# ZONING CHANGE REVIEW SHEET

**CASE:** C14-2009-0010 **P.C. DATE:** May 26, 2009
June 9, 2009

**ADDRESS:** 7007 ½ Heine Farm Road

**OWNER & APPLICANT:** Austin Energy (Judy Fowler)

**ZONING FROM:** SF-4A **TO:** P **AREA:** 2.8669 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant public (P) district zoning.

**PLANNING COMMISSION RECOMMENDATION:**

May 26, 2009: *MEETING CANCELLED*

June 9, 2009:

**ISSUES:**

None at this time.

**DEPARTMENT COMMENTS:**

The subject property is used for agricultural purposes, and is zoned single family residence small lot (SF-4A) 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 Heine Farm Road, classified as a collector street. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the public (P) district to construct a 138kV substation in the southeastern portion of its service area in Fall 2010. The substation is needed to support existing distribution feeders and the growing load requirements in the SH 130 area. Staff recommends the Applicant's request as it is considered a civic use and is compatible with the surrounding land uses and zoning, and it is City Council policy that all City-owned or leased land be zoned public (P) district.

**EXISTING ZONING AND LAND USES:**

| | ZONING | LAND USES |
|---|---|---|
| *Site* | SF-4A | Agriculture |
| *North* | SF-4A | Undeveloped |
| *South* | SF-2 | Undeveloped |
| *East* | SF-4A | Undeveloped |
| *West* | SF-4A | Small lot single family residences under construction |

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

**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
1037 – Homeless Neighborhood Association
1075 – League of Bicycling Voters
1113 – Austin Parks Foundation
1138 – Far Southeast Neighborhood Planning Committee
1168 – E-mail Notification Test Group

**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:**

There are no recent case histories.

**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. The property was rezoned from SF-2 to SF-4A (Stoney Ridge) on April 1, 2004 (C14-04-0009 – Stoney Ridge Phase C).

A site plan is currently under review for an Electric Substation, SPC-2009-0001C, which is related to this zoning change and provided as Exhibit B. The zoning change will need to be approved prior to site plan approval.

**ABUTTING STREETS:**

| Name | ROW | Pavement | Classification | Daily Traffic |
|---|---|---|---|---|
| Heine Farm Road | 50 feet | 20 feet | Collector | Not Available |

- Capital Metro bus service is not available within 1/4 mile of this property.
- There are no existing sidewalks along Heine Farm Road.
- Heine Farm Road is not classified in the Bicycle Plan as a bike route.

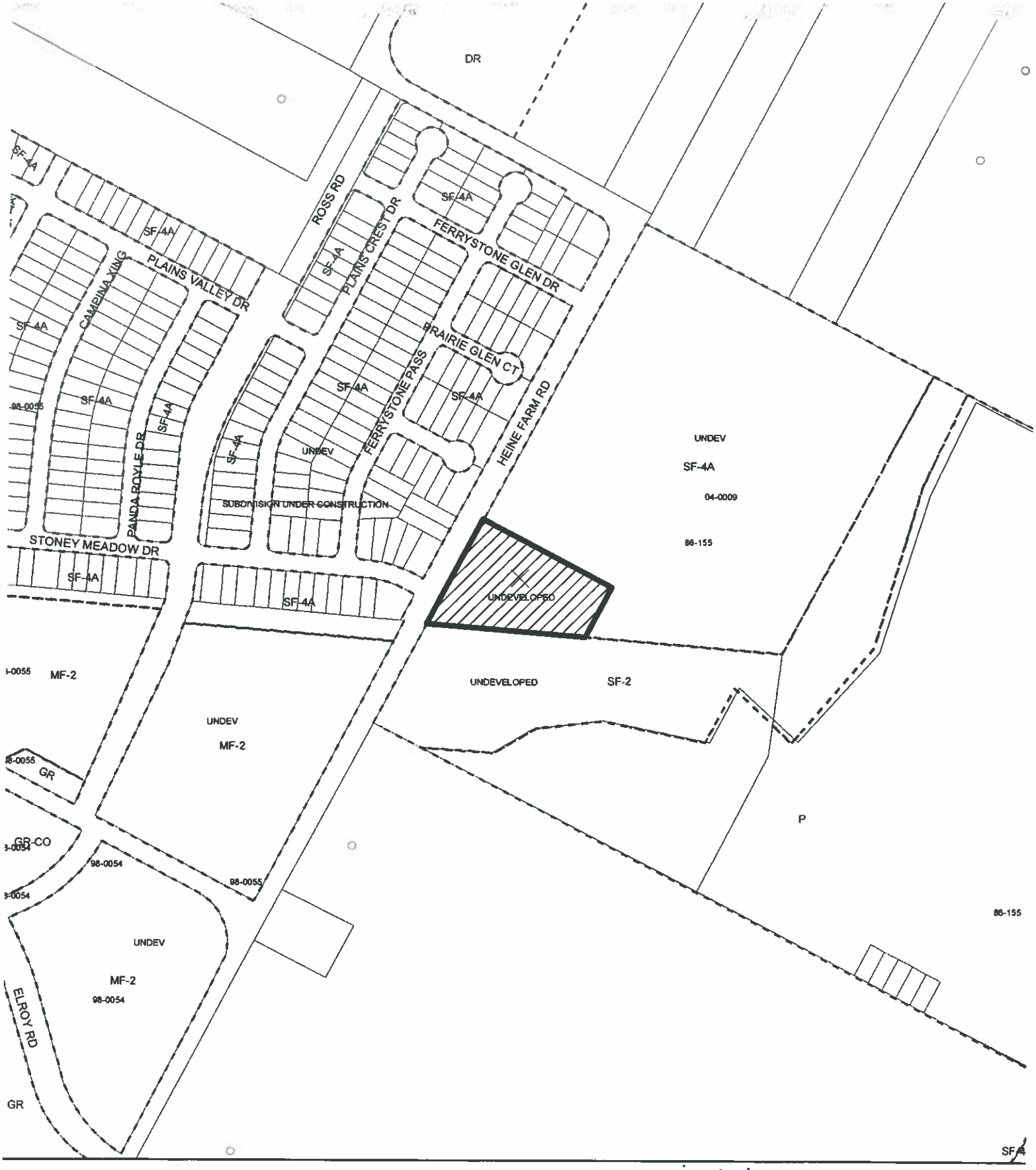
**CITY COUNCIL DATE:** June 11, 2009 **ACTION:**

