Mixed-Use as the Future Land Use for this parcel.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

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.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required at the time of subdivision or site plan application for new residential units proposed by this rezoning, multifamily with CH-PDA-NP, per City Code § 25-1-601, as amended. The intensity of the proposed development creates a need for over six acre of additional parkland, per requirements described in § 25-1-602; when over six acres, parkland must be dedicated – see § 25-1-605 (A)(2)(a). As such, land dedication shall be required, unless the land available for dedication does not comply with the standards for dedication. Any remaining fees in-lieu after dedication shall also be required.

If the land available for dedication complies with the parks standards, the Parks and Recreation Department (PARC) would consider a small park toward satisfying the requirement at time of permitting (whether subdivision or site plan). The surrounding neighborhood areas are currently park deficient, defined as being outside walking distance to existing parks. The dedication would satisfy the need for additional parks in park deficient areas of North Central Austin, a specific recommendation in the Parks and Recreation Department's Long Range Plan.

Should there be any remaining fees in-lieu, 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. At the applicant's request, PARC can provide an early determination letter of the requirements.

Site Plan

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.

Generally, 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, per § 25-2-1051.

However, this site is along Research Blvd and Anderson Lane, which are considered large and medium corridors per Ordinance No. 20221201-056, and thus, are subject to less restrictive compatibility standards for residential or mixed-use properties. See <https://publicinput.com/CompatibilityCorridorsFAQ> for more information.

In the event that demolition or relocation of existing buildings are proposed, the applicant is responsible for requesting demolition or relocation permits at the appropriate stage of the development process. The City Historic Preservation Office will review all proposed building demolitions and relocations. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

This site is located in the Wooten Neighborhood Plan. Please see the City's Neighborhood Plans and Resources webpage for a copy of the recommended design guidelines.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Anderson Sq. Dedicate 29 feet of right-of-way from the existing centerline with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for W Anderson Ln. Dedicate 58 feet of right-of-way from the existing centerline with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Research Blvd is a TXDOT roadway. Coordination on ROW requirements with TXDOT will be required during first subdivision or site plan application.

A Zoning Traffic Analysis (ZTA) was conducted for the site and the Memo, with recommendations, is included as Exhibit E.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Anderson Square	Level 1 – Residential Collector/Local	58	80	60	Partial	None	Yes
W. Anderson Ln.	Level 3 – Minor/Major Arterial	116	81	56	Yes	No	Yes
Research Blvd.	Level 4 - Principle/Major Arterial	NA (TXDOT)	400	394	no	No	Yes

Water Utility

No comments on zoning change.

FYI: 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.

