



**Zoning**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-3**  
**AGENDA DATE: Thu 04/01/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0009 - Stoney Ridge Phase C - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Ross Road at Elroy Road (South Dry Creek Watershed) from single family residence standard lot (SF-2) district zoning to single family residence small lot (SF-4A) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence small lot (SF-4A) district zoning. Applicant: SR Development / MC Joint Venture (William Geo. Gurasich). Agent: SR Development (David McNeil). City Staff: Wendy Walsh, 974-7719.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0009

**Z.P.C. DATE:** March 2, 2004

**ADDRESS:** Ross Road at Elroy Road

**OWNER AND APPLICANT:** SR Development /  
MC Joint Venture  
(William Geo. Gurasich)

**AGENT:** SR Development (David McNeil)

**ZONING FROM:** SF-2

**TO:** SF-4A

**AREA:** 28.210 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant single family residence small lot (SF-4A) district zoning.

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

March 2, 2004: *APPROVED SF-4A DISTRICT ZONING; BY CONSENT*  
[J.M, J.D – 2<sup>ND</sup>] (8-0, J.G – ILL)

### **ISSUES:**

As shown in Exhibit E, the property is located outside of the A0-3 zone which prohibits new residential development, but 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 single family residential development in this area is considered a compatible use.

### **DEPARTMENT COMMENTS:**

The subject property is used for agricultural purposes and is zoned single family residence standard lot (SF-2) district. This tract is within the Moore's Crossing M.U.D. 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 Ross Road, which is classified as a collector street. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View); Exhibit B (Vicinity Map); and Exhibit C (Conceptual Land Plan for Moore's Crossing).

The applicant proposes to zone the property to the single family residence-- small lot (SF-4A) district. Staff recommends SF-4A zoning for Stoney Ridge Phase C based on the following: 1) there are compatible land uses to the west and southwest (zoned P; SF-4A and MF-2, also within Stoney Ridge); 2) the Land Plan was approved with a maximum of 2,400 residences and the proposed zoning does not increase that number (1,900 residences if SF-4A zoning is granted); 3) there are supporting commercial and public facility zoned tracts within the Land Plan area to serve the new residential areas; and 4) access will be taken to a collector street.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Agriculture
<i>North</i>	DR; County	Undeveloped; Two single family residences on large tracts
<i>South</i>	SF-2; County	Undeveloped; Two single family residences on large tracts
<i>East</i>	SF-2; P	Undeveloped; Dry Creek South
<i>West</i>	SF-4A; MF-2; GR; County	Undeveloped; Agriculture; Single family residences on large tracts

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

**WATERSHED:** Dry Creek South

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

627 – Onion Creek Homeowners Association

**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:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-98-0054	SF-2 to SF-4A for Tract 1; MF-2; GR & P to GR for Tract 2; SF-2 to GR-CO for Tract 3; GR to LR for Tract 4; MF-2; GR & P to SF-2 for Tract 5; SF-2 & MF-2 to MF-2	Recommended SF-4A for Tract 1; GR for Tract 2; GR-CO for Tract 3; LR for Tract 4; SF-2 for Tract 5; MF-2 for Tract 6, with conditions (10-27-98).	Approved PC recommendation with conditions. Conditions are the Restrictive Covenant for the TIA and Conditional Overlay on Tract 3 prohibits auto sales; auto rentals; exterminating services; funeral services; hotel-motel; pawn shops; drop-off recycling; indoor and outdoor entertainment and theater (1-7-99).

**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 since January 1, 1996. The property was rezoned from rural residence (RR) to single family residence standard lot (SF-2) along with 25 other tracts in the Moore's Crossing M.U.D. (Stoney Ridge) on February 4, 1988 (C14-86-155). Please refer to Exhibit D.

There is a Restrictive Covenant executed with Zoning Cases C14-98-0054 and C14-98-0055 that limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions updated in June 1998 and assumed in the final TIA memorandum dated October 27, 1998).

There are no related subdivision or site plan cases on the subject property.

**ABUTTING STREETS:**

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Ross Road	63 feet	21 feet	Collector	N / A

- Capital Metro bus service is not available within 1/4 mile of this property.
- Ross Road is not identified in the Bicycle Plan as requiring recommended facilities.
- There are no sidewalks along Ross Road.

