

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0009 (10931 Stonelake Blvd. Multifamily) DISTRICT: 7

ADDRESS: 10931 Stonelake Boulevard

ZONING FROM: LI

TO: LI-PDA

SITE AREA: 2.05 acres

PROPERTY OWNER: Susan Kline Morehead, Katherine F. Manninen and Lucian K. Morehead

AGENT: Dubois Bryant & Campbell, LLP (David Hartman)

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

STAFF RECOMMEDATION:

Staff recommends LI-PDA, Limited Industrial-Planned Development Area Combining District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 2, 2024: Approved staff's recommendation of LI-PDA zoning by consent (8-0 C. Thompson-absent); A. Flores-1st, B. Greenberg-2nd.

CITY COUNCIL ACTION:

May 2, 2014

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 2+ acre lot that is developed with a restaurant use (The Boat) with frontage on the southbound feeder road of North Mopac Expressway. The site under consideration and the surrounding area are zoned LI, Limited Industrial. The lots to the north and west contain hotel/motel uses. To the south, there is a service station and a restaurant-limited use. The applicant is requesting to add a PDA overlay to redevelop the site with a multifamily midrise complex with approximately 500 residential units.

The staff supports the applicant's request for LI-PDA, Limited Industrial Services-Planned Development Area, combining district zoning because the property meets the intent of the zoning district. The proposed PDA overlay will add the following permitted uses: Bed and breakfast residential (Group 1), Bed and breakfast residential (Group 2), Condominium residential, Multifamily residential, Townhouse residential and Hospital services (Limited) uses and will permit a maximum height of 180 feet and a floor to area ratio (FAR) of 3:1 on the site. In addition, the applicant is proposing to prohibit the following commercial and industrial uses: Adult Oriented Businesses, Agricultural Sales and Services, Automotive Repair Services, Automotive Washing (of any type), Bail Bond Services, Club or Lodge, Commercial Off-Street Parking, Construction Sales and Services, Drop Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, Kennels, Liquor Sales, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports and Recreation, Research Services, Service Station, Vehicle Storage, Limited Warehouse and Distribution, Monument retail sales, Scrap and salvage, Basic industry, General warehousing and distribution, Light manufacturing, Recycling center and Resource extraction (*please see Applicant's Request Letter - Exhibit C*).

The tract under consideration is on a moderately sized site that is easily accessible as it is located at the southwest intersection of Stonelake Boulevard and the southbound frontage road of North Mopac Expressway. The proposed LI-PDA zoning will be consistent with existing zoning patterns in this area because there is LI zoning surrounding this property. LI-PDA zoning would allow for a fair and reasonable use of the site because it would make it possible for the applicant to develop additional residential units in this area along a Level 4/arterial roadway. The property is located within the North Burnet/Gateway Station Regional Center and is adjacent to Braker Lane/Blue Goose Activity Corridor as designated by the Imagine Austin Comprehensive Plan. There are transportation services in this area as there is a Capital Metro bus route along the Mopac Expressway frontage road and to the south along W. Braker Lane. In addition, there is an Urban Trail to the east (Northern Walnut Creek Trail to Stonelake Connector) and to the south (Jollyville Road to Metric Boulevard and W Braker Lane to Stonelake Boulevard) providing for pedestrian connectivity.

BASIS OF RECOMMENDATION:

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

Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

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.*

The proposed LI-PDA zoning will be consistent with existing zoning patterns because there is LI zoning that is developed with office and commercial uses surrounding this site. This property is located just to the north and west of the North Burnet/Gateway Neighborhood Plan/NBG TOD Regulating Plan, which is in the process of transitioning to mixed use/high density area that permits a variety of commercial and multifamily uses.

