

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0182 – Moore's Crossing
7.9 Acre Rezone

P.C. DATE: February 24, 2015

ADDRESS: 7400 McAngus Road

DISTRICT AREA: 2

OWNER/APPLICANT: SR Development, Inc.
(Bill Gurasich)

AGENT: Carlson, Brigrance &
Doering, Inc.
(Geoff Guerrero)

ZONING FROM: GR

TO: SF-4A

AREA: 7.910 acres

SUMMARY STAFF RECOMMENDATION:

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

PLANNING COMMISSION RECOMMENDATION:

February 24, 2015: *APPROVED SF-4A DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

*[J. STEVENS; R. HATFIELD – 2ND] (7-0) A. HERNANDEZ – NOT YET ARRIVED;
1 VACANCY ON THE COMMISSION*

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject undeveloped property is situated along the Ross Road right-of-way on the west and McAngus Road on the east, is undeveloped and zoned community commercial (GR) district. This tract is within the Moore's Crossing Municipal Utility District (MUD) created in 1986 and although zoned GR, was identified as MF-2 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. The property to the north, east and south is undeveloped, and property to the west is developed with single family residences (SF-2). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and 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 for approximately 34 single family residential lots. Access is proposed to be taken from Ross Road and McAngus Road. Staff is recommending SF-4A zoning as it is compatible use and zoning with the surrounding residential subdivision and the Moore's Crossing MUD provides for a variety of housing types, commercially zoned land, and civic and park facilities.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Undeveloped
<i>North</i>	GR	Undeveloped
<i>South</i>	P	Undeveloped – Floodplain of Dry Creek East
<i>East</i>	County	Undeveloped
<i>West</i>	P; SF-2; LR	Floodplain; Single family residences within Stoney Ridge A2 Section VI; Undeveloped

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 1075 – Bike Austin
1138 – Far Southeast Improvement Association 1228 – Sierra Club, Austin Regional Group
1258 – Del Valle Community Coalition 1340 – Austin Heritage Tree Foundation

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
C14-2014-0187 – Moore's Crossing 1.5 Acre Rezone – 7012 Elroy Rd	SF-2; GR to MF-2	To Grant MF-2	Scheduled for 03-26-2015.
C14-2014-0181 –	MF-2 to GR	Pending	Pending

Moore's Crossing 3.8 Acre Rezone – NE corner of Elroy Rd and Ross Rd			
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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.

Approximately 73 acres of the Moore's Crossing area located at the southwest corner of Elroy Road and McAngus Road / Heine Farm Road were rezoned on January 7, 1999. The subject property represents a portion of Tract 2 and was rezoned from MF-2, GR and P to GR (C14-98-0054 – Moore's Crossing (South)).

