

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2024-0006 (Greater Walnut Area Centralized Odor Control Facility Project - Loyola Facility)

ADDRESS: 6101 Loyola Lane and 6101  
½ Loyola Lane

DISTRICT: 1

ZONING FROM: SF-3

TO: P

SITE AREA: approx. 1.39 acres

PROPERTY OWNER: City of Austin

AGENT: City of Austin (Tony Lopez)

CASE MANAGER: Beverly Villela (512-978-0740, [Beverly.Villela@austintexas.gov](mailto:Beverly.Villela@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends P, Public district zoning. See the *Basis of Recommendation* section below.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**July 15, 2025: APPROVED STAFF'S RECOMMENDATION FOR P.**

*[D. FOTUS; B. GREENBERG – 2<sup>ND</sup>] (7-0) A. FLORES, L. OSTA LUGO, L. STERN - ABSENT*

**February 6, 2025: APPROVED APPLICANT'S REQUEST FOR AN INDEFINITE POSTPONEMENT ON THE CONSENT AGENDA.**

*[B. GREENBERG; R. PUZYCKI – 2<sup>ND</sup>] (11-0)*

CITY COUNCIL ACTION:

**September 11, 2025:**

ORDINANCE NUMBER:

**No.**

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 1.39 acres in size, currently undeveloped, and designated as family residence (SF-3). The site is located along Loyola Lane, a Level 3 corridor per the Austin Strategic Mobility Plan, and is proposed to be developed with a

centralized odor control facility operated by Austin Water. Adjacent zoning includes multifamily and commercial to the north and south, mobile home and neighborhood commercial to the east, and public parkland to the west.

The applicant is requesting Public (P) district zoning to allow for the development and operation of the odor control facility, which will help mitigate nuisance odors generated by the Walnut Creek and Little Walnut Creek wastewater interceptors.

Staff is recommending the requested P zoning to facilitate the planned civic use and ensure the property is appropriately zoned for a City owned utility facility.

The applicant is in agreement with the staff recommendation.  
***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

**BASIS OF RECOMMENDATION:**

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

The proposed public (P) district is intended for land owned or leased by federal, state, county, or city government.

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

Rezoning the tract to Public will allow the City to make use of the land for necessary public utility infrastructure in support of wastewater management and environmental quality.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	SF-3	Vacant
<i>North</i>	MF-3-CO	Multifamily Residential
<i>South</i>	SF-3, GR-MU-CO	Vacant
<i>East</i>	LR; MH	Vacant; Mobile Home Residential
<i>West</i>	P-NP	Civic (park)

**NEIGHBORHOOD PLANNING AREA:** N/A

**WATERSHED:** Walnut Creek (Suburban)

**CAPITOL VIEW CORRIDOR:** N/A

**SCENIC ROADWAY:** N/A

**SCHOOLS:** Austin Independent School District

Jordan Elementary School

Dobie Middle School

LBJ High School

COMMUNITY REGISTRY LIST:

Austin Independent School District,  
Austin Lost and Found Pets,  
Austin Neighborhoods Council,  
Colony Park/Lakeside Community  
Development Corp,  
Del Valle Community Coalition,  
East MLK Combined Neighborhood Plan  
Contact Team,  
Friends of Austin Neighborhoods,

Friends of Northeast Austin,  
Homeless Neighborhood Association,  
L.B.J. Neighborhood Association,  
Neighborhood Empowerment Foundation,  
Neighbors United for Progress,  
Reissig Group,  
SELTexas,  
Sierra Club,  
Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0156.SH – 6200 Loyola Ln	MF-3-CO, GR-MU to MF-3-CO	To Grant MF-3-CO (09/19/2006)	Approved MF-3-CO as Planning Commission Recommended (10/19/2006)
C14-2018-0117 – 6420 Loyola Ln	LR, SF-3 to CS-MU	To Grant staff recommendation of GR-MU-CO (12/18/2018)	Approved GR-MU-CO as Planning Commission Recommended (12/31/2018)
C14-2021-0087 – 6402 Johnny Morris Road	LI-CO to GR-MU- CO	To Grant GR-MU-CO (07/06/2021)	Approved GR-MU-CO as Planning Commission Recommended (09/30/2021)
C14-2020-0091 – 6215 ½ Johnny Morris Rd.	LI-CO, W/LO-CO to LI* Amended request to GR-MU-CO	To Grant LI-CO (11/04/2020)	Approved GR-MU-CO after amended request (03/25/2021)

