

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0047 – Moore’s Crossing Farmhouse, Tract 3 DISTRICT: 2

ZONING FROM: SF-2

ZONING TO: MF-4

ADDRESS: 7508 McAngus Road

SITE AREA: 26.99 acres

PROPERTY OWNER: SR Development, Inc.
(Bill Gurasich)

AGENT: Alice Glasco Consulting
(Alice Glasco)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence – moderate-high density – conditional overlay (MF-4-CO) combining district zoning. The Conditional Overlay is for a maximum of 212 units.

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 13, 2021:

June 22, 2021: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 22, 2021, BY CONSENT*

[G. COX; J. SHIEH – 2ND] (12-0) S. PRAXIS – NOT YET ARRIVED

June 8, 2021: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 22, 2021, BY CONSENT*

[A. AZHAR; J. MUSHTALER – 2ND] (11-0) Y. FLORES; J. SHIEH – ABSENT

CITY COUNCIL ACTION:

August 26, 2021:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject unplatted property is undeveloped, has access to the unbuilt Ross Road right-of-way and to McAngus Road, and is zoned single family residence – standard lot (SF-2) district. There is undeveloped land with a site plan application in process for 240 multifamily residences and parkland dedicated by the Moore’s Crossing MUD to the City to the north (MF-3; SF-2; P); two undeveloped tracts proposed for multifamily residences and

MF-4 zoning, and parkland across the unbuilt Ross Road right-of-way to the east (SF-4A; P); undeveloped land and the Circuit of the Americas facility to the south (County; PUD); and the Dry Creek East floodplain and single family residences in the Stoney Ridge Section 5-B subdivision to the west (P; SF-2). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant proposes to rezone the property to the multifamily residence – moderate-high density (MF-4) for the construction of up to 212 units on the property. The Applicant’s intent is to extend Ross Road to both Tracts, and utilize the MF-4 development standards to maximize the number of units that can be built (up to 54 units per acre which can be achieved through a reduced minimum site area for each dwelling unit and a 60 foot height limit).

In 1988, the property was zoned SF-2 with many other tracts that comprise the Moore’s Crossing MUD. SF-2 zoning precedes adoption of the Airport Overlay ordinance in 2001 which established Overlay zones where residential development could occur and under what conditions. The Airport Overlay ordinance includes a provision that residential development could continue in approved MUDs that preceded the adoption date of August 9, 2001. The Moore’s Crossing MUD is subject to this provision of the Airport Overlay ordinance.

The rezoning acreage totals 26.99 acres. The western 18.74 acres is within the Airport Overlay Zone 3, also known as the one-half (1/2) mile Buffer Zone which does not permit new residential development outside of MUDs adopted prior to the 2001 Airport Overlay Zone ordinance. The remaining 8.25 acres on the eastern side of the property (including its frontage on the Ross Road right-of-way) is located within the Airport’s Controlled Compatible Land Use Area (CCLUA) which does not restrict residential use. ***Please refer to Exhibit B (Rezoning Area with AO-3 / Controlled Compatible Land Use Area Boundary)***

BASIS OF RECOMMENDATION:

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre, depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas.

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

Staff recommends MF-4 given its access to a collector roadway, a future collector roadway, and proximity to the major arterial intersection of Ross Road and Elroy Road. 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 Staff recommendation of MF-4-CO zoning with the Conditional Overlay limiting development to 212 units accounts for the 8.25 acres that is within the CCLUA and can achieve the density allowed by the zoning district and applies the gross density allowed by the SF-2 zoning district to the remaining 18.74 acres that is within Airport Overlay Zone 3. Airport (ABIA) Planning staff has been included in Staff’s discussions with the Applicant and does not object to the approach described above.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	MF-3	Undeveloped (site plan in process for 240 multifamily residences – SP-2020-0237C)
<i>South</i>	County; PUD	Undeveloped; Circuit of the Americas
<i>East</i>	SF-4A; P	Undeveloped (proposed for two multifamily developments – 230 units on Tract 1 and 240 units on Tract 2); Parkland
<i>West</i>	RR; SF-2	Undeveloped (floodplain); Single family residences in the Stoney Ridge, Section 5-B subdivision

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

WATERSHED: Dry Creek East – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

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.

