

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: *APPROVED P DISTRICT ZONING, BY CONSENT*
[S. KIRK; M. DEALEY -2ND] 5-0

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
<i>Site</i>	SF-4A	Agriculture
<i>North</i>	SF-4A	Undeveloped
<i>South</i>	SF-2	Undeveloped
<i>East</i>	SF-4A	Undeveloped
<i>West</i>	SF-4A	Small lot single family residences under construction

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
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:

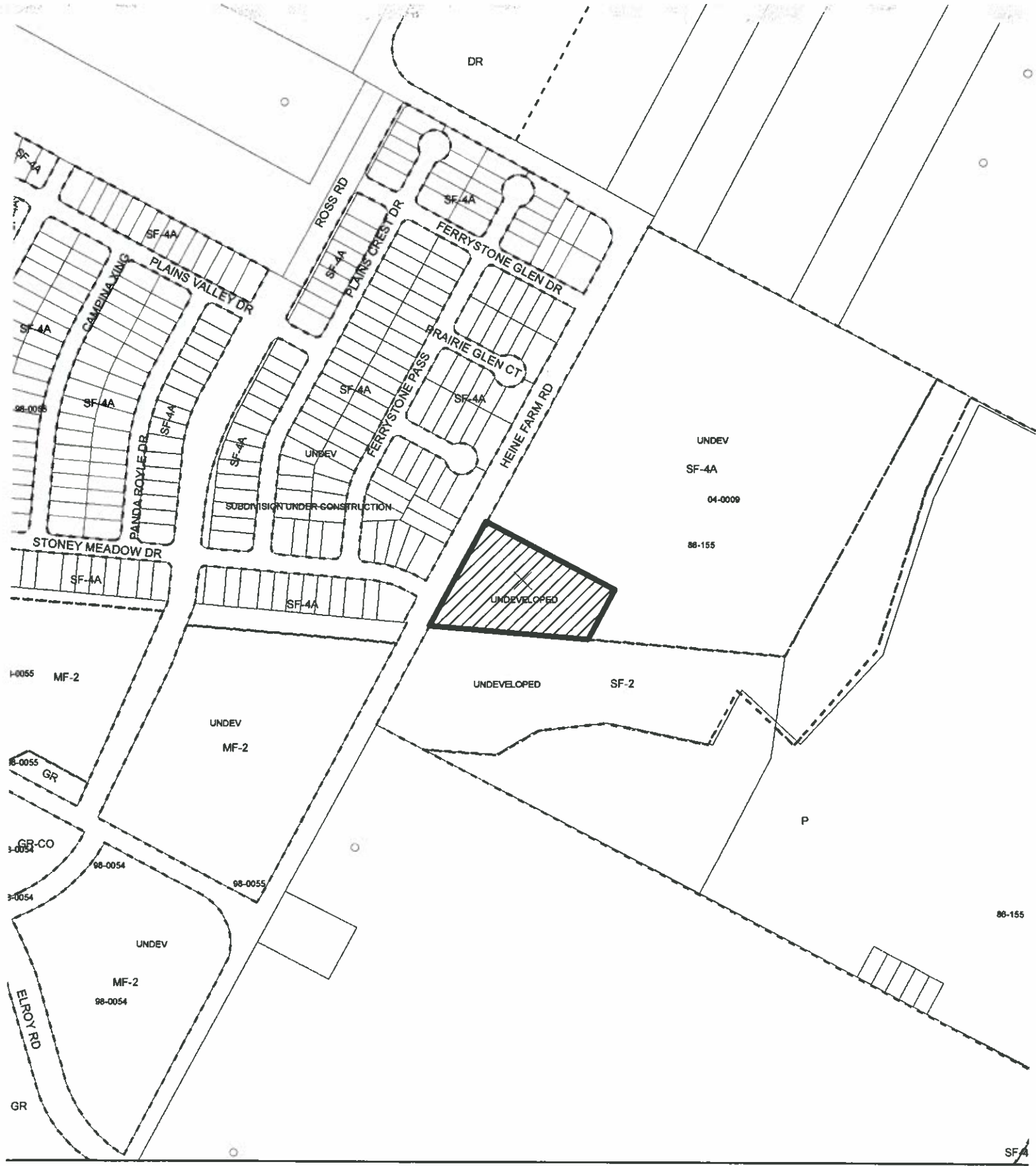
Name	ROW	Pavement	Classification	Daily Traffic
Heine Farm Road	50 feet	20 feet	Collector	Not Available

- 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: 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us**PHONE:** 974-7719



N

1" = 400'

LEGEND

- SUBJECT TRACT**
- ZONING BOUNDARY**
- PENDING CASE**

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0010

ADDRESS: 7007-1/2 HEINE FARM RD

SUBJECT AREA: 2.8669 ACRES

GRID: P13

MANAGER: W. RHOADES

EXHIBIT A

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.



