

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0079 and C14-2020-0080 – DISTRICT: 1
RBI Austin Tract 2 and RBI Austin Tract 1

ZONING FROM: SF-2

ZONING TO: GR

ADDRESS: 7401-1/2 Loyola Lane

SITE AREA: 16.002 acres (Tract 1); 17.136 acres (Tract 2)

TOTAL SITE AREA: 33.138 acres

PROPERTY OWNER: Home Plate Properties
(Matt Price)

AGENT: Drenner Group, PC
(Amanda Swor)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial (GR) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments on page 2.*

The Restrictive Covenant includes all recommendations listed in the Transportation Impact Analysis Memo, dated February 17, 2022, as provided in Attachment A.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 5, 2022: APPROVED GR-CO DISTRICT ZONING WITH THE -CO PROHIBITING ALTERNATIVE FINANCIAL SERVICES, AUTOMOTIVE REPAIR, AUTOMOTIVE SALES, AUTOMOTIVE WASHING (OF ANY TYPE), BAIL BOND SERVICES, COMMERCIAL OFF-STREET PARKING, DROP-OFF RECYCLING COLLECTION FACILITY, EXTERMINATING SERVICES, FUNERAL SERVICES, HOTEL-MOTEL, OUTDOOR ENTERTAINMENT, PAWN SHOP SERVICES, PEDICAB STORAGE AND DISPATCH, AND SERVICE STATION, AND THE CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS MEMO, BY CONSENT [B. GREENBERG; A. DENKLER – 2ND] (9-0) C. ACOSTA – NOT PRESENT FOR PASSAGE OF THE CONSENT AGENDA; R. WOODY – ABSENT

January 18, 2022: APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF [H. SMITH; C. ACOSTA – 2ND] (10-0) R. WOODY – OFF THE DAIS

CITY COUNCIL ACTION:

May 5, 2022:

ORDINANCE NUMBERS:

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

Correspondence from the Colony Park Neighborhood / Lakeside Neighborhood Association and the Agave Neighborhood Association in support of the Applicant's request is attached at the back of this packet.

CASE MANAGER COMMENTS:

The subject two rezoning areas consist of two undeveloped, unplatted tracts on the south side of Loyola Lane, between Sendero Hills Parkway and Decker Lane. Both tracts are undeveloped and zoned single family residence – standard lot (SF-2) district. The two cases are separated by a City-owned tract that was intended for right-of-way purposes and contains public utility easements. An easement containing an active (in-service) Refined Liquid Product Transmission Line (16-inch diameter) extends along the Loyola Lane frontage of both tracts and continues east.

Colony Park, Turner Roberts Recreation Center, Overton Elementary School, and undeveloped land in the Colony Park PUD are located across Loyola Lane to the north (P; PUD); there is undeveloped land to the east (MF-2); the Meadows at Trinity Crossing and Sendero Hills single family residential subdivisions, and a manufactured home park to the south (SF-4A; SF-3; MH); and undeveloped land and Walnut Creek to the west (SF-3). The Imagine Austin Growth Concept Map identifies Loyola Lane as an Activity Corridor which is a reflection of the available transportation options. As information, Loyola Lane is a 4-lane divided arterial roadway with bike lanes and sidewalks on both sides. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant's rezoning request is for community commercial (GR) zoning in order to develop the two tracts with indoor entertainment, outdoor entertainment, outdoor sports and recreation (sports fields), and commercial uses. The proposed development includes up to 78,831 square feet of community recreational center, 50,000 square feet of retail uses, (25,000 square feet per tract), and 10,000 square feet of restaurant uses (5,000 square feet per tract). The sports and recreation facilities are intended for baseball and softball leagues, along with instructional programs to be operated by a non-profit organization. Commercial and retail development is planned along Loyola Lane. Development of the property is proposed to occur in two phases. ***Please refer to the Applicant's correspondence attached at the back of the Staff packet.***

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 property has access to Loyola Lane, an arterial which connects with Ed Bluestein Boulevard to the west and serves a range of existing residential, commercial, and civic uses.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends the Applicant's request for GR zoning given its access to an arterial roadway, location on a designated Activity Corridor, suitability for commercial and recreation uses, and proximity to a range of residential and complementary civic uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	P; PUD	City of Austin Park and Recreation Center; AISD Elementary School; Undeveloped
<i>South</i>	SF-4A; SF-3; MH	Single family residences; Manufactured homes
<i>East</i>	MF-2	Undeveloped
<i>West</i>	SF-3	Undeveloped; Walnut Creek

NEIGHBORHOOD PLANNING AREA: Not Applicable

TRAFFIC IMPACT ANALYSIS: Is required – *Please refer to Attachment A*

WATERSHED: Walnut Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Overton Elementary School

Dobie Middle School

LBJ High School

COMMUNITY REGISTRY LIST:

116 – Colony Park Neighborhood Association, Inc. 511 – Austin Neighborhoods Council
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1258 – Del Valle Community Coalition 1363 – SEL Texas
 1414 – Agave Neighborhood Association
 1508 – Colony Park / Lakeside Community Development Corp.
 1530 – Friends of Austin Neighborhoods 1550 – Homeless Neighborhood Association
 1595 – Neighbors United for Progress 1611 – Friends of Northeast Austin
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2014-0110.SH – Colony Park Sustainable Community Initiative PUD – Loyola Ln between Johnny Morris Rd and Decker Ln	SF-2; SF-3 and MF-2 to PUD on 208 acres	To Grant with the conditions of the Traffic Impact Analysis	Apvd PUD with the conditions of the Traffic Impact Analysis as ZAP recommended (12-11-2014).
C14-03-0010 – Colony Park – 7700 Block of Loyola Ln	SF-2 to P	To Grant	Apvd (3-6-2003).

RELATED CASES:

There are no subdivision or site plan cases on the subject property.

