

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0016

P.C. DATE: May 8, 2007
May 22, 2007
July 10, 2007
August 14, 2007

ADDRESS: Elroy Road and Kellam Road

OWNER & APPLICANT: MC Joint Venture
(William Gurasich)

AGENT: Doucet & Associates, Inc.
(Ted McConaghy)

ZONING FROM: SF-2; P **TO:** SF-4A **AREA:** 163.064 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence small lot (SF-4A) district zoning.

PLANNING COMMISSION RECOMMENDATION:

May 8, 2007: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MAY 22, 2007.*
[S. KIRK; M. DEALEY – 2ND] (8-0) P. CAVAZOS – ABSENT

May 22, 2007: *CONTINUED TO 7-10-07 BY THE COMMISSION.*
[C. GALINDO, S. KIRK 2ND] (7-0) P. CAVAZOS – ABSENT; M. DEALEY – LEFT EARLY

July 10, 2007: *APPROVED A POSTPONEMENT REQUEST TO 08/14/07 (APPLICANT)*
[J. REDDY, T. ATKINS 2ND] (8-0)

August 14, 2007: *APPROVED SF-4A DISTRICT ZONING.*
[J. REDDY, P. CAVAZOS – 2ND] (7-0) C. GALINDO – ABSENT

ISSUES:

The Applicant has provided an overview of the Stoney Ridge project, as well as the surrounding land use and developments, attached to the back of the Staff report.

The southwestern corner of the property is located within the Controlled Compatible Use Area. This is the area within 1 ½ miles from the airport runway. As discussed with Airport staff, land uses cannot 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. The proposed single family residential development in this area is considered a compatible use. Please refer to Exhibit D.

DEPARTMENT COMMENTS:

The subject property is used for agricultural purposes, with the majority of the property zoned single family residence standard lot (SF-2) district with the exception that portions of the west side are zoned public (P) district. This tract is within the Moore's Crossing Municipal Utility District (MUD) created in 1986 and identified 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. Access is taken to Elroy Road, classified as an arterial street and Kellam Road. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View); Exhibit B (Conceptual Land Plan for Moore's Crossing).

The Applicant proposes to rezone the property to the single family residence – small lot (SF-4A) district to construct approximately 760 dwelling units and dedicate three acres of park land.

At the time the MUD was created, the practice was to apply P, Public zoning for floodplain areas within MUDs and subsequent dedication to the City's Parks Department, and this was established in the MUD Agreement. Since that time, the Parks Department has determined that it is not desirable to own and maintain the floodplain areas as originally intended and the Agreement has been modified to provide for parkland acreage throughout out the MUD. The Agreement requires a three-acre park site within Section D.

Staff recommends SF-4A zoning for Stoney Ridge Phase D based on the following: 1) there are compatible land uses to the west (zoned P; SF-4A and MF-2, also within Stoney Ridge); 2) the Land Plan was approved with a maximum of 2,400 residences and the proposed zoning does not increase that number; 3) there are supporting commercially zoned and public facility tracts and parks within the Land Plan area to serve the new residential areas; and 4) access will be taken to an arterial street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2; P	Agriculture
<i>North</i>	SF-2; County	Undeveloped (proposed for affordable housing); Single family residences on large tracts
<i>South</i>	County	Undeveloped; Single family residences on large tracts
<i>East</i>	County	Undeveloped; Single family residences on large tracts
<i>West</i>	SF-2; P; County; SF-4A	Undeveloped; Floodplain; Planned for small lot single family residences

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

SCHOOLS:

The subject property is within the Del Valle Independent School District boundaries. Popham Elementary School is located to the west, 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
C14-04-0009 – Stoney Ridge Phase C	SF-2 to SF-4A	To Grant SF-4A.	Approved SF-4A (4-1-04).

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 since January 1, 1996. The property was rezoned from rural residence (RR) to single family residence standard lot (SF-2) along with several other tracts in the Moore's Crossing M.U.D. (Stoney Ridge) on February 4, 1988 (C14-86-155). Please refer to Exhibit C.

There is a Restrictive Covenant executed with Zoning Cases C14-98-0054 and C14-98-0055 that limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions updated in June 1998 and assumed in the final TIA memorandum dated October 27, 1998).

There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	SIDEWALKS
Elroy Road	Varies	Varies	Arterial	No	No	No

- Capital Metro bus service is not available within 1/4 mile of this property.

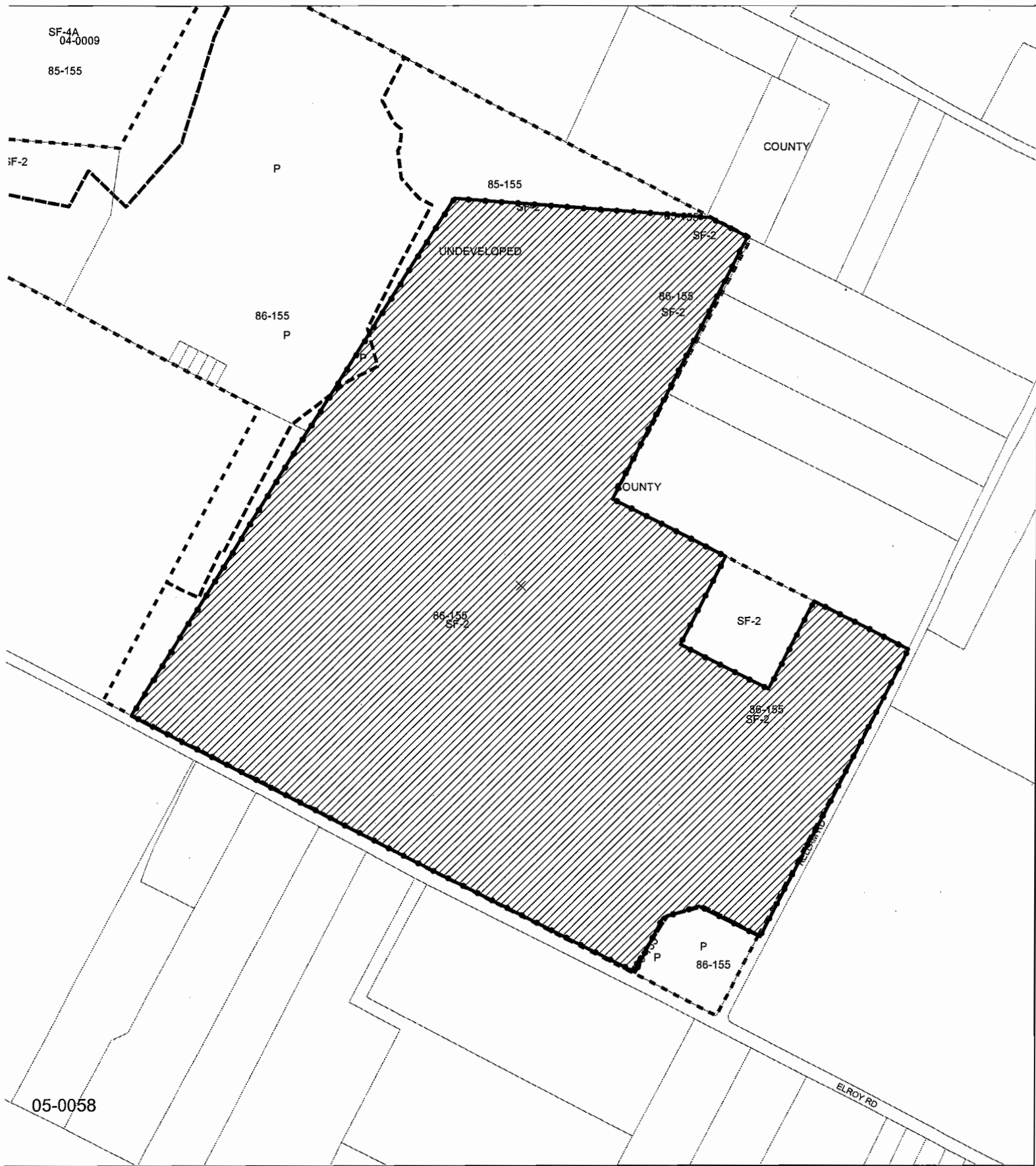
CITY COUNCIL DATE: September 27, 2007 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