**CITY COUNCIL DATE:** April 1, 2004

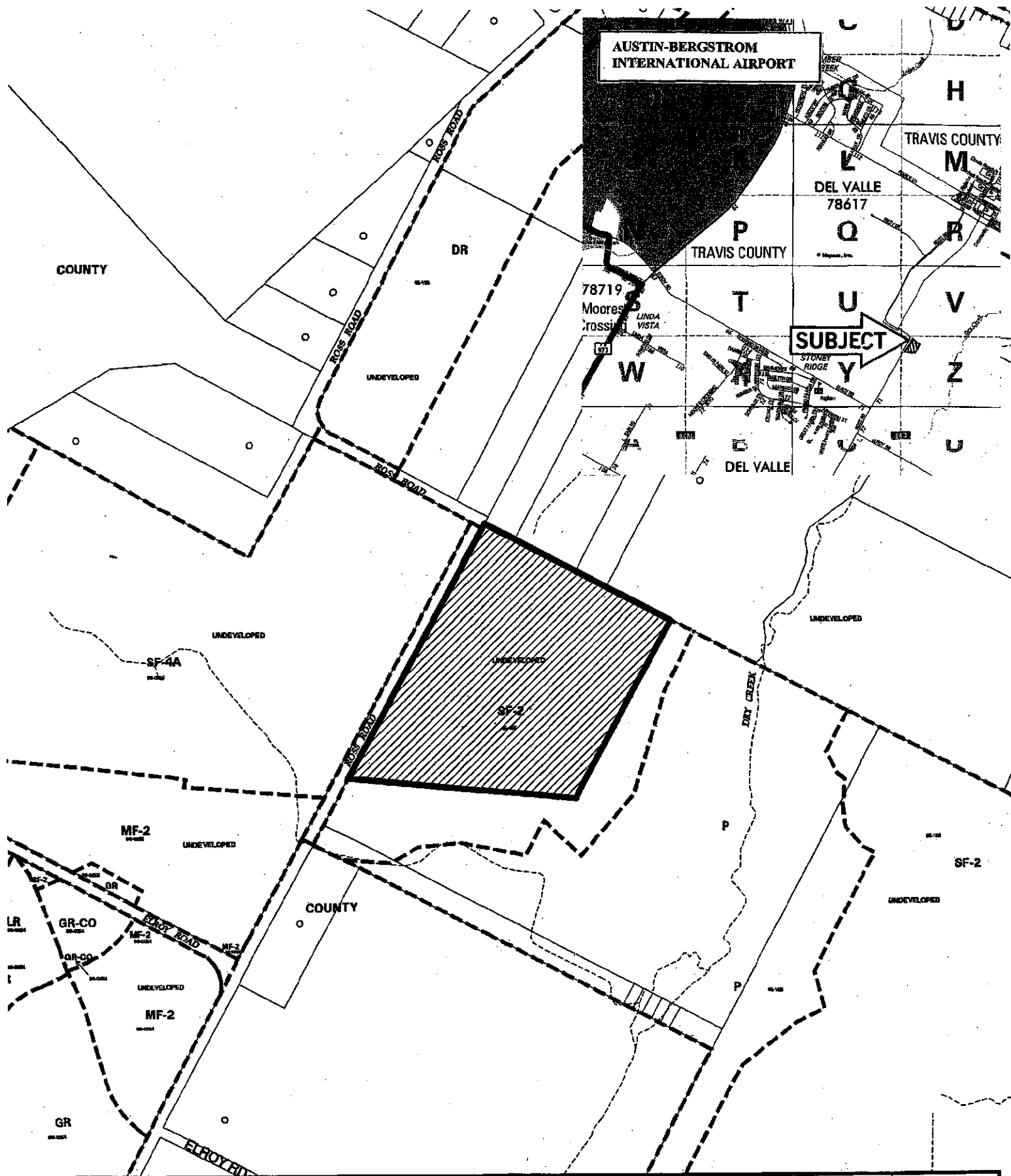
**ACTION:**


**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