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Loyola Lane	124 feet	140 feet	52 feet	Level 3 (Minor Arterial)	Yes	Yes	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

These two rezoning cases are located on the south side of Loyola Lane on two undeveloped properties. Tract 2 is approximately 16 acres in size and is located along the **Loyola Lane Activity Corridor** and abuts the **Colony Park Station Neighborhood Center** to the west and north. This rezoning is not located within the boundaries of an adopted neighborhood planning area. Surrounding land uses include undeveloped land, the Colony District Park, the Robert Turner Recreation Center and Overton Elementary School to the north; to the south are two single family subdivisions; to the east is undeveloped land, a grocery store, light industrial uses and a single family subdivision; and to the west is undeveloped land and a single family subdivision. The proposed uses are indoor and outdoor entertainment, sports fields and commercial uses along the Loyola Lane street frontage. Per the agent:

The purpose of this rezoning is to allow for the development of an indoor entertainment and outdoor entertainment use containing a recreational and sports facility to operate softball and baseball leagues and instructional programs to all of Austin area and the surrounding

neighborhood to be run by the non-profit organization RBI Austin for the majority of the Property and allow for commercial uses along the Loyola frontage.

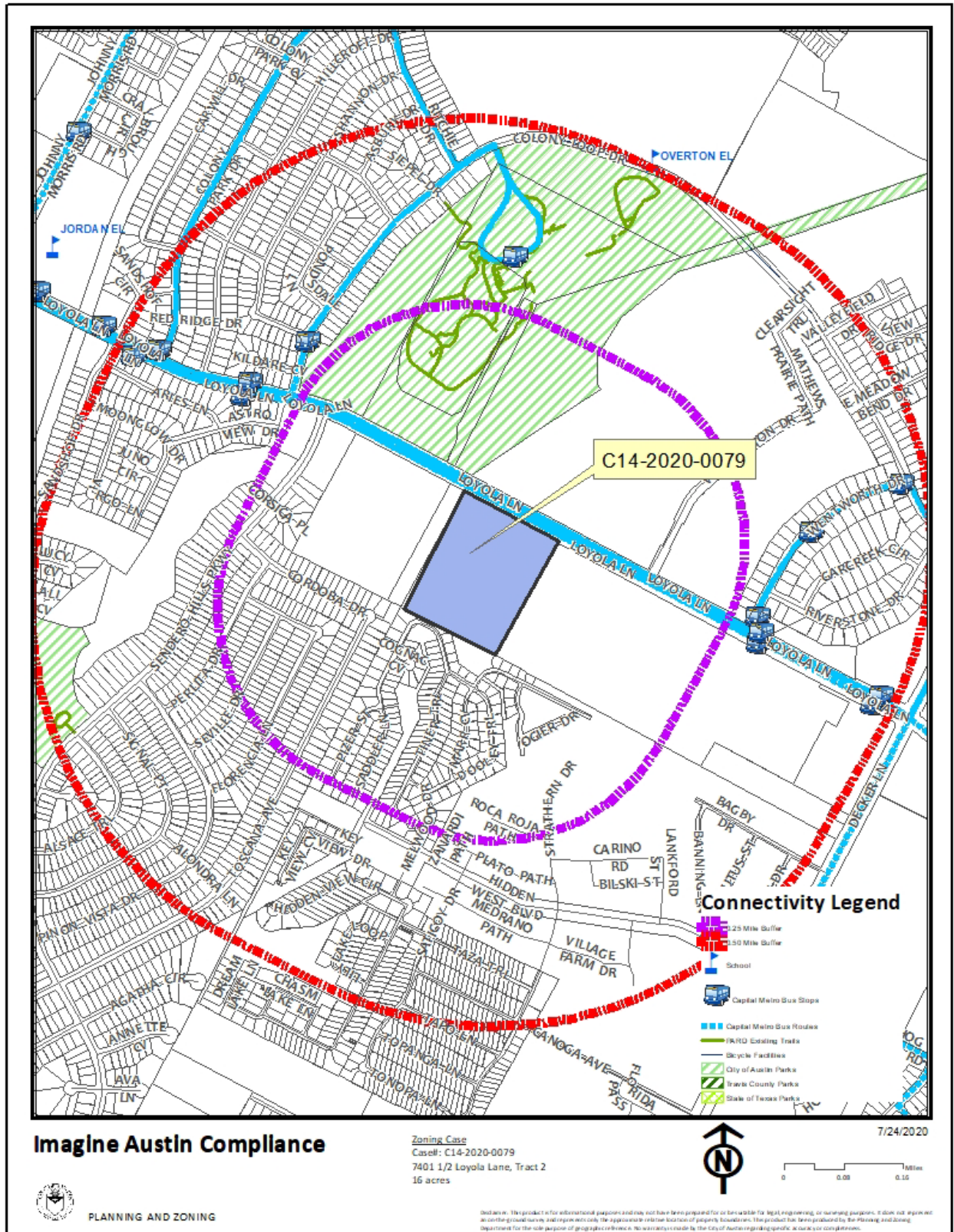
Connectivity: Public sidewalks are located along both sides of this portion of Loyola Lane. A Cap Metro transit stop is located a quarter of a mile from the two properties. The mobility options in this area are average while the connectivity options are good (nearby grocery store, public school, a park, light industrial uses, and several residential subdivisions.)