1" = 600'



Subject Tract



Zoning Boundary



Pending Cases

ZONING

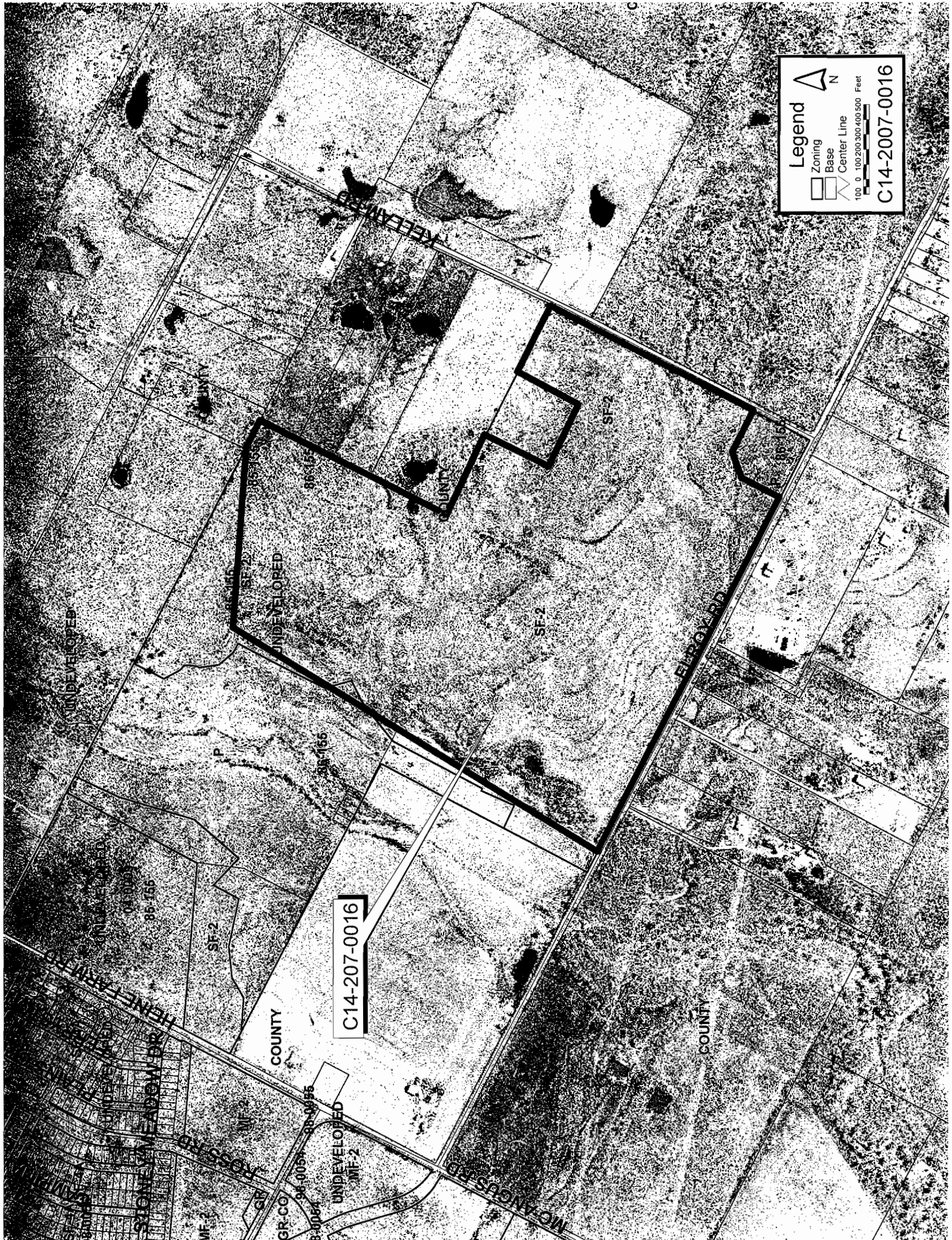
Exhibit A

CASE#: C14-2007-0016
 ADDRESS: ELROY RD & KELLAM RD
 SUBJECT AREA: 163.064 ACRES
 GRID: P12