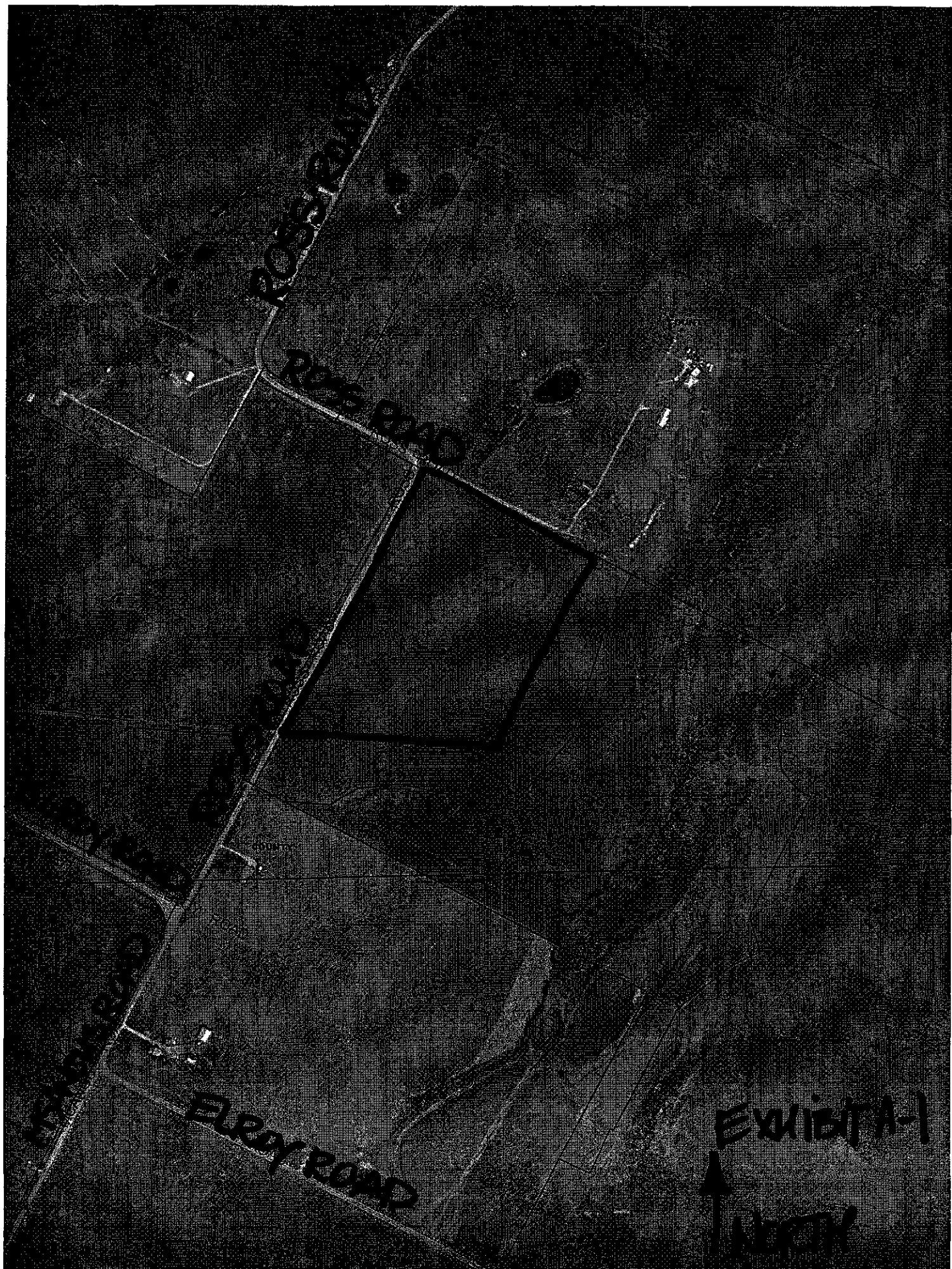
**ORDINANCE NUMBER:**

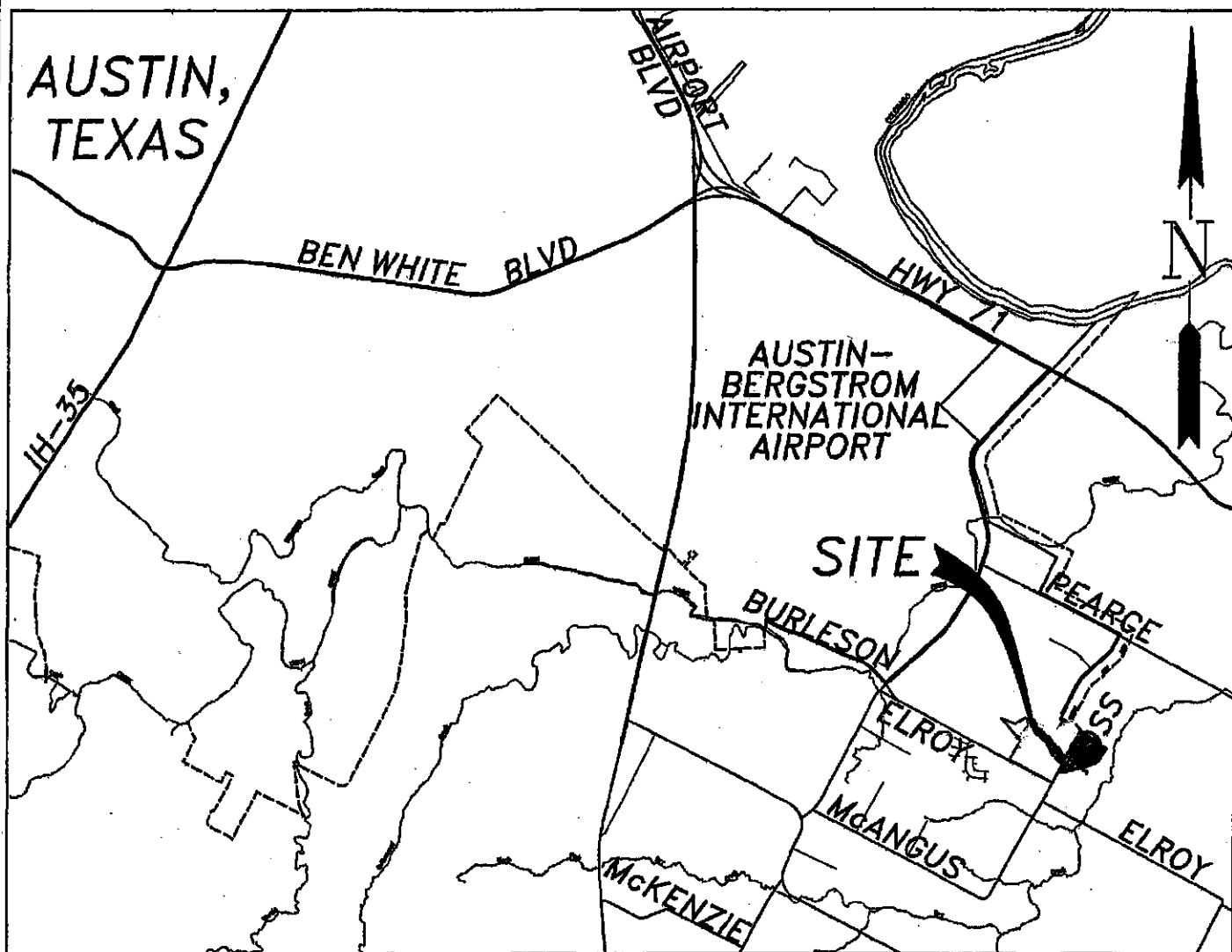
**CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us

