ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0006 - Loyola Landing

Z.A.P. DATE: March 20, 2018

ADDRESS: 6651 Ed Bluestein Blvd & 5601 Durango Pass

AREA: 30.42 acres

DISTRICT: 1

OWNERS/APPLICANT: Harold K. Kaemerle, Jr., Sharie Kaemerle, and Patrick T. Kaemerle; 3 S & D Interest (David Kalisz)

AGENT: A. Glasco Consulting (Alice Glasco)

FROM: GR, LO, MF-3, SF-3

TO: Tract 1: GR-MU (28.46 acres)
Tract 2: CS-MU (1.96 acres)

WATERSHED: Walnut Creek (Suburban)

TIA: N/A

DESIRED DEVELOPMENT ZONE: Yes

SCENIC ROADWAY: No

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request for GR-MU on Tract 1, and recommends CS-MU-CO on Tract 2. Conditions recommended for Tract 2 include prohibiting the following land uses: Alternative financial services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Building maintenance services, Bail bond services, Construction sales and services, Commercial blood plasma center, Drop-off recycling collection facility, Equipment repair services, Equipment sales, Exterminating services, Limited warehousing and distribution, Maintenance and service facilities, Transitional housing, Transportation terminal, Kennels, Laundry services, Monument retail sales, Pawn shop services, Service station, and Vehicle storage.

The Applicant supports the rezoning as recommended by Staff, with the prohibited uses listed above.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

March 20, 2018: TO GRANT GR-MU ZONING FOR TRACT 1 AND CS-MU-CO ZONING FOR TRACT 2 AS RECOMMENDED BY STAFF, ON CONSENT. (9-0-2) [J. Duncan- 1st, A. Aguirre- 2nd; Y. Flores, A. Tatkow- Absent]

ISSUES:

The Applicant is proposing multifamily residential land use on Tract 1 and convenience storage land use on Tract 2. The Applicant is proposing approximately 300 apartments at this location.

The proposed rezoning tract is comprised of multiple parcels that were previously zoned in 1975, 1976, and 1984 (City Files #C14-75-042, C14-76-083, and C14-84-346, respectively). The zoning cases also encumbered the parcels with multiple restrictive covenants. This rezoning request and several restrictive covenant terminations (RCTs) and one restrictive covenant amendment (RCA) are proposed to allow consolidation of the parcels for redevelopment. These are being processed under the following City File numbers: C14-75-042(RCT1), C14-75-042(RCT2), C14-76-083(RCA2), C14-84-346(RCT1) and C14-84-346(RCT2).

DEPARTMENT COMMENTS:

The subject property is located northeast of the intersection of US 183 and Loyola, with frontage on both. To the immediate north, is an undeveloped property zoned GR. Also to the north is a residential neighborhood that is zoned SF-3. This neighborhood is primarily developed with duplex residences and LBJ High School. A local street, Lazy Creek Drive terminates at the northern boundary of the rezoning tract; access to this street is not proposed at this time. Immediately to the east is a small tributary to Walnut Creek that has 100-year floodplain and a 200' wide creek buffer centered on the tributary. Any site development in this floodplain/buffer area would be extremely limited. East of the tributary is undeveloped land zoned SF-2-CO. Further east, across Millrace Drive, is more of the residential neighborhood, which is mostly zoned SF-2, with a few SF-3 properties as well. This area is developed with duplexes and single family residences. Southeast of the property are parcels zoned P that are developed with park/open space features. Further south, across Loyola Lane, is land zoned LI-NP. Most of the LI-NP land is undeveloped, but there is also a church on the site. To the west of the rezoning tract is Ed Bluestein Boulevard. Further west is land zoned GR-MU-CO-NP, GR-CO-NP, SF-2-NP, GR-MU-NP, and GR-NP. These tracts are a mix of undeveloped land, single family residences, multifamily, convenience store/gas station, and fast food restaurant. Please refer to ***Exhibits A and B (Zoning Map and Aerial Exhibit).***

REZONING REQUEST:

If the rezoning request is granted, the Applicant proposes developing Tract 1 with multifamily residential use and Tract 2 with convenience storage land use. The multifamily development would provide approximately 300 apartments. Since the project is still in the conceptual stage, a Traffic Impact Analysis (TIA) will be required at time of site plan. In addition to the rezoning, the RCTs and RCA listed above would also need to be approved. Staff has received correspondence from LBJ Neighborhood Association supporting the rezoning, RCTs and RCA. ***Please see Exhibit C (Neighborhood Correspondence).***

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR, LO, MF-3, SF-3	Undeveloped
North	SF-2, SF-3	Duplex, Single family, LBJ High School
South	P, LI-NP	Parkland/ open space, Undeveloped, Religious assembly
East	SF-2, SF-3	Undeveloped, Duplex, Single family
West	GR-MU-CO-NP, GR-CO-NP, SF-2-NP, GR-MU-NP, GR-NP	Ed Bluestein Boulevard, Undeveloped, Single family, Multifamily, Convenience store/gas station, Fast food restaurant