 OPERATOR: W. RHOADES

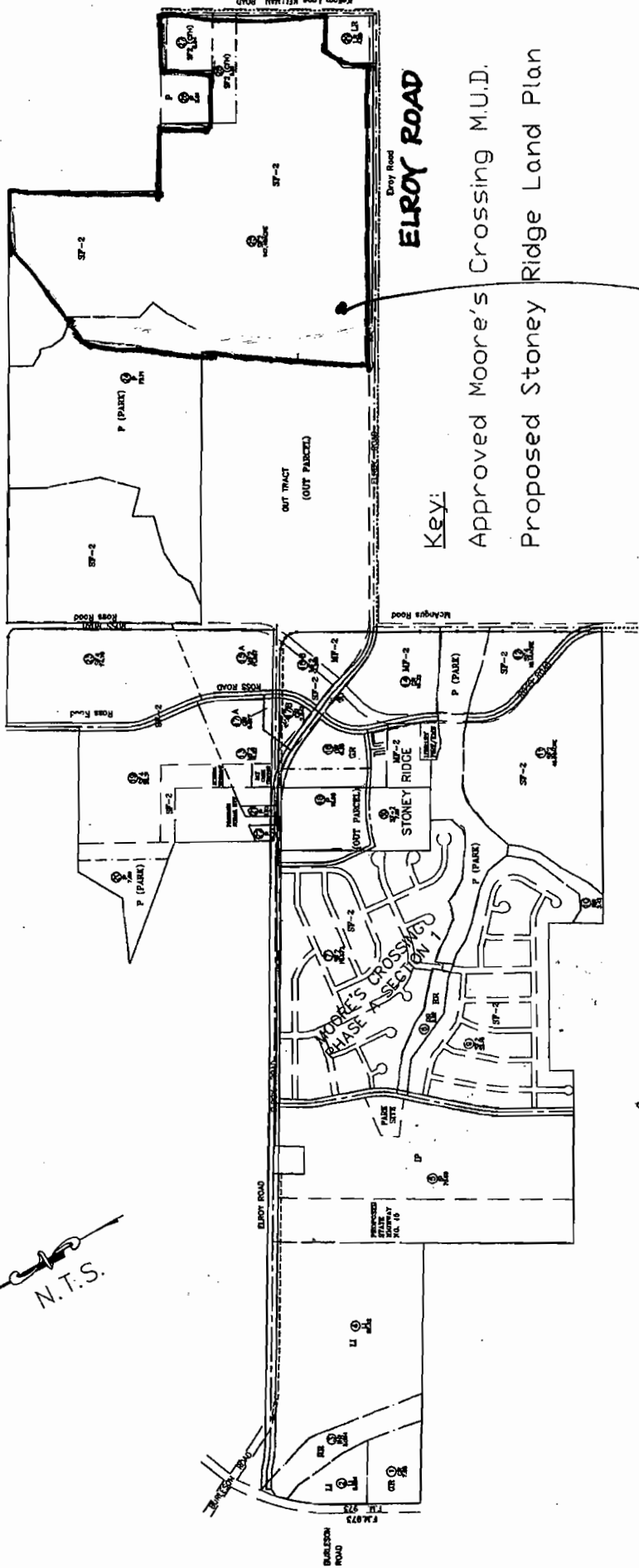
OPERATOR: S. MEEKS



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



N.T.S.



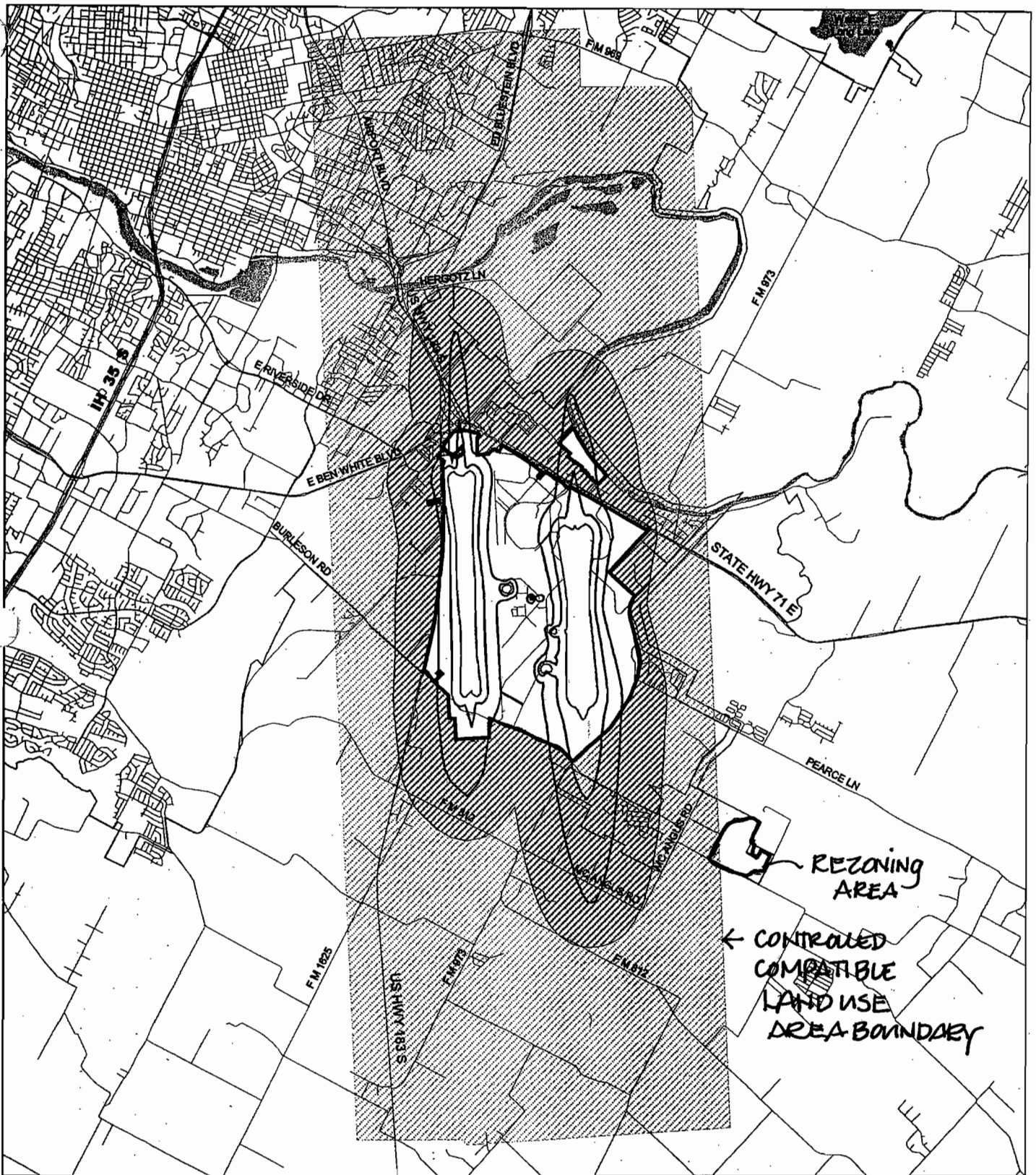
ELROY ROAD

Key:

Approved Moore's Crossing M.U.D.
Proposed Stoney Ridge Land Plan

PROPOSED
REZONING
TO SF-4A

EXHIBIT B
CONCEPTUAL LAND PLAN



Austin-Bergstrom International Airport

Controlled Compatible
Land Use Area

Produced by: Infrastructure
Support Services



Date Plotted: August 16, 2001

- Airport Overlay Zone AO-1
- Airport Overlay Zone AO-2
- Airport Overlay Zone AO-3
- Controlled Compatible Land Use Area

City Of Austin

65 DNL Contour

70 DNL Contour

75 DNL Contour

Airport Property Boundary

EXHIBIT D

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence small lot (SF-4A) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The single family residence small lot (SF-4A) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards that maintain single-family neighborhood characteristics.

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

Staff recommends SF-4A zoning for Stoney Ridge Phase D based on the following: 1) there are compatible land uses to the west (zoned P; SF-4A and MF-2, also within Stoney Ridge); 2) the Land Plan was approved with a maximum of 2,400 residences and the proposed zoning does not increase that number; 3) there are supporting commercially zoned and public facility tracts and parks within the Land Plan area to serve the new residential areas; and 4) access will be taken to an arterial street.

EXISTING CONDITIONS**Site Characteristics**

The site is used for agricultural purposes and gently slopes towards Dry Creek East, to the west. The Longhorn pipeline crosses the southeast corner of the property.

Impervious Cover

The maximum impervious cover allowed by the SF-4A zoning district would be 60%, which is based on the more restrictive watershed regulations described below.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development 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. 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 Net Site Area</i>	<i>% 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 flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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 existing trees and 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

Additional right-of-way will be required at the time of subdivision to accommodate the roadways in the roadway plan that abut and transverse this site (i.e. Elroy Road; Kellam Road).

The traffic impact analysis for this site was waived because this site is subject to a previously approved TIA and phasing agreement. With the submittal of the Stoney Ridge Phase D preliminary plan, an update to that TIA will be required to be submitted.

Water and Wastewater

The landowner intends to serve the site and each lot with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Compatibility Standards

There is no site plan application required for single family or duplex residential uses.

Compatibility Standards review is not applicable to this proposed development for single family or duplex residential land uses for construction for residential use permitted in SF-5 or more restrictive.

A portion of this property is under Pipeline Restricted Area Overlay Zone and any development on this property is limited by LDC Chapter 25-2-516.

Doucet & Associates, Inc.
Consulting Engineers

7401 B Highway 71 West
Suite 160 • Austin, TX 78735
p 512.583.2600
f 512.583.2601

May 16, 2007

Wendy Walsh, Case Manager
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Rd.
Austin, TX 78704

Re: Stoney Ridge Phase D
Re-Zoning Request
C14-2007-0016
Description of Parkland/Floodplain zoning issues

Mrs. Walsh:

As noted in our zoning application and per the field notes, our re-zoning request for Stoney Ridge Phase D (within Moore's Crossing MUD) includes areas currently zoned 'P' (public.) The history of the Moore's Crossing MUD will provide an explanation for the original 'P' zoning and our current request to re-zone to 'SF-4A'.

In 1986, when the MUD was created, the entire MUD was zoned per the current City of Austin zoning practices at that time. All floodplains within the MUD were zoned 'P'; see Exhibit A showing the original zoning map from that zoning case, with the 100-yr floodplain highlighted adjacent to Phase D. At that time, the intention was that all floodplains/greenbelt areas would be zoned 'P' and dedicated to the City of Austin Parks Department; see Exhibit B showing Section 8.10 (a) of the Original MUD Agreement.

In 2003, the City of Austin Parks Department determined that it no longer wanted to own and maintain the floodplain areas as originally intended. Therefore, the MUD Agreement was amended (Third Amendment) to remove Section 8.10 (a) and replace it with a new section. The intent of this new section (see Exhibit C) was to establish proper parks within the MUD, which would be established as the MUD was built out. The city would no longer take over the ownership and maintenance of the floodplain areas zoned 'P' within the MUD. In the case of Phase D, it was determined that a 3-acre park would be dedicated to the city. The location of this park as shown on the Land Plan (Exhibit D) was shown in the southwest corner of Phase D but could be relocated as necessary to conform to the final layout of Phase D (see Exhibit C, Section 2.03 (a) (paragraph 2.)

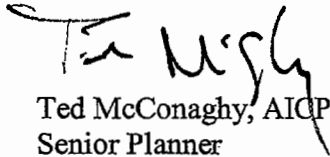
Therefore, the original intent of creating parkland for the floodplains no longer applies. As part of the development of Phase D, several engineered water quality and detention ponds will be located close to or within the floodplain. The overall drainage characteristics of the area around the floodplain will change, and certain areas currently



within the floodplain (and zoned 'P') are likely to be developed. Since the entire floodplain is zoned 'P', it is necessary to re-zone all of Phase D whether it is in the floodplain or not. In any event, the parkland requirements will be met per the Third Amendment to the MUD Agreement, and review of the engineering and floodplain modifications will insure that the development of areas currently within the floodplain do not adversely affect the overall floodplain characteristics of this watershed.


Please call me at 583-2600 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted McConaghy", is written over the typed name.