**PHONE:** 974-7719



 1" = 600'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></div> <div>             ZONING <b>EXHIBIT A</b> </div> </div>	CITY GRID REFERENCE NUMBER <b>P13</b>
	<b>CASE #: C14-04-0009</b>	DATE: 04-02	
	ADDRESS: ROSS RD. @ ELROY RD.	INTLS: TRC	
	SUBJECT AREA (acres): 28.210		





**VICINITY MAP**  
NTS

Exhibit B

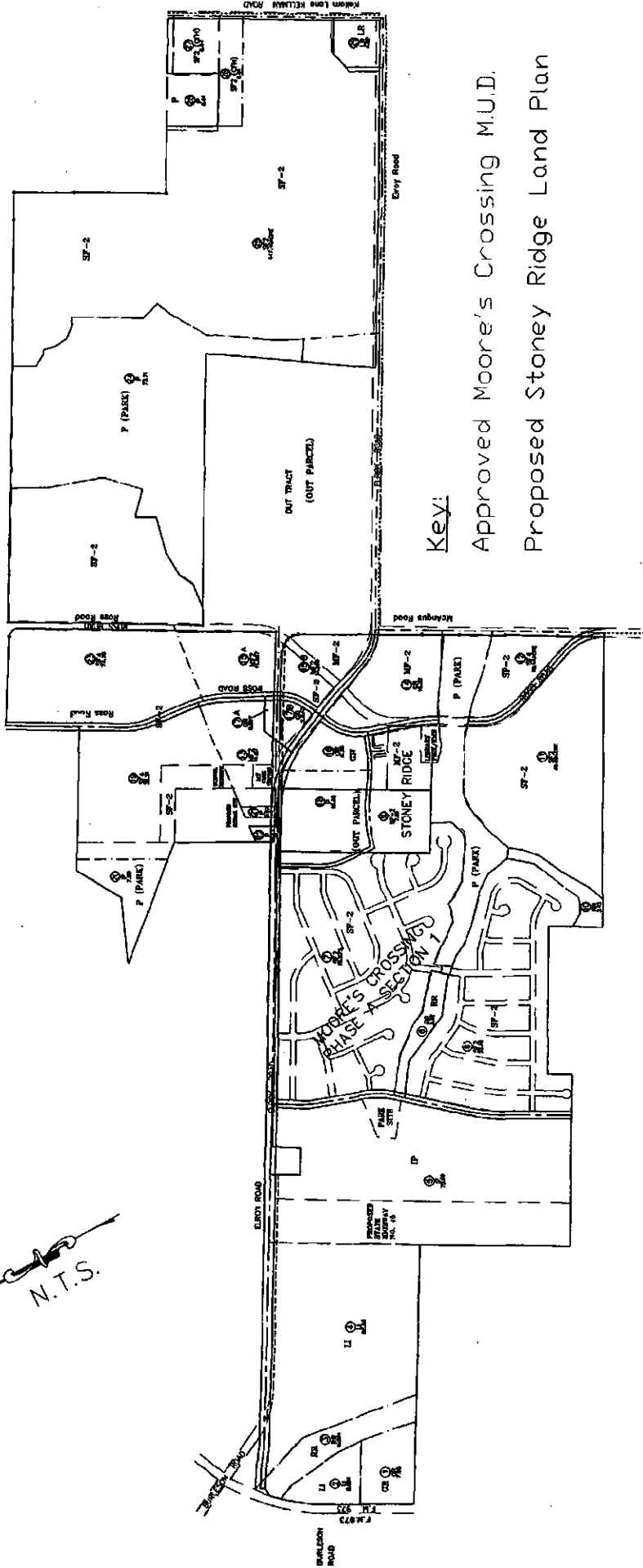
## APPENDIX A - ENGINEER'S REPORT

**STONE RIDGE  
PHASE B**

**DA** Doucet & Associates, Inc.  
7401 E Highway 71 West, Suite 100 Austin, TX 78725  
Phone : (512) 583-2600 Fax : (512) 583-2601  
www.doucetandassociates.com

SCALE: 1"=100'  
DRAWN BY: STAFF  
FILE: 535-001  
dwg: 535-001/PRBLM  
STREET-SECTIONS  
DATE: 4-4-03  
**EXHIBIT 6**

N.T.S.