2. *The proposed zoning should allow for a reasonable use of the property.*

The LI-PDA zoning would allow for a fair and reasonable use of the site because it would make it possible for the applicant to develop additional residential units in this area along a Level 4/arterial roadway and within the North Burnet/Gateway Station Regional Center as designated by the Imagine Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI	Restaurant (The Boat)
<i>North</i>	LI	Hotel/Motel (Spring Hill Suites by Marriot)
<i>South</i>	LI	Service Station (Shell), Restaurant-Limited (Burger King)
<i>East</i>	ROW	Mopac Expressway
<i>West</i>	LI	Hotel/Motel (Home Suites by Hilton)

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
 Austin Lost and Found Pets,
 Friends of Austin Neighborhoods,
 Homeless Neighborhood Association,
 Neighborhood Empowerment Foundation,
 SELTexas,
 Sierra Club, Austin Regional Group,
 TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0001 (10911 Stonelake)	LI to MF-6	3/19/24: Approved the staff's recommendation of MF-6 zoning by consent (9-0, B. Greenberg-absent); D. Fouts-1st, A. Flores-2nd.	4/18/24:
C14-2023-0104	NBG-NP (Commercial Mixed-Use Subdistrict) to NBG-NP (Commercial Mixed-Use-Midway Zone Subdistrict)	11/14/2023: Motion to grant staff's recommendation of NBG-CMU-M-NP combining district zoning for C14-2023-0104 - North Burnet/Gateway CMU-Midway Rezoning located at area bounded by Loop 1/Mopac Expy; US Hwy 183; Capital of Texas Hwy; Stonelake Blvd; York Blvd; Tudor Blvd., was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.	1/18/2024: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240118-064 for North Burnet/Gateway-neighborhood plan (NBG-NP) combining district zoning (commercial mixed use-midway zone subdistrict) was approved on Council Member Qadri's motion, Council Member Ellis' second on an 11-0 vote.
C14-2023-0067 (Student Union Addition and New Gymnasium - Hyde Park Schools: 11400 N Mopac Expressway Service Road South Bound)	SF-2 to GO	August 1, 2023: Approved staff's recommendation of GO district zoning by consent (7-0, C. Thompson, R. Johnson and K. Garrett-absent); A. Flores-1st, B. Greenberg-2nd.	September 14, 2023: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230914-120 for GO district zoning was approved on Council Member Ryan Alter's motion, Council Member Kelly's second on a 7-0 vote. Mayor Pro Tem Ellis was off the dais. Council Members Alison Alter, Harper-Madison, and Pool were absent.

C14-03-0060 (San Marin II Apartments: 4025 Duval Road)	MF-2 to LO-MU	9/9/03: Approve staff's alternate recommendation of LO-MU, with the following added condition: No access for vehicles exceeding 1-ton capacity or more. (7-1, J. Martinez-Nay); K. Jackson-1st, M. Whaley-2nd	10/30/03: Granted LO-MU zoning, with restrictive covenant for added ZAP Commission condition (7-0); all 3 readings
C14-97-0151	MF-2 to GO	2/3/98: Approved GO-CO w/ conditions (6-0); Agreed to by Applicant/ Neighborhood Groups	3/5/98: Approved PC rec. of GOCO & RR w/ conditions (6- 0); all 3 readings
C14-97-00 17	Tract 1: MI to MI-PDA, Tract 2: MF-2 to MI-PDA	7/8/97: Approved MI-PDA (5-0-3); Applicant agreed to provide pedestrian/sidewalk access to Duval Road	8/14/97: Approved MI-PDA (7- 0); all 3 readings

RELATED CASES:

C8-86-008.01 – Subdivision Case

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 10931 STONELAKE BOULEVARD. C14-2024-0009.

Project: 10931 Stonelake Blvd. Multifamily. 2.05 acres from LI to LI-PDA. Existing: restaurant. Proposed: multifamily midrise with 500 residential units with maximum of 180 feet in height following restaurant demolition.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: within North Burnet/Gateway Station Regional Center. Adjacent to Braker Lane/Blue Goose Activity Corridor.
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
5	Number of "Yes's"

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.