Ted McConaghy, AICP
Senior Planner
Doucet & Associates, Inc.
7401-B Hwy. 71 W., Ste. 160
Austin, TX 78735

EXHIBIT A

	NORTH	PENDING CASE
	ZONING LINE	SUBJECT TRACT
	CYCLE 1/2 & 1/4	SUBJECT ACRES 798.90
CASE NO: C14-86-155		
GRID		
P13		
P12		

CITY FINANCED HOUSING

100 yr FP

DK

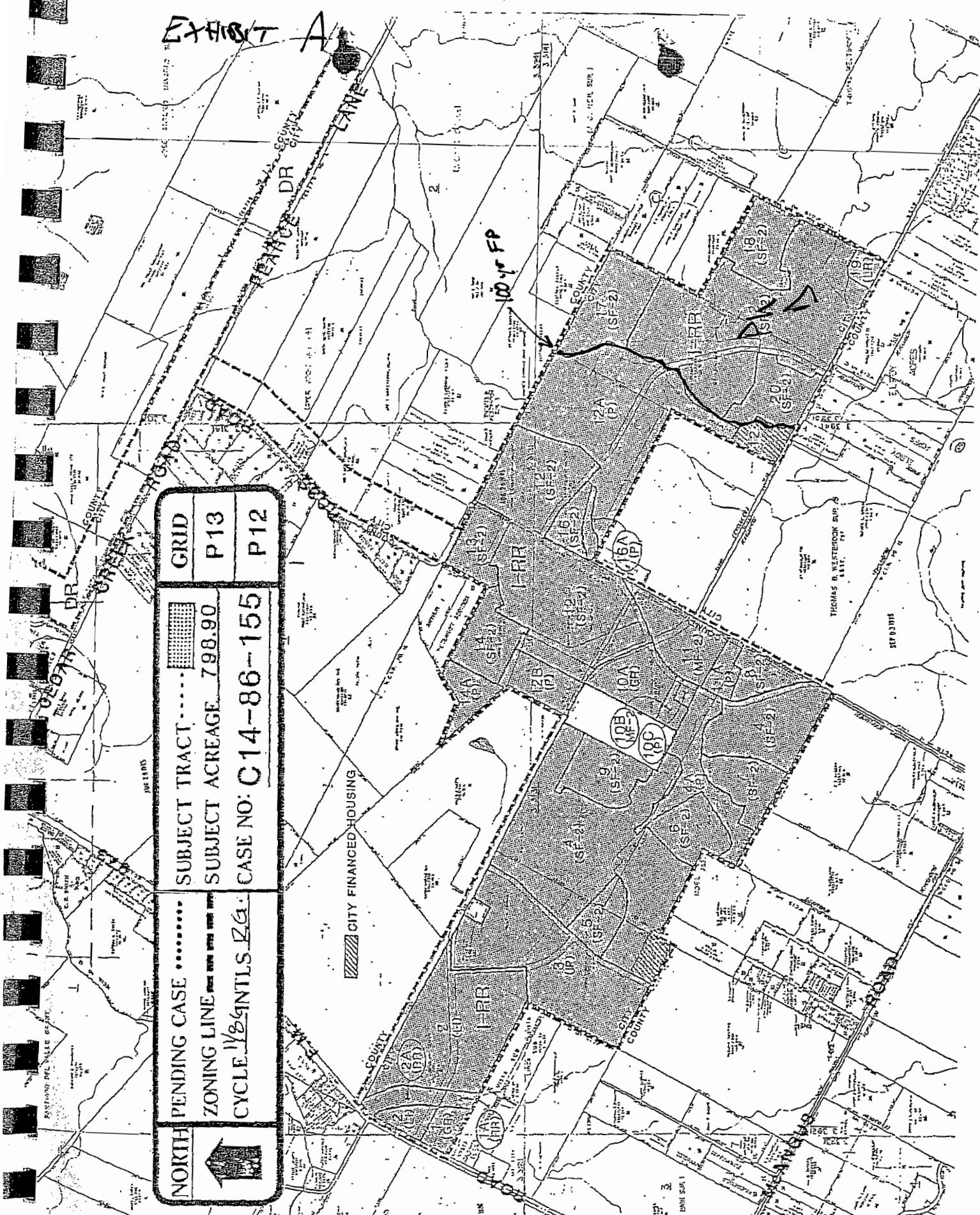


EXHIBIT B

at its cost provide to the City a field-note description of each tract as delineated in the Land Plan and shall pay the costs of notification required by law. The City shall initiate the rezoning on all tracts to be permanently zoned for single family residential. Notwithstanding any language to the contrary in this Agreement, nothing in this Agreement shall be construed to prohibit the Joint Venture from filing applications to rezone property zoned by the City in accordance with the City's Zoning Ordinance; nor shall any provision of this Agreement, including all exhibits attached hereto, be construed to prohibit the exercise by the City Council of its police power authority under its Charter and the laws of the State of Texas.

Section 8.6. Subdivision Plats. All subdivision plats of the land within the District shall be consistent with the subdivision ordinance, the restrictive covenants described in Section 8.4 above, the land's zoning and the Comprehensive Watershed Ordinance if adopted, and all other applicable ordinances. The Joint Venture agrees to supply the City, as each subdivision is submitted for approval, with density and LUE analyses of all preliminary and final plats for the purpose of monitoring compliance with the LUE limit set out in Section 3.4, or Comprehensive Watershed Ordinance if adopted, as provided in Section 9.2, and zoning as approved by the City of Austin. The City agrees to permit the development process to proceed up to, but not including, final plat approval, pending creation of the District by the Commission once this Agreement is executed by the City and such development process shall be according to the City's standard procedures which may include posting of letters of credit as set forth in Section 2.6 above.

Section 8.7. Site Plan Review and Approval. The Joint Venture agrees that it shall submit site plans for approval on all land uses more intensive than MF-1, as defined by the City's zoning ordinance. The criteria for evaluation of site plans shall include: 1) TIAs, PRA standards and compatibility standards; 2) for industrial park tracts; the standards set out in Section 8.14 herein, and 3) the Landscape Ordinance, the Tree Ordinance, Subdivision Ordinance, Comprehensive Watershed Ordinance, if adopted, and other requirements of the Zoning Ordinance, as the same may be amended from time to time.

Section 8.8. Street Construction Standards. All street improvements within the District shall be designed and constructed in accordance with applicable City policies and ordinances during the subdivision process and at the expense of the Joint Venture. On arterial roadways, as defined by the City's Austin Metropolitan Area Roadway Plan, no driveway curb cuts for single family or duplex residential property shall be permitted.

Section 8.9. Water Quality. The Joint Venture and/or the District shall construct water quality filtration/sedimentation basins within the District, as required by the Comprehensive Watershed Ordinance if such ordinance has been adopted at the time of platting, according to plans and specifications approved by the City.

Section 8.10. Parks, School, Day Care, EMS, Library and Fire Sites, and Roadway Right-of-Way Dedication. The Joint Venture agrees and covenants the following:

- a. Approximately 102 acres of greenbelt areas and parkland as set forth on the Land Plan shall be dedicated to the City as the property within the District is developed; provided, however, that it is understood that with this dedication the Joint Venture has met all requirements and no additional parkland dedication will be required during the subdivision process.
- b. The Joint Venture shall further contribute to the City a cash donation of \$200.00 per LUE for the construction

EXHIBIT C (1)

Feb 03 04 12:12a

p. 3

the public, the operation and maintenance responsibility for wastewater and drainage facilities in the District, and the proposed alignment of Elroy and Ross Roads.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and undertakings herein described, the sufficiency of which is hereby acknowledged, the City, the District, and Developer hereby amend the Original Consent Agreement as follows:

II.