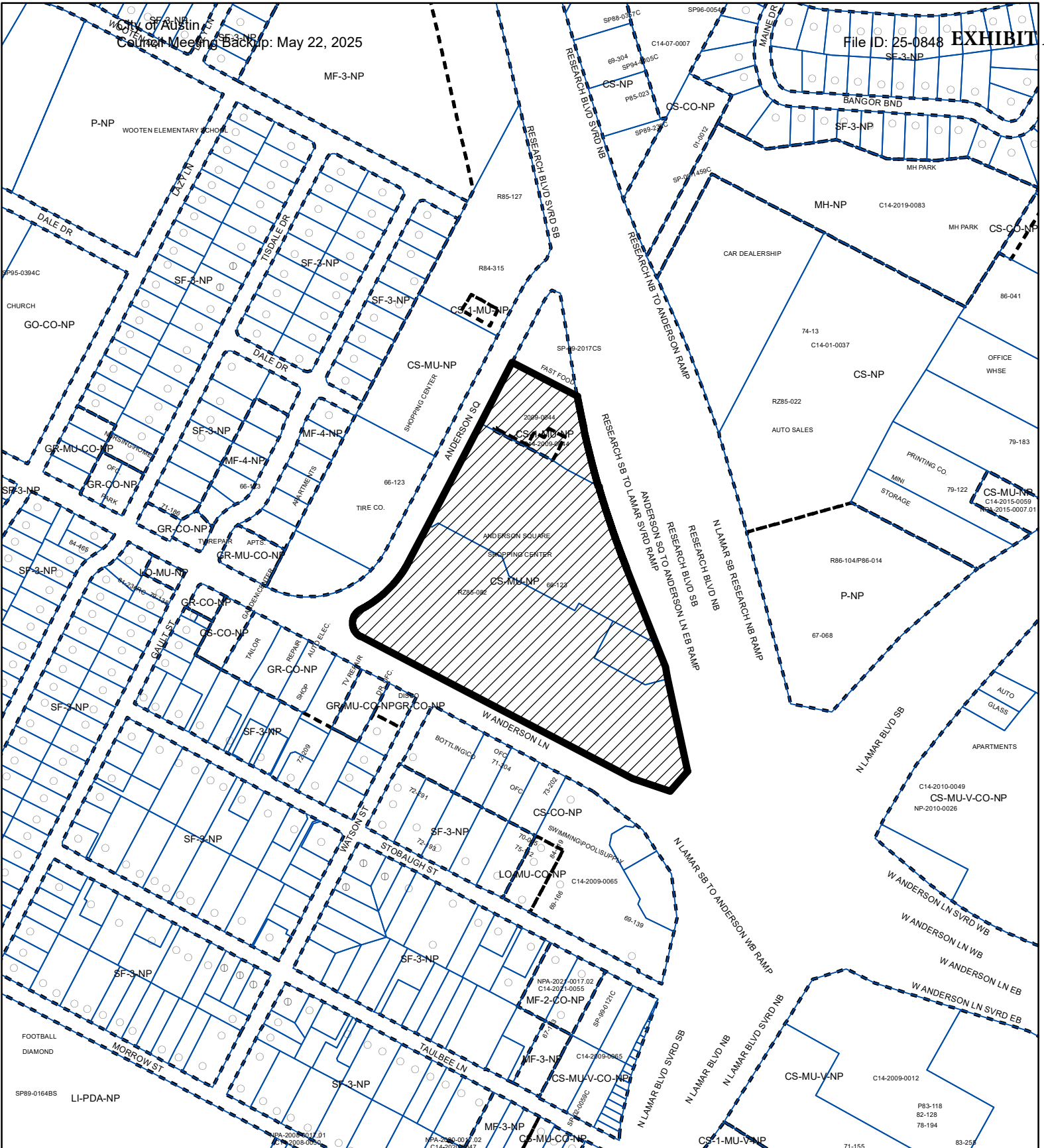
Depending on the development plans submitted, water and or wastewater service extension requests may be required.




All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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. 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 TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Applicant's Amended Request Letter
- E. Zoning Traffic Analysis Memorandum
- F. Correspondence Received
- G. Applicant's 2nd Amendment Request Letter



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0080

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.

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



Created: 6/20/2023



ZONING CASE#: C14-2023-0080
LOCATION: 910, 912, 914, 916, 1012, 1012 1/2, 1100,
1100 1/2, 1102 1/2 W Anderson Ln; 7905 1/2,
8003, 8005 Anderson Sq; 7940, 7950, 8000,
8000 1/2, 8002 Research Blvd SvrD SB
SUBJECT AREA: 16 Acres
GRID: K29
MANAGER: Sherri Sirwaitis



Created: 7/25/2023

ALICE GLASCO CONSULTING

June 14, 2023

Lauren Middleton-Pratt, Director
Planning Department
1000 E. 11th Street, Suite 200
Austin, Texas 78702

RE: Anderson Square

Dear Ms. Middleton-Pratt:

I represent Anderson Square Investments, LLC and C2G, LLC, the owners of the property bounded by Anderson Lane, Research Blvd. SVRD SB, and Anderson Square in the rezoning of the property and in amending the Future Land Use Map (FLUM) of the Crestview/Wooten Neighborhood Plan.

The current rezoning is CS-MU-NP, and CS-1-MU-NP and the requested rezoning is CH-PDA-NP. The change to the FLUM is from Mixed Use to High Density Mixed Use.

Current State:

The subject site is currently developed with several uses, namely, Hobby Lobby, a gym (Planet Fitness), an industrial supply company, law offices and a bingo hall.

Crestview/Wooten Neighborhood Plan:

Land Use Goal 5: Promote enhancement of major corridors by encouraging better quality and a mix of neighborhood serving development and redevelopment and discouraging strip development.