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

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

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

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

Fire

No comments.

Parks and Recreation

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

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

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

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

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Stonelake Blvd. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Stonelake Blvd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

There is a proposed Urban Trail adjacent to this site, along the eastern property boundary. An easement may be required.

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)
Stonelake Blvd	Level 1	58 feet	95 feet	35 feet	6 feet existing	Yes	Yes
Mopac Frontage	Level 4	TXDOT roadway	TXDOT Roadway	35 feet	10 feet, existing	Yes	Yes

Water Utility

No comments on zoning change.

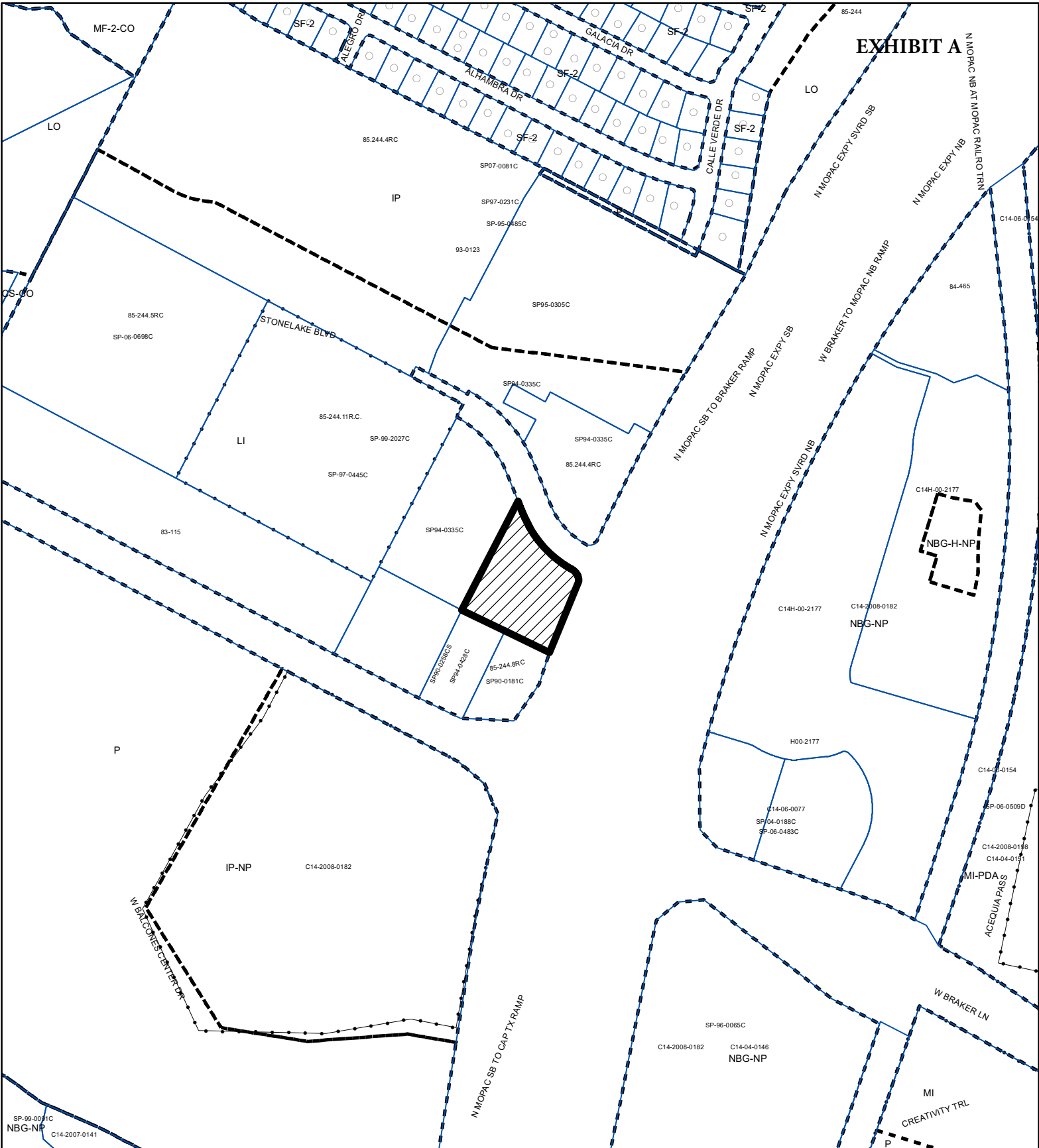
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Correspondence from Interested Parties




