

Questions from Council Work Session
April 10, 2018

Questions from CM Houston regarding Loyola Landing Items #40-#45

1. The bus stop information provided in the Staff report is based on current bus stop locations. I've attached an email from Scott James that states that, at this time, we don't have information about where stops may be relocated by CapMetro in the future. Scott believes that the route that serves this area (#323) will remain. A route map for #323 is attached.
2. I've requested the statistics about pedestrian fatalities along this stretch of Ed Bluestein. I'm working with Ron Mackay and Sean Reyna in APD. Sean said he should have the info by the end of next week.
3. "Complete Communities"—CM Houston asked how we can approve a proposed convenience storage use in this area where there is a need for more local commercial services, like retail, restaurant, etc. Staff is not "recommending" convenience storage per se; Staff is recommending the requested zoning of LI-CO that allows convenience storage and many other commercial uses (including retail, restaurant, etc.) It is the Applicant that is proposing that Tract 2 be developed with convenience storage because they have an end user that is specifically a convenience storage business. Staff is recommending that some uses be prohibited on Tract 2—mainly automotive uses and other uses that we do not think are appropriate adjacent to the creek and City parkland to the east. I'm also including an excerpt from the report from our Comprehensive Planning comments:

Connectivity: Public sidewalks are under construction along this portion of Hwy 185, a major local highway. There are intermittent public sidewalks located along Loyola Lane, Purple Sage Drive, and Millrace Drive. A CapMetro transit stop is located within walking distance of the project area at Loyola Lane and Crystalbrook Drive. There is an existing urban trail system that is identified as running along the western edge of this Property. The Walkscore for this site is 9/100, Car Dependent, meaning most errands require a car. The Bikes Score is 45/100, Somewhat Bikable, while the Transit Score is 39/100, Some Transit. The LB Johnson High School is located to the north, while the Davis/White Northeast Neighborhood Park is located to the southeast, both within walking distance of the subject property. An HEB grocery store is also located within walking distance from this property, accessible via a pedestrian bridge, which spans Hwy 183.

Imagine Austin: The property is not located along an Activity Center or near an Activity Corridor. However the overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. The IACP it states, "*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development*

on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city."

The following Imagine Austin Policies are applicable to this case:

- ☐ LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- ☐ HN P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- ☐ HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

4. CM Houston wanted more information about floodplain. I've created two exhibits (attached). The first shows floodplain in the area—there is no FEMA floodplain on the property. The second exhibit shows the COA creek buffer—there is a buffer along the creek that forms the eastern boundary of the rezoning tract. This is Walnut Creek watershed (Suburban).

Chaffin, Heather

Subject: FW: Help! Please - Loyola Landing C14-2018-0006
Attachments: CapMetro_Rte323.pdf

From: James, Scott
Sent: Tuesday, April 10, 2018 4:54 PM
To: Chaffin, Heather
Cc: Mehraein, Mehrnaz; Rhoades, Wendy
Subject: RE: Help! Please - Loyola Landing C14-2018-0006

Heather,

It appears as though CapMetro Route #323 serves this area (Anderson - 323).

It is not likely to be revised as a result of improvements along US Hwy 183.

Please see attached schedule for details.

Thanks,

Scott

Scott A. James, P.E.,PTOE

Desk: (512) 974 – 2208

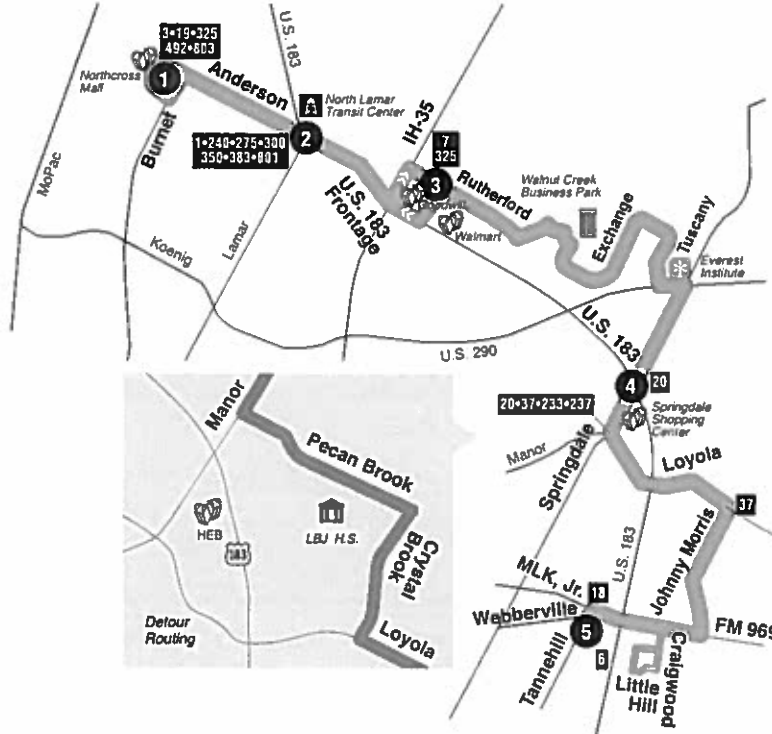


323

Anderson



LOCAL



LEGEND/NOTES:

1 Scheduled Timepoints

7-300 Connecting Routes

At Tannehill/Webberville, service continues as Route 6 East 12th.