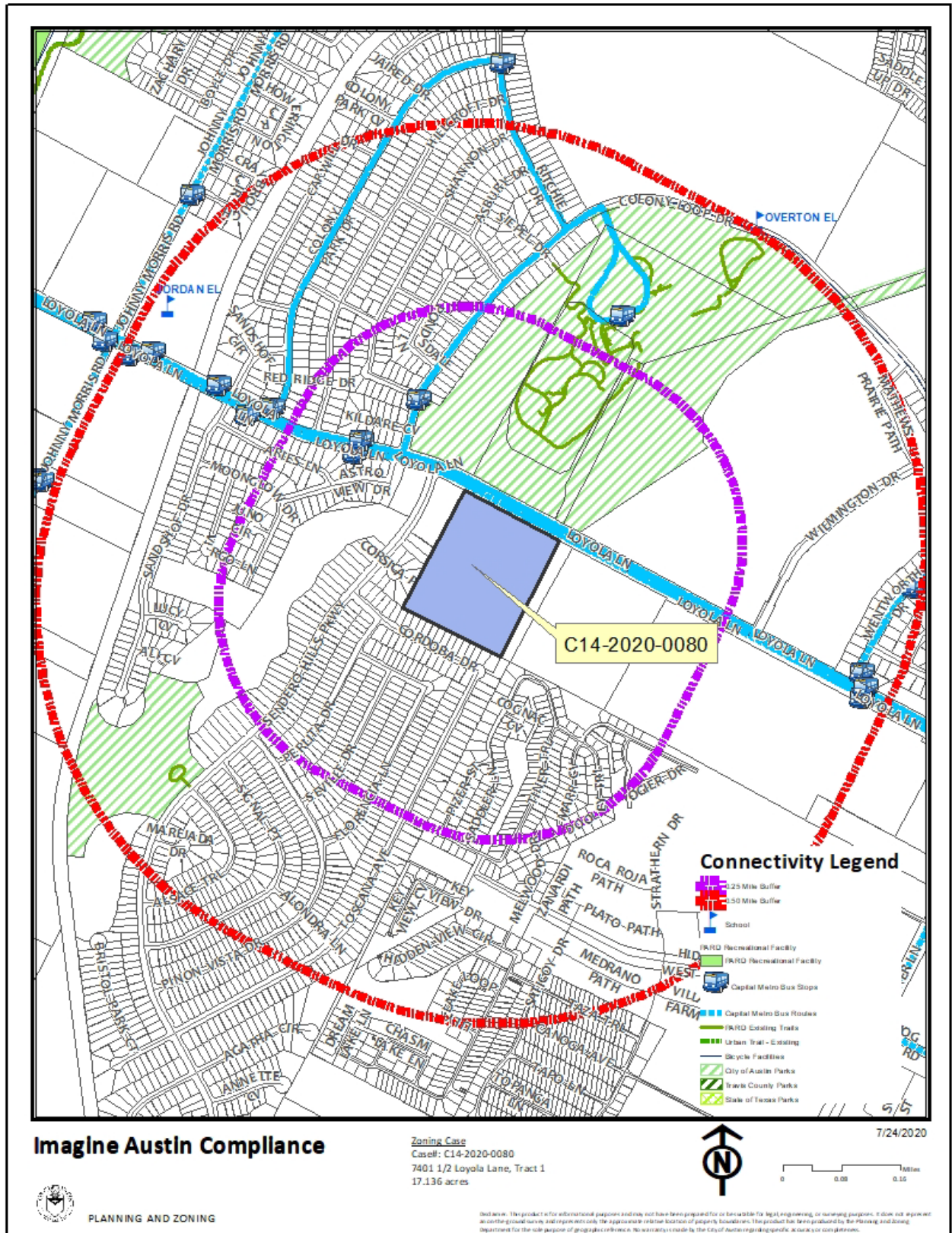
Imagine Austin

The property is located by the **Colony Park Station Neighborhood Activity Center** and along an **Activity Corridor**. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to **reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances**. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on **creating local businesses and services**. Like many Imagine Austin Centers, they are represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. Regional, town, and neighborhood centers are supposed to be walkable, bikeable, and supported by transit. The following IACP policies are also relevant to these rezoning cases:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a **compact and connected city** in line with the growth concept map.
- **LUT P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **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 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.

Analysis: The project abuts the **Colony Park Station Neighborhood Center** and is located along an **Activity Center**, which supports both commercial and recreational uses. Mobility options are above average (public transit and public sidewalks). The proposed project will provide much needed recreational and commercial services in an area that has an abundance of residential and civic uses in the vicinity and will contribute towards making the Colony Park neighborhood a complete community and therefore it supports the policies and Growth Concept Map of the Imagine Austin Comprehensive Plan.





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. There is a regional water quality / detention facility that will serve this site, therefore onsite drainage facilities will not be provided.

Environmental

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.

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.

According to City of Austin GIS there is a critical water quality zone located on the property. Development within a critical water quality zone is restricted by the Land Development Code.

According to City of Austin GIS there appears to be naturally occurring slopes with gradients in excess of 15 percent located on the property. Development on slopes is restricted by the Land Development Code.

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. However, the existing stock tank on the property may fall under classification of a wetland critical environmental feature. Additional site investigation, including an Environmental Resource Inventory, will need to be performed prior to any site plan development.

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

Within the Walnut Creek watershed, the maximum impervious cover allowed by the *GR zoning district is 80% (90% with transfers)*, which is based on the more restrictive *watershed* regulations.

PARD – Planning & Design Review

There are currently no parkland requirements for non-residential or non-hotel developments at the time of subdivision or site plan.

The Parks and Recreation Department is actively seeking public connections and greenbelts to access existing parks such as Colony Park. Voluntary provision of lands for these connections is considered of great value to the community. These options may be discussed with PARD at any point in the development process.

Site Plan and Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

This site is within the Koch pipeline easement and is subject to the Hazardous Pipeline Ordinance. Review by the Fire Department is required [LDC, 25-2-516].

The site is subject to compatibility standards, triggered by the SF-2 strip between this site and the adjacent proposed rezoning site. Along the east property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted April 11, 2019, identifies a need for 140' of right-of-way for Loyola Lane. Right-of-way should be dedicated with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

A traffic impact analysis is required and has been received.

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.

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.

