

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0168 – Moore's Crossing  
Mixed Use/Live Work

DISTRICT: 2

ZONING FROM: GR and GR-CO

TO: GR-MU-CO

ADDRESS: 7012 Elroy Road

SITE AREA: 1.8 acres

PROPERTY OWNER:  
SR Development, Inc. (William Gurasich)

AGENT:  
Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Kate Clark (512-974-1237, [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends Community Commercial – Mixed Use – Conditional Overlay (GR-MU-CO) combining district zoning. The conditional overlay is to prohibit a set of land uses.**

*For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

**January 28, 2020      Scheduled for Planning Commission**

CITY COUNCIL ACTION:

**February 20, 2020      Scheduled for City Council**

ORDINANCE NUMBER:

## ISSUES

There are no none issues at this time.

## CASE MANAGER COMMENTS:

This property is located north of the intersection of Ross Road and Elroy Road. It is undeveloped and approximately 1.8 acres in size. Adjacent to the north of the site is a property zoned multifamily – moderate density (MF-4). Across Ross Road to the east are properties zoned multifamily – low density (MF-2), and to the south are properties zoned community commercial (GR) and community commercial – conditional overlay (GR-CO). Across Elroy Road to the west are more properties zone GR and GR-CO, see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

This property is subject to the existing zoning ordinance (990107-F) from case number C14-98-0054 which included a set of prohibited land uses. Staff recommends the following prohibited land uses be carried over from the previous ordinance:

- Automotive Sales;
- Automotive Rentals;
- Exterminating Services;
- Funeral Services;
- Pawn Shop Services;
- Drop-Off Recycling Collection Facility;
- Indoor Entertainment; and
- Outdoor Entertainment

Staff removed Hotel-Motel and Theater from the original list and did not add any additional prohibited land uses. Last year a portion of this property (0.12 acres) was rezoned from MF-2 to GR (C14-2019-0056, Moore's Crossing Mixed Use).

## BASIS OF RECOMMENDATION:

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

The property is currently zone GR and GR-CO. The applicant is requesting to add mixed use (MU) to the zoning to allow for residential uses. Their intent is to build live/work units. This type of use is not currently defined within our Land Development Code (LDC) and requires a combination of residential and commercial zoning to be allowed.

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

Allowing for a product type that combines commercial and residential uses would provide for a transition in use between existing GR zoned properties to the south/west of the site and the MF-4 zoned property to the north.

EXISTING ZONING AND LAND USES:

|       | Zoning       | Land Uses                                    |
|-------|--------------|--|
| Site  | GR and GR-CO | Undeveloped                                  |
| North | MF-4         | Undeveloped                                  |
| South | GR and GR-CO | Small strip shopping center and undeveloped. |
| East  | MF-2         | Undeveloped                                  |
| West  | GR-CO        | Undeveloped                                  |

MUNICIPAL UTILITY DISTRICT (MUD): Moore's Crossing (as known as Stoney Ridge)

TIA: is deferred until site plan submittal.

WATERSHED: Dry Creek East (suburban)

OVERLAYS: Airport Overlay (Controlled Compatible Land Use Area).

SCHOOLS: Popham Elementary, Del Valle Middle and Del Valle High Schools.

NEIGHBORHOOD ORGANIZATIONS

Bike Austin

Del Valle Community Coalition

Del Valle Independent School District

Elroy Neighborhood Association

Far Southeast Improvement Association

Friends of Austin Neighborhoods

Onion Creek Homeowners Assoc.

Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

| Number  | Request  | Commission   | City Council   |
|---|--|--|--|
| C14-2018-0146<br>SAJA<br>Commercial 7201<br>Elroy Rd  | GR-CO to GR-CO<br>to change a<br>condition of zoning | To Grant GR-CO w/a<br>Restrictive Covenant<br>for the TIA memo, as<br>Staff recommended. | Apvd GR-CO w/a<br>Restrictive Covenant for<br>the TIA memo, as<br>Commission<br>recommended.         |
| C14-2015-0154<br>LMLM<br>Investments 7050<br>Elroy Rd | LR to GR   | To Grant GR-CO<br>w/CO for list of<br>prohibited uses                                    | Apvd GR-CO as<br>Commission recommended<br>w/add'l prohibited uses,<br>minimum 5K food sales<br>use. |

| Number   | Request     | Commission     | City Council                               |
|--|-------------|----------------|--|
| C14-2014-0182<br><br>Moore's Crossing<br>7.9 Acre Rezone<br>– 7400 McAngus<br>Rd | GR to SF-4A | To Grant SF-4A | Apvd SF-4A as<br>Commission<br>recommended |

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.