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Ed Bluestein Blvd. (183)	~430'	~180 (under construction)	Freeway (6 lane)	No (under construction)	Yes	Yes
Loyola Lane	~135'	~70'	Major Arterial- 4 Lane/ Divided	Yes	Yes	Yes
Lazy Creek Drive	`56'	~43'	Local	No	No	No

NEIGHBORHOOD ORGANIZATIONS:

Senate Hills Homeowners' Association
Austin Innercity Alliance
Del Valle Community Coalition
East MLK Combined Neighborhood Contact Team
Friends of Austin Neighborhoods
Neighbors United for Progress
East Austin Conservancy
University Hills Neighborhood Plan Contact Team

University Hills Neighborhood Association
LBJ Neighborhood Association
Homeless Neighborhood Association
Claim Your Destiny Foundation
Austin Neighborhoods Council
Friends of Northeast Austin
SELTexas
Black Improvement Association

CITY COUNCIL DATE/ACTION:

April 12, 2018:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 974-2122

STAFF RECOMMENDATION:

Staff supports the Applicant's request for GR-MU on Tract 1, and recommends CS-MU-CO on Tract 2. Conditions recommended for Tract 2 include prohibiting the following land uses: Alternative financial services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Building maintenance services, Bail bond services, Construction sales and services, Commercial blood plasma center, Drop-off recycling collection facility, Equipment repair services, Equipment sales, Exterminating services, Limited warehousing and distribution, Maintenance and service facilities, Transitional housing, Transportation terminal, Kennels, Laundry services, Monument retail sales, Pawn shop services, Service station, and Vehicle storage.

1. The proposed zoning should promote consistency and orderly planning.

The patchwork of zoning categories on the subject property does not promote cohesive and clear development. The rezoning tract has a tributary of Walnut Creek as its eastern boundary which separates it from the single family zoned areas to the east. The floodplain and water quality buffers provide separation between the land uses, in addition to the applicable compatibility standards. The rezoning tract is oriented toward Ed Bluestein Boulevard, which is suitable for multifamily and commercial development.

2. *Zoning should allow for a reasonable use of the property.*

The patchwork of zoning categories on the subject property makes development of the subject property extremely difficult. Property ownership does not follow the boundaries of the 1975, 1976, and 1984 zoning cases, and cannot be reasonably developed based on those land use configurations.

COMPREHENSIVE PLAN

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.

TRANSPORTATION

TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.
TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.
TR3. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.
TR4. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
TR5. If the requested zoning is granted, it is recommended, that Lazy Creek Drive be extended as right-of-way to US 183 through the property in accordance with our Complete Streets Policy Ordinance #20140612-119 for connectivity.
TR6. If the requested zoning is granted, it is recommended that public pedestrian/bicycle connections and easements be provided to the adjacent property to the East.
TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Ed Bluestein Blvd. (183)	~430'	~180 (under construction)	Freeway (6 lane)	No (under construction)	Yes	Yes
Loyola Lane	~135'	~70'	Major Arterial- 4 Lane/ Divided	Yes	Yes	Yes
Lazy Creek Drive	'56'	~43'	Local	No	No	No

ENVIRONMENTAL

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

2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits. Please note that the watershed regulations reduce the amount of impervious coverage permitted from the 90 and 95% permitted in GR and CS zoning districts, respectively.