Rationale: the redevelopment of this 16-acre site will include commercial and multifamily housing, which will add to the diversity of housing in the Crestview/Wooten planning area.

Land Use Objective 3: Allow more intense commercial uses to locate on Research Boulevard, while minimizing the impacts to any nearby residential uses.

Rationale: Given the location of this 16-acre site, future redevelopment will enhance and not adversely impact nearby residential uses.

The proposed PDA standards for the subject property would be as follows

- a. All permitted and conditional uses under CH zoning are permitted and conditional uses for the subject property.

The following site development standards shall apply to the property:

1. The maximum **height is 250 feet**
2. The minimum **lot size is 5,750 square feet**
3. The maximum **floor-to-area ratio is 8 to1**
4. The minimum **front yard setback is 0 feet**
5. The minimum **street side yard setback is 0 feet**
6. The minimum **interior side yard setback is 0 feet**
7. The minimum **rear yard setback is 0 feet**
8. The maximum **building coverage is 95%**
9. The maximum **impervious cover is 95%**

Justification for FLUM change and rezoning:

- **Redevelopment opportunity:** the proposed rezoning will allow the approximately 16-acre site to be creatively master-planned, with a mix of uses that will include housing.
- **Imagine Austin Comprehensive Plan Corridors:** the site is bounded by West Anderson Lane and North Lamar Boulevard – Imagine Austin Corridors and a major thoroughfare, namely Research Blvd.
- **Imagine Austin Comprehensive Plan Centers:** the site is in close proximity to a town center (Crestview Station), a neighborhood center (Lamar & Rundberg) and a job center (Cameron & 183 Center).
- **Proximity to transit:** the site is within walking distance of light rail - Crestview Station, and the North Lamar Capmetro Transit Center. Additionally, there is a bust stop on West. Anderson Lane, in front of the subject property.

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

Sincerely,

Alice Glasco

Alice Glasco, President
AG Consulting

Cc: Jim Cotton, Anderson Square, LLC
Jimmy Nassour, C2G, LLC

ALICE GLASCO CONSULTING

April 21, 2023

Updated May 2, 2024

Joi Harden, Interim Zoning Officer
Planning Department
1000 E. 11th Street, Suite 200
Austin, Texas 78702

RE: Anderson Square

Dear Ms. Harden:

I represent Anderson Square Investments, LLC and C2G, LLC, the owners of the property bounded by Anderson Lane, Research Blvd. SVRD SB, and Anderson Square in the rezoning of the property. The current rezoning is CS-MU-NP, and CS-1-MU-NP and the request is for CH-PDA-NP. This letter has been updated to reduce the building height from 250 feet to 120 feet, which is what CH zoning allows.

Background:

The subject site is currently developed with several uses, namely, Hobby Lobby, a gym (Planet Fitness), an industrial supply company, law offices and a bingo hall.

The proposed PDA standards for the subject property would be as follows

- a. All permitted and conditional uses under CH zoning are permitted and conditional uses for the subject property.

The following site development standards shall apply to the property:

1. The minimum **lot size is 20,000 square feet**
2. The maximum **floor-to-area ratio is 8 to1**
3. The maximum **height is 120 feet** (as allowed under CH zoning)
4. The minimum **front yard setback is 0 feet**
5. The minimum **street side yard setback is 0 feet**
6. The minimum **interior side yard setback is 0 feet**
7. The minimum **rear yard setback is 0 feet**

8. The maximum **building coverage is 95%**

9. The maximum **impervious cover is 95%**

Justification for rezoning:

- **Redevelopment opportunity:** the proposed rezoning will allow the approximately 16-acre site to be creatively master-planned, with a mix of uses that will include housing.
- **Imagine Austin Comprehensive Plan Corridors:** the site is bounded by West Anderson Lane and North Lamar Boulevard – Imagine Austin Corridors and a major thoroughfare, namely Research Blvd.
- **Imagine Austin Comprehensive Plan Centers:** the site is in close proximity to a town center (Crestview Station), a neighborhood center (Lamar & Rundberg) and a job center (Cameron & 183 Center).
- **Proximity to transit:** the site is within walking distance of light rail - Crestview Station, and the North Lamar Capmetro Transit Center. Additionally, there is a bus stop on West. Anderson Lane, in front of the subject property and the site is also in proximity to the future light rail extension of transit connect, phase 2.

