

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0057 – Ross Road Homes**Z.A.P. DATE:** July 19, 2016**ADDRESS:** 6101 Ross Road**DISTRICT AREA:** 2**OWNER:** Najib F. Wehbe**AGENT:** Alice Glasco Consulting
(Alice Glasco)**ZONING FROM:** DR**TO:** MH**AREA:** 10.69 acres**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant mobile home residence (MH) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 19, 2016:

ISSUES:

Representatives of the Los Cielos HOA have expressed concerns with the proposed development. Please also see correspondence from the Cactus Rose Trailer Park Neighborhood Association and the Montopolis Neighborhood Association at the back of this report.

DEPARTMENT COMMENTS:

The proposed rezoning area consists of the western portion of an undeveloped tract located along Ross Road approximately midpoint between Pearce Lane to the north and Heine Farm Road to the south, and has had development reserve (DR) zoning since full-purpose annexation occurred in July 1986. The remainder of the tract is to the east, within the 2-mile extra-territorial jurisdiction (ETJ) and does not have zoning.

There is a single family residence and the Los Cielos single family residential subdivision adjacent to the north (DR; SF-4A, I-SF-4A); undeveloped land to the south (DR), and residences on large lots in the County across Ross Road to the west. For context, the Oak Ranch / Lexington Parke II manufactured home park is located approximately 1/3 mile to the north, at the intersection of Ross Road and Pearce Lane. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has proposed mobile home residence (MH) district zoning for 67 manufactured home spaces to be located on 10.69 acres within the City limits. As information, the site plan for the overall development was filed with City in January 2016

and consists of a total of 256 units, a laundromat and an office. Of the total, 189 spaces on approximately 50 acres would be located in the ETJ. Access is taken from two driveways to Ross Road. The Applicant also proposes to extend a driveway from the ETJ portion of the development to Sky Park Street in the Los Cielos subdivision. Please refer to Exhibit B (Proposed Site Plan).

Staff supports the Applicant's request for MH zoning as it is a reasonable and compatible land use with the existing single family residences in the vicinity. The addition of manufactured housing will provide affordable housing opportunities for Austin residents. There are site development regulations for manufactured home parks, including area requirements, setbacks, internal street and driveway widths, parking, open space, fencing, landscaping and pedestrian access, further outlined on pages 4 and 5 of this report. Commercial zoning for services supporting the new residences as well as those in proximity is located on Pearce Lane at its intersections with SH 130 and Ross Road, and along East State Highway 71.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	DR; SF-4A; I-SF-4A	Single family residence; Single family residences in Los Cielos (approx. 530); Detention/water quality pond
<i>South</i>	DR; MH-CO	Undeveloped
<i>East</i>	County	Undeveloped
<i>West</i>	County	Single family residences on large lots; Undeveloped

AREA STUDY: N/A

TIA: Is not required

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
 1138 – Far Southeast Improvement Association
 1228 – Sierra Club, Austin Regional Group
 1340 – Austin Heritage Tree Foundation
 1528 – Bike Austin

1005 – Elroy Preservation Association
 1258 – Del Valle Community Coalition
 1363 – SEL Texas
 1530 – Friends of Austin Neighborhoods

SCHOOLS:

This site is within the Del Valle Independent School District.

Del Valle Elementary School

Del Valle Middle School

Del Valle High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0074 – Pearce Lane Tract (Los Cielos) – 12501 Pearce Ln and 5821 Ross Rd	DR to SF-4A	To Grant	Apvd (11-21-2002).
C14-86-155 – Moore's Crossing JV – FM 973 Rd at Elroy Rd	I-RR to various zoning districts	To Grant SF-2, MF-2, LR, GR, IP, P, LI & RR	Apvd SF-2, MF-2, LR, GR, IP, LI, P & RR for 25 tracts, with RC for certain tracts covering transportation items & development standards (02-04-1988).

RELATED CASES:

The Ross Road frontage was annexed into the full purpose City limits on July 17, 1986 and zoned DR (C7A-86-002).