RELATED CASES:

N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

**Project Name and Proposed Use:** 6101 LOYOLA LANE. C14-2024-0006. Project: Greater Walnut Area Centralized Odor Control Project - Loyola Facility. 1.385 acres from SF-3 to P. Existing: undeveloped. Proposed: civic, for an odor control facility to reduce wastewater nuisance odors.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	<b>Imagine Austin Growth Concept Map:</b> 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. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b>

	<b>within Colony Park Station Neighborhood Center. Adjacent to Loyola Lane Activity Corridor.</b>
Y	<b>Mobility and Public Transit</b> *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access</b> *: Adjoins a public sidewalk, shared path, and/or bike lane.
	<b>Connectivity, Good and Services, Employment</b> *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access</b> *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	<b>Connectivity and Education</b> *: Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living</b> *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health</b> *: 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.)
	<b>Housing Choice</b> *: 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.
	<b>Housing Affordability</b> *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use</b> *: Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy</b> *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation</b> : Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy</b> : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education</b> : 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.
	<b>Industrial Land</b> : Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
6	<b>Number of "Yes's"</b>

### 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.

### 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.

#### PARD – Planning & Design Review

There are no parkland dedication requirements associated with the proposed uses for this rezoning.

#### Austin Transportation Department – Engineering Review

The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for LOYOLA LN. It is recommended that 60 feet of right-of-way from the existing centerline

should be dedicated for LOYOLA LN according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
LOYOLA LN	Corridor Mobility - Level 3	120 feet	116 feet	70 feet	Existing 6 feet sidewalks	Bike Lane - Protected One-Way	Yes

Austin Water Utility

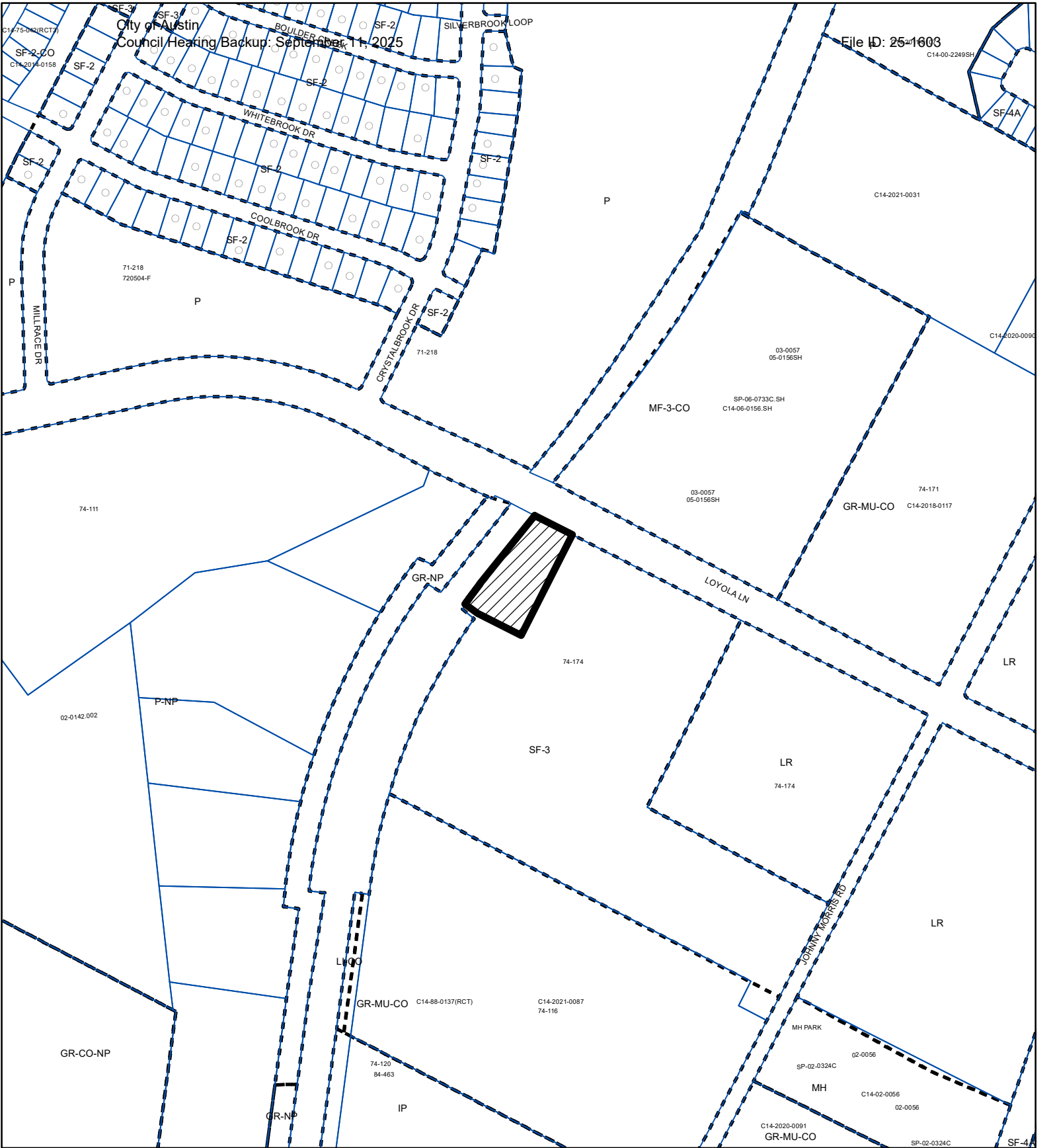
No comments on zoning change.