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

Sincerely,

Alice Glasco

Alice Glasco, President
AG Consulting

Cc: Jim Cotton, Anderson Square, LLC
Jimmy Nassour, C2G, LLC



MEMORANDUM

From: Nathan Aubert, P.E.
To: Amir Jafari, PhD, PE, PTOE
Date: February 26, 2024
Subject: 910-916 W. ANDERSON LN. – Zoning Transportation Analysis

The Transportation Development Services (TDS) Division has reviewed the February 6, 2024, “910-916 W. Anderson Ln. Zoning Transportation Analysis”, prepared by LJA. The proposed land uses consist of residential, retail, hotel, and office buildings. The site is located at 910-916 W. Anderson Lane, 1100 & 1012 & 1012 1/2 W. Anderson Lane, 8000 Research Blvd. in Austin, Texas as depicted in Figure 1 below.

Site access will consist of three right-in, right-out driveways: two along IH-35 NBFR, and one on US 290 WBFR. The development is anticipated to be constructed in one phase to be completed in 2028.

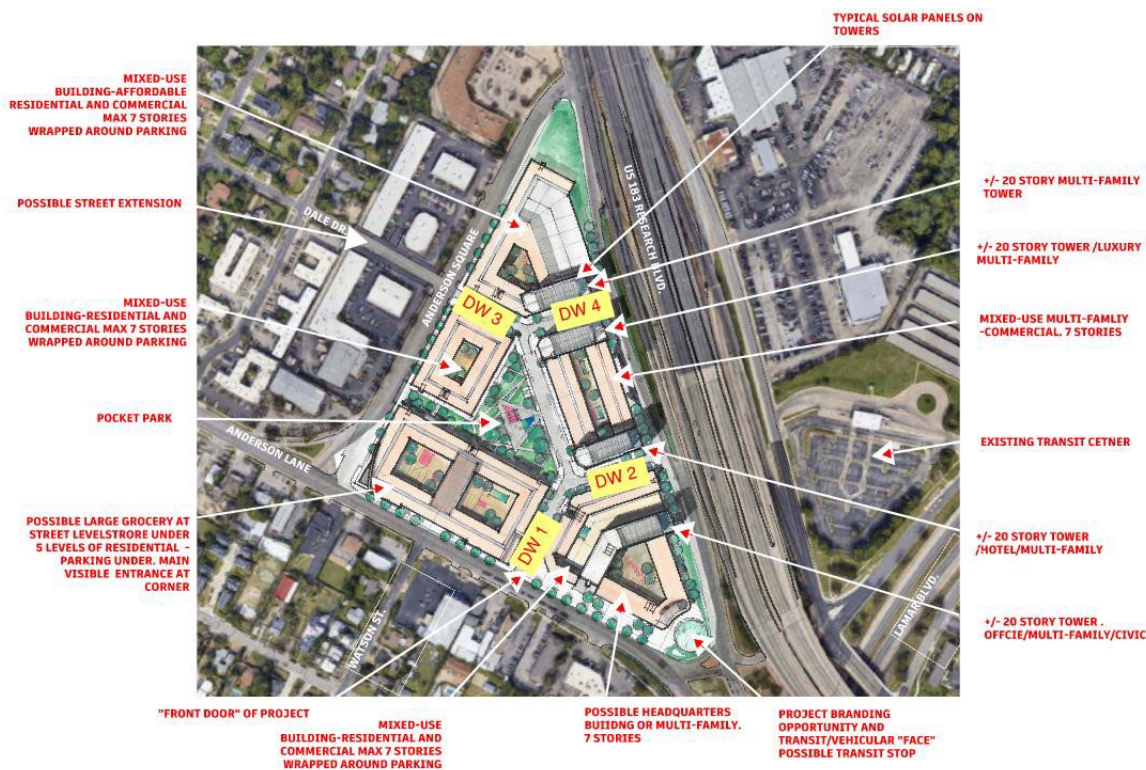


Figure 1. Site Location

Roadways

Anderson Square

The Austin Strategic Mobility Plan (ASMP) classifies Anderson Sq. as a Level 1 with 2 travel lanes in the vicinity of the site. According to TxDOT average daily traffic counts, the 2019 ADT was approximately 9,407 vehicles per day (vpd). 24 hours data were collected along this route on Tuesday, December 5th, 2023. The ADT was 12,894 (vpd). The posted speed limit is 35 mph. The ASMP envisions sidewalks at this location. Improvements will be made within the existing ROW using flexible design criteria. Right-of-Way (ROW) dedication may be required from new development and commercial redevelopment through the land development process.