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

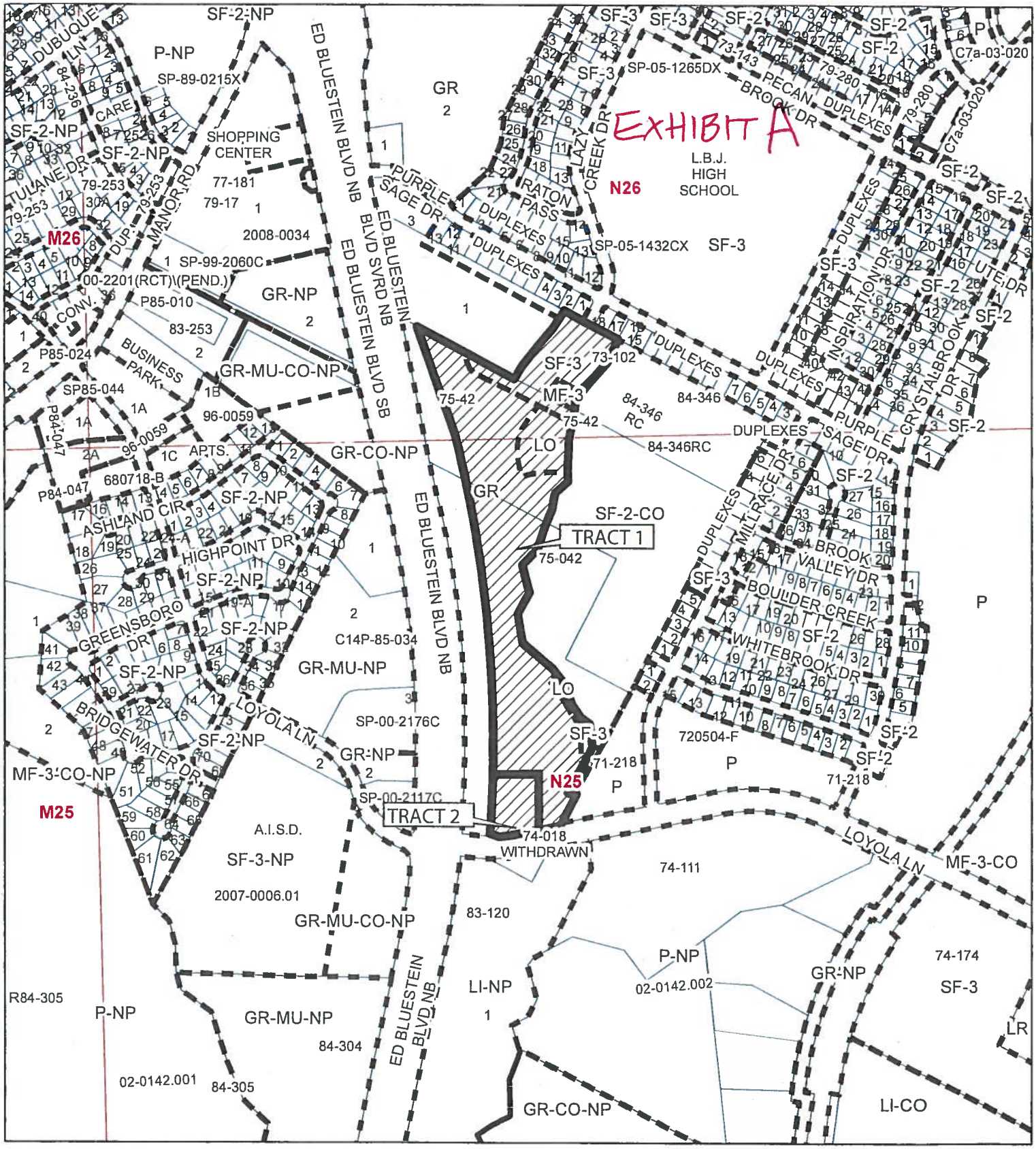
3. According to floodplain maps there is floodplain within or adjacent to the project location. Additionally, COA GIS indicates a Critical Water Quality Zone located along the western boundary of the site. Development within the CWQZ is limited per LDC 25-8.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas

of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

WATER UTILITY

WW1. 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 the Austin Water Utility 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 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.



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 700'

