

ZONING CHANGE REVIEW SHEET

CASES: C14-2021-0048 – Moore’s Crossing Industrial Park, Tract 1 DISTRICT: 2
C14-2021-0049 – Moore’s Crossing Industrial Park, Tract 2

ZONING FROM: I-RR (Tract 1); GR (Tract 2) ZONING TO: LI

ADDRESSES: 6300 Elroy Road and 6213 South FM 973 Road (Tract 1);
6505 South FM 973 Road (Tract 2)

SITE AREA: 2.148 acres (Tract 1); 7.59 acres (Tract 2) TOTAL: 9.738 acres

PROPERTY OWNER: SR Development, Inc. AGENT: Alice Glasco Consulting
(Bill Gurasich) (Alice Glasco)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial services (LI) district zoning for both zoning cases.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 11, 2021: *APPROVED LI DISTRICT ZONING FOR C14-2021-0048 AND C14-2021-0049, AS STAFF RECOMMENDED*

[R. SCHNEIDER; J. MUSHTALER – 2ND] (12-0) T. SHAW – ABSENT

CITY COUNCIL ACTION:

June 10, 2021:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject unplatted properties are undeveloped and have access to FM 973 and Elroy Road. Tract 1 (the northern tract) has interim – rural residence (I-RR) zoning upon annexation into the limited purpose jurisdiction in 2010, consistent with the remainder of the Moore’s Crossing Municipal Utility District (MUD). It is a remnant of land that was created during the realignment of Elroy Road. Tract 2 (the southern tract) has community commercial (GR) zoning since zoning was assigned to the newly created MUD in 1988. Both properties are within the Airport overlay zone 2 (AO-2, defined as a portion of the controlled compatible land use area which has a yearly day-night average sound level of at

least 65 decibels and not more than 70 decibels) which does not allow for residential uses. There is a mining operation to the north (County), undeveloped land and a tributary of Onion Creek to the east (RR; LI), and undeveloped land to the south (I-SF-2). There is a closed landfill, a vacant food sales use, a few residences, and undeveloped land under the stewardship of the Austin Bergstrom International Airport to the west (LI; I-RR; AV). ***Please refer to Exhibits A and B (Zoning Maps) and A-1 and B-1 (Aerial Views).***

The Applicant proposes to zone and rezone the properties to the limited industrial services (LI) for undetermined uses. The intent is to combine each Tract with adjacent LI zoned properties and create a larger developable site area.

BASIS OF RECOMMENDATION:

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

The limited industrial services (LI) district designation is for a commercial service use or limited manufacturing use generally located on a medium or large sized site.

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

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

Staff recommends the Applicant's request based on the following considerations: 1) adjacency to industrial uses and zoning in all directions, and 2) access is taken to FM 973 and Elroy Road, both arterial roadways.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Sites</i>	I-RR; GR	Undeveloped
<i>North</i>	County	Paving materials supplier
<i>South</i>	I-SF-2	Undeveloped
<i>East</i>	RR; LI	Undeveloped, including a tributary of Onion Creek
<i>West</i>	LI; I-RR; AV	Closed Landfill; Food sales (vacant); A few residences; Undeveloped land within ABIA

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

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes, FM 973 Road

SCHOOLS:

The subject property is within the Del Valle Independent School District boundaries.

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 774 – Del Valle Independent School District 1005 – Elroy Preservation Association
 1195 – Imperial Neighborhood Association 1228 – Sierra Club, Austin Regional Group
 1258 – Del Valle Community Coalition 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods 1550 – Homeless Neighborhood Association
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0184 – Austin [re]Manufacturing Hub and Closed FM 812 Landfill – 10108 FM 812 Rd	I-RR (Upon annexation) to LI	To Grant	Apvd (2-11-2014).
C14-2010-0063 through C14-2010-0066 – Linda Vista A, B, C & D – South FM 973 at Linda Vista Dr	I-RR to LI	Not reviewed by Commission; Case Expired	Not applicable
C14-2010-0062 – 973/Elroy C Store – S FM 973 and Elroy Rd – SE corner of S FM 973 and Elroy Rd	I-RR to GR	Not reviewed by Commission; Case Expired	Not applicable
C14-02-0053 – City of Austin, Department of Aviation – 3600 Presidential Blvd	I-RR to AV	To Grant AV w/conds to allow National Guard uses, no public surface parking, RR for the floodplain	Apvd AV (08-01-2002).