NEIGHBORHOOD ORGANIZATIONS:

- 627 – Onion Creek Homeowners Association
- 774 – Del Valle Independent School District
- 1005 – Elroy Preservation Association
- 1138 – Southeast Improvement Association
- 1228 – Sierra Club, Austin Regional Group
- 1258 – Del Valle Community Coalition
- 1530 – Friends of Austin Neighborhoods
- 1528 – Bike Austin
- 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0045 and	SF-2 to MF-4	To Grant MF-4	Scheduled for 7-29-

C14-2021-0046 – Moore’s Crossing Farmhouse, Tracts 1 and 2 – 7404-1/2 McAngus Rd and 7508-1/2 McAngus Rd			2021
C14-2019-0059 – Moore’s Crossing Residences – 7508 McAngus Rd	SF-2 to MF-4	To Grant MF-3	Apvd MF-3 (6-20-2019).
C14-2015-0154 – LMLM Investments – 7050 Elroy Rd	LR to GR	To Grant GR-CO w/CO for list of prohibited uses	Apvd GR-CO as Commission recommended, with add’l prohibited uses and establishing the minimum size of a food sales use is 5,000 sf (4-14-2016).
C14-2014-0182 – Moore’s Crossing 7.9 Acre Rezone – 7400 McAngus Rd	GR to SF-4A	To Grant	Apvd (3-26-2015).

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.

This tract is 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.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Ross Road	70 feet	Not Applicable; (Unimproved)	Level 2 (Collector)	No	No	No
McAngus Road	75 feet	25 feet	Level 2 (Collector)	No	Shared Lane	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on a 26.99 acre parcel located on west side of McAngus Road, and contains a house. The property is located immediately adjacent to the FM 812/130 Job Center and 0.50 miles from the Formula 1 (F1) Job Center but is located outside the boundaries of a small area plan. Surrounding land uses include undeveloped land and the Old Moore's Crossing Neighborhood Park to the north; to the south is a trucking company and the Barca Academy soccer fields; to the east and west is undeveloped land. The proposal is to demolish the existing house and construct a multifamily development.

Connectivity

There are no public sidewalks, bike lanes, or CapMetro Transit stops located along this portion of McAngus Road, which is a narrow rural road. The mobility options are below average while the connectivity options are fair due to the location of the gas station / convenience store and the park, which are located within walking distance to this site.

Imagine Austin

The property is located to just east of the **FM 812/130 Job Center** and north of the **F1 Job Center**, where there is a variety of light industrial uses and an entertainment/sports venues. Page 107 of the Imagine Austin Comprehensive Plan states, "Job centers accommodate those businesses not well-suited for residential or environmentally sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International Airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the Growth Concept Map offers transportation choices such as light rail and bus rapid transit to increase commuter options." The following Imagine Austin policies are applicable to this case:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a **mix of land uses and housing types** and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **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

This area to the east of IH 130, is quickly transitioning from a rural area to one with single family subdivisions. The area contains little in the way of goods and services, jobs or mobility options, therefore, this project only partially support 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 Dry East 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 Dry Creek watershed, the maximum impervious cover allowed by the *MF-4 zoning district* would be 70%, which is a consistent figure between the zoning and watershed regulations.

PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-4 zoning, at the time of site plan, per City Code § 25-1-601. Title 25 parkland dedication requirements apply to site plans within the Moore's Crossing Municipal Utility District, consistent with applicability of City Ordinances and Regulations described in the District Consent Agreement, Ordinance No. 860206-N.

Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the Applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

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

The site is subject to compatibility standards. Along the west property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. 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.