AMENDMENTS TO ORIGINAL CONSENT AGREEMENT

2.01. The Land Plan of the Original Consent Agreement is amended as shown in Exhibit A to reflect the amount and location of land to be dedicated to the City for parkland, affordable housing, and for sites for fire stations, emergency medical services, and library facilities and to update the proposed alignment of Elroy Road and Ross Road. The revised Land Plan attached to this Third Amendment supersedes and replaces all former versions of the Land Plan. From and after the date of this Third Amendment, all references to the "Land Plan" shall mean and refer to the revised Land Plan attached hereto as Exhibit A.

2.02. Section 5.1 of the Original Consent Agreement is deleted in its entirety. A new Section 5.1 is added to read as follows:

Section 5.1. Water and Wastewater System. Save and except the District lift station located at 7508 McAngus Road and the 12-inch force main extending from the discharge side of the lift station to a point of connection with the City's 54-inch wastewater interceptor, which shall be owned, operated, and maintained by the District at its sole expense, the City shall own, operate, and maintain the water and wastewater systems serving the lands within the District and provide billing and collection administration in accordance with the City's ordinances and procedures. On or before the expiration of thirty (30) calendar days from the date that the District acquires water and wastewater facilities from the Developer, whether by dedication or reimbursement to the Developer from the issuance of District bonds, the District will convey such facilities to the City by an instrument of conveyance acceptable in form and content to the attorneys for the City and the District.

2.03. Section 8.10a of the Original Consent Agreement is deleted in its entirety. A new Section 8.10a is added to read as follows:

- a. Approximately 20 acres of greenbelt areas and parkland as set forth on the Land Plan shall be or have been dedicated to the City as the property within the District is developed. Dedication of the 20 acres by the Developer meets all parkland dedication requirements and no additional parkland dedication will be required during the subdivision process.

The Developer has previously dedicated to the City the park sites designated on the Land Plan as Tracts A and B. The boundary of the park sites shown on the Land Plan

Exhibit C(2)

Feb 03 04 12:13a

P. 4

as Tracts D and E may be adjusted by agreement of the Developer and the Director of the City Parks and Recreation Department. However, the final acreage for Tracts D and E may not be less than the acreage shown on the attached Land Plan. Tract D must be dedicated before the approval of a subdivision application on land located west of the western boundary of the FEMA 100-year floodplain that is located on the 274.240 acre tract depicted on the Land Plan. Tract E must be dedicated before the approval of a subdivision application on land located east of the eastern boundary of the FEMA 100-year floodplain that is located on the 274.240 acre tract depicted on the Land Plan.

2.04. Section 8.10d of the Original Consent Agreement is deleted in its entirety and a new Section 8.10d is added to read:

- d. The Developer shall dedicate to the City: (1) a six-acre site for a joint fire station, emergency medical services, and library facility; and (2) seven acres to be used for City-sponsored low-to-moderate income owner-occupied housing. If the Director of the City's Department of Neighborhood Housing and Community Development determines that the site designated on the Land Plan for affordable housing is not acceptable for use as affordable housing, the Developer shall work with the City to agree on an alternative site acceptable to the City for affordable housing. In this agreement, a site is unacceptable for use as affordable housing if (1) the land does not receive environmental clearance based on the results of an environmental analysis of the site or (2) the land cannot receive subdivision approval without seeking waivers or variances. The parties agree that the City will not approve a subdivision application for the area east of the eastern boundary of the FEMA 100-year floodplain located on the 274.240 acre tract depicted on the Land Plan until seven acres acceptable to the City for use as affordable housing is dedicated by the Developer.

2.05. A new section 8.16 is added to read:

Section 8.16. Drainage Facilities. The District is responsible for the operation and maintenance of all detention, retention, and water quality ponds and all stormwater conveyance infrastructure in the District. The District shall also maintain the areas outside of the ponds and conveyance infrastructure that are within a drainage or water quality easement.

III. GENERAL PROVISIONS

3.01. Except as set forth in this amendment and in prior amendments of the Original Consent Agreement, all terms and conditions of the Original Consent Agreement shall remain in full force and effect.



Doucet & Associates, Inc.

Engineers Planners Surveyors

LETTER OF TRANSMITTAL

TO: Planning Commissioners
City of Austin

DATE: 8-8-07

Wendy Walsh, Case Manager
Neighborhood Planning and
Zoning

JOB NO: 535-007

ATTN:

PROJECT: Stoney Ridge Phase D
Re-zoning request
C14-2007-0016

WE ARE SENDING YOU:

VIA:

FEDERAL EXPRESS	LONE STAR	U. S. MAIL	CORPORATE COURIERS
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COMMENTS:

Dear Commissioners and Mrs. Walsh:

This is Ted McConaghy, AICP with Doucet & Associates, Inc. The Stoney Ridge Phase D re-zoning request from SF-2 to SF-4A was brought before the Planning Commission in early June, and you requested that the public hearing be extended pending additional information. The case will come back to the Planning Commission on Tuesday, August 14.

Per your request, see the enclosed material to help in your discussions on our case:

- Moore's Crossing MUD Land Use Map (Moore's Crossing and Stoney Ridge can be used interchangeably)
- Zoning Map of Moore's Crossing MUD and surrounding area
- Power Point presentation print-out, including information on:
 - o History of Moore's Crossing MUD
 - o 10-year timeline of residential and commercial buildout in the MUD and surrounding area (also shows transportation improvements)
 - o Justification for re-zoning Stoney Ridge Phase D from SF-2 to SF-4A

Moore's Crossing MUD is located a few miles southeast of the airport, along the new SH-130 route. If you wish to visit the MUD, please note that road construction in the area has closed several roads; follow these directions:

- Go east along 71 past the airport
- Go south on FM 973 about 2 miles
- Go east on Pearce Lane about 2 miles
- Go south on Ross Road about 2 miles to the MUD

Mr. William Gurasich, the MUD developer, will give the Power Point presentation and then he and I will be available to answer any of your questions. If you need any additional information prior to the hearing, please call me at 512-699-1840.

Thank you!

Ted McConaghy, AICP
Doucet & Associates, Inc.