RELATED CASES:

The property covered by C14-2021-0048 was annexed into the limited purpose jurisdiction on February 25, 2010 (C7L-10-002). The property covered by C14-2021-0049 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 properties.

The properties are within the Moore's Crossing Municipal Utility District (MUD) created in 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. The properties to the east and south within the MUD are undeveloped.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Elroy Road	110 feet	92 feet	Level 3	Yes	Shared Lane	No
South FM 973 Road	100 feet	37 feet	Level 4	No	Shared Lane	No

OTHER STAFF COMMENTS:

Comprehensive Planning

These two zoning cases are located at or in close proximity to the southeast corner of Elroy Road and FM 973 Road on undeveloped tracts. The property is also located outside the boundaries of a neighborhood planning area but is located at most **0.43 miles from the FM812/130 Job Center**. Surrounding land uses include an aggregate materials yard to the north, undeveloped land to the east and south; to the west are a closed landfill and a few residences. The proposal is LI zoning and an undetermined use.

Connectivity: Within a quarter mile radius of the subject property, there no public sidewalks, bike lanes or public transit stops. Mobility and connectivity options are below average in this area.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this property being located just under a half of a mile outside the boundaries of an existing '**Job Center**'. Job Centers are meant to accommodate businesses not well-suited for residential or environmentally sensitive areas, which take advantage of existing transportation infrastructure such as arterial roadways, freeways, airports, and mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **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 P20.** Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

Based upon the property being located near an Imagine Austin Job Center and along a local highway, which supports locating warehouse, distribution, and light industrial uses in close proximity to adequate transportation (highways and airports) but the lack of mobility or connectivity options in the area, an undefined light industrial use is only partially supported in this area by the Imagine Austin Comprehensive Plan.

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 Onion 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.

Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the *LI zoning district* would be 80% (90% with transfers), which is based on the more restrictive zoning regulations.

PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for LI, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

Site Plan and Compatibility Standards

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.

This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations.

This property is within the Airport Overlay Zone AO-2, also known as the ½ mile buffer. 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 Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new

structures. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 120 feet of right-of-way for South FM 973 and Elroy Rd. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for S FM 973 and Elroy Rd according to the Transportation with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Transportation Assessment

This site will be required to comply with the approved Moore's Crossing TIA at the time of site plan application.

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 Austin Water 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.