Key:

Approved Moore's Crossing M.I.D.  
Proposed Stoney Ridge Land Plan

EXHIBIT C  
CONCEPTUAL LAND PLAN

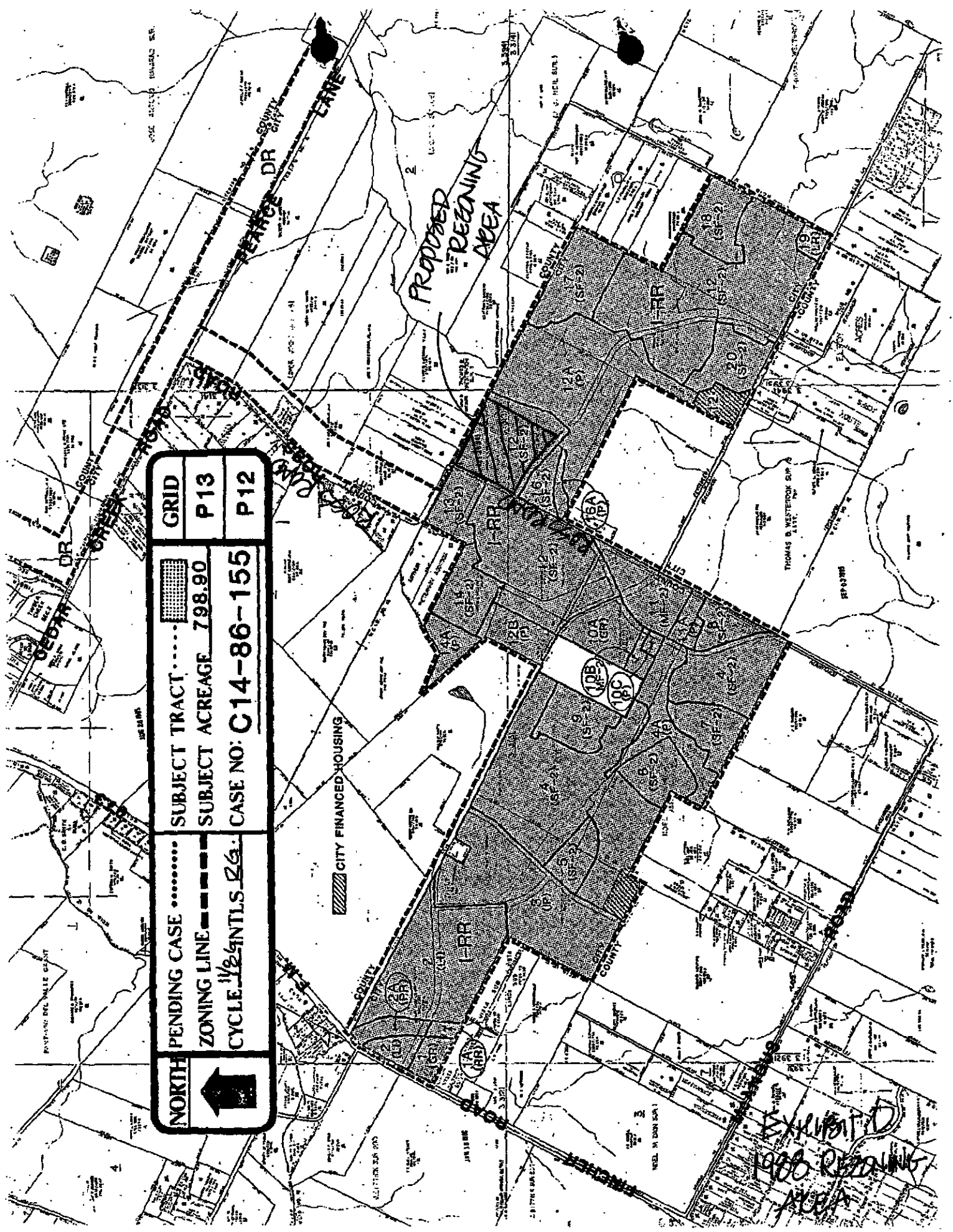


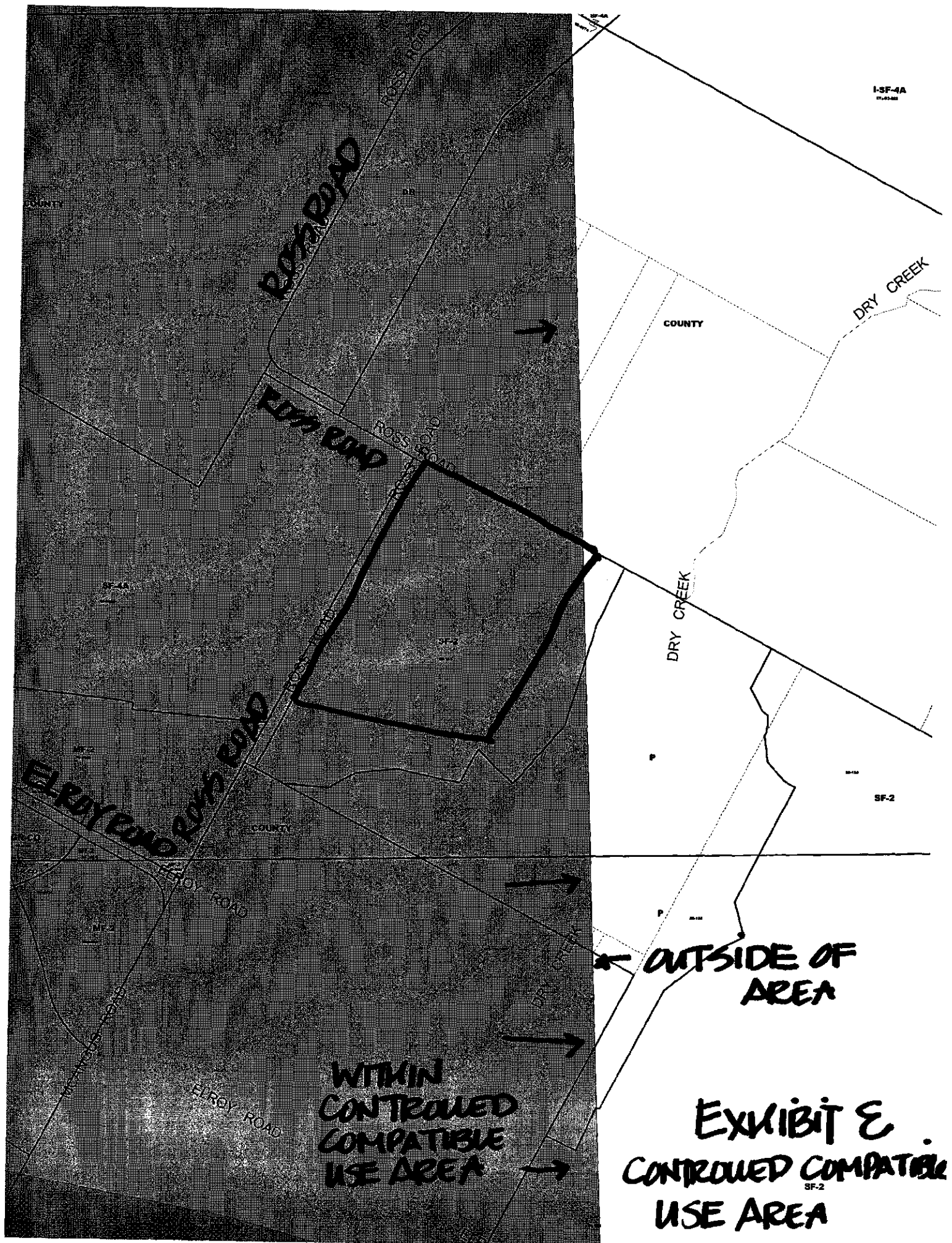
NORTH 	PENDING CASE .....	GRID
	ZONING LINE .....	P13
	CYCLE 1/24 INTLS 26	P12
	SUBJECT TRACT .....	
SUBJECT ACREAGE 798.90		
CASE NO: C14-86-155		

 CITY FINANCED HOUSING

PROPOSED  
REZONING  
AREA

EXHIBIT D  
1988 REZONING  
AREA





**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant single family residence small lot (SF-4A) district zoning.

**BACKGROUND**

The subject property is used for agricultural purposes and is zoned single family residence standard lot (SF-2) district. This tract is within the Moore's Crossing M.U.D. 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 Ross Road, which is classified as a collector street.

The applicant proposes to zone the property to the single family residence – small lot (SF-4A) district. Staff recommends SF-4A zoning for Stoney Ridge Phase C based on the following: 1) there are compatible land uses to the west and southwest (zoned P; SF-4A and MF-2, also within Stoney Ridge); 2) the Land Plan was approved with a maximum of 2,400 residences and the proposed zoning does not increase that number (1,900 residences if SF-4A zoning is granted); 3) there are supporting commercial and public facility zoned tracts within the Land Plan area to serve the new residential areas; and 4) access will be taken to a collector street

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The SF-4A, Single-Family Residence Small Lot 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. The approved Preliminary Plan is consistent with the SF-4A zoning district and development standards.

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

Staff recommends SF-4A zoning for Stoney Ridge Phase C based on the following: 1) there are compatible land uses to the west and southwest (zoned P; SF-4A and MF-2, also within Stoney Ridge); 2) the Land Plan was approved with a maximum of 2,400 residences and the proposed zoning does not increase that number (1,900 residences if SF-4A zoning is granted); 3) there are supporting commercial and public facility zoned tracts within the Land Plan area to serve the new residential areas; and 4) access will be taken to a collector street.

**EXISTING CONDITIONS****Site Characteristics**

The site is undeveloped and gently slopes towards Dry Creek South, to the southeast. There appear to be no topographical constraints on this tract.

### **Impervious Cover**

The maximum impervious cover allowed by the SF-4A zoning district would be 65%, which is based on the more restrictive watershed regulations described below.

### **Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Dry Creek South 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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is flood plain in, or within close proximity of, the project location. 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 shall 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 existing trees and 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 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**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 3,272 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

This site is subject to the conditions established in the associated TIA for cases C14-98-0054 and C14-98-0055, including a proposed realignment of Ross Road. However, the street layout along the subject tract remains unchanged.

**TPSD Right-of-Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

**Water and Wastewater**

The landowner intends to serve each lot with City water and wastewater utilities. Water and wastewater utility improvements and offsite main extensions are required. The landowner will be responsible for all costs and for providing.

The water and wastewater utility system serving this subdivision must be in accordance with the City's utility design criteria. The utility plan must be reviewed and approved by the Austin Water utility. The construction must be inspected by the City.

