

ZONING CHANGE REVIEW SHEET

CASES: C14-2021-0045 – Moore’s Crossing Farmhouse, Tract 1 DISTRICT: 2
C14-2021-0046 – Moore’s Crossing Farmhouse, Tract 2

ZONING FROM: SF-4A

ZONING TO: MF-4

ADDRESSES: 7404-1/2 McAngus Road (Tract 1);
7508-1/2 McAngus Road (Tract 2)

SITE AREA: 7.730 acres (Tract 1); 8.27 acres (Tract 2)

TOTAL: 16 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 (MF-4) district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 8, 2021: *APPROVED MF-4 DISTRICT ZONING FOR C14-2021-0045 AND C14-2021-0046, AS STAFF RECOMMENDED, BY CONSENT*

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

CITY COUNCIL ACTION:

July 29, 2021:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject two unplatted properties are undeveloped and have access to unbuilt Ross Road right-of-way and access to McAngus Road, and single family residence – small lot (SF-4A) district zoning. There is a service station, food sales, personal services, restaurant, retail sales, and alternative financial services within a commercial center at the intersection of Elroy Road and Ross Road to the north (GR), undeveloped land and the Circuit of the Americas facility across McAngus Road to the east and south (County; PUD), and undeveloped land, single family residences, Dry Creek East and parkland dedicated by the Moore’s Crossing MUD to the City, an undeveloped tract with a site plan under review for

240 apartments, and additional undeveloped land proposed for MF-4 zoning by City File C14-2021-0047 across the Ross Road right-of-way to the west (GR; SF-2, P; MF-3). Dry Creek East and City parkland separates the subject two rezoning cases (P). Both tracts are entirely within the Airport's Controlled Compatible Land Use Area which does not restrict residential use. ***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 230 units on Tract 1 and 240 units on Tract 2. 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).

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.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-4A	Undeveloped
<i>North</i>	GR	Service station; Food sales; General retail sales (convenience); Laundromat; Restaurant; Alternative financial services; Auto washing (under construction)
<i>South</i>	County; PUD	Undeveloped; Circuit of the Americas
<i>East</i>	County; PUD	Undeveloped
<i>West</i>	GR-CO; SF-2; P; MF-3	Undeveloped; Single family residences in the Stoney Ridge Phase A2, Section VI 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
C14-2021-0047 – Moore’s Crossing Farmhouse, Tract 3 – 7508 McAngus Rd	SF-2 to MF-4	Scheduled for 7-13-2021	To be scheduled
C14-2019-0059 – Moore’s Crossing Residences – 7508 McAngus Road	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. The property to the north, east, south and west is undeveloped.

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

These two rezoning cases are located on a total of 16 undeveloped acres located on the west side of McAngus Road. The properties are located approximately 0.35 miles east of the FM 812/130 Job Center and 0.65 miles from the Formula 1 (F1) Job Center but is located within the Moore's Crossing MUD. Surrounding land uses include undeveloped land and gas station / convenience store with a couple of retail bays and undeveloped land to the north; to the south and east is undeveloped land; and to the west is the Old Moore's Crossing Neighborhood Park. The proposed use is a 230 unit multifamily development on Tract 1 and a 240 multifamily development on Tract 2, for a total of 470 units.

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.