Additional design regulations from LDC 25-2-1067 include the following:

- Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:

- (1) in an urban family residence (SF-5) or more restrictive district
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located
- The noise level of mechanical equipment may not exceed 70 decibels at the property line.
- A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:
 - (1) in an SF-5 or more restrictive zoning district; or
 - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

Airport Overlay

FYI – The western 18.74 acres of this 26.99 acre tract is located within Airport Overlay Zone AO-3, also known as the ½ mile buffer zone. The remaining eastern 8.25 acres is located within the Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. *For the site plan*, Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing. Additional comments may be generated during the site plan review process.

Hazardous Pipeline

The property is subject to the Hazardous Pipeline Ordinance. Review by the Fire Department is required [LDC, 25-2-516]. *The Fire Department has not expressed any concerns with the proposed rezoning.*

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 78 feet of right-of-way for McAngus Road. It is recommended that 39 feet of right-of-way from the existing centerline should be dedicated for McAngus Road according to the Transportation Criteria Manual with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

The ASMP identifies 120 feet of dedication required for Ross Road, but the Moore's Crossing MUD Consent Agreement supersedes the requirements of the ASMP in this instance.

The Moore's Crossing MUD Consent Agreement required 70 feet of dedication for this section of Ross Road. 70 feet has been dedicated and no further right-of-way is required at this time.

Transportation Assessment

This site will be required to demonstrate compliance 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:

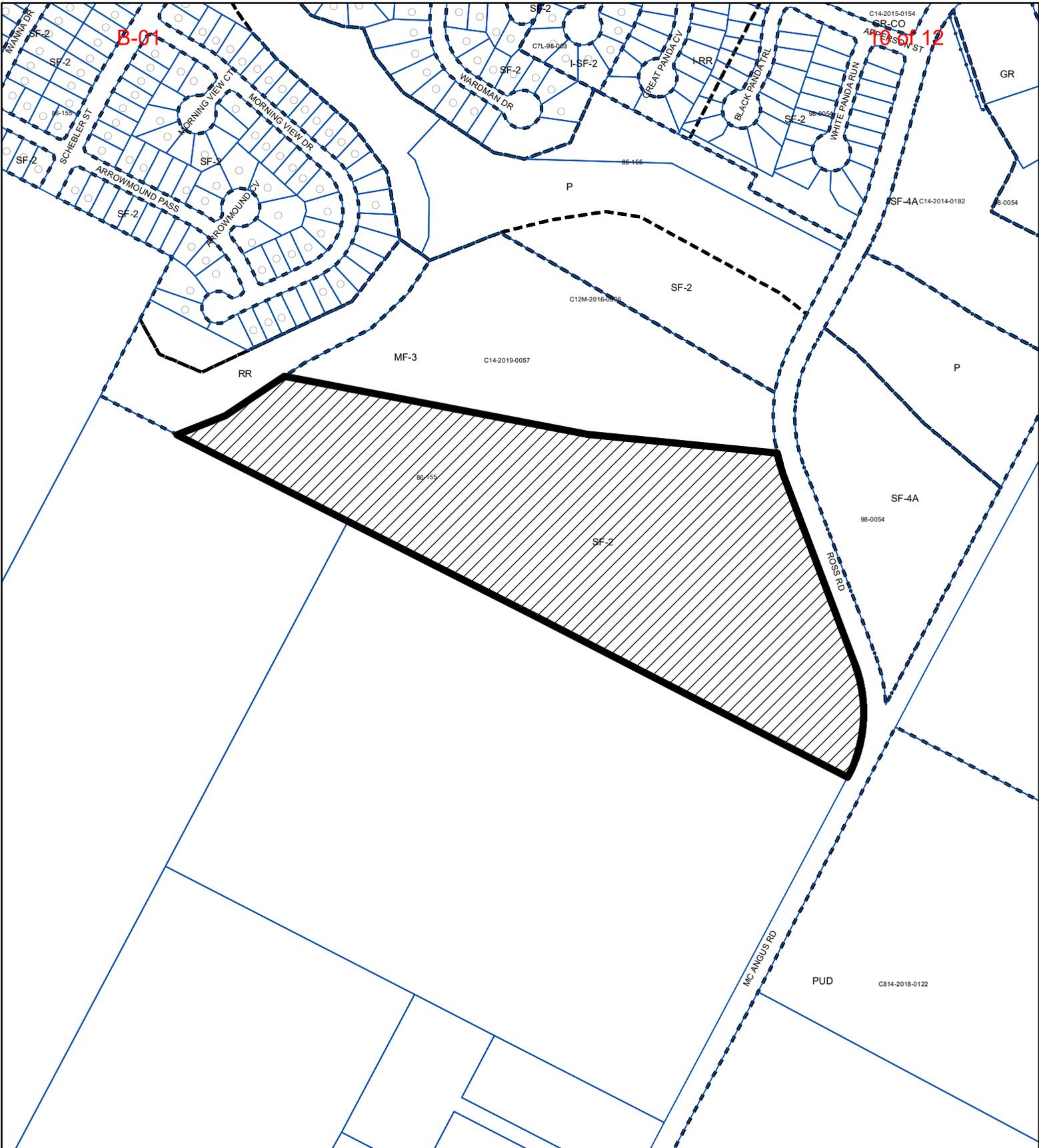
A: Zoning Map

A-1: Aerial Map

B: Survey of Rezoning Area with AO-3 / Controlled Compatible Land Use Area Boundary

B-01

10 of 12



ZONING

Exhibit A

ZONING CASE#: C14-2021-0047



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

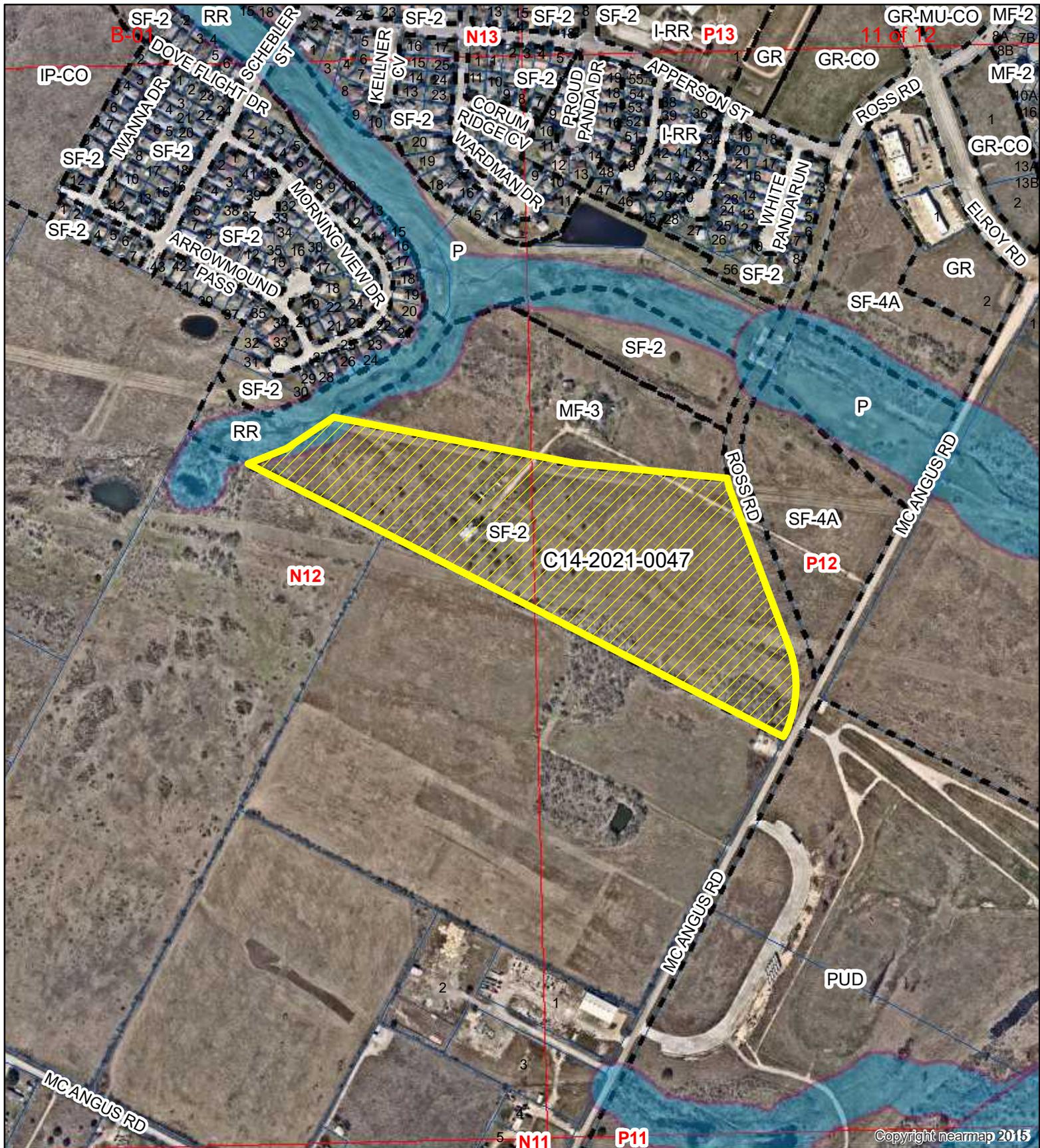
1" = 400'