West Anderson Lane

The ASMP classifies W Anderson Ln as operating with 4 travel lanes and a raised median (Level 3) in the vicinity of the site. According to TxDOT average daily traffic counts, the 2020 ADT was approximately 9,179 vehicles per day (vpd). 24-hour data was collected along this route on Tuesday, December 5th, 2023. The ADT was 12,628 vpd. The posted speed limit is 35 mph. The ASMP identifies adding a raised median, consolidating driveways, and all ages and abilities bicycle facilities. Protected bicycle lanes are recommended for the future.

Research Blvd

The ASMP classifies Research Blvd as a three-lane one-way road (Level 4) in the vicinity of the site. According to TxDOT average daily traffic counts, the 2022 ADT was approximately 11,740 vehicles per day (vpd). 24 hours data were collected along this route on Tuesday, December 5th, 2023. The ADT was 6,301 vpd. The posted speed limit is 45 mph. ASMP recommendations include long-term improvements to bicycle facilities only.

Trip Generation and Traffic Analysis

The project assumes 1,376 mid-rise multi-family dwelling units (ITE Code 221), 1,009 high-rise multi-family dwelling units (ITE Code 222), 600 hotel rooms (ITE Code 312), 552,750 square-feet of general office building (ITE Code 710). 80,000 square-feet of retail (variety store, ITE Code 814), and 552,750 square-feet of shopping center (ITE Code 820). Based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, the proposed development will generate 23,529 vehicle trips per day. See **Table 1** for a detailed breakdown of the trip generation.

Table 1. Trip Generation

Land Use	Size	Trip Generation (Daily)
221 - Multifamily Housing (Mid Rise)	1,376 Dwelling Units	6,517
222 - Multifamily Housing (High Rise)	1,009 Dwelling Units	4,581
312 - Business Hotel	600 rooms	2,412
710 - General Office Building	552,750 square-feet	5,992
814 - Retail (Variety Store)	80,000 square-feet	5,093
820 - Retail (Shopping Center > 150 k)	552,750 square-feet	20,457
Total Unadjusted Trips		45,052
<i>Existing Trips</i>		12,513
<i>TDM Trips (20% Reduction)</i>		9,010
Net New Trips		23,529

The existing trips were obtained from tube count data, then site trips were added to these volumes using an estimate of the traffic distribution to and from the proposed site. **Table 2** shows both the existing traffic volumes as well as projected volumes on each road in the vicinity of the site.

Table 2. Added Traffic

Street	Existing Traffic [vpd]	Proposed New Site Traffic to each Roadway	Overall Traffic (Existing + Site) [vpd]	Percentage Increase in Traffic
ANDERSON SQUARE	12,894	1,293	14,187	10%
RESEARCH BLVD	6,301	1,724	8,025	27.4%
W ANDERSON LANE	12,628	1,293	13,921	10.2%

Recommendations/Conclusions

As a condition for approval for the above referenced zoning review case, the applicant shall adhere to the following requirements:

1. Provide no more than two driveways proposed along Research Blvd. Both driveways will operate as right-in, right-out. Final approval will be given by TxDOT as the site is directly accessing TxDOT roadways.
2. Provide no more than one driveway along W. Anderson Ln. This driveway will operate as full purpose. The driveway will be further reviewed during the site plan process by appropriate City departments and will be subject to adherence with the Transportation Criteria Manual (TCM).
3. Provide no more than two driveways along Anderson Sq. This driveway will operate as full purpose. The driveway will be further reviewed during the site plan process by appropriate City departments and will be subject to adherence with the Transportation Criteria Manual (TCM).
4. The applicant has committed to achieving a trip reduction of 20% through Transportation Demand Management (TDM) measures. The final determination of TDM measures proposed by the applicant, as well as a sustainable modes analysis will be provided during the Site Plan review process.
5. The City of Austin reserves the right to reevaluate any or all identified improvements associated with this case at the time of Site Plan review.
6. Street Impact Fee (SIF) Ordinances [20201220-061](#) and [20201210-062](#) have been adopted by City Council and are effective as of December 21, 2020. The City has started collecting street impact fees with all building permits issued on or after June 21, 2022. For more information, please visit the City's [Street Impact Fee](#) website. A Street Impact Fee calculation shall be performed at the time of the Site Plan submission to be collected at the time of building permit.