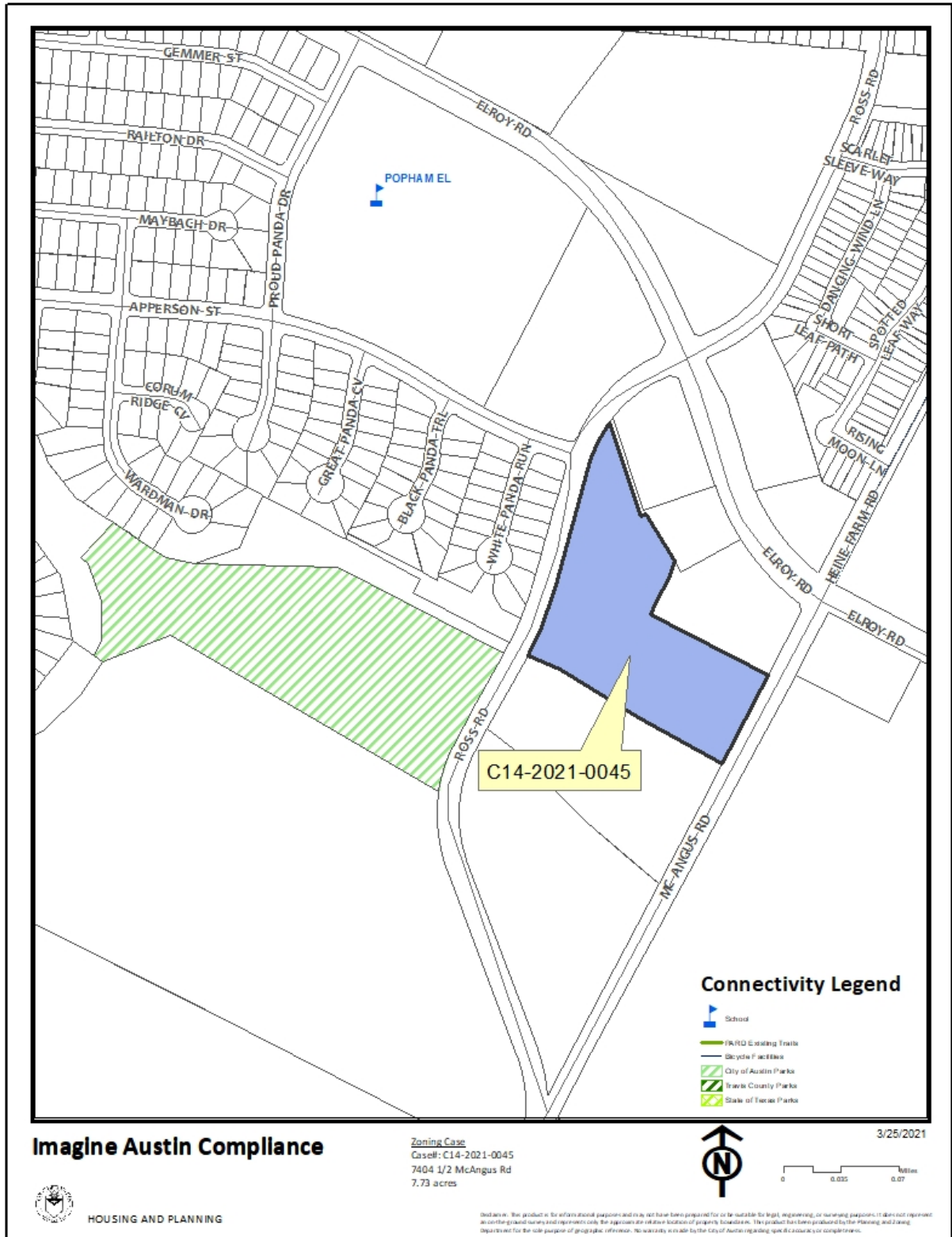
Imagine Austin

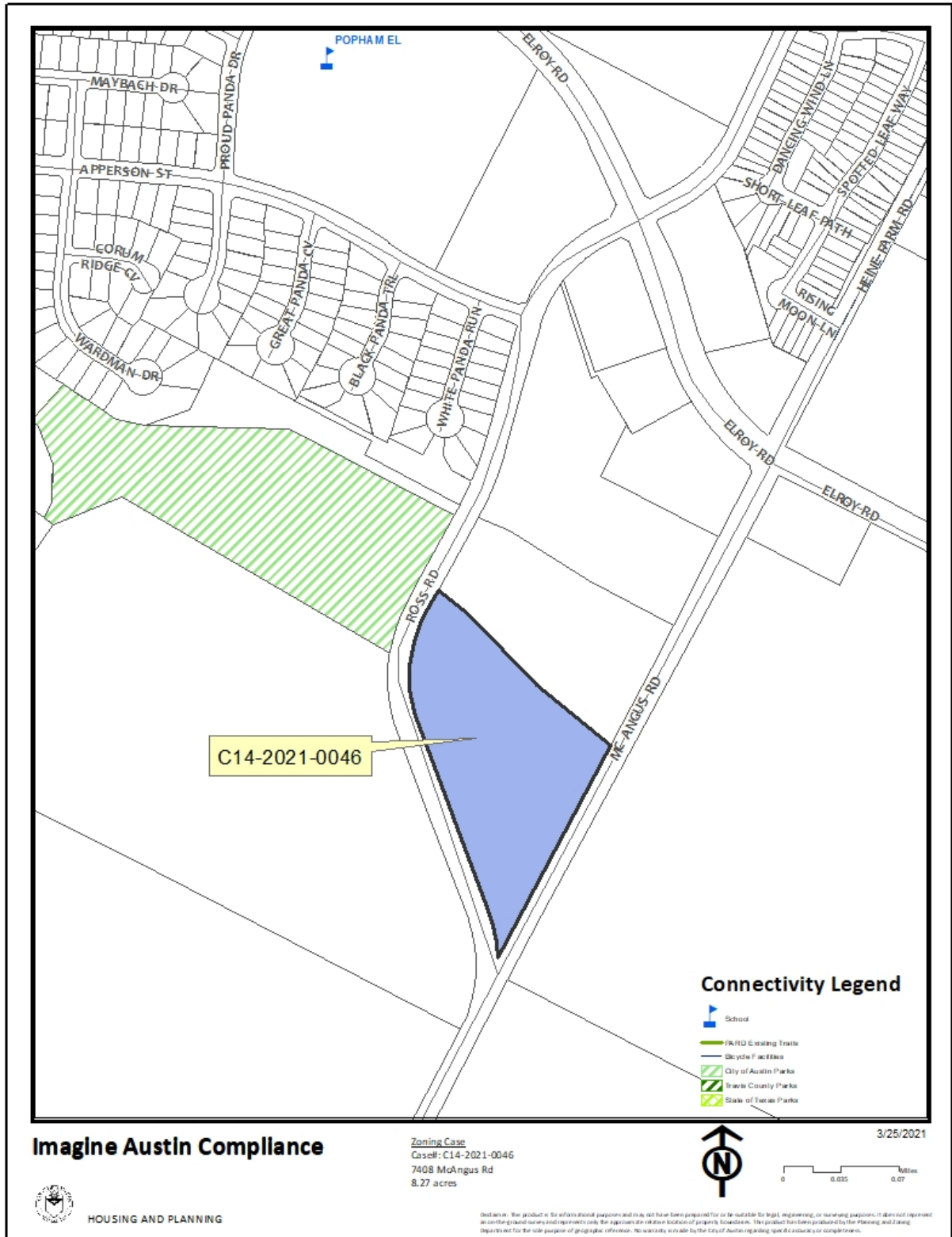
The property is located to the east of the **FM 812/130 Job Center** and north of the **F1 Job Center**, where there is a variety of light industrial uses and an entertainment/sports venues. Page 107 of the Imagine Austin Comprehensive Plan states, “Job centers accommodate those businesses not well-suited 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 **mixture 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 Creek 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 a floodplain within or adjacent to the project location. Additionally, CoA GIS shows a Critical Water Quality Zone on the western portion of the site.

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.

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 – These sites are located within the Austin-Bergstrom Airport 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 covered by C14-2021-0046 – Moore’s Crossing Farmhouse, Tract 2 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 rezonings.*

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.

