

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0181 – Moore's Crossing
3.8 Acre Rezone

P.C. DATE: April 14, 2015

ADDRESS: North side of Elroy Road between Ross Road and Heine Farm Road

DISTRICT AREA: 2

OWNER/APPLICANT: SR Development, Inc.
(Bill Gurasich)

AGENT: Carlson, Brigrance &
Doering, Inc.
(Geoff Guerrero)

ZONING FROM: MF-2

TO: GR

AREA: 3.956 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay limits the daily number of vehicle trips to 2,000, and prohibits automotive sales, automotive rentals, drop-off recycling collection facility, exterminating services, pawn shop services, funeral services, hotel-motel, indoor entertainment, outdoor entertainment and theater.

PLANNING COMMISSION RECOMMENDATION:

April 14, 2015: *APPROVED GR-CO DISTRICT ZONING AS STAFF RECOMMENDED WITH THE ADDITION OF ALTERNATIVE FINANCIAL SERVICES AS A PROHIBITED USE, BY CONSENT*

[N. ZARAGOSA; R. HATFIELD – 2ND] (8-0) A. HERNANDEZ – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject undeveloped tract has frontage on Elroy Road between Ross Road on its western side and Heine Farm Road on its eastern side. The property is zoned multi-family residential-low density (MF-2) district and is surrounded by undeveloped property to the north and west (MF-2; GR-CO), undeveloped land to the south (GR), and two single family residences to the east (County).

This tract is within the Moore's Crossing Municipal Utility District (MUD) created in 1986 and was identified as MF-2 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) district for the construction of commercial development serving the Moore's Crossing MUD. As information, duplexes are planned to the north and west, existing single family residences further north, and planned and existing single family residences to the south. There is GR zoning on the south side of Elroy Road. Access is proposed to be taken from all three street frontages.

Staff recommends GR-CO zoning as it has frontage on an arterial and collector roadways, and is consistent with a similarly situated tract to the west and south. Additionally, the Moore's Crossing MUD provides for a variety of housing types and residential zoning districts, commercially zoned land, and civic and park facilities. The Conditional Overlay establishes a vehicle trip limit and prohibits several intensive GR uses which is consistent with the GR-CO property to the west.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-2	Undeveloped
<i>North</i>	MF-2	Undeveloped
<i>South</i>	GR; SF-4A	Undeveloped
<i>East</i>	County	A couple of single family residences and outbuildings; Undeveloped
<i>West</i>	GR-CO; MF-2; LR	Undeveloped; Popham Elementary School

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

WATERSHED: Dry Creek East

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

627 – Onion Creek Homeowners Association 774 – Del Valle Independent School District
1005 – Elroy Preservation Association 1075 – Bike Austin
1138 – Far Southeast Improvement Association 1228 – Sierra Club, Austin Regional Group
1258 – Del Valle Community Coalition 1340 – Austin Heritage Tree Foundation

SCHOOLS:

The subject property is within the Del Valle Independent School District boundaries. Popham Elementary School is located to the southwest, 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
C14-2014-0182 – Moore's Crossing 7.9 Acre Rezone – 7400 McAngus Rd	GR to SF-4A	To Grant SF-4A	Apvd SF-4A as Commission recommended (03-26-2015).
C14-2014-0187 – Moore's Crossing 1.5 Acre Rezone – 7012 Elroy Rd	SF-2; GR to MF-2	To Grant MF-2	Apvd MF-2 as Commission recommended (03-26-2015).

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 (C7A-86-002; C7A-95-013). There are no subdivision or site plan cases on the subject property.

Approximately 73 acres of the Moore's Crossing area located at the southwest corner of Elroy Road and McAngus Road / Heine Farm Road were rezoned on January 7, 1999. The MF-2 portion was designated as a portion of Tract 6 by a 1998 case that zoned approximately 73 acres (C14-98-0054 – Moore's Crossing (South)).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Ross Road	70 feet	N/A (unimproved)	Collector	No	No	No
McAngus Road/Heine Farm Road	75 feet	22 feet	Collector	No	Yes	No
Elroy Road	90-120 feet	70 feet	Arterial	Yes	Yes	No

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Ross Road. McAngus Road/Heine Farm Road serves bike route no. 372 with an existing Shared Lane and recommended Bike Lane. Elroy Road serves bike route no. 72 with an existing Shared Lane and recommended Bike Lane.