7. All construction items should be designed and incorporated into the site plan, and all street impact fees should be paid in full. No offsets to the proposed development's SIF will be issued until completion of all identified construction items unless those items are included in the proposed Site Plan application.

If you have any questions or require additional information, please contact me at (512) 974-7136.

A handwritten signature in black ink, appearing to read "Nate Aubert". The signature is written in a cursive, flowing style.

Nathan Aubert, P.E.

Austin Transportation Department

Wooten Neighborhood Plan Contact Teams Request for Anderson Square Rezoning

Community Benefits Agreement between Wooten Neighborhood Plan Contact Team and the property owners of Anderson Square – i.e. Anderson Square Investments, LLC & C2G, LLC - Version # 8 – 11/12/24

CASE: C14-2023-0080 (Anderson Square)

The owners of the property at the North East corner of Anderson Square and Anderson Lane are seeking to rezone it to a Planned Development Agreement with a 250-foot height limit.

This site, at the corner of US Hwy183, North Lamar and Anderson Lane, is the nexus of many current and future transportation routes. It's across the highway from the North Lamar Transit Center, which serve's Cap Metro's most popular bus route, the 1/801, and will be the future Project Connect Terminus. At just a half-mile from a future section of the Red Line Parkway and Trail and ¾ mile from the Red Line stop at Crestview Station, this site will be a great place to live with many different transportation options to access large chunks of Austin.

The Wooten Neighborhood Contact Team will support the rezoning request provided an agreement can be reached that will place a restrictive covenant on the property that will make the property a more walkable, enjoyable place to spend time and ensuring that it contributes to the improvement of nearby amenities that will help accommodate all the new residents, improve the neighborhood, and increase the value of the property to the owners.

At 16 acres, this site is large enough to be a great community destination, with huge potential for much-wanted retail and pleasant outdoor spaces within walking distance from both the Wooten and Crestview Neighborhoods. At 250 feet in height, this will double the household size of the Wooten neighborhood and attract many retail uses that may not have been a good fit for the site in its current form and neighborhood population. Of greatest interest to the Wooten Neighborhood is a grocery store.

Adding so many people to the neighborhood will add many benefits, but if they all come with cars and people only visit the new development in cars it could be a liability rather than an asset. The Contact Team has spent many weeks formulating requests to make this site's open spaces as pleasant as possible to visit via foot or bike, even in the often unpleasantly hot Austin climate. We want to include not only many of the traditional walkable ingredients such as reconnecting the grid, building a car free paseo, creating

interesting, easily navigable and active sidewalks, but to also really tackle the summer heat problem. Shadows from the tall buildings will help, but to ensure year-round walkability, shielding from intense western sun exposure calls for both physical structures to provide shade, and trees to provide shade and add a cooling effect([as much as 1.6°C](#)).

Finally, we must preserve a special neighborhood character: the Pink Gorilla.

Transportation Infrastructure and Place Making

- Reconnect the grid at Dale and Watson
 - If approved by Austin Transportation Department (ATD), add signalized crossing infrastructure for bikes and pedestrians or add full light if resources allow full vehicles.
- Create a Car-free paseo (see photo examples) with great placemaking
 - Incorporate this into dedicated park land
 - Install placemaking structures at either end and in the center of the paseo
 - Preferred location for the Pink Gorilla



- Embrace Anderson Lane/Square
 - Use Core Transit Corridor Sidewalk requirements and Retail/Commercial fronting both Anderson Lane and Anderson Square
 - Buildings incorporate continuous active frontages. For example, this could include doors, large engaging windows, architectural detailing, etc.
 - Zero front building setbacks