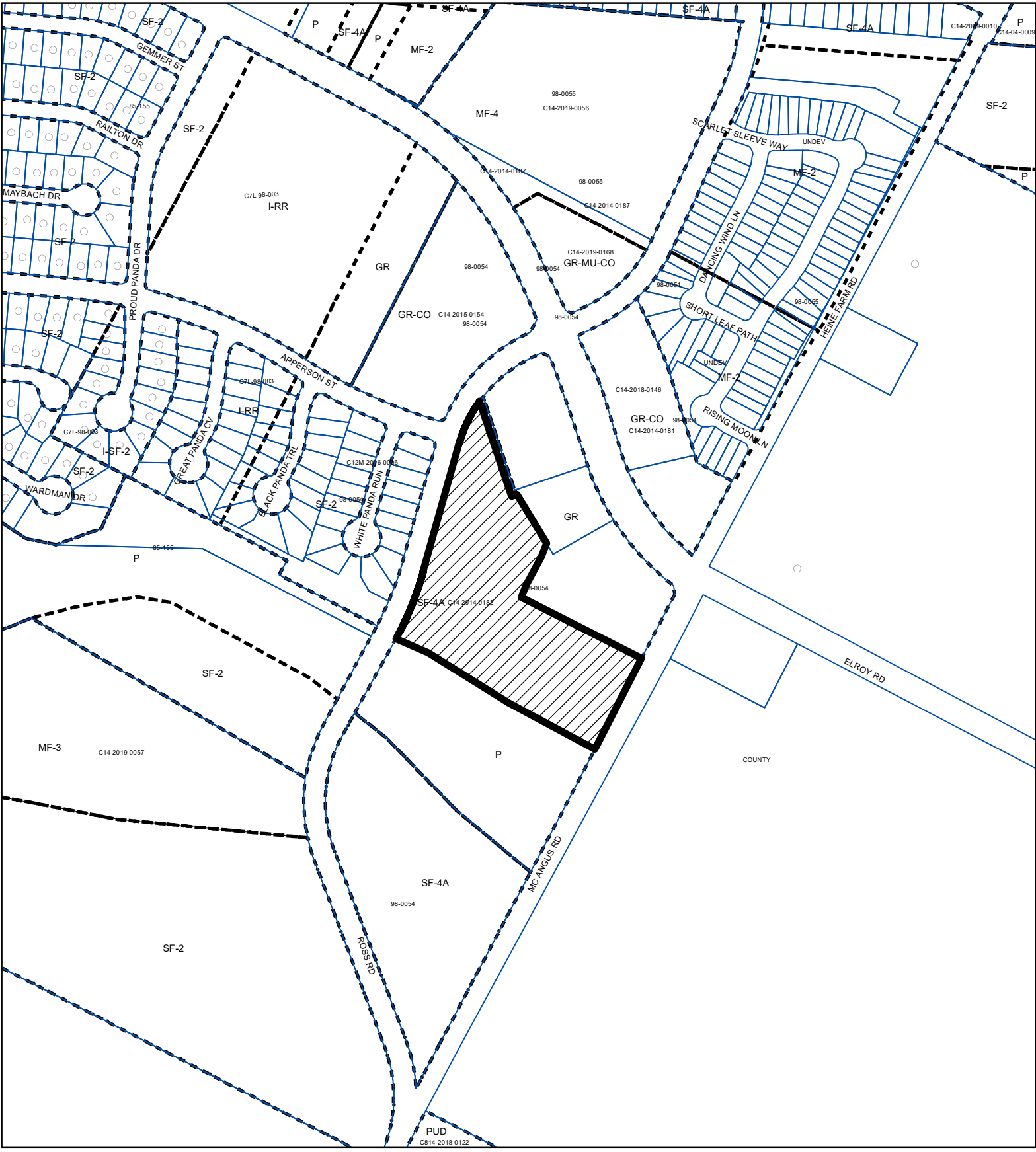
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.




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 and B: Zoning Map

A-1 and B-1: Aerial Map



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2021-0045

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.