Doucet & Associates, Inc.
Engineers Planners Surveyors

CREATING THE DIFFERENCE

Stoney Ridge Phase D

C14-07-0016

Zoning Change Request

SF-2 to SF-4A

Moore's Crossing M.U.D. Stoney Ridge Subdivision

- 840 acres in southeast Travis County (City of Austin limited purpose)
- 1986: Formation of Moore's Crossing M.U.D.

- Zoning/Land Use Plan
- Road & Utility Infrastructure Plan

➤ 1998

- Modification to Land Use Plan
- Popham Elementary School annexed in to MUD
- Re-zoning of Central M.U.D.

- Phase B (SF-2 to SF-4A)
- Elroy Road commercial area

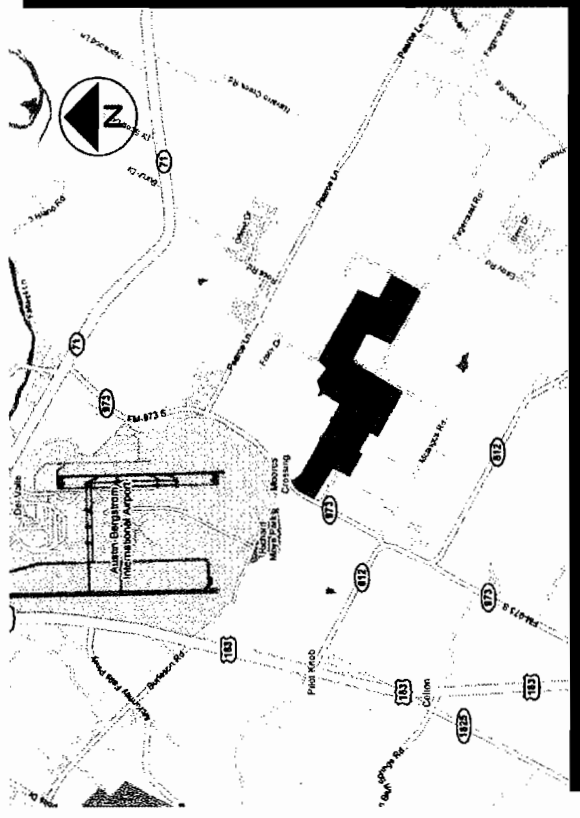
- Increased MF & GR

➤ 2003

- Re-zoning of Phase C (SF-2 to SF-4A)

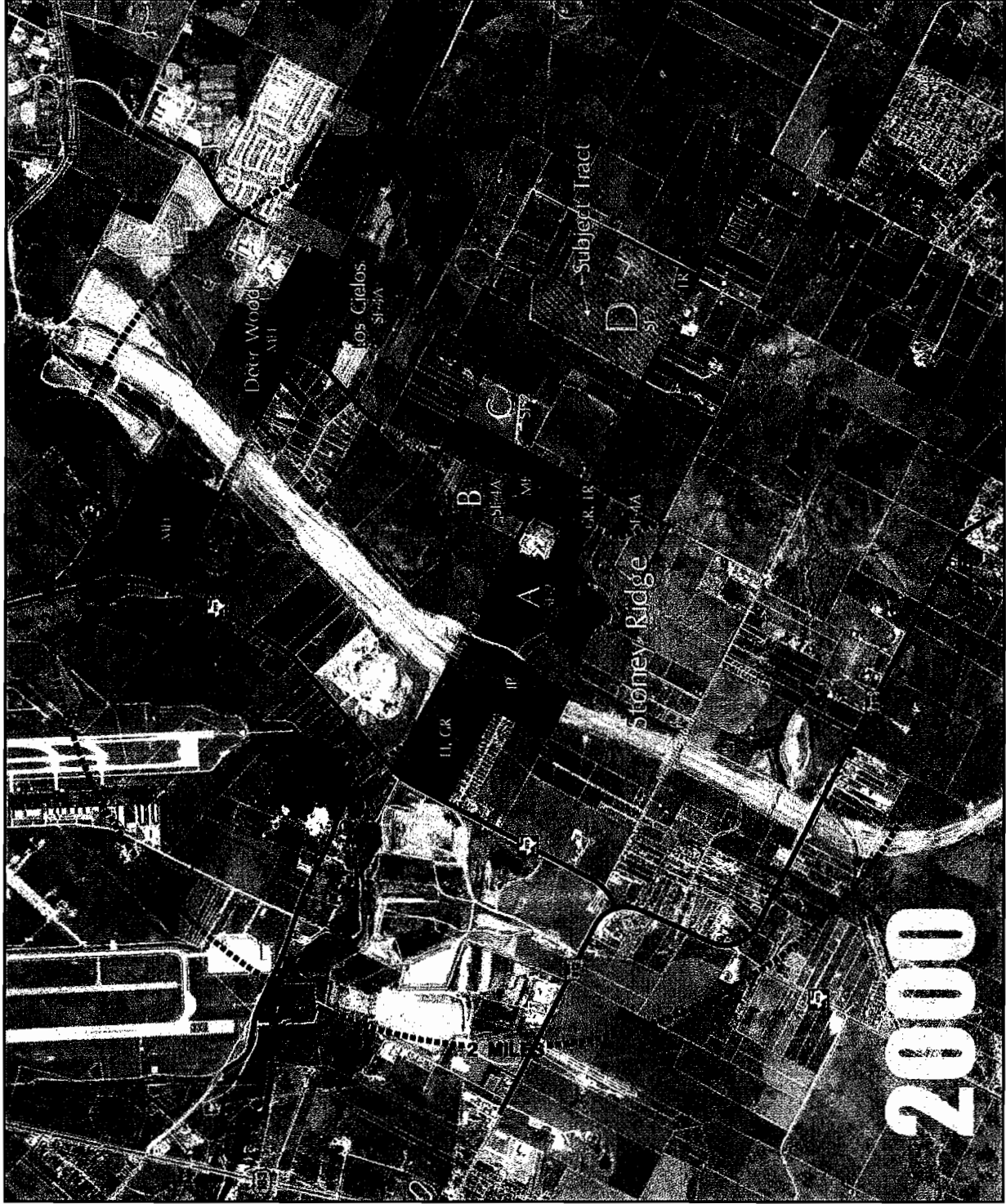
➤ 2005

- Phase B, Section 1 Occupied



➤ 2007

- Re-zoning of Phase D (SF-2 to SF-4A)
- Phase B, Section 2 Construction Complete
- Phase C Preliminary/Final Platting Complete