INDEX OF EXHIBITS, ATTACHMENT, AND CORRESPONDENCE TO FOLLOW:

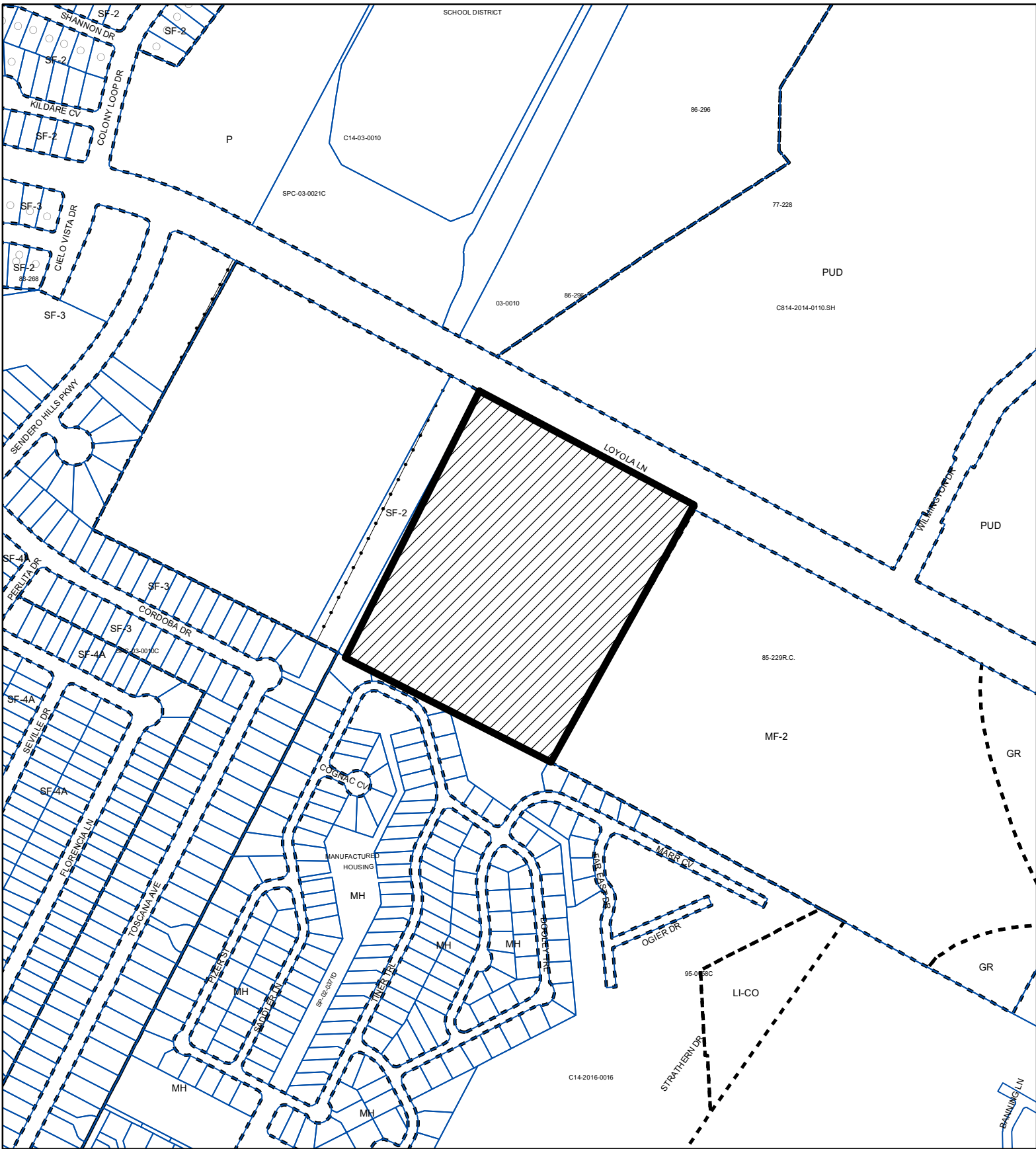
Exhibits A and A-1: Zoning and Aerial Maps (C14-2020-0079)

Exhibits B and B-1: Zoning and Aerial Maps (C14-2020-0080)