EXHIBIT A



ZONING

ZONING CASE#: C14-2024-0009



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

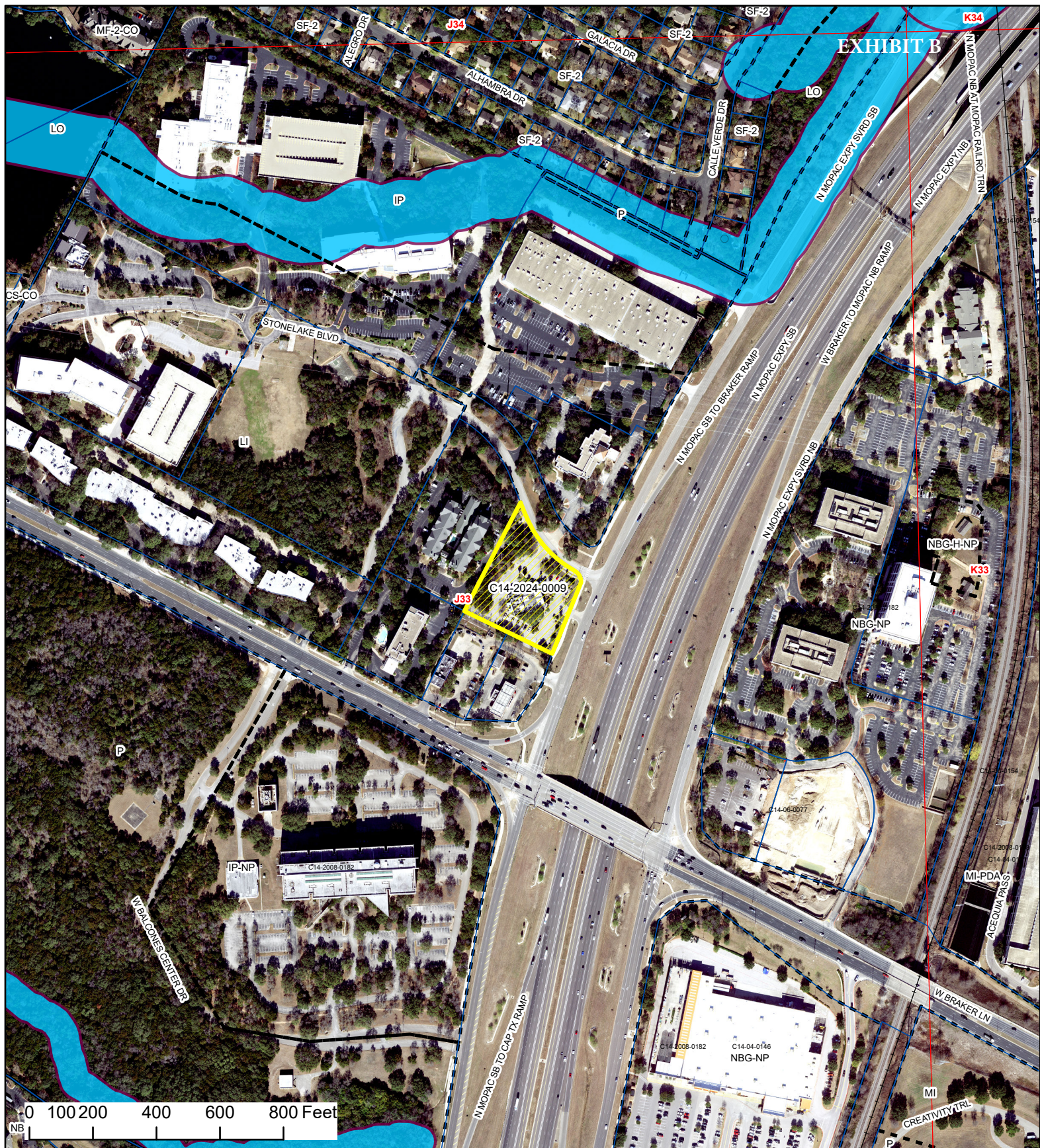
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Created: 1/26/2024