CITY COUNCIL DATE: May 14, 2015

ACTION:

ORDINANCE READINGS: 1st

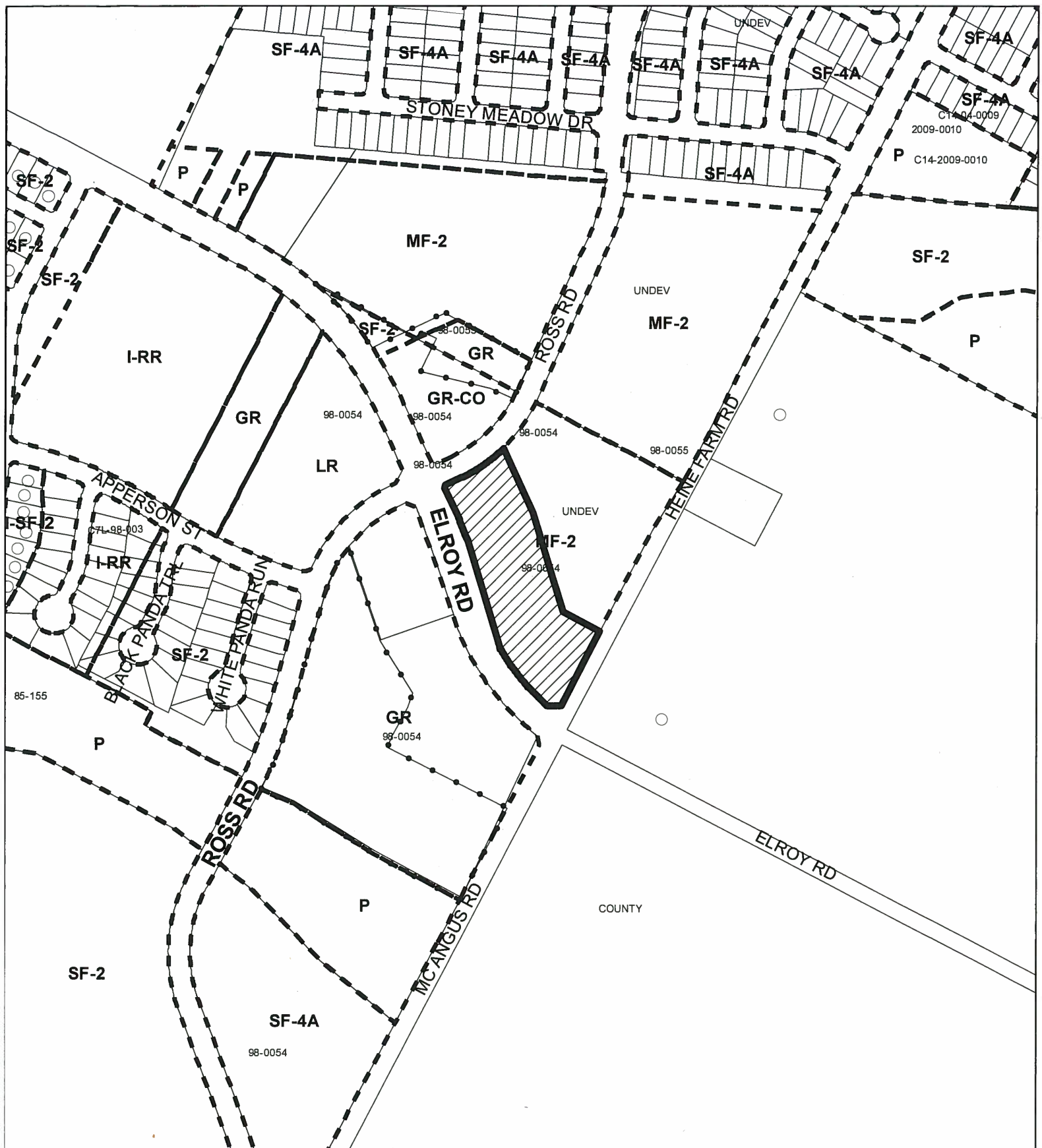
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2014-0181

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.

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

1" = 400'