Stoney Ridge & Surrounding Areas

Year:

2000

Population:

5,500

Commercial (Existing):

0 Acres

Commercial (Proposed):

190.04 Acres

High Density

Residential (Existing):

295.60 Acres

High Density

Residential (Proposed):

269.43 Acres



LEGEND

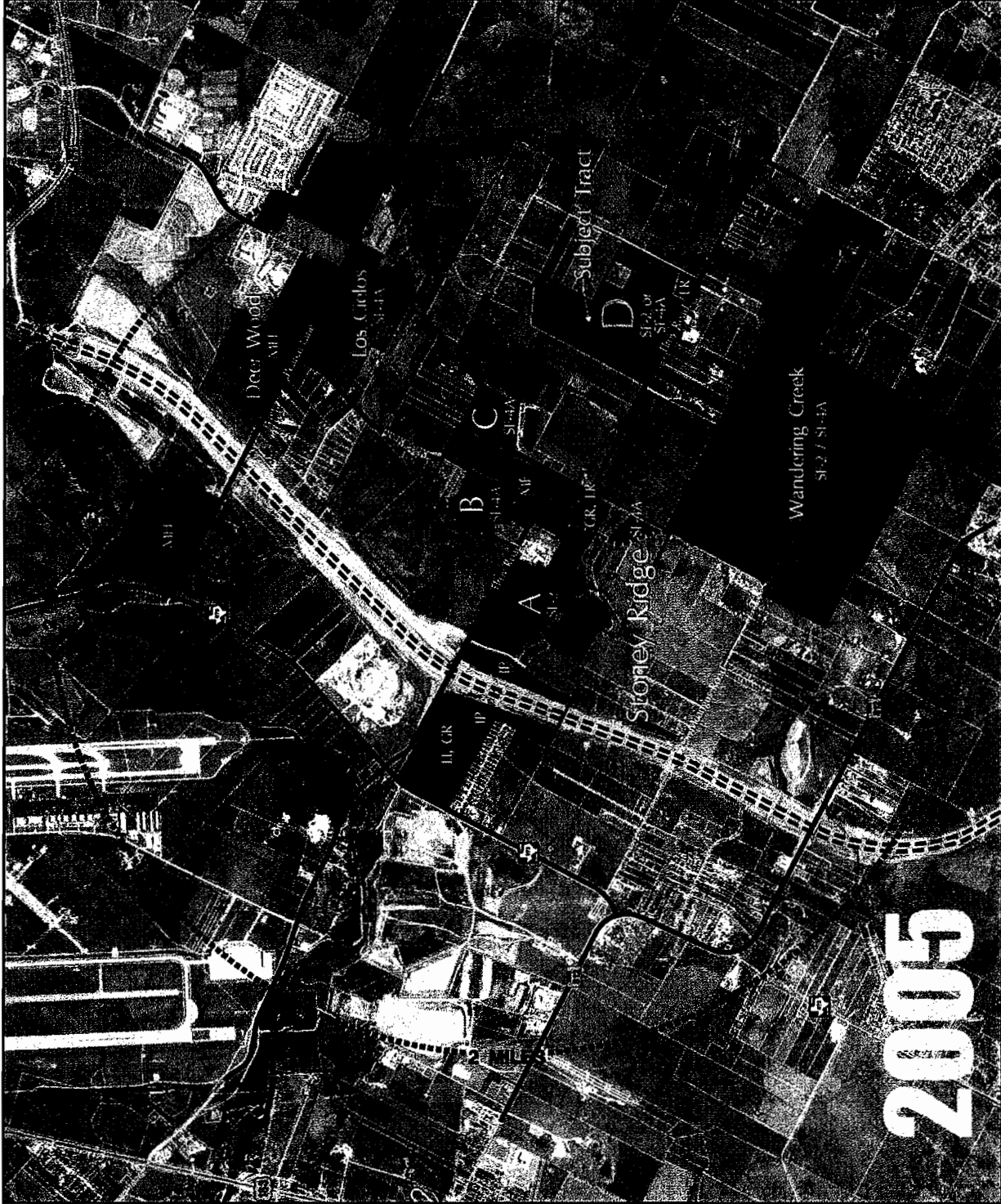
- MAUD
- Existing Roadways
- Proposed Roadways
- Residential Occupied
- Residential Proposed
- Residential Occupied

DA David A. Davidson, Inc.
10000 Highway 100, Suite 100, Austin, TX 78758
Phone: 512/336-1000 Fax: 512/336-1001
www.davidadavidson.com

Stoney Ridge Phase D

160 Acres

S.R. Development Inc.



Stoney Ridge & Surrounding Areas

Year: 2005

Population: 7,000

Commercial (Existing): 0 Acres

Commercial (Proposed): 190.04 Acres

High Density Residential (Existing): 494.00 Acres

High Density Residential (Proposed): 964.52 Acres

DA
Design & Associates, Inc.
1000 E. 17th Avenue, Suite 100, Denver, CO 80202
Phone: 303.733.8888 Fax: 303.733.8889
www.dadesign.com

LEGEND	
	M.U.D.
	Existing Roadways
	Proposed Roadways
	Retail Proposed
	Retail Occupied
	Residential Proposed
	Residential Occupied

Stoney Ridge Phase D
160 Acres
S.R. Development Inc.

2005



Stoney Ridge & Surrounding Areas

Year:

2010

Population:

12,000

Commercial (Existing):

81.85 Acres

Commercial (Proposed):

66.44 Acres

High Density

Residential (Existing):

924.39 Acres

High Density

Residential (Proposed):

533.56 Acres



GRAPHIC SCALE 1" = 100'

LEGEND

- M.U.D.
- Existing Roadways
- Proposed Roadways
- Retail Proposed
- Retail Occupied
- Residential Proposed
- Residential Occupied

DA Davenport & Associates, Inc.
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Stoney Ridge Phase D
160 Acres
S.R. Development Inc.

Phase D: SF-2 to SF-4A Justification

- Significant SF-4A and MF zoning in Stoney Ridge area
- Upgraded road infrastructure
 - SH-130 Complete
 - Elroy Rd. expanded to MAD 4
- Utility, parcel, drainage, fire, and school infrastructure can handle increase in demand
- Existing Commercial zoning sufficient to serve Stoney Ridge and surrounding area
- Increased density at Stoney Ridge “node” on S.H. 130 corridor is in keeping with the intent of Envision Central Texas growth initiatives