10931 Stonelake Blvd. Multifamily



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

CASE#: C14-2024-0009
 LOCATION: 10931 Stonelake Blvd
 SUBJECT AREA: 2.05 Acres
 GRID: J33
 MANAGER: Sherri Sirwaitis



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Created: 1/31/2024



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 303 Colorado, Suite 2300
 Austin, TX 78701
www.dbcllp.com

January 22, 2024

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

Re: 10931 Stonelake Blvd. Multifamily – Rezoning Application for 2.05 acres located at 10931 Stonelake Boulevard, Austin, TX 78759 (“Property”)

Dear Ms. Middleton-Pratt:

We respectfully submit the enclosed zoning application for 10931 Stonelake Boulevard Multifamily as representatives of the owners of the above stated Property.

The Property covers 2.05 acres located at 10931 Stonelake Boulevard, Austin, TX 78759, located along Loop 1/N. MoPac Toll Road at Braker Lane. The Property is currently developed with a restaurant and related parking, and has direct access to Stonelake Blvd., N. MoPac Expy Service Road, and to Braker Lane via joint access agreement. The current zoning of the Property is Limited Industrial Services (“LI”), and we are requesting Limited Industrial Services – Planned Development Area (“LI-PDA”) zoning for the entire Property to authorize development of a multifamily project on the Property. The proposed Planned Development Area development standards for the Property in connection with the zoning application are set forth on attached Exhibit “A”.

The Property is located within the Imagine Austin North/Burnet Gateway Station Regional Center, and Braker Lane is an Imagine Austin Corridor. Loop 1/Mopac Expressway Toll Road is an ASMP Level 5 Street, and Braker Lane is an Imagine Austin Corridor and an ASMP Level 4 Street and ASMP Transit Priority Network. The Property is located adjacent to multiple bus routes/stops, a bike route, and an urban trail network. Adjacent property located to the south and west of Mopac is zoned NBG CMU Subdistrict, including CMU Subdistrict (maximum 180’ height and 3:1 FAR with density bonus), and CMU-Midway Subdistrict zoning (maximum 350’ height and 10:1 FAR with density bonus) further south of the Property.

The TIA Determination form dated January 22, 2024, and signed by Ramin Komeili, P.E., states that the Traffic Impact Analysis is not required.

If you have any questions about the applications or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'David Hartman', is written over a horizontal line.

David Hartman

cc: Sherri Sirwaitis, Planning Department (via electronic delivery)
 Joi Harden, Planning Department (via electronic delivery)

Exhibit "A"

Proposed Planned Development Area Development Standards for 10931 Stonelake Blvd. Multifamily

The Proposed Planned Development Area standards for the Property in connection with the zoning application are as follows:

A. Uses. All permitted, conditional, and prohibited uses under LI zoning are permitted, conditional, and prohibited uses for the LI-PDA zoning for the subject tract with the following modifications in Section A(1) and A(2) below.