Attachment A: Traffic Impact Analysis Memo

Correspondence Received

Questions and Answers



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0079

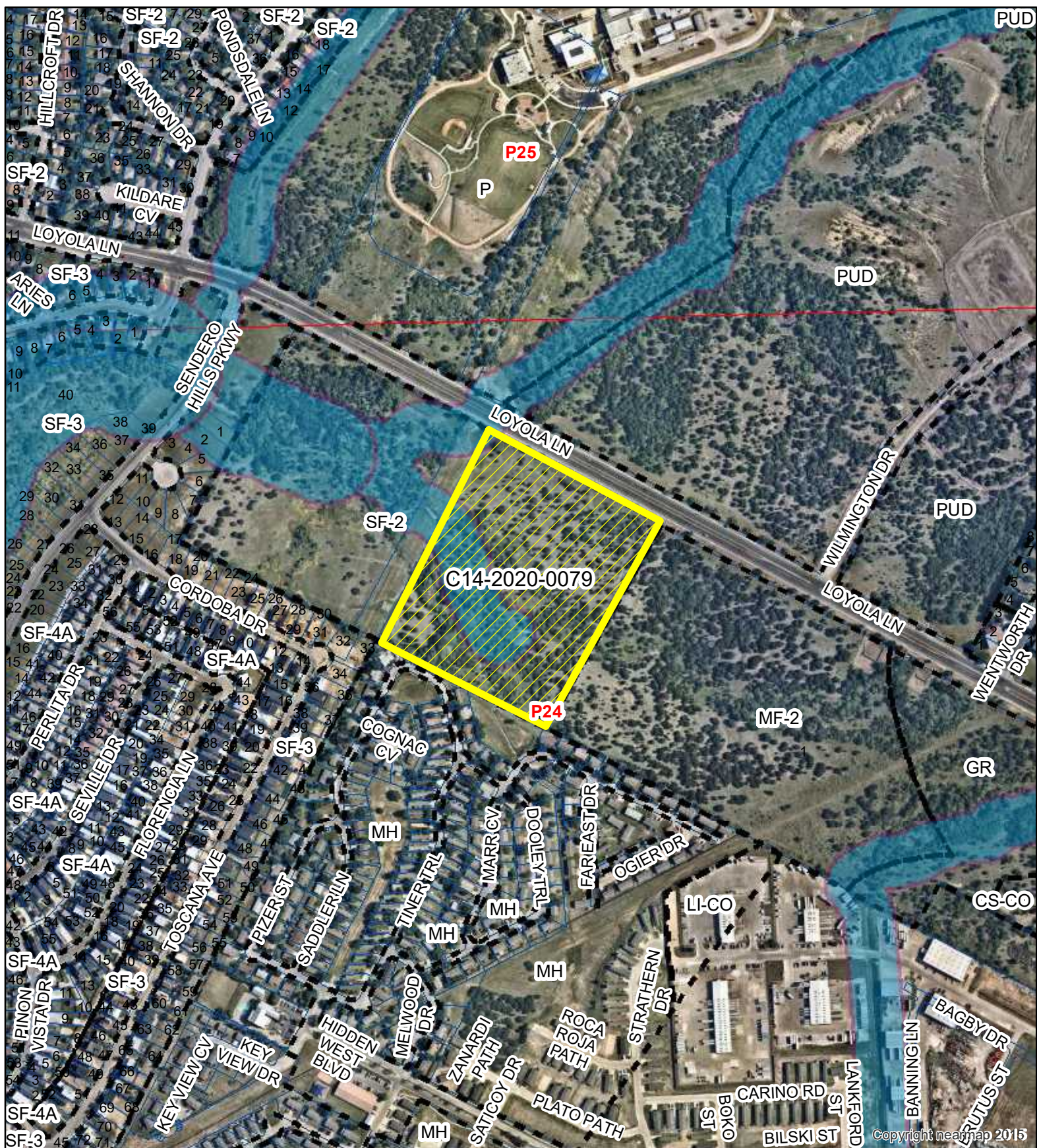
Exhibit A

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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Created: 7/22/2020



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RBI Austin Tract 2

Exhibit A - 1



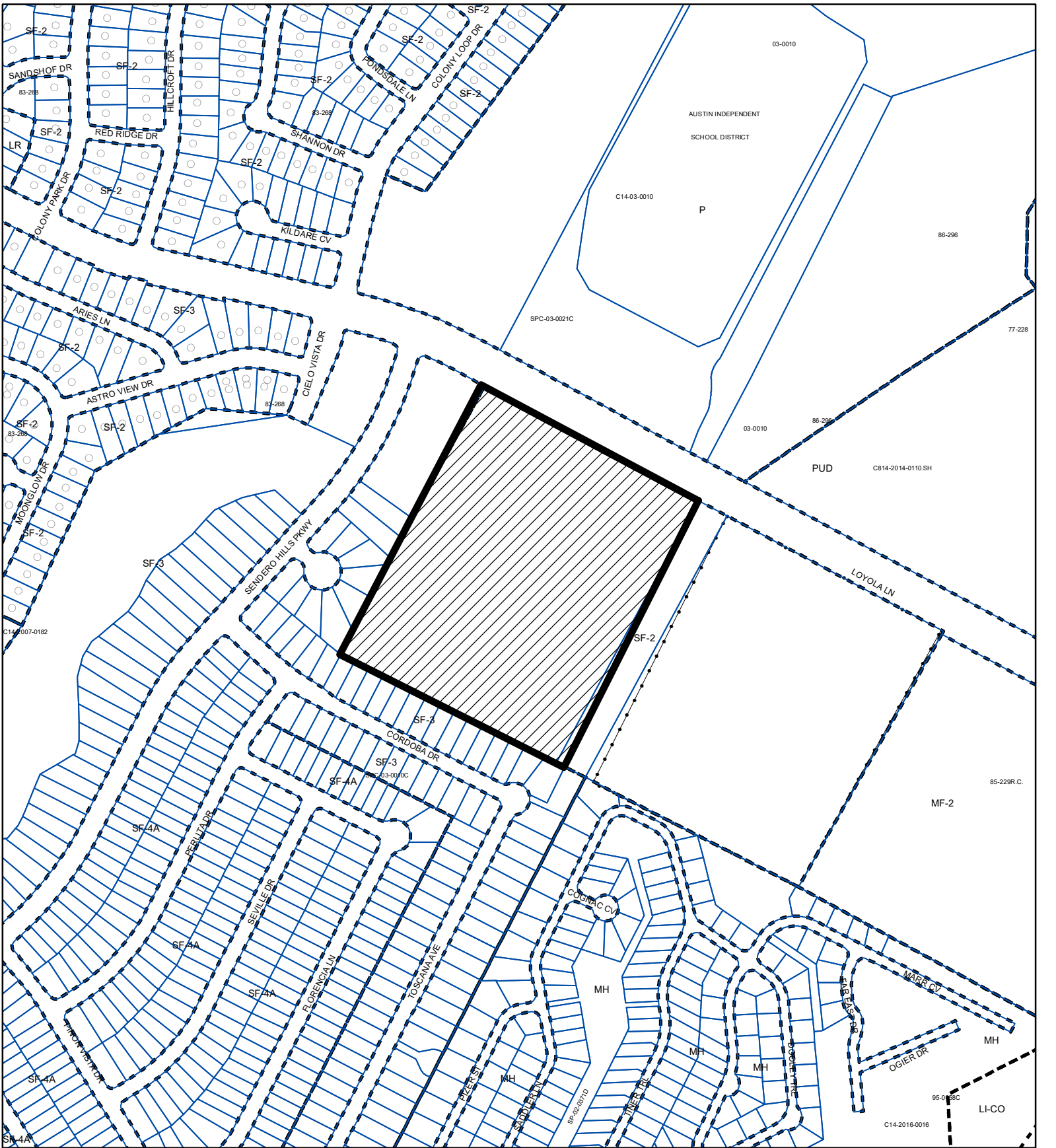
1" = 500'

