

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2014-0187 – Moore's Crossing  
1.5 Acre Rezone

**P.C. DATE:** February 24, 2015

**ADDRESS:** 7012 Elroy Road

**DISTRICT AREA:** 2

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

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

**ZONING FROM:** SF-2; GR; GR-CO      **TO:** MF-2      **AREA:** 1.531 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence – low density (MF-2) district zoning.

### **PLANNING COMMISSION RECOMMENDATION:**

February 24, 2015: *APPROVED MF-2 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 and irregular shaped property has frontage on Elroy Road on its western side and Ross Road on its eastern side. Tract 1 has community commercial (GR) and community commercial – conditional overlay (GR-CO) zonings by previous cases and Tract 2 has single family residence – standard lot (SF-2) zoning. The north boundary of Tract 2 and continuing east to Ross Road and beyond to Heine Farm Road formerly served as Elroy Road right-of-way until it was vacated in March 2009, and realignment to the southeast occurred. Around the same time, Ross Road was extended and forms the eastern property line.

This tract is within the Moore's Crossing Municipal Utility District (MUD) created in 1986 and although zoned GR and GR-CO, was originally identified as SF-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, south and west is undeveloped. 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 multi-family residence – low density (MF-2) district for the construction of 48 duplex lots (96 units). Access is proposed to be taken from Elroy Road and Ross Road. Staff is recommending MF-2 zoning as it will allow the property to be developed in conjunction with the property to the north that is also zoned MF-2, and consistent with the surrounding zoning to the east. Additionally, 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:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2; GR; GR-CO	Undeveloped
<i>North</i>	MF-2	Undeveloped
<i>South</i>	GR-CO; I-RR; GR; LR	Undeveloped; Popham Elementary School
<i>East</i>	MF-2	Undeveloped
<i>West</i>	MF-2; P	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 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.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0182 – Moore's Crossing 7.9 Acre Rezone – 7400 McAngus Rd	GR to SF-4A	To Grant SF-4A	Scheduled for 03-26-2015.
C14-2014-0181 – Moore's Crossing 3.8 Acre Rezone – NE corner of Elroy Rd and Ross Rd	MF-2 to GR	Pending	Pending

**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 GR-CO portion of the current Tract 1 was designated as a portion of Tract 3 by a 1998 case that zoned approximately 73 acres (C14-98-0054 – Moore's Crossing (South)). The CO is for a list of prohibited uses including auto sales, auto rentals, drop-off recycling collection facility, exterminating services, funeral services, hotel-motel, indoor entertainment, outdoor entertainment, pawn shop services and theater. The GR zoned area of the current Tract 1 comprises all of Tract 5 in a 1998 case that zoned approximately 137 acres (C14-98-0055 – Moore's Crossing (North)).

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Ross Road	70 feet	45 feet	Collector	No	No	No
Elroy Road	90 feet	70 feet	Arterial	Yes	Yes	No