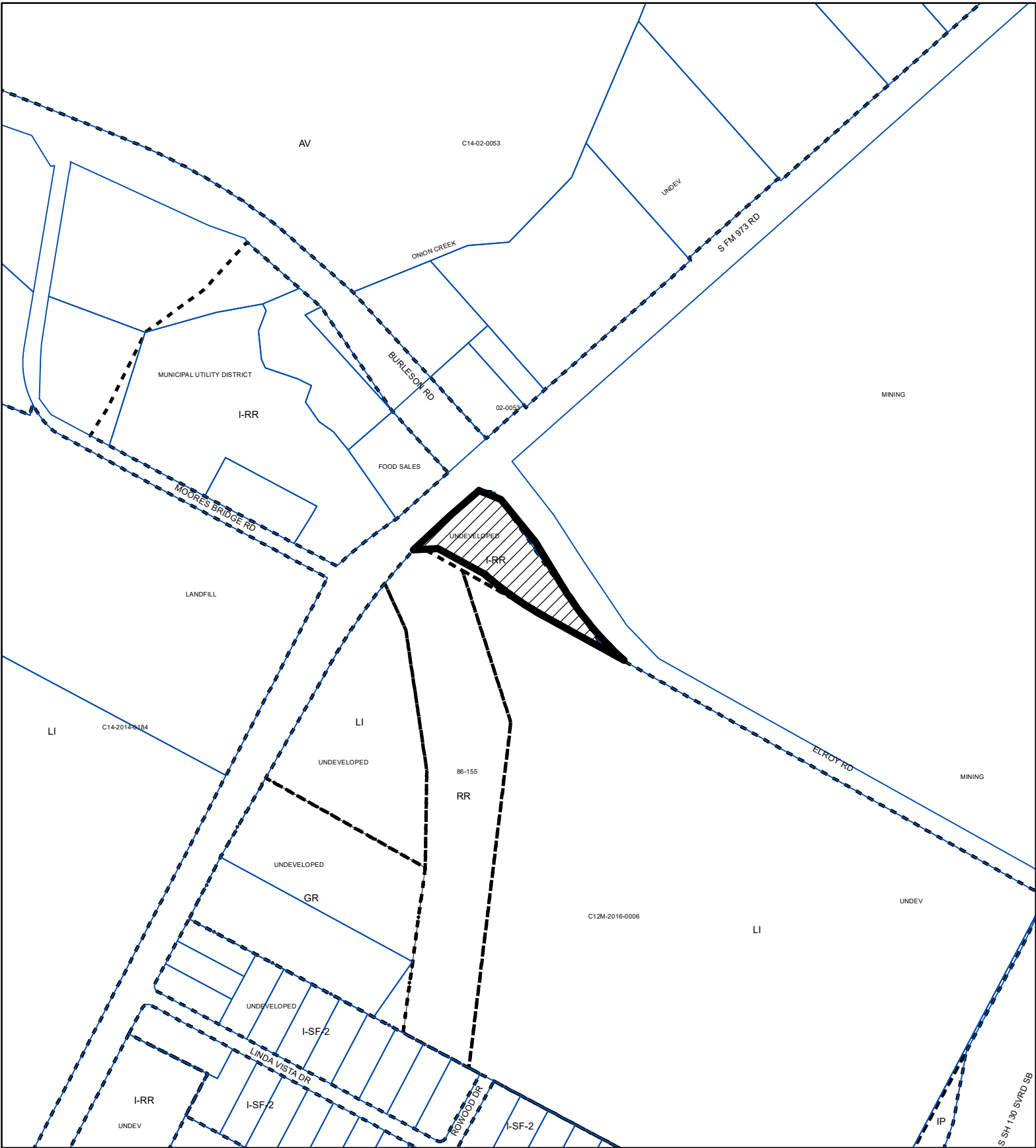
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

A and B: Zoning Map

A-1 and B-1: Aerial Map

Questions and Answers



ZONING

Exhibit A

ZONING CASE#: C14-2021-0048



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.