This tract is within the Moore's Crossing Municipal Utility District (MUD) created in 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.

In the following rezoning cases there were multiple tracts being rezoned within of each case. Rezoning descriptions listed below pertain to only the part of the property that is under current review, not every tract within each case.

C14-2019-0056: Property (Tract 3) was rezoned from MF-2 to GR.

C14-2014-0187: Property (Tract 1) was rezoned from GR-CO to MF-2.

C14-98-0054: Property (Tract 3) was rezoned from SF-2 to GR-CO. Conditional overlay (CO) included a set of prohibited uses list previously in *Case Manager Comments*.

EXISTING STREET CHARACTERISTICS:

| Street     | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro<br>(within ¼ mile) |
|------------|-----|----------|----------------|-----------|------------|----------------------------------|
| Elroy Road | 90' | 70'      | Level 3        | Yes       | No         | No                               |
| Ross Road  | 72' | 48'      | Level 3        | Yes       | No         | No                               |

OTHER STAFF COMMENTS:Comprehensive Planning

The subject tract for this zoning case is not located along an Activity Corridor but is located approximately a half of a mile from the FM812/130 Job Center to the south. This rezoning case is located on an undeveloped 1.79-acre parcel, abutting the northwest side of the “X shaped” intersection of Ross Road and Elroy Road. The property is located outside the boundaries of a community with an adopted neighborhood plan. Surrounding land uses include a single-family subdivision to the north; to the south is vacant land, a gas station and a mobile phone store, and a single family subdivision; to the east is vacant land and a ranch house; and to the west the Popham Elementary School, a single family subdivision, vacant land, and the 12.74 acre Old Moore’s Crossing Neighborhood Park. The proposed use is a 97 unit live/work development.

*Connectivity*

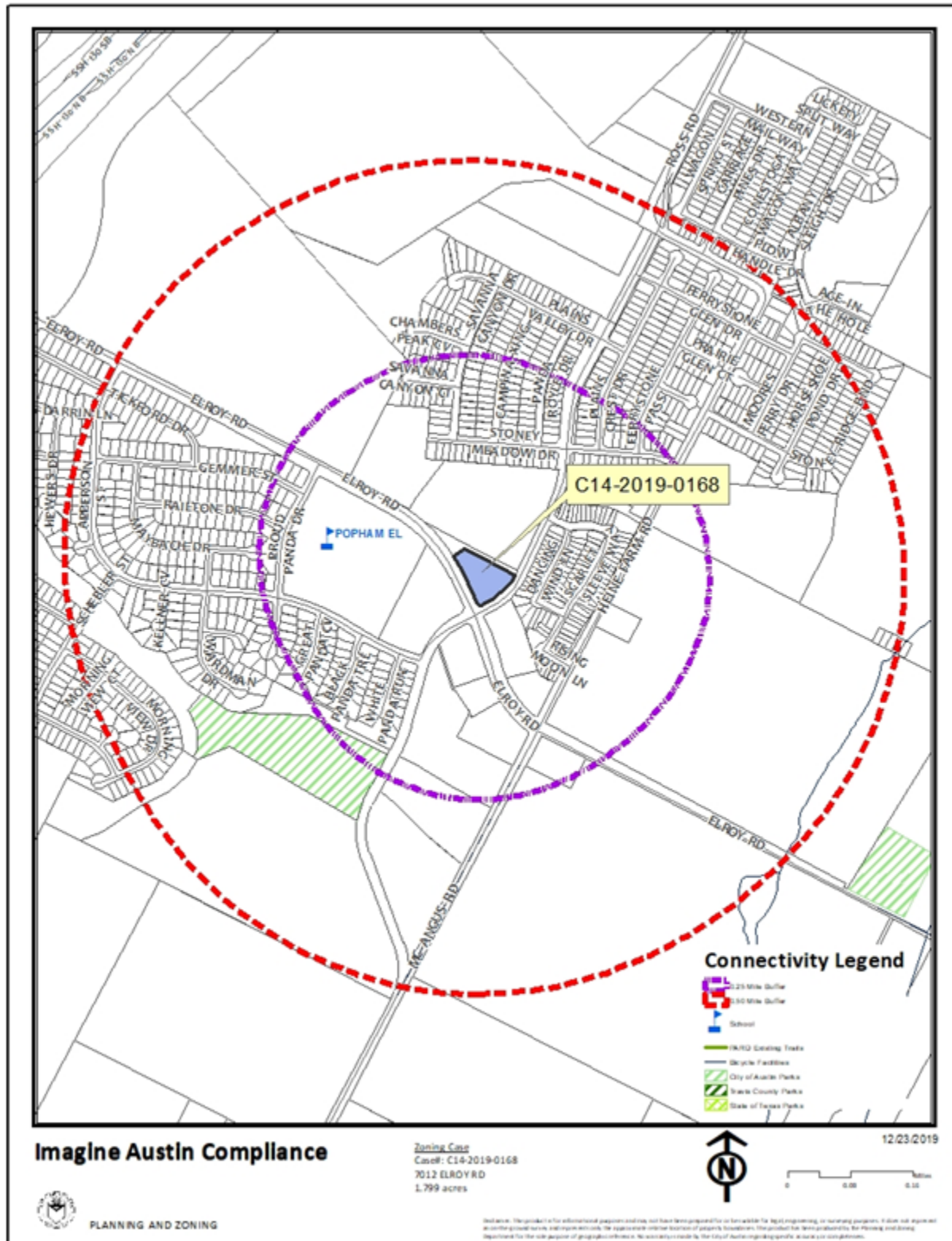
Public sidewalks are located along this portion of Elroy Road and Ross Road. There are no public transit stops, bike lanes or urban trails located within a mile of this site. The mobility and connectivity options in this area are below average.

