

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2015-0154 – LMLM Investments

**P.C. DATE:** February 9, 2016

**ADDRESS:** 7050 Elroy Road

**DISTRICT AREA:** 2

**OWNER/APPLICANT:** LMLM Investments, LLC  
(Tomas Gunz)

**AGENT:** Bury, Inc.  
(Derek Villamez)

**ZONING FROM:** LR

**TO:** GR

**AREA:** 5.024 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay prohibits alternative financial services, automotive sales, automotive rentals, exterminating services, funeral services, hotel-motel, indoor entertainment, outdoor entertainment, pawn shop services, and theater.

### **PLANNING COMMISSION RECOMMENDATION:**

February 9, 2016: *APPROVED GR-CO DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

*[J. VELA; J. SCHISLER – 2ND] (11-0) J. THOMPSON – ABSENT; 1 VACANCY ON THE COMMISSION*

### **ISSUES:**

The Applicant has discussed this case with the Far Southeast Improvement Association.

### **DEPARTMENT COMMENTS:**

The subject undeveloped tract is located at the southwest corner of Ross Road and Elroy Road, with additional frontage on Apperson Street and has neighborhood commercial (LR) district zoning. The tract is surrounded by undeveloped property to the north (MF-2; GR-CO), undeveloped land to the east (GR-CO), single family residences to the south (SF-4A) and Popham Elementary School to the west (GR; I-RR).

This tract is within the Moore's Crossing Municipal Utility District (MUD) created in 1986 and was identified as GR 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 or apartments are planned to the north and west (MF-2), there are existing single family residences further north (SF-4A), and planned and existing single family residences to the south and southeast (SF-4A). There is GR zoning on the east side of Ross Road. Vehicular access is proposed to be taken from all three street frontages.

Staff recommends GR-CO zoning as it has frontage on an arterial and a collector roadway, and is consistent with similarly situated tracts to the north and east. 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 prohibits several intensive GR uses which is consistent with the GR-CO property to the north and northwest.

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b>         | <b>LAND USES</b>                                                                          |
|--------------|-----------------------|-------------------------------------------------------------------------------------------|
| <i>Site</i>  | LR                    | Undeveloped                                                                               |
| <i>North</i> | MF-2; SF-2; GR; GR-CO | Undeveloped                                                                               |
| <i>South</i> | SF-2                  | Single family residences within the Stoney Ridge Phase A-2 Section VI Amended subdivision |
| <i>East</i>  | GR; SF-4A             | Undeveloped                                                                               |
| <i>West</i>  | GR; I-RR              | Track and field; 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  
1138 – Far Southeast Improvement Association 1228 – Sierra Club, Austin Regional Group  
1258 – Del Valle Community Coalition 1340 – Austin Heritage Tree Foundation  
1530 – Friends of Austin Neighborhoods

**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:**

| <b>NUMBER</b>                                                                                           | <b>REQUEST</b>   | <b>COMMISSION</b>                                                  | <b>CITY COUNCIL</b>                                |
|---------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------|----------------------------------------------------|
| C14-2014-0181 – Moore's Crossing 3.8 Acre Rezone – N side of Elroy Rd between Ross Rd and Heine Farm Rd | MF-2 to GR       | To Grant GR-CO w/CO for 2,00 trips/day and list of prohibited uses | Apvd GR-CO as Commission recommended (5-14-2015).  |
| 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 LR portion was designated as a portion of Tract 4 by a 1998 case that zoned approximately 73 acres (C14-98-0054 – Moore's Crossing (South)).

### **EXISTING STREET CHARACTERISTICS:**

| <b>Name</b>     | <b>ROW</b> | <b>Pavement</b> | <b>Classification</b> | <b>Sidewalks</b> | <b>Bike Route</b>                         | <b>Capital Metro (within ¼ mile)</b> |
|-----------------|------------|-----------------|-----------------------|------------------|-------------------------------------------|--------------------------------------|
| Elroy Road      | 86 feet    | 66 feet         | Arterial              | Yes              | Yes, a Protected Bike Lane is recommended | No                                   |
| Ross Road       | 70 feet    | 45 feet         | Collector             | Yes              | No                                        | No                                   |
| Apperson Street | 64 feet    | 42 feet         | Local                 | Yes              | No                                        | No                                   |

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Elroy Road.

**CITY COUNCIL DATE:** March 24, 2016

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 512-974-7719



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SCALE 1"=400'

[illegible]

APPROVED BY THE CITY COUNCIL  
OF AUSTIN, TX. ON THE 6th OF  
FEBRUARY, 1986.

EXHIBIT B

## CONCEPTUAL LAND USE PLAN

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay prohibits alternative financial services, automotive sales, automotive rentals, exterminating services, funeral services, hotel-motel, indoor entertainment, outdoor entertainment, pawn shop services, 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 a collector roadway, and is consistent with similarly situated tracts to the north and east. 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 prohibits several intensive GR uses which is consistent with the GR-CO property to the north and northwest.

**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 watershed regulations described below.

**Comprehensive Planning**

This rezoning case is located on an undeveloped 4 acre parcel, situated on the west side of Ross Road, and bracketed by Elroy Road to the north, and Apperson Street to the south. The property is also located outside the boundaries of a community with an adopted neighborhood plan. Surrounding land uses includes undeveloped land to the north, a single family subdivision to the south, a public elementary school to the west, and a service station to the east. The proposed use is unspecified commercial uses.

### **Imagine Austin**

The following Imagine Austin policies are applicable to this case:

- **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 P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **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 healthy food, schools, retail, employment, community services, and parks and recreation options.

### **Analysis and Conclusion:**

Analyzing the land uses located within a mile of radius of this subject property, there appears to be a lack of local goods and services, including a grocery store, retail, a park or recreational area, and health services for nearby residents. Public transit is limited within several miles of this site. The only civic amenity in this area is the adjacent elementary school. If this commercial property is thoughtfully developed, it has the potential to provide much needed local goods and services to nearby residential uses and based on the Imagine Austin text and policies above, appears to be partially supported by Imagine Austin.

### **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<br>(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**

At this time a traffic impact analysis is not required. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

If the requested zoning is granted, it is recommended, as a condition of zoning, that all internal roadways, private driveways or streets to have sidewalks that connect to the public right-of-way. The sidewalk requirements shall be determined by the Transportation Criteria Manual.

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

### **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.

This site will be subject to the Article 10 Compatibility Standards of the City of Austin Land Development Code as triggered by the SF-2-zoned properties to the south.

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.