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




Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- Exhibit A: Zoning Map
- Exhibit A-1: Aerial Map
- Exhibit B: Applicant's Summary Letter
- Exhibit C: Indefinite Postponement Letter





 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

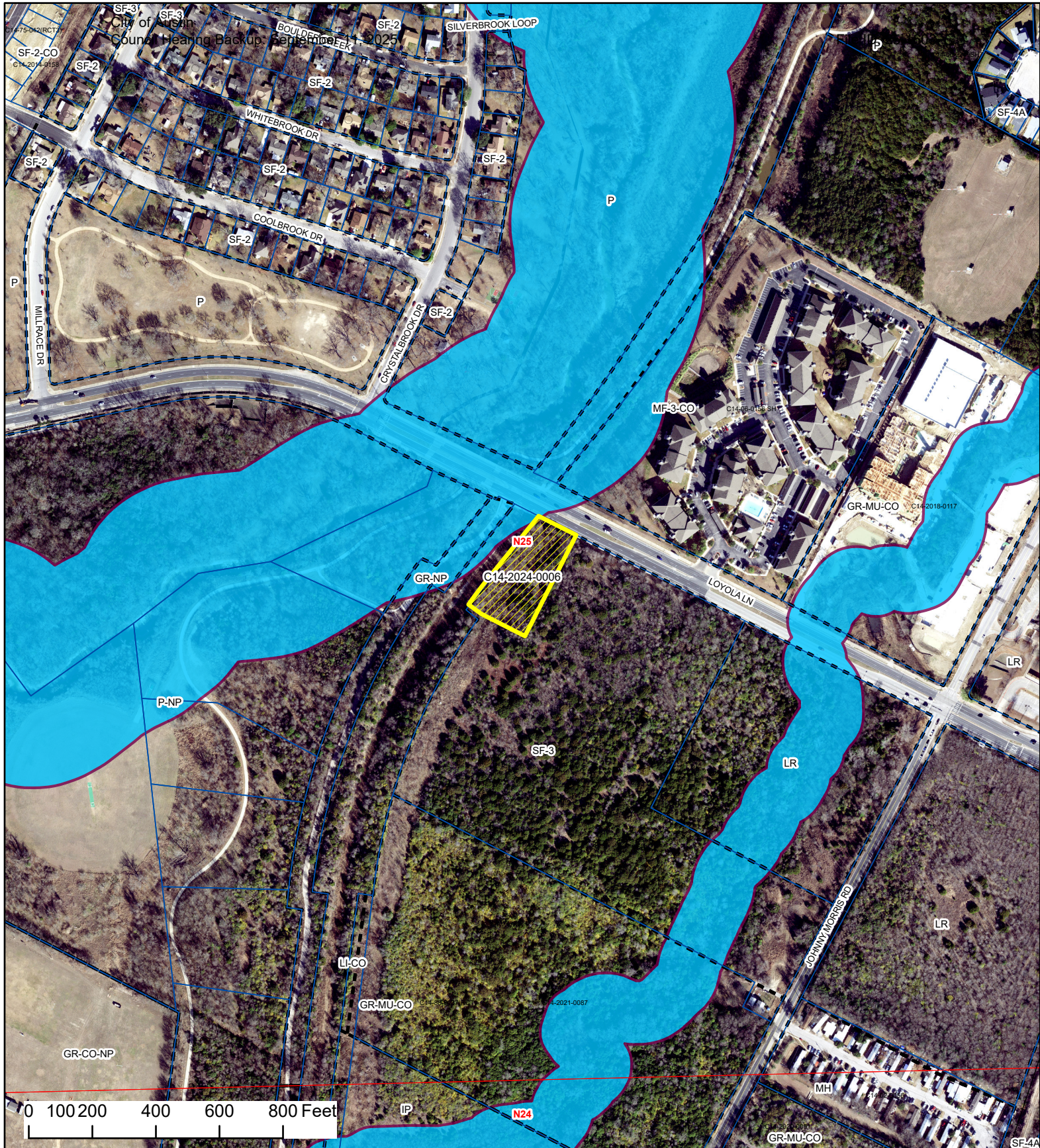
**ZONING**  
**ZONING CASE#: C14-2024-0006**