There is a currently submitted site plan that encompasses the zoning area and the adjacent 50+ acre area for the tract (Ross Road Mobile Home Park, SP-2016-0016C). This site plan proposes access on Ross Road, manufactured homes to be situated on the site, and additional manufactured homes on the same property to the east in the ETJ, for a total of 256 units. The portion of the site plan within the City limits requires MH zoning in order to move forward.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Ross Road	40-60 feet	25 feet	Collector	No	No	No

Note: This segment of Ross Road is within the 2 Mile ETJ.

CITY COUNCIL DATE: August 11, 2016

ACTION:

ORDINANCE READINGS: 1st

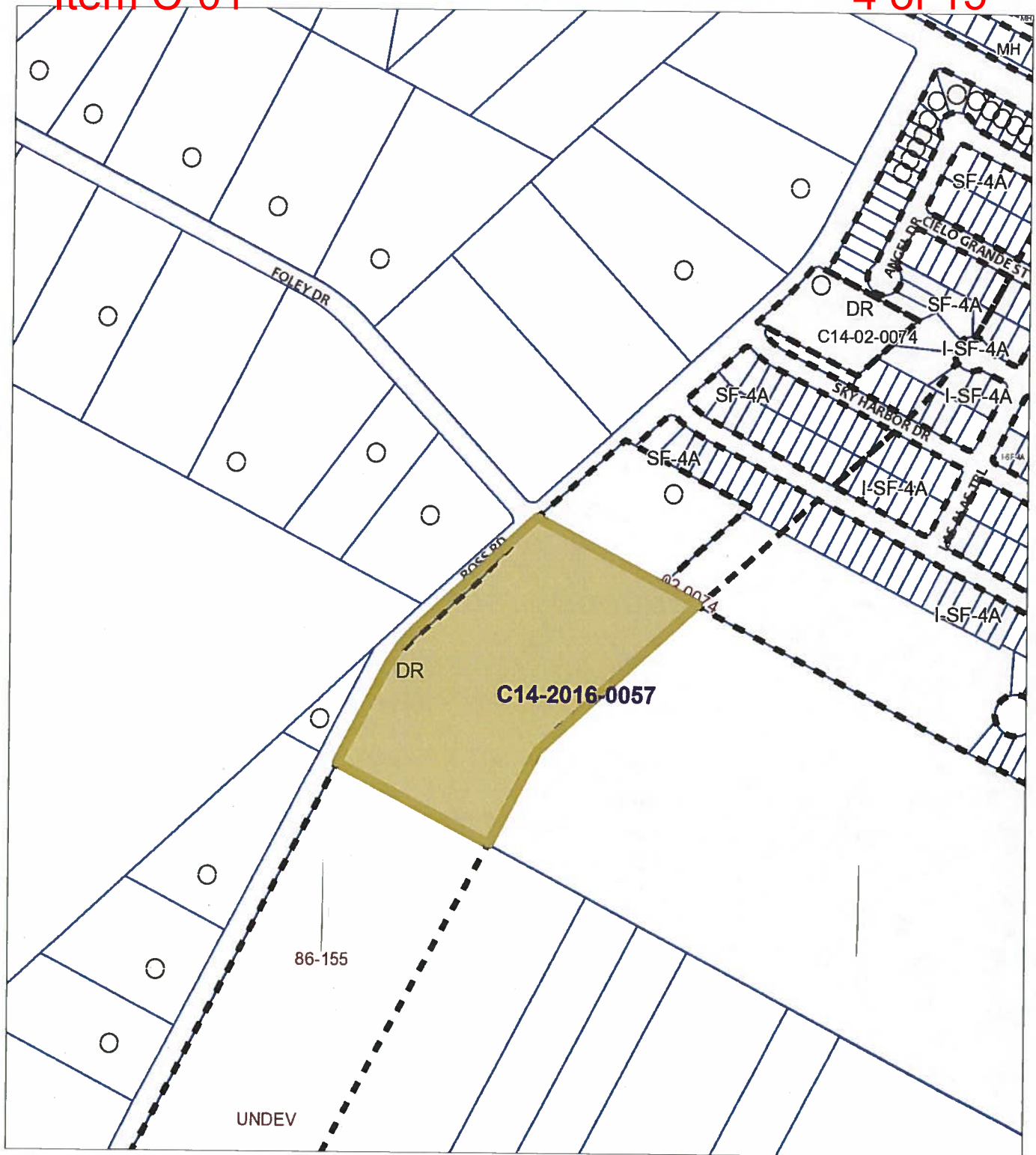
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