*Imagine Austin*

While this area of Austin is not identified as being located by an Activity Center or along an Activity Corridor, it is quickly transitioning from a rural agricultural area to a neighborhood node. The following Imagine Austin policies are applicable to this case:

- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The area’s transition from a rural agricultural area to a neighborhood node is demonstrated by the presence of several single-family subdivisions, a park, a public school and a gas station near the subject property. Based upon the Imagine Austin text and policies above that support mixed use; the lack of mobility and connectivity in the area; but potentially providing goods, services and employment in this area, the project supports the Imagine Austin Comprehensive Plan.



### 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.

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<br>(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.

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 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.

### Site Plan

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.

### *Compatibility Standards*

The site is subject to compatibility standards, triggered by the nearest point of the property to the southwest zoned SF-4A. For a structure more than 300 feet but not more than 540 feet from the triggering property, the height limitation for a structure is 60 feet plus one foot for each 4 feet of distance in excess of 300 feet from the nearest point of the triggering property.

*Airport Overlay*

This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can 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. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing. Additional comments may be generated during the site plan review process.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 120 feet of right-of-way for Ross Road and Elroy Road. The right-of-way requirements for these roads shall be dedicated per the ASMP prior to site plan approval.

At the time of submittal of any site plan on the Property, a traffic impact analysis (TIA) is required if the proposed development or uses on the Property generate traffic that exceeds 2,000 trips per day.

Austin Water Utility

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, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

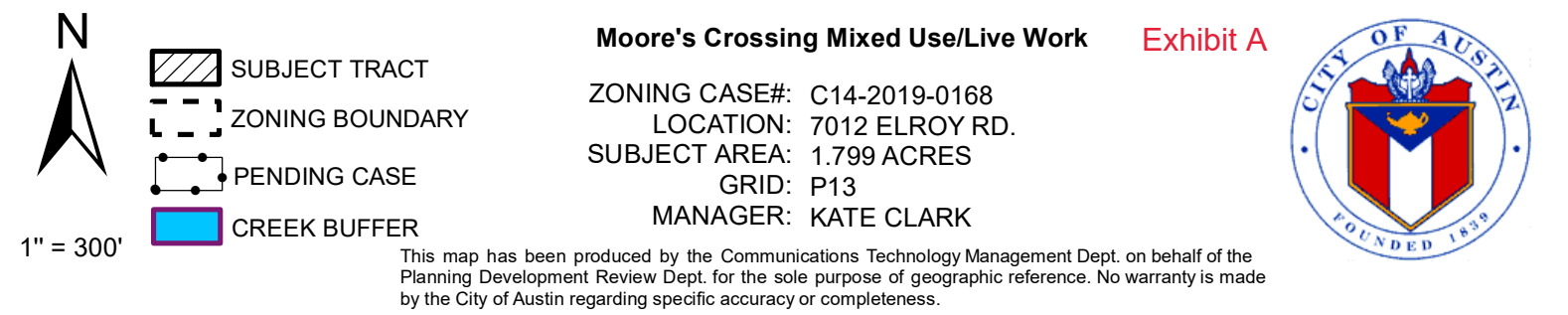
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

9 of 10



B-12

10 of 10



N



1" = 300'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

**Moore's Crossing Mixed Use/Live Work**

**Exhibit B**

ZONING CASE#: C14-2019-0168  
LOCATION: 7012 ELROY RD.  
SUBJECT AREA: 1.799 ACRES  
GRID: P13  
MANAGER: KATE CLARK



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.