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1" = 300'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

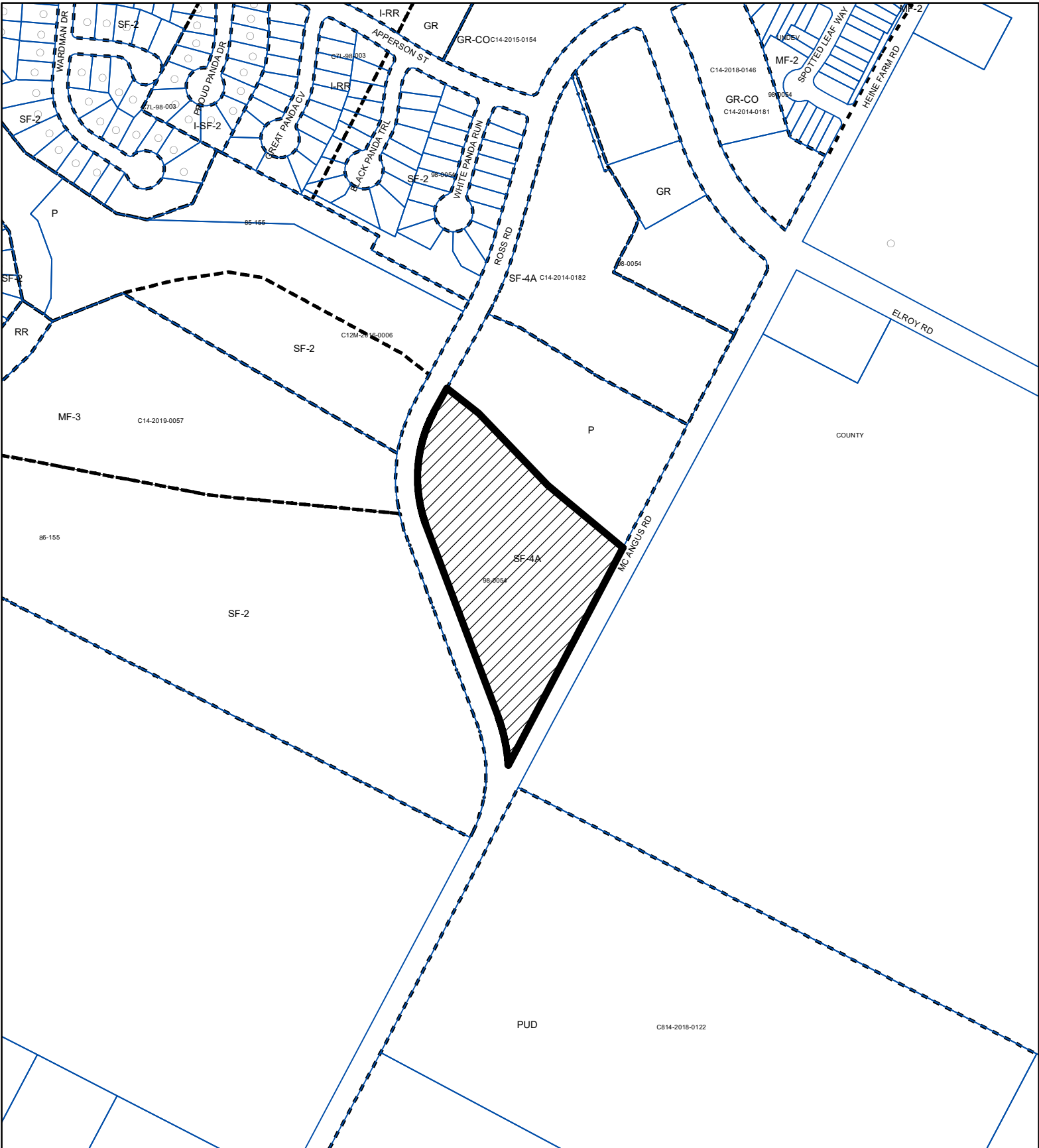
Moore's Crossing Farmhouse (TRACT 1)

Exhibit A - 1

ZONING CASE#: C14-2021-0045
 LOCATION: 7404 1/2 McAngus Rd
 SUBJECT AREA: 7.730 Acres
 GRID: P12
 MANAGER: Wendy Rhoades



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING
ZONING CASE#: C14-2021-0046