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

ZONING CASE#: C14-2020-0079
 LOCATION: 7401 1/2 Loyola Ln
 SUBJECT AREA: 16.002 Acres
 GRID: P24
 MANAGER: Wendy Rhoades



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N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

Exhibit B

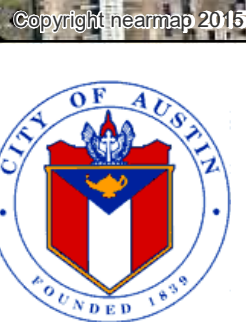
ZONING CASE#: C14-2020-0080

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



Created: 7/22/2020



RBI Austin Tract 1

Exhibit B -1

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

ZONING CASE#: C14-2020-0080
 LOCATION: 7401 1/2 Loyola Ln
 SUBJECT AREA: 17.136 Acres
 GRID: P24
 MANAGER: Wendy Rhoades



1" = 500'

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DRENNER GROUP

July 17, 2020

Ms. Denise Lucas
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Electronic Delivery

Re: RBI Austin Tract 1 & Tract 2 – Rezoning applications for the 33.138-acre piece of property located at 7401 ½ Loyola Lane in Austin, Travis County, Texas (the “Property”)

Dear Ms. Lucas:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning application packages for 7401 ½ Loyola. The project consists of two zoning applications titled RBI Austin Tract 1 and RBI Austin Tract 2. The Property consists of two tracts, Tract 1 containing 17.136 acres and Tract 2 containing 16.002 acres, totaling 33.138 acres of land with frontage on Loyola Lane. The Property is zoned SF-2, Single-family Residence Standard Lot, and is currently undeveloped

The requested rezoning is from SF-2 to GR, Community Commercial zoning district. The purpose of this rezoning is to allow for the development of an indoor entertainment and outdoor entertainment use containing a recreational and sports facility to operate softball and baseball leagues and instructional programs to all of Austin area and the surrounding neighborhood to be run by the non-profit organization RBI Austin for the majority of the Property and allow for commercial uses along the Loyola frontage..

The Property is located in City Council District 1, in the Full Purpose Jurisdiction of the City of Austin. The Property proposes to take access off of Loyola Lane. The Property is located within the Walnut Creek suburban watershed and is not located within the boundaries of a neighborhood planning area. Per the Traffic Impact Analysis (TIA) Determination Worksheet dated April 30, 2020, the proposed development does meet the 2,000 trip threshold to trigger a TIA, which is included in the zoning application package.

July 17, 2020
Page 2

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly distinguishable.

Amanda W. Swor

cc: Heather Chaffin, Planning and Zoning Department (*via electronic delivery*)
Joi Harden, Planning and Zoning Department (*via electronic delivery*)



MEMORANDUM

Date: February 17, 2022
To: Kathleen G. Smith, P.E., PTOE, HDR Engineering, Inc.
CC: Bryan Golden, Jayesh Dongre
Austin Transportation Department
Joi Harden, Housing and Planning Department
Wendy Rhoades, Housing and Planning Department
Reference: Transportation Impact Analysis Memo
RBI Home Base - 7401 - ½ Loyola Lane
Zoning Case Number C14-2020-0080 and C14-2020-0079

Summary of the Transportation Impact Analysis (TIA):

The Austin Transportation Department (ATD) has reviewed the *"Traffic Impact Analysis for RBI Home Base, Austin, Texas"* dated March 9, 2021, and the subsequent updates received on September 10, 2021, January 13, 2022, January 31, 2022, February 15, 2022, and February 16, 2022 prepared by HDR Engineering, Inc. The proposed development is located on the south side of Loyola Lane between Sendero Hills Pkwy and Decker Lane in Austin, shown in Figure 1 below.

The proposed project is proposed to be separated into two tracts (east and west) with no internal connection between the two is assumed to be provided. The development would consist of 78,831 SF of recreational community center, 50,000 SF of shopping center (25,000 SF for each tract), and 10,000 SF of high-turnover (sit-down) restaurant (5,000 SF for each tract) respectively. The existing site is vacant and is expected to be built in two phases. It is anticipated that the full buildout of the project will be completed in 2024. The site is currently zoned SF-2 and the proposed zoning is GR.

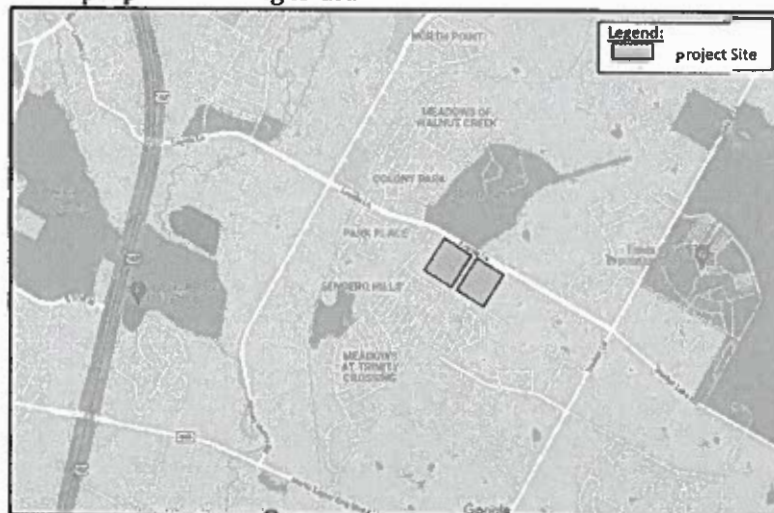


Figure 1: Local Map

A TIA was performed for this zoning case to better understand the existing and future traffic patterns in the surrounding area and to identify any potential impacts from the introduction of traffic associated with the proposed development. Both the tracts propose access onto Loyola Lane, which is classified as a level 3 collector street with 140 feet of required right-of-way. Loyola Lane is a 4-lane roadway with approximately 19.5 feet of pavement width for vehicular travel lanes, 2 lanes in each direction, and a buffered bike lane on both sides. The roadway is divided by a median of approximately ~17 feet width gutter pan-to-gutter pan. Existing bike and travel lanes are divided by a 2-foot-wide buffer with flexible bollard posts installed in both directions of travel. The roadway has a continuous 6 feet wide sidewalk on both sides between Sendero Hills Pkwy and Decker Lane.