**Compatibility Standards**

This property is within the Airport Overlay Zone, Combined Compatibility Land Use Area. Development on this property is limited by Chapter 25-2 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-2, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact Shane M. Harbinson, Noise Abatement Officer at (512) 530-6652.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0009-WW

Zoning & Platting Commission Hearing Date: March 2, 2004

Name (please print) L C Berger

Address 1304 Poppy Ln  
New Braunfels, TX. 78130

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

**ORDINANCE NO.**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT ROSS ROAD AT ELROY ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No.C14-03-0009, on file at the Neighborhood Planning and Zoning Department, as follows:

A 28.21 acre tract of land, more or less, out of the Thomas B. Westbrook Survey No. 5, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property located at Ross Road at Elroy Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2004.

**PASSED AND APPROVED**

www.irs.gov

, 2004

Will Wynn  
Mayor

**APPROVED:**

David Allan Smith  
City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk

## EXHIBIT A

**STONE RIDGE PHASE C**  
**28.21 ACRES**

DESCRIPTION OF A 28.21 ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY NO. 5, ABSTRACT 797, AND BEING A PORTION OF A TRACT OF LAND CALLED TO CONTAIN 279.24 ACRES, DESCRIBED AS TRACT II, IN A DEED TO M. C. JOINT VENTURE OF RECORD IN DOCUMENT NO. 93042773, FILM CODE 00004957699, VOLUME 11921, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 28.21 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½ inch iron rod set for the southwest corner of the herein described tract, same being a point in the westerly line of said M.C. Joint Venture Tract II, same also being a point in the northerly line of a 100 foot wide electric easement to L.C.R.A. of record in Volume 649, Page 593 in the Real Property Records of Travis County, Texas, same also being a point in the easterly right-of-way line of Old Ross Road;

THENCE, from said **POINT OF BEGINNING**, with the common line of said M.C. Joint Venture Tract II and the easterly right-of-way line of said Old Ross Road, North 29°14'35" East 1,414.77 feet to a ½ inch iron rod found for the northwest corner of the herein described tract, same being the northwest corner of said M.C. Joint Venture Tract II, same also being the southeasterly corner of a tract of land described in a deed to David Dixon, of record in Volume 9300, Page 143 of the Real Property Records of Travis County, Texas, same also being the southwesterly corner of a tract of land described in a deed to Christine Dixon, of record in Volume 9300, Page 140 of the Real Property Records of Travis County, Texas;

THENCE, with the most northerly line of the herein described tract and said M.C. Joint Venture Tract II, South 61°10'03" East 673.05 feet to a ½ inch iron rod found;

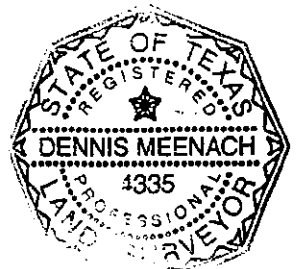
THENCE, continuing with the most northerly line of the herein described tract and said M. C. Joint Venture Tract II, South 61°11'39" East 349.98 feet to a ½ inch iron rod set for the northeast corner of the herein described tract, and from said point, for reference, a ½ inch iron rod found in the north line of said M. C. Joint Venture Tract II bears, South 61°11'39" East 2576.92 feet;

THENCE, crossing said M.C. Joint Venture Tract II, South 29°12'55" West 986.66 feet to a ½ inch iron rod set for the southeast corner of the herein described tract, same being a point in the northerly line of said 100 foot wide electric easement to L.C.R.A.;

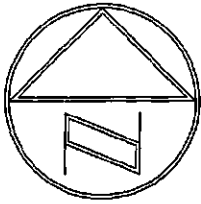
THENCE, continuing to cross said M.C. Joint Venture Tract II, with the northerly line of said 100 foot wide electric easement to L.C.R.A., North 83°48'43" West 1,112.32 feet to the **POINT OF BEGINNING** containing 28.21 acres of land within these metes and bounds.

  
 Dennis Meenach R.P.L.S. No. 4335

2-19-04  
 Date







0 125 250 375 500  
GRAPHIC SCALE: 1" = 250'

## LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINES
- - - EXISTING EASEMENTS
- 1/2" STEEL REINFORCING ROD SET WITH CAP STAMPED "4335"
- METAL ROD FOUND (SIZE AS NOTED)
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY

M.C. Joint Venture  
Vol. 11921, Pg. 585  
Tract I  
(Called 100.794 Ac.)

STONEY RIDGE  
PHASE C  
28.21 ac.

M C Joint Venture  
TRACT II  
Vol. 11921, Pg. 585  
CALLED 279.24 Ac.

Berger L C & B & O  
Family Partners, Ltd.  
Doc. No. 2000131870  
25.980 Ac.

David Dixon  
Vol. 9300, Pg. 143  
5.501 Ac.

Christine Dixon  
Vol. 9300, Pg. 140  
5.501 Ac.

Roy and Grace Miller  
Vol. 5148, Pg. 611  
11 Ac.

Donald Miller  
Vol. 9876, Pg. 657  
5.612 Ac.

Lynn Luedecke  
Vol. 3767, Pg. 1974  
28.180 Ac.