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



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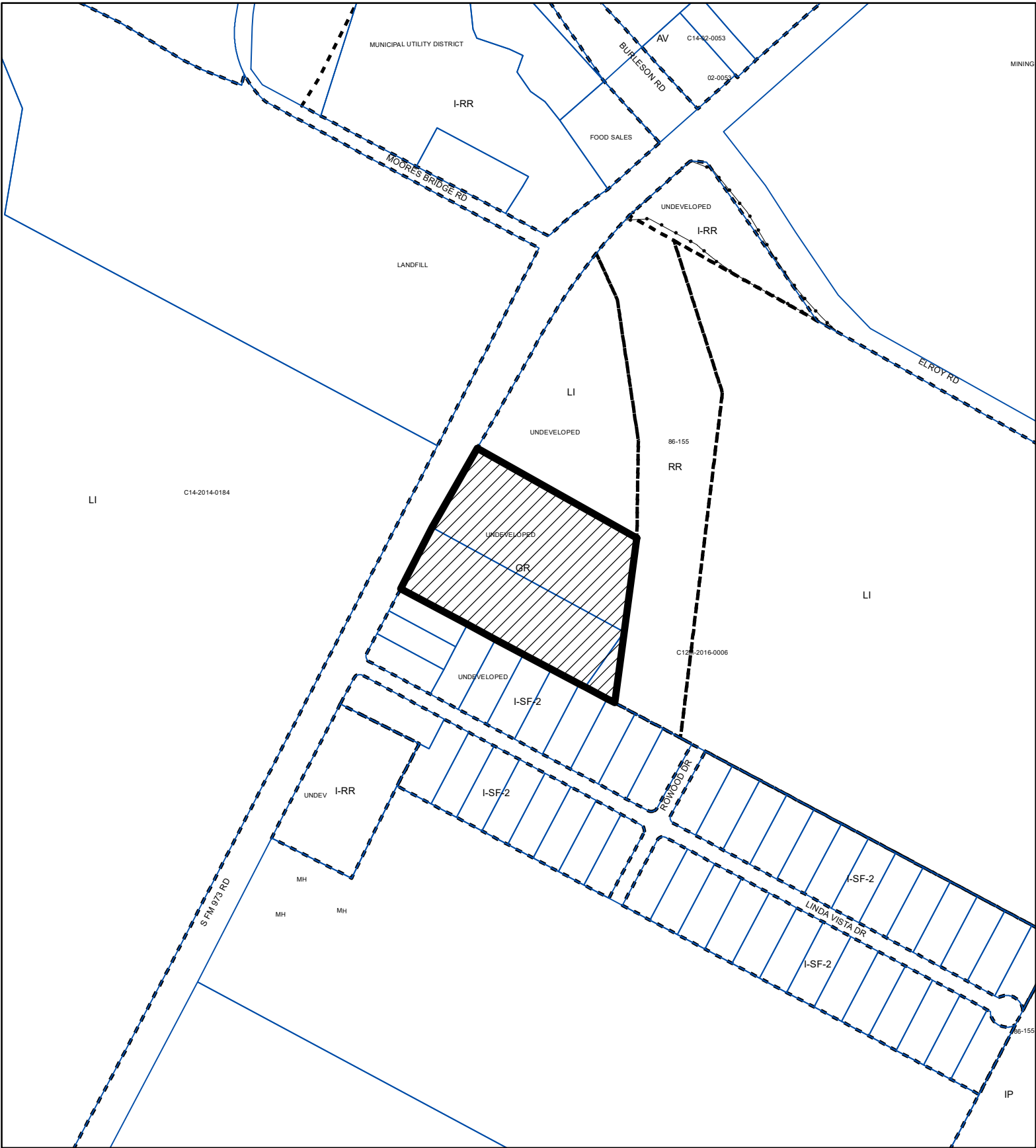


Moore's Crossing Industrial Park (Tract 1) Exhibit A-1

ZONING CASE#: C14-2021-0048
 LOCATION: 6300 Elroy Rd & 6213 S FM 973 RD
 SUBJECT AREA: 2.148 Acres
 GRID: N13
 MANAGER: Wendy Rhoades



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2021-0049

Exhibit B

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1" = 300'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

Moore's Crossing Industrial Park (Tract 2)

Exhibit B-1

ZONING CASE#: C14-2021-0049
 LOCATION: 6505 S FM 973 RD
 SUBJECT AREA: 7.59 Acres
 GRID: N13
 MANAGER: Wendy Rhoades



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Planning Commission Q & A Report

B1 and B2

Commissioner Mushtaler:

Moore's Crossing on the consent agenda is requesting limited industrial but it does not contain any information about the use for the site. On the map it seems to be quite close to a number of SF-2 homes. Is there any additional information available?

Staff Response:

subsequent stage of the development process. Please note that both rezoning cases are located within Airport Overlay Zone 2 (AO-2) which does not allow for new residential use to occur. The existing residences across FM 973 to the west (south of ABIA) are also within the AO-2 Zone and existed prior to Council adoption of the Airport Overlay Zone ordinance in September 2001. They are considered non-conforming land uses.

B13

Commissioner Mushtaler:

I am also trying to get a better understanding of the Central Health discussion item. Again, I don't see clear plans. It seems that this is no longer going to be actual medical use space but could be developed into a combination of residential/commercial?

Staff Response:

Most other PUD cases include an overall development plan that includes land uses and identifies their approximate location and acreage/square footage. However, in the Central Health PUD, the property owner has not yet determined future uses of the site. Instead, the goal of the Central Health PUD is to establish a consistent set of land use and site development regulations to enable redevelopment of the property, as established in an October 2020 Council Resolution. The Applicant anticipates that build-out of the property will occur over a 10-15 year period.