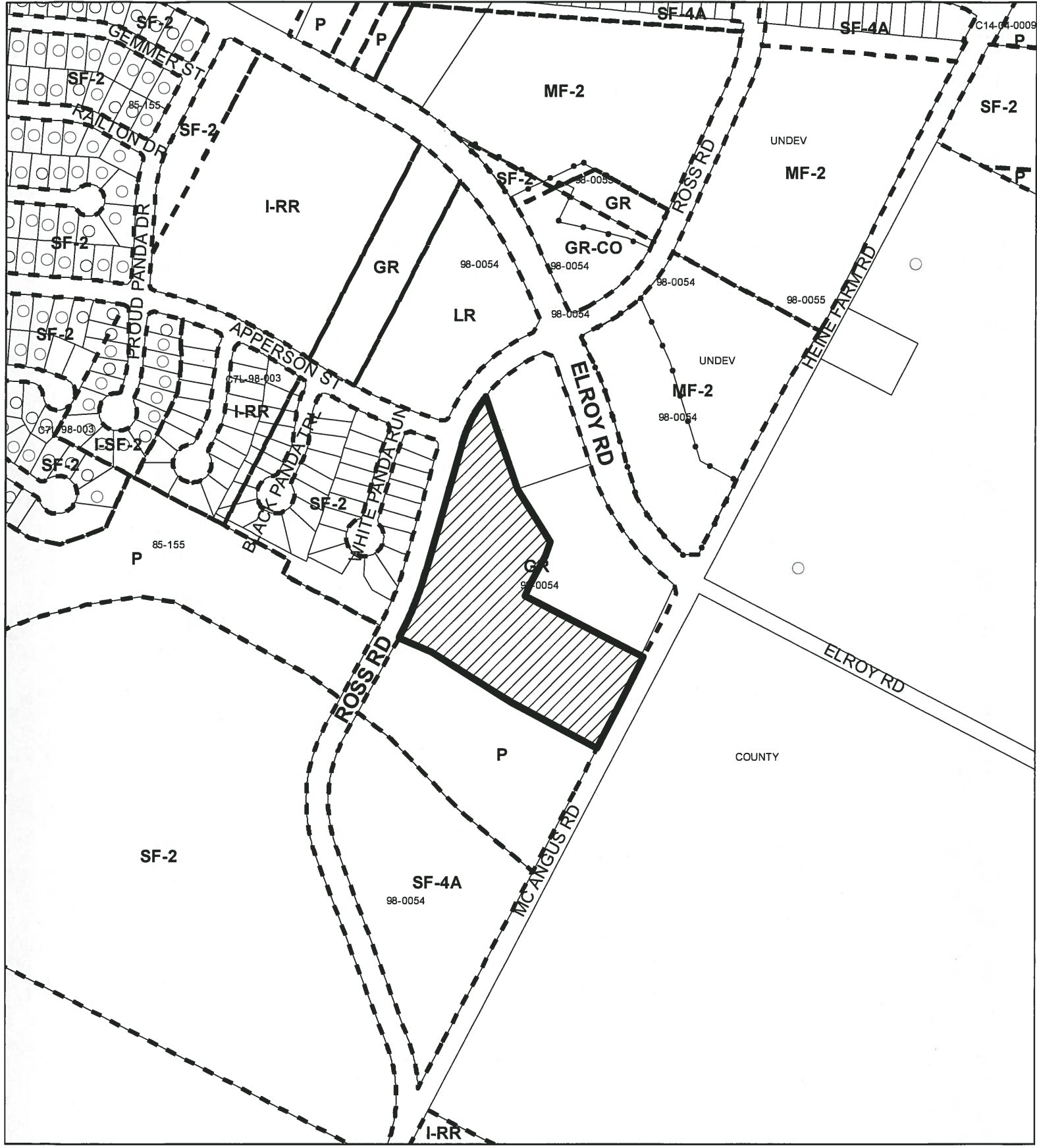
ABUTTING STREETS:




Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Ross Road	70 feet	N/A (unimproved)	Collector	No	No	No
McAngus Road/Heine Farm Road	75 feet	22 feet	Collector	No	Yes	No

CITY COUNCIL DATE: March 26, 2015**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2014-0182