- Wide sidewalks at 15 Feet per subchapter E Core Transit Corridor Sidewalk Requirements
- 100% of the sidewalk is shaded when the sun is directly overhead, using physical structures such as building overhang, awnings, plus trees.(see photo example)



- As required by Chapter E, do not allow overhead utilities over sidewalks which would impair shade.
- Internal Circulators Streets
- Design speed of 10 mph for cars to improve pedestrian safety
- No curbs
- 100% of the sidewalk is shaded (see photo example)
- Use whichever creates a better

pedestrian environment
Subchapter E or Great Streets

- Do not allow overhead utilities over sidewalks to increase tree and shade structure capacity. Either bury utilities over sidewalks or place them overhead in different locations
- Red Line Parkway Improvement
 - Upon issuance of a site plan permit, provide a \$50,000 contribution at site development permit and \$50,000 at first building permit contribution to the Red Line Parkway Initiative to support the design and planning of the Parkway between Crestview Station and McKalla Station, and of connections between the development and the Parkway.
- Support CapMetro Operations
 - Fund a permanent shade structure for 323 Bus Westbound and Eastbound stops on Anderson Lane and Anderson Square if approved by Cap Metro
 - Consult with CapMetro on Bike share stations integration
- Parking and Cars
 - Car Parking
 - For any podium parking or above-ground parking garage, first-floor use must maximize pedestrian frontage, retail space, and active uses, and minimize first floor parking and dead space in accordance with the description below. A wrap counts as maximizing pedestrian frontage. For



garages that are not wrapped, they must be screened pursuant to the requirements mentioned in this document.

A. For the parking garages facing Anderson Square and West Anderson Lane : 100% of the concrete surface area(excluding access points/driveways) shall be screened. For purposes of this paragraph screening may include any, or a combination, of the following:

- i. Vertical Art or Green Walls,
- ii. Residential (a wrap building), or
- iii. Office, Retail, or Creative Space (a wrap building).

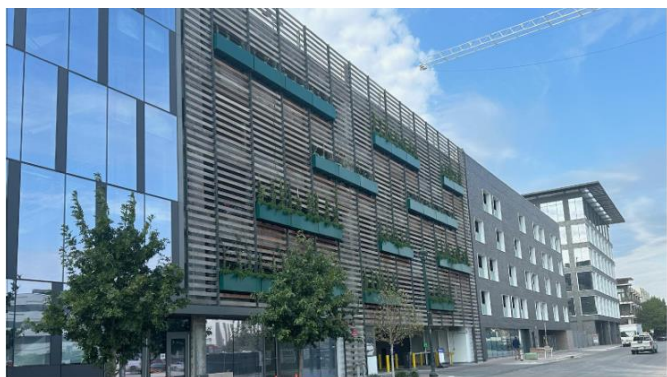
B. For the ground level screening of parking garages- facing Anderson Square, or West Anderson Lane, (excluding access points/driveways) 95% of each building must be pedestrian, residential, retail, office or other active pedestrian-oriented use.

C. For the parking garages facing Internal Circulator Routes
100% of the concrete surface area(excluding access points/driveways)and internal circulation shall be screened. For purposes of this paragraph screening may include any, or a combination, of the following:

- i. Vertical Art or Green Walls,
- ii. Residential (a wrap building), or
- iii. Office, Retail, or Creative Space(a wrap building)

D. For the ground level screening of parking garages on the portion of Internal Circulation Routes described on Exhibit 75% of each building must be pedestrian, residential, retail, office or other active pedestrian-oriented use.

- Have secured and covered Bike Parking
- Achieve greater than average car trip reduction at site plan.





- Achieve diversity of street frontage and uses
 - Block perimeter limit of 1650 linear feet or less,
- Street Impact Fees Offset
 - If the following improvements have not already been done by the city at the time when the Owner is required to pay Street Impact Fees, the Owner will enter an agreement with the city to make the improvements themselves for an offset to the fee if approved by Austin Development Team (ADT)
 - Removal of slip lanes and creating a new, straighter Anderson Square signalized intersection at Anderson Lane.
 - Upgrades to the left turn on the east side of Anderson Lane used to access the 183 Southbound frontage road intersection.