Figure 2: Existing Cross Section of Loyola Lane

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed mixed-use development will generate 7,146 unadjusted vehicle trips per day. Per the approved scoping document, this development was initially granted a 20% Transportation Demand Management (TDM) reduction, which was later adjusted and agreed upon to a 16% reduction for the chosen TDM measures, resulting in an adjusted daily trip generation of 5,286 vehicles. Based on information contained in the ITE Trip Generation Handbook, a pass-by reduction of 35% was assumed for the shopping center and high-turnover restaurant during the PM peak period. No internal trip capture reduction was applied.

Table 1 below shows the adjusted trip generation after existing trips and TDM reductions.

Table 1: Trip Generation

ITE Code	Land Use	Size / Unit		24-Hour Two-Way Volume	AM Peak Hour	PM Peak Hour
495	Recreational Community Center	78,831	SF	2,272	139	182
820	Shopping Center	50,000	SF	3,752	177	325
932	High-Turnover Sit-Down Restaurant	10,000	SF	1,122	99	98
Total Unadjusted Trips				7,146	415	605
Total Pass-By Trips				(853)	-	(148)
Transportation Demand Management Reduction (16%)				(1,007)	(67)	(73)
Total Adjusted Trips				5,286	348	384

Site trips were distributed throughout the local road network based on likely routes to and from highways and major arterials. Based on the trip distribution assumptions, a total of nine intersections, including the two future site driveway intersections, were selected for analysis. Traffic counts previously collected in 2017 and 2019 at a few existing study intersections were used for the purpose of the TIA, which were further grown with a growth factor of 3% to reflect 2021 traffic conditions. Due to school being out of session and the ongoing COVID-19 pandemic, a COVID adjustment factor of 1.33 was also calculated and applied to the AM/PM peak traffic counts collected in 2021 for selected study intersections.

Transportation Demand Management (TDM)

The applicant has committed to attaining at least a 16% TDM reduction to meet certain vehicle trip reduction targets. In the TDM plan, the applicant has identified several measures that could be incorporated with the site to achieve the targeted vehicle trip reduction. The applicant identified the following key TDM measures to reach the reduction target:

- Pedestrian Access and Connectivity (5%)
- Bicycle Access and Connectivity (5%)
- Bicycle Parking (0.5%)
- Bicycle Repair Station (0.5%)
- Multimodal Wayfinding Signage (1%)
- TDM Coordinator (1%)
- TMA Membership (3%)

The applicant has the flexibility to choose other relevant TDM measures at the time of site plan.

Recommendations/Conclusions

1. Approval of this TIA does not grant nor guarantee approval of proposed driveway locations. Driveway locations must still be reviewed and approved by the appropriate City departments at the time of site plan.
2. The applicant shall provide an electronic copy of the final, updated version of the TIA report, including all supplemental documents, before 3rd reading.
3. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of the traffic counts in the TIA or the date of this memo, whichever comes first, after which a revised TIA or addendum may be required.
4. The findings and recommendations of the TIA included in this memo are based on the land use, intensity, trip distribution, traffic controls, driveway locations, and other identified conditions. Should any of these assumptions change, the TIA shall be reviewed by ATD and may require a new or updated TIA/addendum.
5. Street Impact Fee Ordinances 20201220-061 [<https://www.austintexas.gov/edims/document.cfm?id=352887>] and 20201210-062 [<https://www.austintexas.gov/edims/document.cfm?id=352739>] have been adopted by City Council and are effective as of December 21, 2020. The City shall start

collecting street impact fees with all building permits issued on or after June 21, 2022. For more information, please visit the Street Impact Fee website [austintexas.gov/streetimpactfee].

6. The development associated with this zoning application will result in building permit(s) being pulled after June 22, 2022, the date the Street Impact Fee (SIF) will be fully in effect. The discussion of potential offsets will take place at the time of site plan. A SIF will be assessed for this development at the time of building permit. The SIF study identifies that the projected future developments can require improvements to the transportation network. Street impact fees help fund roadway capacity projects necessitated by new developments. Payments to the SIF to build these projects/improvements, which are identified in the Roadway Capacity Plan, will satisfy the mitigation requirements.

Please contact me at (512) 974-4073 if you have questions or require additional information.



Nazlie Saeedi, P.E.
Austin Transportation Department

Rhoades, Wendy

From: Chaffin, Heather
Sent: Thursday, August 20, 2020 10:44 AM
To: Rhoades, Wendy
Subject: FW: Case: 2020-107081 ZC Project Names: RBI Austin Tract 1 & 2

This is one that you took, right?

From: Agave Neighborhood [REDACTED]
Sent: Tuesday, August 04, 2020 2:53 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Erin Knox [REDACTED]
Subject: Case: 2020-107081 ZC Project Names: RBI Austin Tract 1 & 2

*** External Email - Exercise Caution ***

Ms. Chaffin and Planning Commission Members,

The Agave Neighborhood Association recommends APPROVAL of the proposed zoning changes requested by RBI Austin to develop an indoor/outdoor recreational entertainment and sports facility on Loyola Lane.

Agave Neighborhood is located just south of the proposed RBI Austin's development site and will be it's closest neighbor. We support RBI Austins' mission to engage and develop youth and families from Austin's underserved communities and we believe the children in our neighborhood and surrounding neighborhoods will benefit. We believe allowing commercial uses along the Loyola Lane frontage would bring much needed retail and jobs to our area. These advantages support sensible development of east Austin and would help capture the potential of 78724.