1. Permitted Uses. The following uses are additional permitted uses:
 - a) Bed and breakfast residential (Group 1)
 - b) Bed and breakfast residential (Group 2)
 - c) Condominium residential
 - d) Multifamily residential
 - e) Townhouse residential
 - f) Hospital services (Limited)
2. Prohibited Uses. The following uses are prohibited as principal uses:
 - a) Monument retail sales
 - b) Scrap and salvage
 - c) Basic industry
 - d) General warehousing and distribution
 - e) Light manufacturing
 - f) Recycling center
 - g) Resource extraction
 - h) Adult Oriented Businesses
 - i) Agricultural Sales and Services
 - j) Automotive Repair Services
 - k) Automotive Washing (of any type)
 - l) Bail Bond Services
 - m) Club or Lodge
 - n) Commercial Off-Street Parking
 - o) Construction Sales and Services
 - p) Drop Off Recycling Collection Facility
 - q) Equipment Repair Services
 - r) Equipment Sales
 - s) Exterminating Services
 - t) Funeral Services
 - u) Kennels
 - v) Liquor Sales
 - w) Off-Site Accessory Parking

- x) Outdoor Entertainment
- y) Outdoor Sports and Recreation
- z) Research Services
- aa) Service Station
- bb) Vehicle Storage
- cc) Limited Warehouse and Distribution

B. Site Development Standards. LI site development standards apply to the LI-PDA zoning for the subject tract, with the following modifications in Section B(1)-B(6) below.

1. Maximum Height: 180'
2. FAR: 3:1
3. Impervious Coverage: 80%
4. Building Coverage: 75%
5. Setbacks:
 - a) Front yard: 0'
 - b) Street side yard: 0'
 - c) Interior side yard: 0'
 - d) Rear yard setback: 0'
6. There are no minimum site area requirements for residential uses.

From: [James Ghulam](#)
To: [Sirwaitis, Sherri](#)
Subject: RE: Zoning
Date: Monday, April 8, 2024 2:52:24 PM
Attachments: [image001.png](#)

External Email - Exercise Caution

Sherri,

I would like to express big concern over this for numerous reasons.

- Noise- We have a transient and extended stay hotel directly facing the boat. This will cause huge disruption for guests staying whether it be short or long term at the hotel resulting in severe business disruption. A lot of our top accounts sleep during the day as they work overnight, these account will stay somewhere else if construction commences directly opposite.
- Job losses- Should these accounts be lost and in particular at the Homewood suites, we would have to adjust our staffing model to offset the loss of revenue and occupancy from construction. We anticipate around 4-5 employees full time employee minimum and at least one manager would be surplus to requirements.

Regards

James Ghulam
HOMewood
SUITES by Hilton™

Area General Manager

Homewood Suites Austin North West/Domain

10925 Stonelake Blvd, Austin, Texas, 78759
 Direct: 1 512 349 9966

homewoodsuites.com | [Facebook](#) | [Twitter](#)

From: Sirwaitis, Sherri <>
Sent: Monday, April 08, 2024 2:42 PM
To: James Ghulam <Jm>
Subject: RE: Zoning

Hi Mr. Ghulam,

Yes, this case will be scheduled/noticed for the May 2, 2024 City Council meeting at 2:00 p.m.

So another Notice of Public Hearings will be mailed out to all property owners, renters and registered neighborhood associations within 500 feet of the property. However, you can always e-mail me your comments if you would like them included with the backup material for the case.

Thank you,

Sherri Sirwaitis

City of Austin

Planning Department

sherri.sirwaitis@austintexas.gov

512-974-3057(office)

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: James Ghulam <>
Sent: Monday, April 8, 2024 11:57 AM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Zoning

External Email - Exercise Caution

Sherri,

I just received mail that there was a zoning meeting last week but the letter was received after the meeting? Is there another opportunity to express concern over this for Case C14-2024-0009?

Regards

James Ghulam
HOMewood
SUITES by Hilton™

Area General Manager

Homewood Suites Austin North West/Domain

10925 Stonelake Blvd, Austin, Texas, 78759
Direct: 1 512 349 9966

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