100' WIDE L.C.R.A.  
EASEMENT  
V.668 P.227

P.O.B.

100' WIDE L.C.R.A.  
EASEMENT  
V.649 P.593

N83°48'43"W 1112.32'

N7°06'45"E  
52.59' TIE

S61°10'03"E 673.05'

S61°11'39"E  
349.98'

S29°12'55"W 986.66'

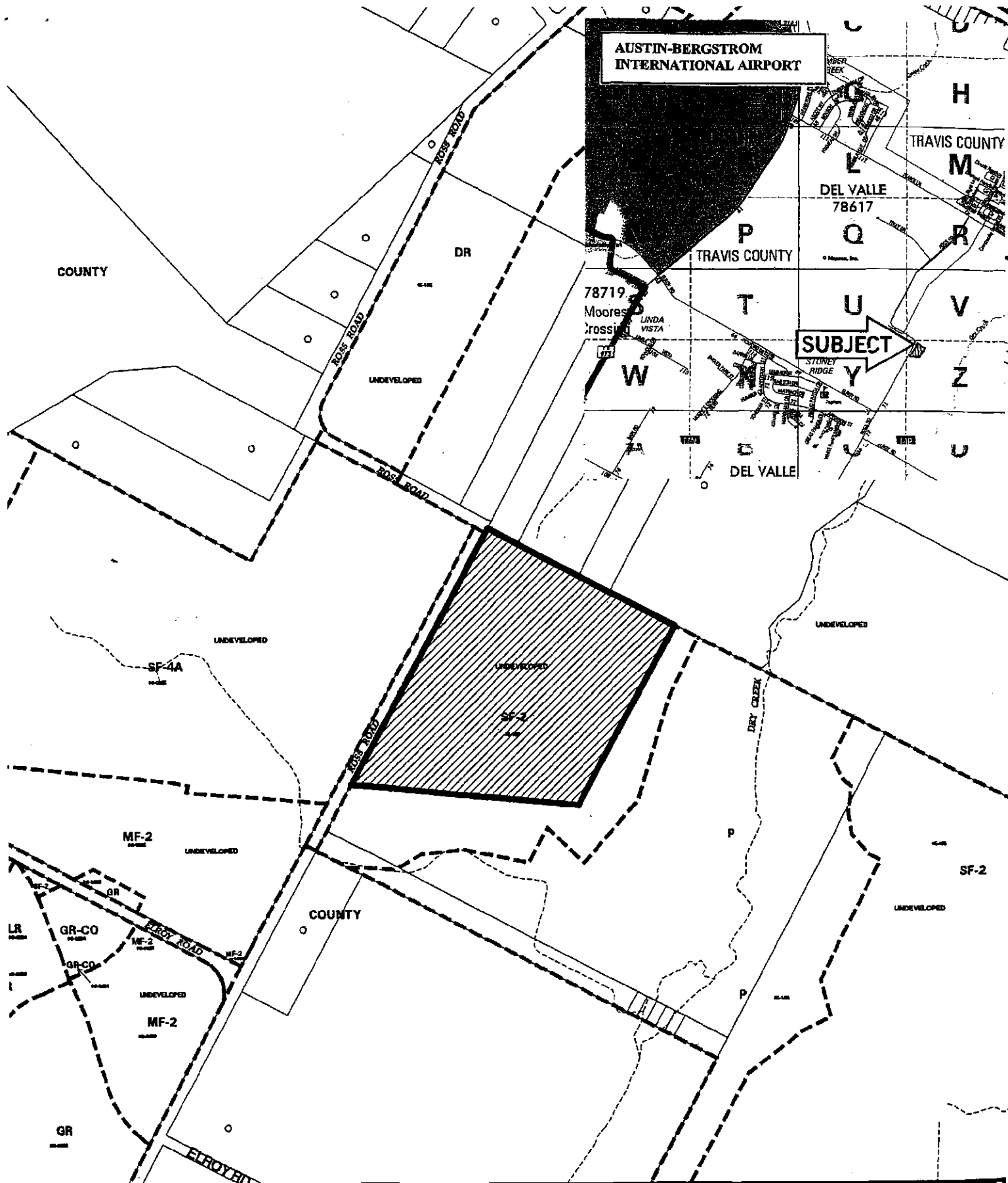
## STONEY RIDGE PHASE C ZONING EXHIBIT







Doucet & Associates, Inc.  
7401 B Highway 71 West, Suite 160 Austin, TX 78735  
Phone: (512) 583-2600 Fax: (512) 583-2601  
www.doucetandassociates.com

DATE: 11-14-03  
SCALE: 1"=250'  
DRAWN BY: STAFF  
FILE: 535-001

EXHIBIT 1



 1" = 600'	<b>SUBJECT TRACT</b> 	<b>ZONING EXHIBIT B</b>		<b>CITY GRID REFERENCE NUMBER</b>  P13
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 	<b>CASE #:</b> C14-04-0009	<b>DATE:</b> 04-02	
	<b>CASE MGR:</b> W.WALSH	<b>ADDRESS:</b> ROSS RD. @ ELROY RD.	<b>INTLS:</b> TRC	
<b>SUBJECT AREA (acres):</b> 28.210				