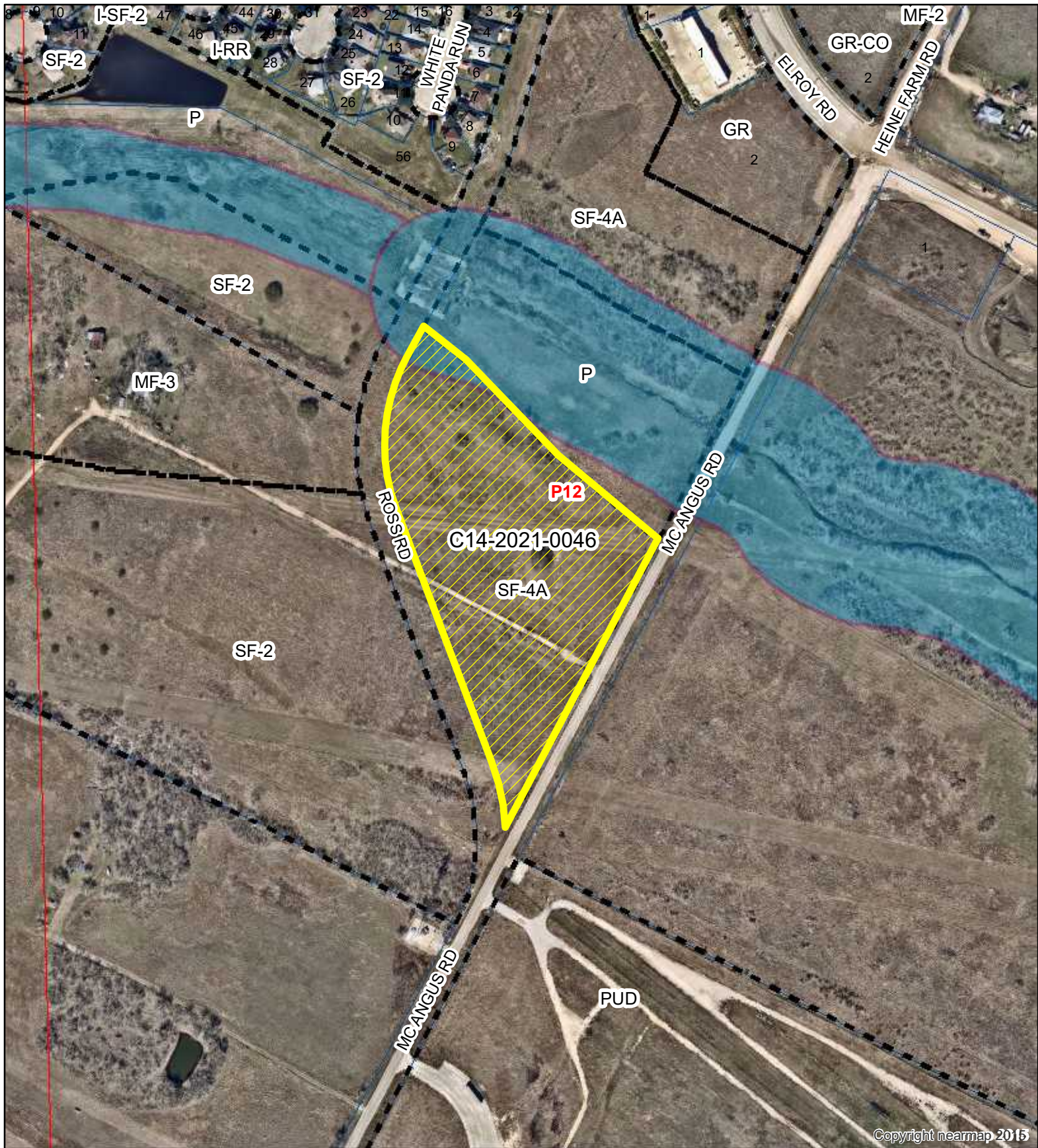
Exhibit B

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SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

Moore's Crossing Farmhouse (Tract 2)

Exhibit B - 1

ZONING CASE#: C14-2021-0046
 LOCATION: 7508 1/2 McAngus Rd
 SUBJECT AREA: 8.779 Acres
 GRID: P12
 MANAGER: Wendy Rhoades



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