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.

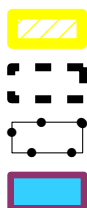
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## Greater Walnut Area Centralized Odor Control Project - Loyola Facility



SUBJECT TRACT



ZONING BOUNDARY

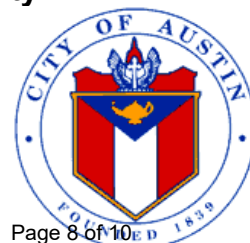


PENDING CASE



CREEK BUFFER

CASE#: C14-2024-0006  
 LOCATION: 6209 1/2 Loyola Ln  
 SUBJECT AREA: 1.385 Acres  
 GRID: N25  
 MANAGER: Jonathan Tomko



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Exhibit A-1

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

Created: 1/31/2024



**TO:** CITY OF AUSTIN  
Planning and Development Review Department

**FROM:** Monica Suarez, PE  
Parsons

**DATE:** January 22, 2024

**RE:** 6943.051 Greater Walnut Area Centralized Odor Control Project, Loyola Facility – Zoning Change Request Application Packet

Please accept this packet as our request to rezone the property described therein. This rezoning is needed to accommodate an odor control facility (OCF) that will reduce wastewater nuisance odors from the Walnut Creek and Little Walnut Creek Wastewater Interceptors. The facility will be owned and operated by Austin Water.

The facility will consist of a group of biotrickling filters, activated carbon polishing units, ventilation fans, piping, instrumentation, water quality controls, and drainage. The odor control units and ventilation fans will be located on a 1.385-acre piece of land that is currently part of Travis County Appraisal District (TCAD) parcel 0219301110 owned by Capital Metropolitan Transportation Authority (CapMetro). Austin Water is in the process of acquiring the 1.385-acre piece of land. The CapMetro Board of Directors approved the sale of the land on their November 20, 2023 meeting (see attached relevant pages of the agenda packet). To obtain approval of a Site Plan for the site, the 1.385-acre piece of land must be rezoned. Current zoning of TCAD Parcel 0219301110 is SF-3. We hereby request the portion of parcel to be acquired by Austin Water to be rezoned to “P” Public.

Austin Water is hopeful that this request will be approved rapidly and intends to provide support to you throughout the process.

Please contact me if you have any questions regarding this rezoning request or if we can provide you with any further information that would help expedite the schedule.



## MEMORANDUM

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TO: Zoning and Platting Commission Members

FROM: Beverly Villela  
Planning Department

DATE: January 15, 2025

RE: (C14-2024-0006) Greater Walnut Area Centralized Odor Control Facility  
Project - Loyola Facility

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The case above has been scheduled for the January 21, 2025, Zoning and Platting Commission hearing. The applicant would like to request an indefinite postponement of the above-mentioned case to continue the review of this case.

The postponement request was made in a timely manner and meets the Zoning and Platting Commission policy.