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



Created: 3/24/2021



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1" = 500'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

Moore's Crossing Farmhouse (Tract 3) Exhibit A - 1

ZONING CASE#: C14-2021-0047
 LOCATION: 7508 McAngus Rd
 SUBJECT AREA: 26.99 Acres
 GRID: N12 & P12
 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.

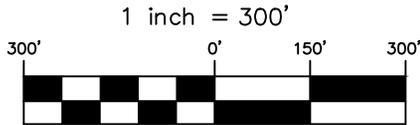


EXHIBIT OF

A 26.99 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF A CALLED 46.476 ACRE TRACT (TRACT 11), CONVEYED TO SR DEVELOPMENT, INC., IN A CORRECTION DEED RECORDED IN VOLUME 12983, PAGE 702 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

A CALLED 12.745 ACRE TRACT
OWNER: CITY OF AUSTIN
DOC. NO. 2003100667 (O.P.R.)

A CALLED 3.401 ACRE TRACT
(TRACT 10)
OWNER: SR DEVELOPMENT, INC.
VOL. 12983, PG. 702 (O.R.)

26.99 ACRES

A REMNANT PORTION OF A CALLED
46.476 ACRE TRACT (TRACT 11)
OWNER: SR DEVELOPMENT, INC
VOL. 12983, PG. 702 (O.R.)

**18.74 ACRES
WITHIN A03
OVERLAY**

A CALLED 49.55 ACRE TRACT
OWNER: RPC F1 50 LLC
DOC. NO. 2020041511 (O.P.R.)

N62°47'39"W 2385.38'

A CALLED 49.61 ACRE TRACT
OWNER: JAMES G. McCARN, JR.
DOC. NO. 2018093209 (O.P.R.)
DESCRIBED IN
VOL. 11959, PG. 434 (O.P.R.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°51'41"E	168.89'
L2	N56°46'15"E	222.45'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	505.00'	8°25'19"	S16°07'23"E	74.16'	74.23'
C2	435.00'	47°50'39"	S03°39'23"W	352.78'	363.24'

LEGEND:

- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- FD. FOUND
- I.R. IRON ROD
- FOUND IRON ROD (CAP AS NOTED)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DECEMBER 31, 2020

Exhibit B

SHEET 1 OF 1

JOB No.: 51094-00