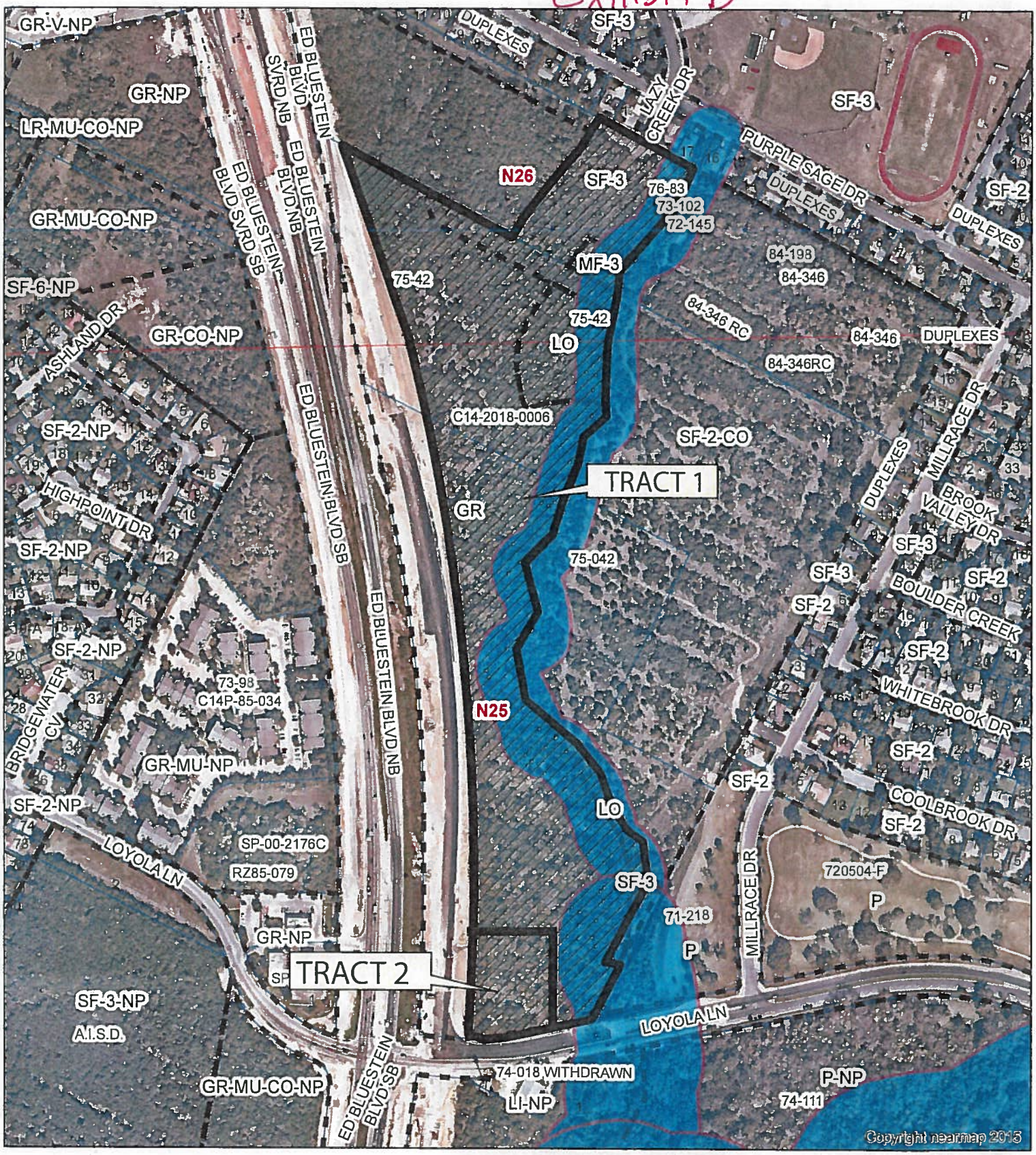
LOYOLA LANDING (REZONING)

ZONING CASE#: C14-2018-0006
LOCATION: 6651 ED BLUESTEIN BLVD. & 5601 DURANGO PASS
SUBJECT AREA: 30.42 ACRES
GRID: N25 & N26
MANAGER: HEATHER CHAFFIN

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

EXHIBIT B



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CREEK BUFFERS

1" = 400'

LOYOLA LANDING (REZONING)

ZONING CASE#: C14-2018-0006
LOCATION: 6651 ED BLUESTEIN BLVD. & 5601 DURANGO PASS
SUBJECT AREA: 30.42 ACRES
GRID: N25 & N26
MANAGER: HEATHER CHAFFIN

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

EXHIBIT C

LBJ Neighborhood Association

February 10, 2018

Dear Mayor Adler, Mayor Pro-Tem Tovo, Council Members and
Zoning and Platting Commission Members

Re: Loyola Landing

On Thursday, February 8th, 2018, Ms. Glasco attended the LBJ Neighborhood Association meeting to give a presentation about a rezoning request and five restrictive covenant termination applications for 6651 Ed Bluestein Blvd. and 5601 Durango Pass. The LBJ Neighborhood Association supports the applicant's zoning change request and restrictive covenant terminations as follows:

Rezoning Case no. C14-2018-0006:

Tract 1: from GR/LO/MF-3/SF-3 to GR-MU

Tract 2: from GR to CS-MU

Lazy Creek Road Extension:

We understand that the City's transportation staff is requiring the extension of Lazy Creek Drive as a condition of rezoning. Since we, as residents, cannot determine what the pros and cons are of extending Lazy Creek Drive to Ed Bluestein Blvd. at this time, the LBJ Neighborhood Association would like to request that the consideration of whether to extend Lazy Creek Drive be deferred to the next stage of development when the developer will have a site plan and a Traffic Impact Analysis submitted to the city.

We are concerned that extending Lazy Creek Drive would encourage drivers from US Highway 290 East to cut through our neighborhoods. Therefore, waiting until the site development stage to look at whether the extension of Lazy Creek Drive makes sense will help the residents of Crystal Brook, Las Cimas, and Northridge determine what the implications are of extending this road to Ed Bluestein Blvd.

Termination of Restrictive Covenants Cases:

1. C14-84-346 (RCT1)
2. C14-84-346 (RCT2)
3. C14-76-083 (RCA2)
4. C14-75-042 (RCT1)
5. C14-75-042 (RCT2)

We support the termination of the five restrictive covenants because we believe any proposed development should be required to comply with current city regulations. Please feel free to contact me at 512-426-1622 should you have any questions.

Sincerely,

2/10/2018

X Jack Nottingham

Jack Nottingham
V/P

Jack J. Nottingham, Vice President
LBJ Neighborhood Association