DESTINATIONS

- Northcross Mall
- North Lamar Transit Center
- Walmart (Rutherford Ln.)
- Walnut Creek Business Park
- Everest Institute
- Springdale Shopping Center

323 WEEKDAYS/EASTBOUND

323 WEEKDAYS/WESTBOUND

1 Anderson at Northcross	2 N. Lamar Transit Ctr.	3 Walmart at Rutherford	4 Springdale Shopping Ctr.	5 Webberville at Tannehill	To Route/Garage	5 Webberville at Tannehill	4 Springdale Shopping Ctr.	3 Walmart at Rutherford	2 N. Lamar Transit Ctr.	1 Anderson at Northcross
5:30	5:39	5:49	6:09	6:31	6	5:10	5:26	5:46	5:54	6:04
6:05	6:14	6:24	6:44	7:06	6	6:03	6:26	6:50	6:59	7:09
6:40	6:49	6:59	7:19	7:41	6	6:28	6:51	7:15	7:24	7:34
7:15	7:24	7:34	7:54	8:16	6	7:04	7:27	7:51	8:00	8:10
7:54	8:03	8:13	8:33	8:55	6	7:42	8:05	8:29	8:38	8:48
8:40	8:49	8:59	9:17	9:37	6	8:17	8:40	9:04	9:13	9:23
9:21	9:30	9:40	9:58	10:18	6	8:52	9:15	9:39	9:48	9:58
10:02	10:11	10:21	10:39	10:59	6	9:30	9:45	10:08	10:17	10:27
10:43	10:52	11:02	11:20	11:40	6	10:09	10:24	10:47	10:56	11:06
11:23	11:32	11:42	12:00	12:20	6	10:53	11:08	11:31	11:40	11:50
12:04	12:13	12:23	12:41	1:01	6	11:34	11:49	12:12	12:21	12:31
12:45	12:54	1:04	1:22	1:42	6	12:15	12:30	12:53	1:02	1:12
1:26	1:35	1:45	2:03	2:23	6	12:56	1:11	1:34	1:43	1:53
2:07	2:16	2:26	2:44	3:04	6	1:36	1:51	2:14	2:23	2:33
2:39	2:49	3:00	3:19	3:45	6	2:17	2:32	2:55	3:04	3:14
3:14	3:24	3:35	3:54	4:20	6	3:02	3:17	3:40	3:49	3:59
3:49	3:59	4:10	4:29	4:55	6	3:43	4:00	4:28	4:38	4:48
4:24	4:34	4:45	5:04	5:30	6	4:24	4:41	5:09	5:19	5:29
4:59	5:09	5:20	5:39	6:05	6	5:05	5:22	5:50	6:00	6:10
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						9:54	10:09	10:30	10:37	10:46
						10:49	11:04	11:25	11:32	11:41

323 SATURDAYS/EASTBOUND

Anderson at Northcross 1	N. Lamar Transit Ctr. 2	Walmart at Rutherford 3	Springdale Shopping Ctr. 4	Webberville at Tannehill 5	To Route/Garage 6
5:46	5:54	6:02	6:18	6:38	6
6:31	6:39	6:47	7:03	7:23	6
7:16	7:24	7:32	7:48	8:08	6
8:01	8:09	8:17	8:33	8:53	6
8:33	8:42	8:52	9:08	9:32	6
9:13	9:22	9:32	9:48	10:12	6
9:53	10:02	10:12	10:28	10:52	6
10:34	10:43	10:53	11:09	11:33	6
11:13	11:22	11:32	11:48	12:12	6
11:53	12:02	12:12	12:28	12:52	6
12:33	12:42	12:52	1:08	1:32	6
1:13	1:22	1:32	1:48	2:12	6
1:53	2:02	2:12	2:28	2:52	6
2:33	2:42	2:52	3:08	3:32	6
3:13	3:22	3:32	3:48	4:12	6
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5:50	5:58	6:06	6:21	6:40	6
6:50	6:58	7:06	7:21	7:40	6
7:50	7:58	8:06	8:21	8:40	6
8:50	8:58	9:06	9:21	9:40	6
9:50	9:58	10:06	10:21	10:40	6
10:50	10:58	11:06	11:21	11:40	6