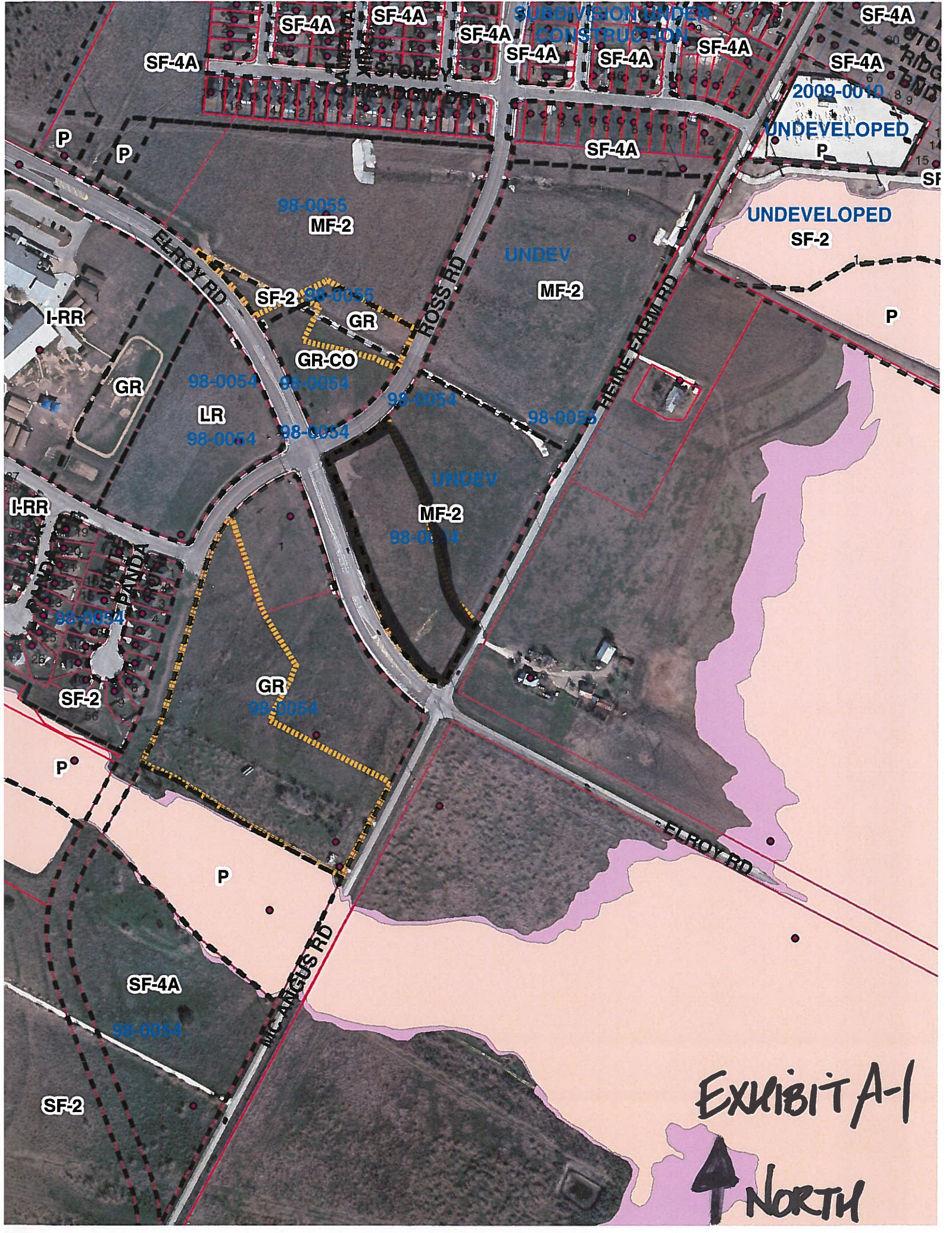


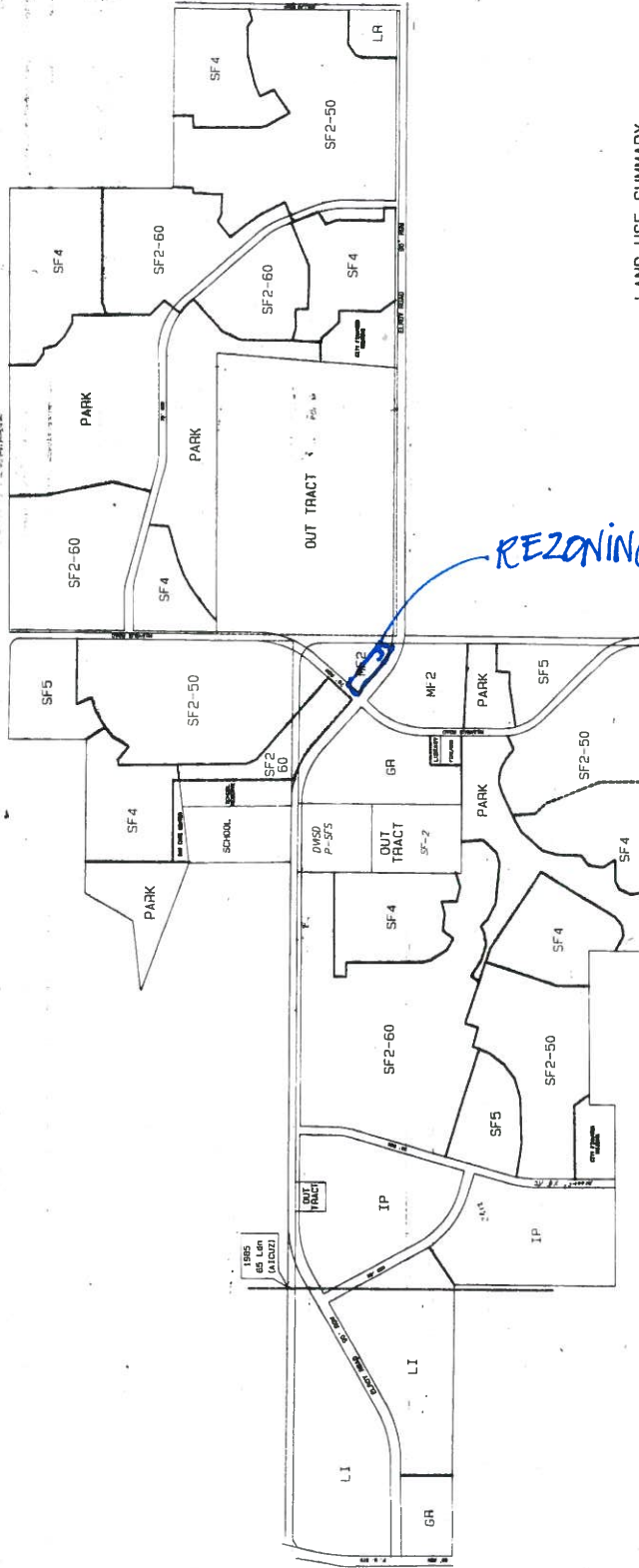
EXHIBIT A-1

↑ NORTH

MOORE'S CROSSING CONCEPTUAL LAND PLAN

DATE: JUNE 1998

SCALE 1"=400'



LAND USE SUMMARY

USE	ACRES	UNITS	UNITS/AC.	USE AC.	USE UNITS
SF4	1,100.00	1,100.00	1.00	1,100.00	1,100.00
SF2-60	1,100.00	1,100.00	1.00	1,100.00	1,100.00
SF2-50	1,100.00	1,100.00	1.00	1,100.00	1,100.00
SF5	1,100.00	1,100.00	1.00	1,100.00	1,100.00
IP	1,100.00	1,100.00	1.00	1,100.00	1,100.00
LI	1,100.00	1,100.00	1.00	1,100.00	1,100.00
GR	1,100.00	1,100.00	1.00	1,100.00	1,100.00
MH-2	1,100.00	1,100.00	1.00	1,100.00	1,100.00
PARK	1,100.00	1,100.00	1.00	1,100.00	1,100.00
OUT TRACT	1,100.00	1,100.00	1.00	1,100.00	1,100.00
TOTAL	11,000.00	11,000.00	1.00	11,000.00	11,000.00

APPROVED BY CITY COUNCIL FEBRUARY 6, 1998

REVISED DATE:

EXHIBIT B
CONCEPTUAL LAND PLAN

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay limits the daily number of vehicle trips to 2,000, and prohibits automotive sales, automotive rentals, drop-off recycling collection facility, exterminating services, pawn shop services, funeral services, hotel-motel, indoor entertainment, outdoor entertainment and theater.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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.

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

Staff recommends GR-CO zoning as it has frontage on an arterial and collector roadways, and is consistent with a similarly situated tract to the west and south. Additionally, the Moore's Crossing MUD provides for a variety of housing types and residential zoning districts, commercially zoned land, and civic and park facilities. The Conditional Overlay establishes a vehicle trip limit and prohibits several intensive GR uses which is consistent with the GR-CO property to the west.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped, sparsely vegetated and relatively flat. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 80%, which is based on the more restrictive zoning regulations described below.

Comprehensive Planning

This zoning case is located on the west side of Heine Farm Road, on an undeveloped tract that is approximately 3.96 acres in size. It is also located outside the boundaries of a neighborhood planning area. Surrounding land uses includes a single family subdivision to the north, undeveloped land to the south and west, and a single family house and undeveloped land to the east. The proposed use is commercial.

Imagine Austin

There is a lack of commercial services in this area of Austin, and any commercial services would be of benefit to the several large single family subdivisions in this area of Austin. However, based on the comparative scale of the site relative to nearby large residential subdivisions and large vacant tracts of property, as well as the site not being located along an Activity Corridor or within an Activity Center, this project falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Dry Creek East 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.

No trees are located on this property. 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.

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.

Transportation

Additional right-of-way may be required at the time of subdivision and/or site plan.

Please contact Nadia Barrera, Urban Trails, Public Works Department regarding pedestrian connectivity per the Council Resolution.

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 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.

Site Plan and Compatibility Standards

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

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

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.

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

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited, such as the construction of structures that obstruct the airspace in and around the airport or interfere with visual, radar, radio or other systems controlling aircraft. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.