86-155

DR

UNDEV

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

86-0055

SF-4A

SF-4A

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UNDEV

UNDEVELOPED UNDER CONSTRUCTION

SF-4A

04-0089

86-155

SF-4A

SF-4A

UNDEVELOPED

MF-2

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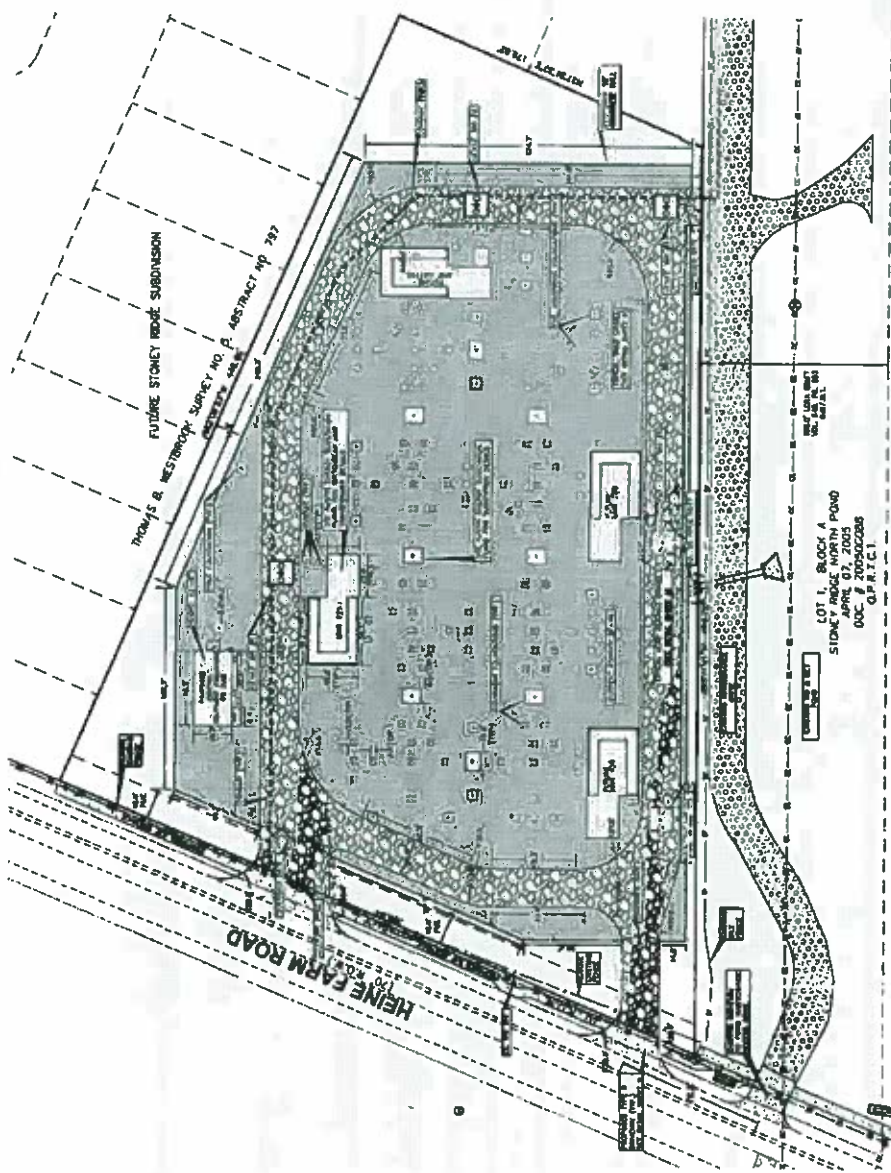
EXHIBIT A
INSET

SF-4A

STONEY RIDGE SUBSTATION



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 New York, NY 10011-3208
 Tel: 212 512 2000 Fax: 212 512 2001
 E-mail: info@stanleyconsultants.com

[illegible][illegible]

THE PLAY HOUSE **11-1-76**

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PAYROLL TABLE			
	Gen	Approved	Period
	Appr	System	System
LOCAL UTILITY	MA	0	0
CHARGES INVENTORY			
RECEIVING			
Total Payments	MA	0	0

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:

<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 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.