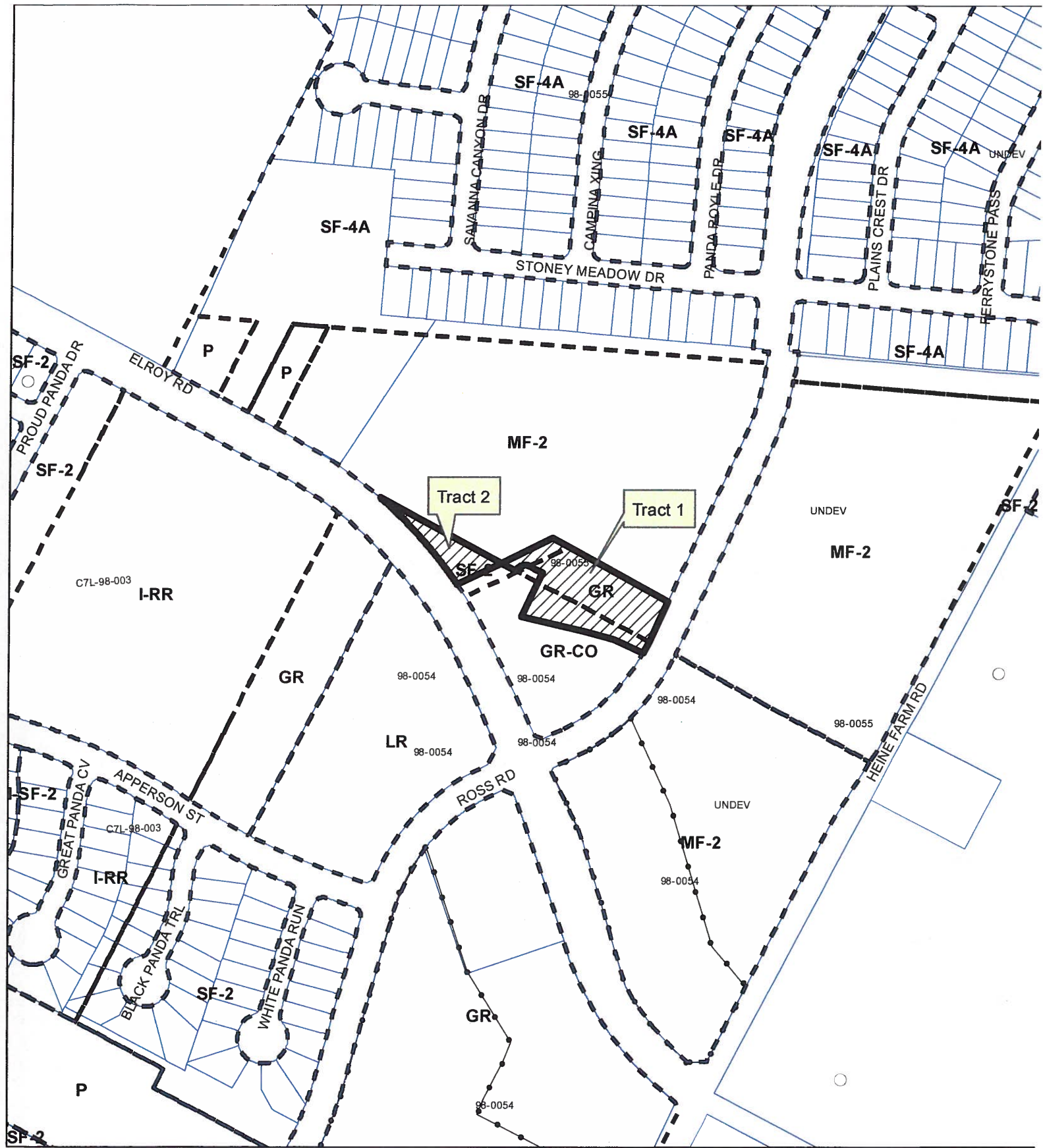
According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Ross Road. Elroy Road serves bike route no. 72 with an existing Shared Lane and recommended Bike Lane.




**CITY COUNCIL DATE:** March 26, 2015**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
CASE#: C14-2014-0187

EXHIBIT A



1" = 300'

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.