June 18, 2009

**ORDINANCE READINGS:** 1st 2nd 3rd

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us




N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 400'

ZONING

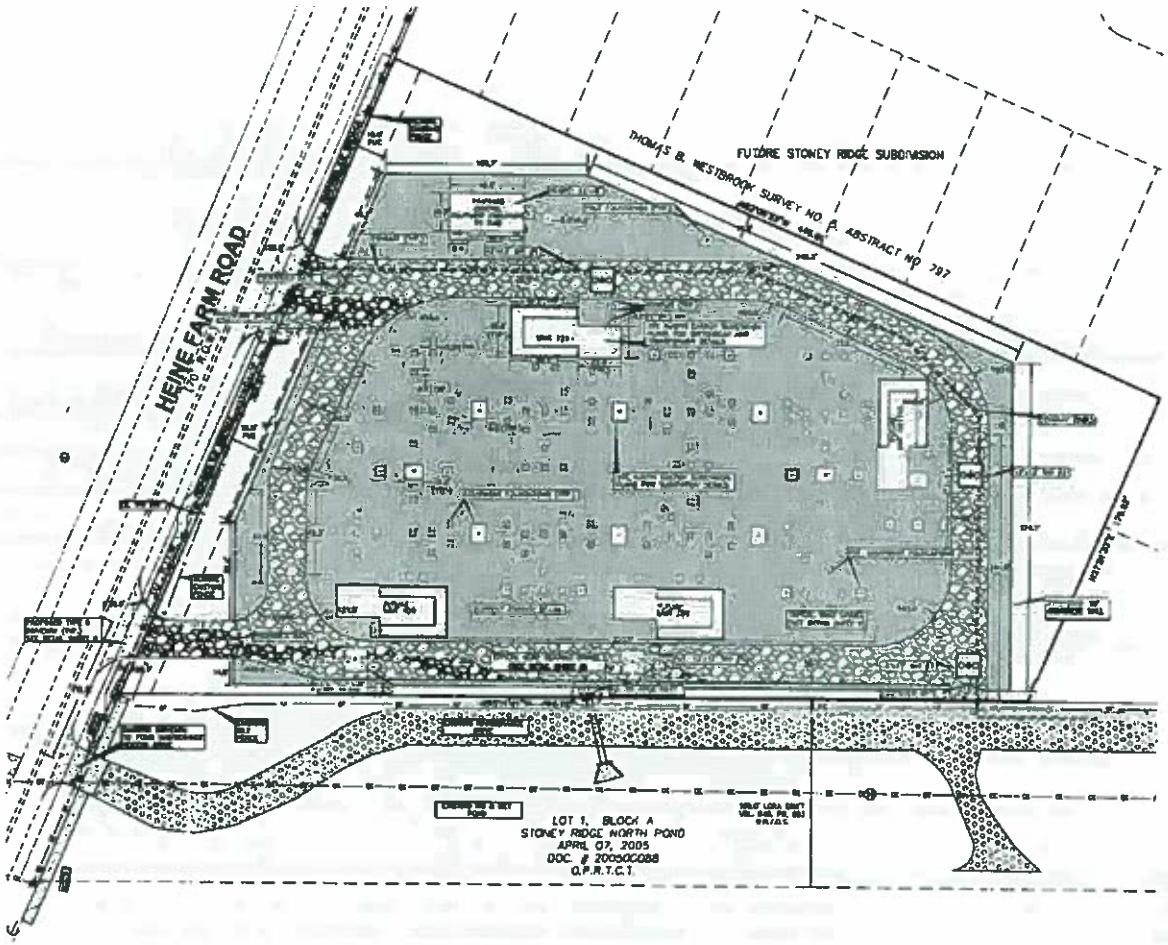
EXHIBIT A

ZONING CASE#: C14-2009-0010
ADDRESS: 7007-1/2 HEINE FARM RD
SUBJECT AREA: 2.8669 ACRES
GRID: P13
MANAGER: W. RHOADES

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.

CITY OF AUSTIN FOUNDED 1839

86-155
DR
UNDEV
SF-4A
SF-4A
SF-4A
SF-4A
SF-4A
SF-4A
SF-4A
SF-4A
SF-4A
SF-4A
SF-4A
SF-4A
UNDEV
SUBDIVISION UNDER CONSTRUCTION
SF-4A
04-0069
86-155
SF-4A
SF-4A
UNDEVELOPED
MF-2
UNDEVELOPED
MF-2
UNDEV
MF-2
GR
P
UNDEV
MF-2
GR
SF-4A
EXHIBIT A-1
NORTH




1" = 30'

LEGEND

STONEY RIDGE SUBSTATION

SITE CALCULATIONS

| | PROPOSED |
|---|---|
| TOTAL AREA | 2.79 AC. |
| IMPERVIOUS COVER | |
| CONTROL EQUIPMENT ENCLOSURE* | 999 SF |
| GRAVEL DRIVE | 23,994 SF |
| UNIT 1-2-3 | 1,250SF |
| FUTURE UNIT 4-5-6 | 1,250SF |
| FUTURE UNIT 7-8-9 | 1,250SF |
| FUTURE UNIT 10-11-12 | 1,250SF |
| 12x12 MH | 633.29SF |
| FUTURE 12x12 MH | 380.69SF |
| FOUNDATIONS | 975SF |
| FUTURE FOUNDATIONS | 1,125SF |
| POLE FOUNDATIONS | 39.63SF |
| OTHER | 5,175SF |
| TOTAL | 34,272 SF |
| | 28.24% |

*HEIGHT = 12'-0"

PARKING TABLE

| Use | Area | Required Spaces | Provided Spaces |
|---|---|---|---|
| LOCAL UTILITY COMPANY (AUSTIN ENERGY SUBSTATION) | N/A | 0 | 0 |
| Total Parking | N/A | 0 | 0 |

FOR CITY USE ONLY

SITE PLAN RELEASE

CITY OF AUSTIN CASE NO. SP-2006-100X

Stanley Consultants INC.

STONEY RIDGE SUBSTATION

SITE PLAN

AUSTIN ENERGY
721 BARTON SPRINGS ROAD
AUSTIN, TEXAS 78704

Project No.: 20060.11.00

SHEET 6 OF 10

EXHIBIT B
SITE PLAN IN PROCESS

## SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant public (P) district zoning.

## BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

P, public district zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. The proposed rezoning of the property to accommodate the new electric substation is consistent with the purpose statement of the district sought.

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

Staff recommends the Applicant's request as it is considered a civic use and is compatible with the surrounding land uses and zoning, and it is City Council policy that all City-owned or leased land be zoned public (P) district.

## 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 P zoning district is established by a conditional use site plan.

### Environmental

The site is not located over the Edwards 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:

| *Development Classification* | *% of Net Site Area* | *% with Transfers* |
|---|---|---|
| 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 adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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 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.

**Transportation**

Additional right-of-way for Heine Farm Road will be required at the time of subdivision in accordance with the approved preliminary plan (Case No. C8J-2007-0135).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

**Site Plan and Compatibility Standards**

Any development on this site, which is over one acre in size will require a conditional use permit, with Commission approval.

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 and south property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of 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 will be enforced at the time a site plan is submitted.

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 electrical substation is considered a compatible use.