

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0001 – General Store

P.C. DATE: March 9, 2010

ADDRESS: 6706 Moore's Crossing Boulevard

OWNER: MC Joint Venture (Bill Gurasich)

ZONING FROM: IP

TO: GR

AREA: 11.039 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay limits development to less than 2,000 vehicle trips per day, and establishes a 20-foot wide vegetative buffer with a 6-foot high berm on Moore's Crossing Boulevard.

PLANNING COMMISSION RECOMMENDATION:

March 9, 2010: *TO GRANT GR-CO DISTRICT ZONING AS STAFF RECOMMENDED; BY CONSENT.*

[M. DEALEY; D. ANDERSON -2ND] (7-0) C. SMALL, K. TOVO – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property situated at the southeast corner of SH 130 and Moore's Crossing Boulevard is undeveloped and zoned industrial park (IP) district. This tract is within the Moore's Crossing Municipal Utility District (MUD) created in 1986 and identified as IP within the Conceptual Land Plan (also known as Stoney Ridge) approved by Council in February 1986 and revised in June 1998. The primary purpose of the Land Plan is to identify the collector street network and public facilities, the latter including sites for City-financed housing, parks, school sites, library and a Fire/EMS station. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and Exhibit B (Conceptual Land Plan for Moore's Crossing).

The Applicant proposes to rezone the property to the community commercial (GR-CO) combining district to construct a retail development. The Conditional Overlay would provide a 20-foot wide vegetative buffer with a 6-foot high berm along Moore's Crossing Boulevard. Staff recommends GR zoning based on the following: 1) the property is situated at the intersection of a highway and major arterial, with additional access to a collector street; 2) rezoning would provide the opportunity for retail development to serve the adjacent residential subdivisions; 3) compatibility standards in proximity to residences are enhanced;

and, 4) the number of daily vehicle trips is limited to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	IP	Undeveloped
<i>North</i>	N/A (Outside of City)	Undeveloped
<i>South</i>	IP; SF-2	Undeveloped
<i>East</i>	SF-2	Single family residences within the Moore's Crossing/Stoney Ridge Phase A, Section 1 and 2 subdivisions
<i>West</i>	N/A	Frontage road of SH 130

MUNICIPAL UTILITY DISTRICT: Moore's Crossing **TIA:** Is not required
(also known as Stoney Ridge)

WATERSHEDS: Onion Creek; Dry Creek East **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** Yes – SH 130

NEIGHBORHOOD ORGANIZATIONS:

- 627 – Onion Creek Homeowners Association
- 774 – Del Valle Independent School District
- 1005 – Elroy Preservation Association
- 1037 – Homeless Neighborhood Association
- 1075 – League of Bicycling Voters
- 138 – Far Southeast Improvement Association
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1228 – Sierra Club, Austin Regional Group

SCHOOLS:

The subject property is within the Del Valle Independent School District boundaries. Popham Elementary School is located to the east, on Elroy Road. Del Valle Middle School and Del Valle High School are located to the north, on Ross Road in proximity to State Highway 71 East.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2209 – Stoney Ridge Section 4 – Terminus of Moore's Crossing Boulevard	SF-2 to SF-3	To Deny SF-3	Denied SF-3 (9-27-01).

RELATED CASES:

The property was originally annexed into the City limits on July 17, 1986 and was released to the City's Limited Purpose Jurisdiction on January 1, 1996. There are no subdivision or site plan cases on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Plan	Bus Routes
SH 130	Varies	Varies	Highway	No	Wide Shoulder Exists/Recommended	None
Moore's Crossing Boulevard	70 feet	46 feet	Collector	No	None exist/recommended	
Elroy Road	Varies	4-6 lanes with divided median	Arterial	No	Wide Curb Exists/ Bike Lane Recommended	

CITY COUNCIL DATE: April 8, 2010

ACTION:

ORDINANCE READINGS: 1st

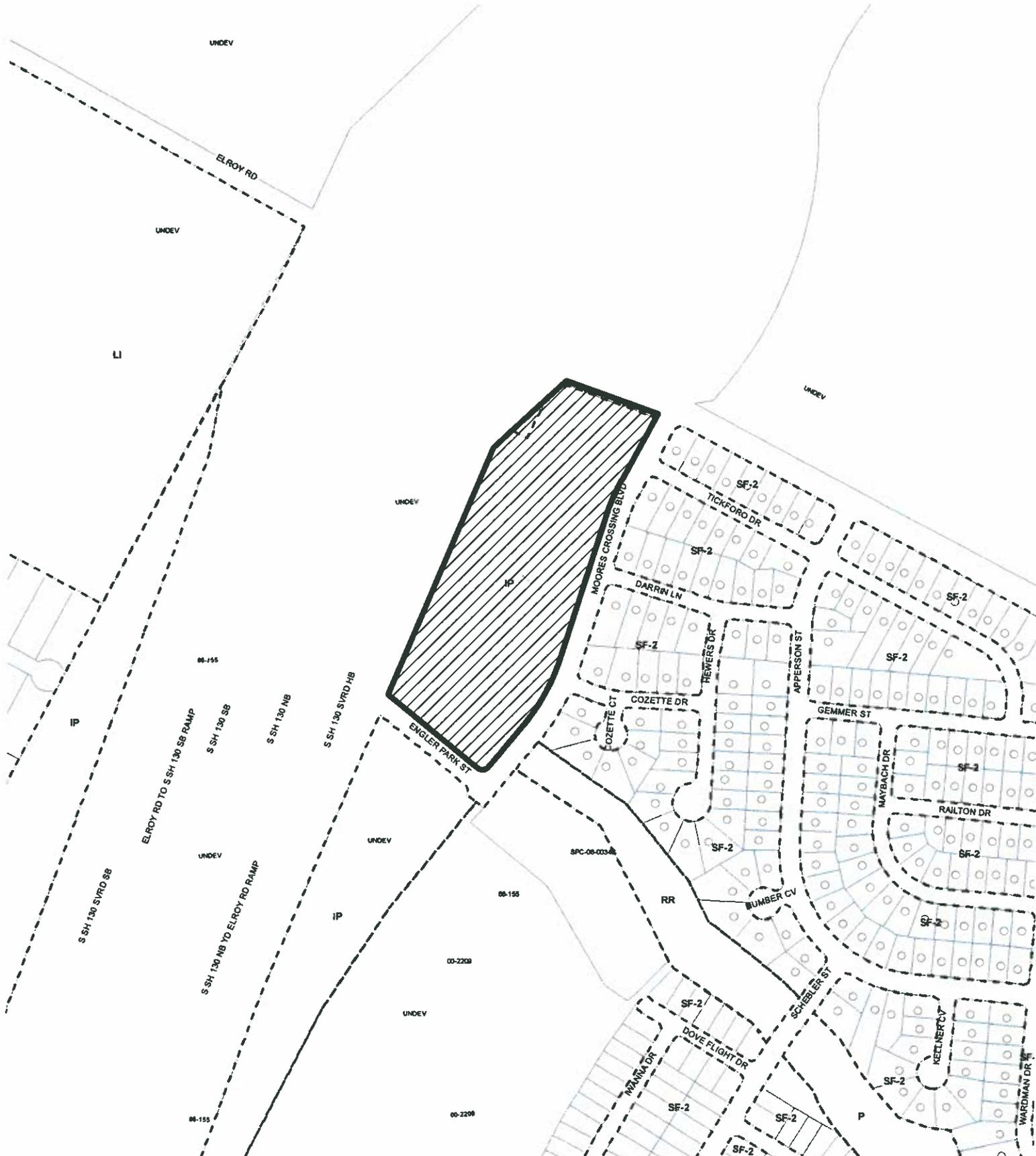
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING

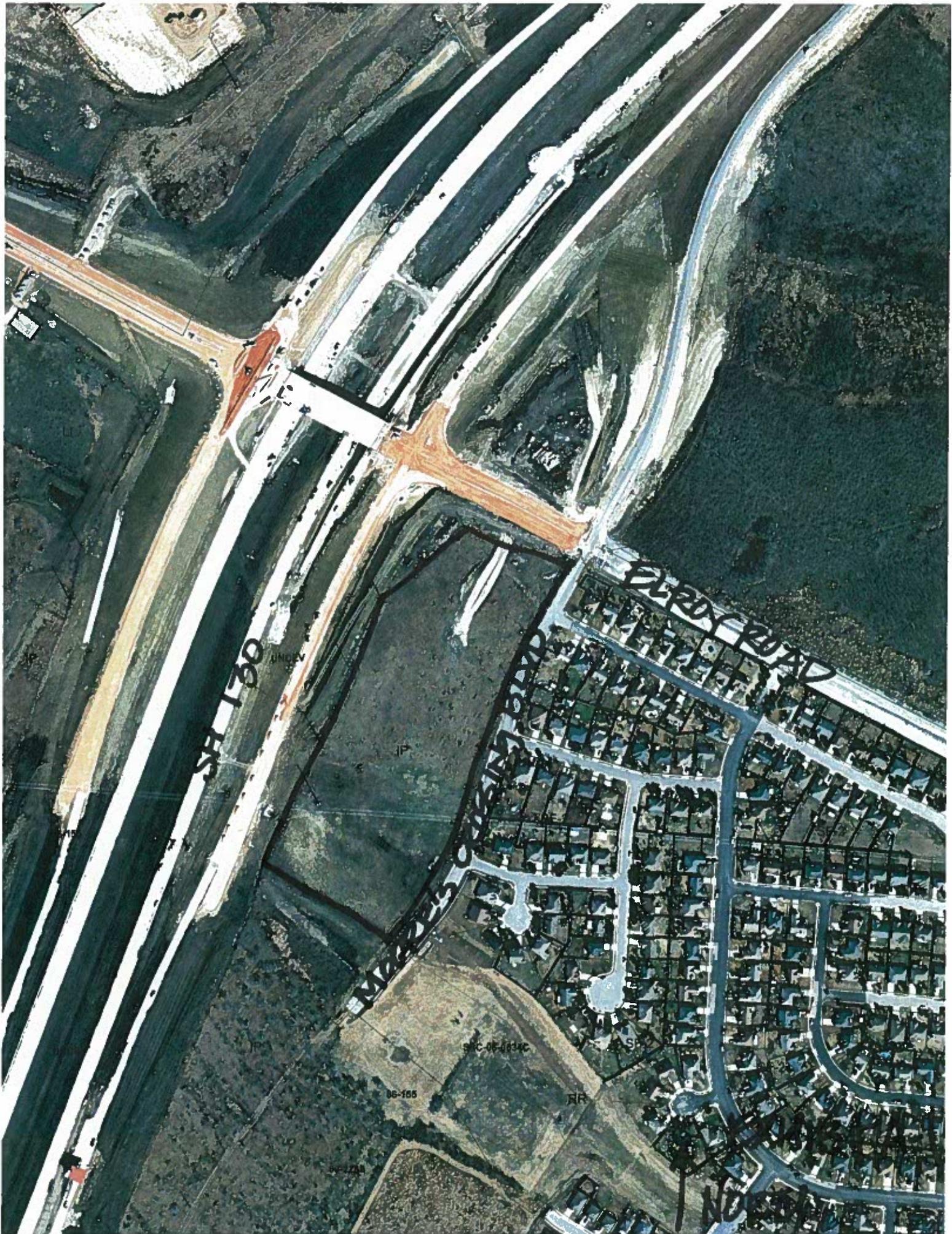
ZONING CASE#: C14-2010-0001
 ADDRESS: 6706 MOORES CROSSING BLVD
 SUBJECT AREA: 11.039 ACRES
 GRID: N13
 MANAGER: W. RHOADES

EXHIBIT A



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay limits development to less than 2,000 vehicle trips per day, and establishes a 20-foot wide vegetative buffer with a 6-foot high berm on Moore’s Crossing Boulevard.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The proposed GR, Community Commercial 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.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff recommends GR zoning based on the following: 1) the property is situated at the intersection of a highway and major arterial, with additional access to a collector street; 2) rezoning would provide the opportunity for retail development to serve the adjacent residential subdivisions; 3) compatibility standards in proximity to residences are enhanced; and, 4) the number of daily vehicle trips is limited to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped, sparsely vegetated and relatively flat. There is a 100-foot wide electrical easement that crosses the southeast quadrant of the property diagonally and a 5.22 acre proposed drainage easement near the southeast corner of the property. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *GR zoning district* is 80%, a consistent figure between the zoning and watershed regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed and Dry Creek East Watershed of the Colorado River Basin, which are each classified as a Suburban Watershed by Chapter 25-8 of the City’s Land Development Code. 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 Net Site Area</i>	<i>% 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 flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

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

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

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. 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.

Site Plan and Compatibility Standards

Any new development requires compliance with Commercial Design Standards, Subchapter E.

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.

- a. The site is subject to compatibility standards. Along the East property line, the following standards apply:
- b. No structure may be built within 25 feet of the property line.
- c. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- e. No parking or driveways are allowed within 25 feet of the property line.
- f. 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.
- g. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- h. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- i. Additional design regulations will be enforced at the time a site plan is submitted.