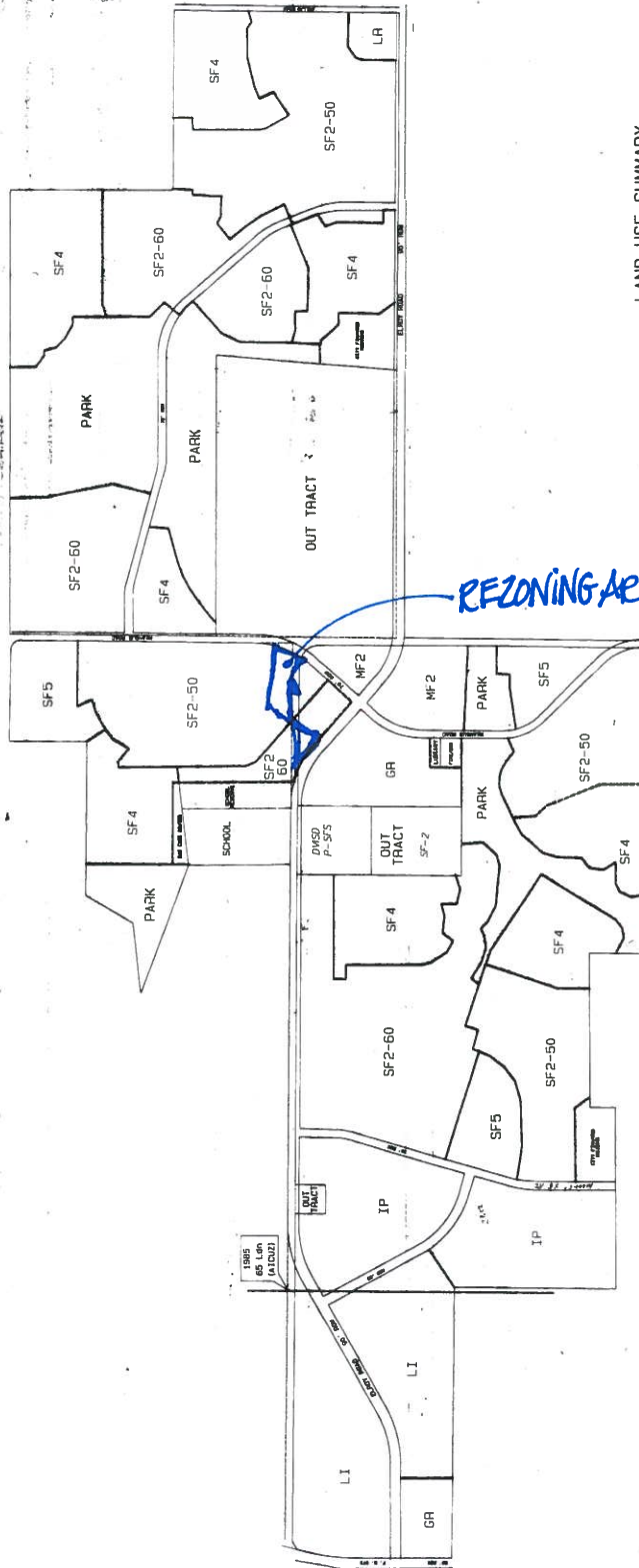




MOORE'S CROSSING CONCEPTUAL LAND PLAN

DATE: JUNE 1998

SCALE 1"=100'



LAND USE SUMMARY

USE	ACRES	UNITS/AC.	UNITS	USE AC.	USE UNITS
SF4	10.00	1.00	10.00	10.00	10.00
SF2-60	10.00	1.00	10.00	10.00	10.00
SF2-50	10.00	1.00	10.00	10.00	10.00
SF5	10.00	1.00	10.00	10.00	10.00
LI	10.00	1.00	10.00	10.00	10.00
GR	10.00	1.00	10.00	10.00	10.00
IP	10.00	1.00	10.00	10.00	10.00
PARK	10.00	1.00	10.00	10.00	10.00
SCHOOL	10.00	1.00	10.00	10.00	10.00
OUT TRACT	10.00	1.00	10.00	10.00	10.00
DMSD P-SF5	10.00	1.00	10.00	10.00	10.00
TOTAL	100.00	1.00	100.00	100.00	100.00

APPROVED BY CITY COUNCIL FEBRUARY 6, 1998  
REVISED DATE

EXHIBIT B  
CONCEPTUAL LAND PLAN

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence – low density (MF-2) 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 multi-family residence low density (MF-2) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

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

Staff is recommending MF-2 zoning as it will allow the property to be developed in conjunction with the property to the north that is also zoned MF-2, and consistent with the surrounding zoning to the east. Additionally, 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 CONDITIONS****Site Characteristics**

The subject property is undeveloped, sparsely vegetated and relatively flat. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the MF-2 zoning district would be 50%, which is based on the more restrictive zoning regulations described below.

**Comprehensive Planning**

This zoning case is located on the southeast corner of Elroy Road and FM 973 on an undeveloped piece of property that is approximately 1.5 acres in size. It is also located outside the boundaries of a neighborhood planning area. The surrounding land is undeveloped. The proposed use is duplex lots.

**Imagine Austin**

Based on the comparative scale of the site relative to large undeveloped tracts of land in the area, as well as the site not being located along an Activity Corridor or within an Activity Center, this 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 no floodplain within or adjacent to the project location.

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

No trees are located on this property. 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**

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].

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

### **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. Water and wastewater service mains are not currently to this tract. Water and or wastewater service extension requests will 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**

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Additional design regulations will be enforced at the time a site plan is submitted.

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.