EXHIBIT A



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



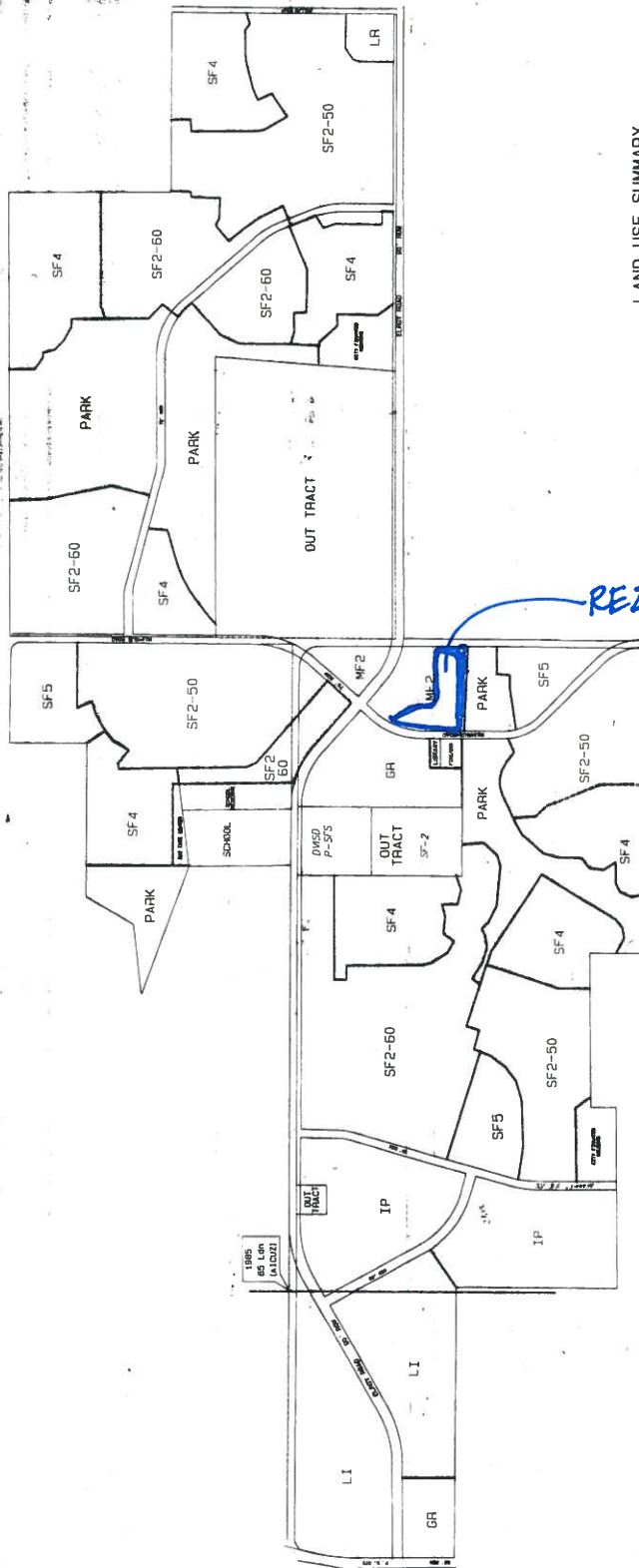
EXHIBIT A-1



MOORE'S CROSSING CONCEPTUAL LAND PLAN

DATE: JUNE 1998

SCALE 1"=400'



LAND USE SUMMARY

USE	ACRES	UNITS/AC.	USE AC.	USE UNITS
SF4	10.0	1.0	10.0	10.0
SF2-60	10.0	1.0	10.0	10.0
SF2-50	10.0	1.0	10.0	10.0
SF5	10.0	1.0	10.0	10.0
GR	10.0	1.0	10.0	10.0
IP	10.0	1.0	10.0	10.0
LI	10.0	1.0	10.0	10.0
PARK	10.0	1.0	10.0	10.0
SCHOOL	10.0	1.0	10.0	10.0
DIVISION P-SF5	10.0	1.0	10.0	10.0
OUT TRACT	10.0	1.0	10.0	10.0
REZONING AREA	10.0	1.0	10.0	10.0
TOTAL	100.0	10.0	100.0	100.0

APPROVED BY CITY COUNCIL FEBRUARY 6, 1998
REVISED DATE

EXHIBIT B
CONCEPTUAL LAND PLAN

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 land uses.

Staff is recommending SF-4A zoning as it is compatible use and zoning with the surrounding residential subdivision and the Moore's Crossing MUD provides for a variety of housing types, commercially zoned land, and civic and park facilities.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped, sparsely vegetated and slopes to the south, towards Dry Creek East.

Impervious Cover

The maximum impervious cover allowed by the SF-4A zoning district would be 55%, which is based on the more restrictive watershed regulations described below.

Comprehensive Planning

This zoning case is located on the southwest corner of Elroy Road and McAngus Road on an undeveloped piece of property that is approximately 7.9 acres in size. It is also located outside the boundaries of a neighborhood planning area. Surrounding land uses includes undeveloped land and a several small scale commercial uses to the north, undeveloped land to the south and east, and the Old Moore's Crossing Park to the west. The proposed use is residential.

Imagine Austin

Based on the comparative scale of the site relative to residential subdivisions and large undeveloped tracts of property in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, the project falls below the scope of Imagine

Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge 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. 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 the project location. In addition, COA GIS indicates a Critical Water Quality Zone along the southern project boundary. Development within the Critical Water Quality Zone is limited per LDC 25-8-261 and 262.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding 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 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.

Transportation

Additional right-of-way may be required at the time of subdivision and/or site plan.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Ross Road. McAngus Road/Heine Farm Road serves bike route no. 372 with an existing Shared Lane and recommended Bike Lane.

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].

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

Site Plan and Compatibility Standards

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited, such as the construction of structures that obstruct the airspace in and around the airport or interfere with visual, radar, radio or other systems controlling aircraft. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.