Prohibited Uses

Incorporate the Planning Department Staff Recommendation on Prohibited Uses as approved in Order # XXX/:C14-2023-0080

Affordable Housing

Follow the new Affordable Housing [guidelines](#) for Planned Development Agreement zoning passed by Council on July 18, item 91 [exhibit A](#) and summarized below.

- 60 feet in height must 10% Affordable Rentals at 60 MFI
- 90 feet in height must be 12% Affordable at 60 MFI or 10% Affordable rentals at 50 MFI
- 120 feet in height must be 15% Affordable at 60 MFI or 12% Affordable Rentals at 50 MFI

Business and Storefronts

- Encourage Local Businesses
 - Make a good-faith attempt to have at least 50% local businesses occupy the commercial spaces. If a storefront cannot be leased for 6 months, it is exempt from this requirement
- Encourage Grocery Store
 - Provide a space for a suitable grocery store and attempt to find a grocery store tenant. This space would be exempt from the local business, block perimeter and lot width requirements above. If no grocery store tenant can be found and the grocery store location is vacant for 24 months it can be filled with any tenant

Parks and Environment

- If an above ground detention pond is provided, create a walkable green belt connecting parts of the development. Please see The Triangle, Central Park, and Mueller for good examples
- For a below ground detention pond, use water for irrigation use.
- Land dedicated for Parkland should have maintenance funded by the owner if it is private park or approved by Austin Park Department.
- Will Achieve 2 Stars in Austin Energy Green Builder 2 stars Residential buildings shall have advanced air filtration systems to remove highway pollution from housing units
- Wooten Park Improvements
 - Upon issuance of the first plan, fund Wooten park Improvements for \$50,000 and upon issuance of the 2nd site plan fund a second \$50,000.



o Safe Streets Austin

Safe Streets Austin is assisting us in creating and reviewing and being a party to the restrictive covenant. The owner will give Safe Streets \$5,000 for their assistance.

Pink Gorilla

Incorporate the Pink Gorilla into the site, preferably in the car-free paseo or donate to the City of Austin's Park Department for placement in Wooten Neighborhood Park.

ALICE GLASCO CONSULTING

Updated November 13, 2024

Lauren Middleton-Pratt, Director
Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

RE: Anderson Square Rezoning Case # C14-2023-0080

Dear Ms. Middleton-Pratt:

I represent Anderson Square Investments, LLC and C2G, LLC, the owners of the property bounded by Anderson Lane, Research Blvd. SVRD SB, and Anderson Square in the rezoning of the property. The current rezoning is CS-MU-NP, and CS-1-MU-NP and the request is for CH-PDA-NP.

This letter has been updated to increase the building height from 120 feet to 250 feet, and to reduce minimum lot size from 20,000 square feet to 5,750 square feet.

Background:

The subject site is currently developed with several uses, namely, Hobby Lobby, a gym (Planet Fitness), an industrial supply company, law offices and a bingo hall.

The proposed PDA standards for the subject property would be as follows

- a. All permitted and conditional uses under CH zoning are permitted and conditional uses for the subject property.

The following site development standards shall apply to the property:

1. The maximum **height is 250 feet**
2. The maximum **floor-to-area ratio is 8 to1**
3. The minimum **lot size is 5,750 square feet**
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8. The maximum **building coverage is 95%**
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Justification for rezoning:

- **Redevelopment opportunity:** the proposed rezoning will allow the approximately 16-acre site to be creatively master-planned, with a mix of uses that will include housing.
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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: Jim Cotton, Anderson Square, LLC
Jimmy Nassour, C2G, LLC

From: [Rhan Jackson](#)
To: [Sirwaitis, Sherri](#)
Subject: C14-2023-0080
Date: Sunday, November 24, 2024 10:40:30 AM

External Email - Exercise Caution

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2023-0080
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: December 12, 2024, City Council

☒ I am in favor
☐ I object

Your Name (please print) RHAN JACKSON
Your address(es) affected by this application (optional) 8017 GAULT ST.
Signature [Signature] Date 11-24-24
Daytime Telephone (Optional): 512-296-9571
Comments:

If you use this form to comment, it may be returned to:
City of Austin, Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to: sherri.sirwaitis@austintexas.gov

Sent from my iPhone