Thanks for your consideration,

The Agave Neighborhood Association

[REDACTED]
Candace Million, ANA Treasurer

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Rhoades, Wendy

From: Chaffin, Heather
Sent: Thursday, August 20, 2020 10:44 AM
To: Rhoades, Wendy
Subject: FW: 2020-107081 ZC Project Names: RBI Austin Tract 1 & 2

See previous

From: Brandon Farmahini <brandonfarmahini@austintexas.gov>
Sent: Tuesday, August 04, 2020 2:56 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: 2020-107081 ZC Project Names: RBI Austin Tract 1 & 2


*** External Email - Exercise Caution ***

Hi Heather,

I am a District 1 resident and I want to express my support for 2020-107081 ZC Project Names: RBI Austin Tract 1 & 2. I have posted about this development in my area so you will hopefully be getting some other emails of support.

Would you happen to know what kind of establishments constitute "high turnover restaurant"? Hope you've been doing well!

Brandon Farmahini


512-940-7186

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Colony Park
Neighborhood Association



COLONY PARK
A Community of Endless Possibilities

P.O. Box 12891 Austin, Texas 78711-2891 USA

Wendy Rhoades
Senior Planner
One Texas Center
505 Barton Springs Rd.
Austin, Texas 78704

January 18, 2022

Dear Ms Rhoades

I am contacting you on behalf of the Colony Park/Lakeside Neighborhood Association concerning the re-zoning of 7401 – 1/2 Johnny Morris Rd. The Colony Park Neighborhood/Lakeside Neighborhood Association is the recognized representative of the Colony Park, and Lakeside communities.

We have been in constant contact with the owner of Home Plate Properties, Matthew Price from the inception of this project. This community has been disenfranchised over the years, so we are extremely supportive of the rezoning of this property. We will continue to work with Mr. Price as well the Architects and Designers to bring this project to fruition.

We are also referring this re-zoning case to Council Member Harper-Madison' office to express the community's support for a re-zoning of GR for this property.

I am available for question at your convenience. I can be reached by phone at 512 922-1202, or email at barbara_scott@sbcglobal.net.

Sincerely,

A handwritten signature in black ink that reads "Barbara D. Scott". The signature is written in a cursive, flowing style.

Barbara D Scott, President – Colony Park/Lakeside Neighborhood Association

From: [Rhoades, Wendy](#)
To: [King, David - BC](#)
Cc: [Rivera, Andrew](#)
Subject: RE: C14-2020-0079 and C14-2020-0080 – DISTRICT: 1 RBI Austin Tract 2 and RBI Austin Tract 1
Date: Tuesday, April 5, 2022 3:54:00 PM

Commissioner King,

Given the presence of a designated Hazardous Pipeline along Loyola Lane, the site is subject to the LDC Sections 25-2-516 (*Development Near a Hazardous Pipeline*) and 25-4-134 (*Hazardous Pipelines*).

The proposed sports and recreation, entertainment and restaurant / retail uses do not require evacuation assistance that certain residential, commercial, and civic uses do. Other than roads or surface parking lots, structures or excavation are not allowed within the restricted pipeline area unless approved by the Fire Department. In addition, at the time of site plan a registered engineer must state that the proposed construction activity and structure are designed to prevent disturbing the pipeline or impeding its operation (Section 25-2-516, Subsection D).

AFD staff reviewed the rezoning cases and did not object to the Applicant's request for GR zoning.

Wendy

From: King, David - BC <BC-David.King@austintexas.gov>
Sent: Tuesday, April 5, 2022 1:56 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: C14-2020-0079 and C14-2020-0080 – DISTRICT: 1 RBI Austin Tract 2 and RBI Austin Tract 1

Hello, Wendy,

According to the Property Profile GIS tool, this site is located on a hazardous pipeline route on Loyola Lane. In addition, the staff backup for these two cases indicates that:

"The two cases are separated by a City-owned tract that was intended for right-of-way purposes and contains public utility easements. An easement containing an active (in-service) Refined Liquid Product Transmission Line (16-inch diameter) extends along the Loyola Lane frontage of both tracts and continues east."

- How will the hazardous pipeline and easement for refined crude oil products (diesel, gasoline) affect the proposed development (outdoor-indoor entertainment, sports, recreation, and commercial uses)?
-
- How will public health and safety be safeguarded and protected from potential pipeline leaks or emissions before, during, and after development of the site?
-
- Will the public be notified about potential health and safety hazards when they enter the site before, during, and after development?
-

Thank you,
David

David King

Zoning and Platting Commission - District 5

Scheduled Meeting Disclosure Information:

Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey:

<https://www.surveymonkey.com/r/BCVisitorLog>

David King
Boards and Commissions

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Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

April 5, 2022

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
Street-Jones Building
1000 E. 11th St, Suite 200
Austin, TX 78702

Via Electronic Delivery

Re: RBI Austin Tract 1 & 2, Cases C14-2020-0079 and C14-2020-0080 – Rezoning application second amendment request for the 33.138-acre piece of property located at 7401 ½ Loyola Lane in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully request to amend the zoning application for the project is titled RBI Austin Tracts 1 and 2. We request the addition of two uses, “Automotive Repair Services” and “Automotive Sales,” to the Conditional Overlay that was added to the zoning application request in a letter dated April 4, 2022. The amended complete list of prohibited uses in the proposed Conditional Overlay is as follows:

- Alternative Financial Services
- Automotive Repair Services
- Automotive Sales
- Automotive Washing
- Bail Bond Services
- Commercial Off-street Parking
- Drop-off Recycling Collection facility
- Exterminating Services
- Funeral Services
- Hotel – Motel
- Outdoor Entertainment
- Pawn Shop Services
- Pedicab Storage & Distribution
- Services station

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly distinguishable.

Amanda Swor

cc: Joi Harden, Housing and Planning Department (*via electronic delivery*)
Wendy Rhoades, Housing and Planning Department (*via electronic delivery*)