323 SATURDAYS/WESTBOUND

To Route/Garage 5	Webberville at Tannehill 4	Springdale Shopping Ctr. 3	Walmart at Rutherford 2	N. Lamar Transit Ctr. 1	Anderson at Northcross To Route/Garage
6:14	6:30	6:50	6:58	7:07	
6:59	7:15	7:35	7:43	7:52	
7:44	8:00	8:20	8:28	8:37	
8:29	8:45	9:05	9:13	9:22	
9:14	9:30	9:50	9:58	10:07	
10:01	10:17	10:41	10:49	10:59	
10:41	10:57	11:21	11:29	11:39	
11:21	11:37	12:01	12:09	12:19	
12:01	12:17	12:41	12:49	12:59	
12:42	12:58	1:22	1:30	1:40	
1:21	1:37	2:01	2:09	2:19	
2:01	2:17	2:41	2:49	2:59	
2:41	2:57	3:21	3:29	3:39	
3:21	3:37	4:01	4:09	4:19	
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4:41	4:57	5:21	5:29	5:39	
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6:01	6:17	6:41	6:49	6:59	G
6:48	7:03	7:23	7:31	7:40	
7:45	8:00	8:20	8:28	8:37	
8:45	9:00	9:20	9:28	9:37	
9:45	10:00	10:20	10:28	10:37	

323 SUNDAYS/EASTBOUND

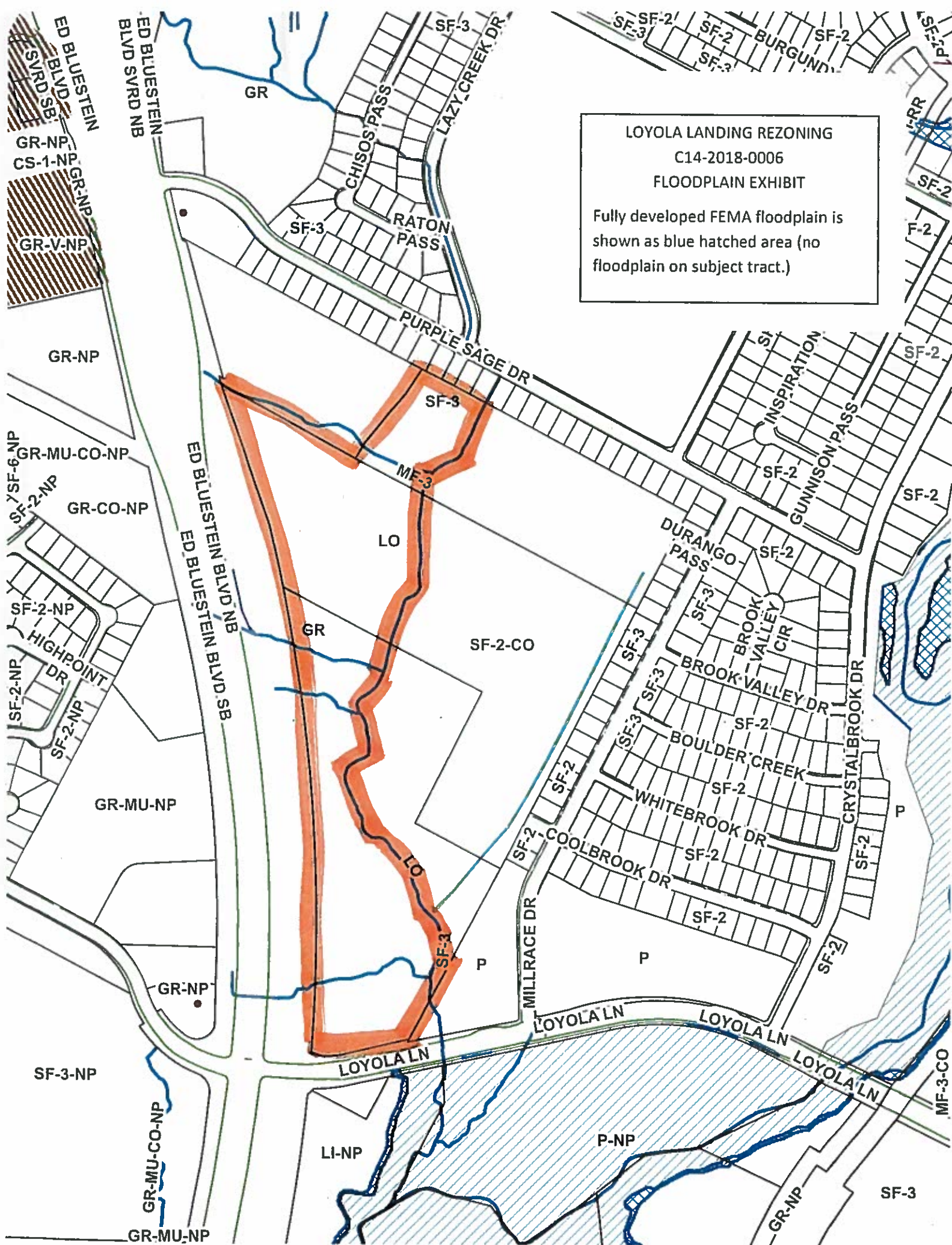
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7:35	7:43	7:51	8:06	8:26	6
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7:32	7:48	8:09	8:17	8:26	G
8:10	8:26	8:47	8:55	9:04	G

Fully developed FEMA floodplain is shown as blue hatched area (no floodplain on subject tract.)

Fully developed FEMA floodplain is shown as blue hatched area (no floodplain on subject tract.)



COA water quality buffer is shown as green hatched area (on site). A wetland mitigation area east of the rezoning tract is shown in light blue (off site).