200 400
Feet

1" = 400'

ZONING

ZONING CASE#: C14-2016-0057

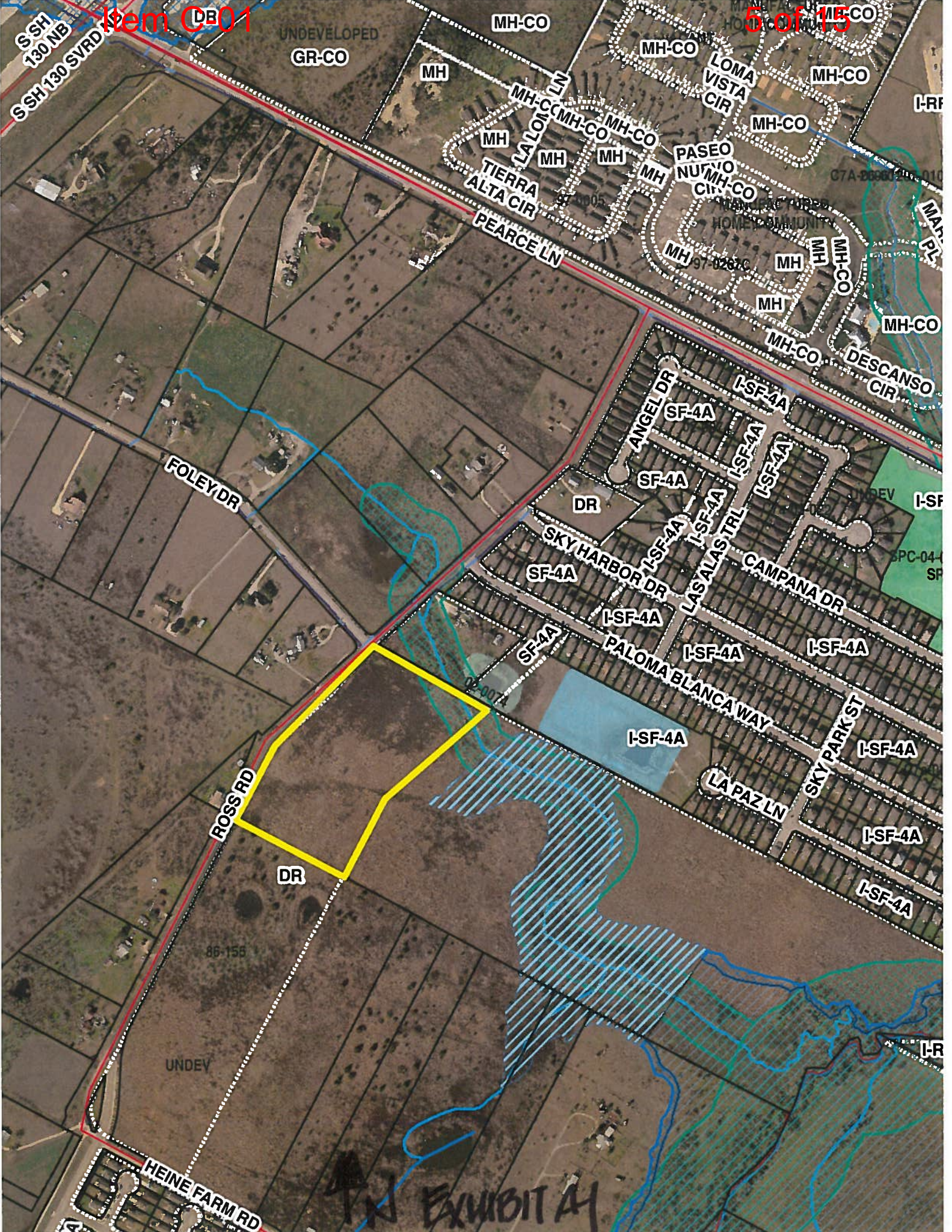
EXHIBIT A

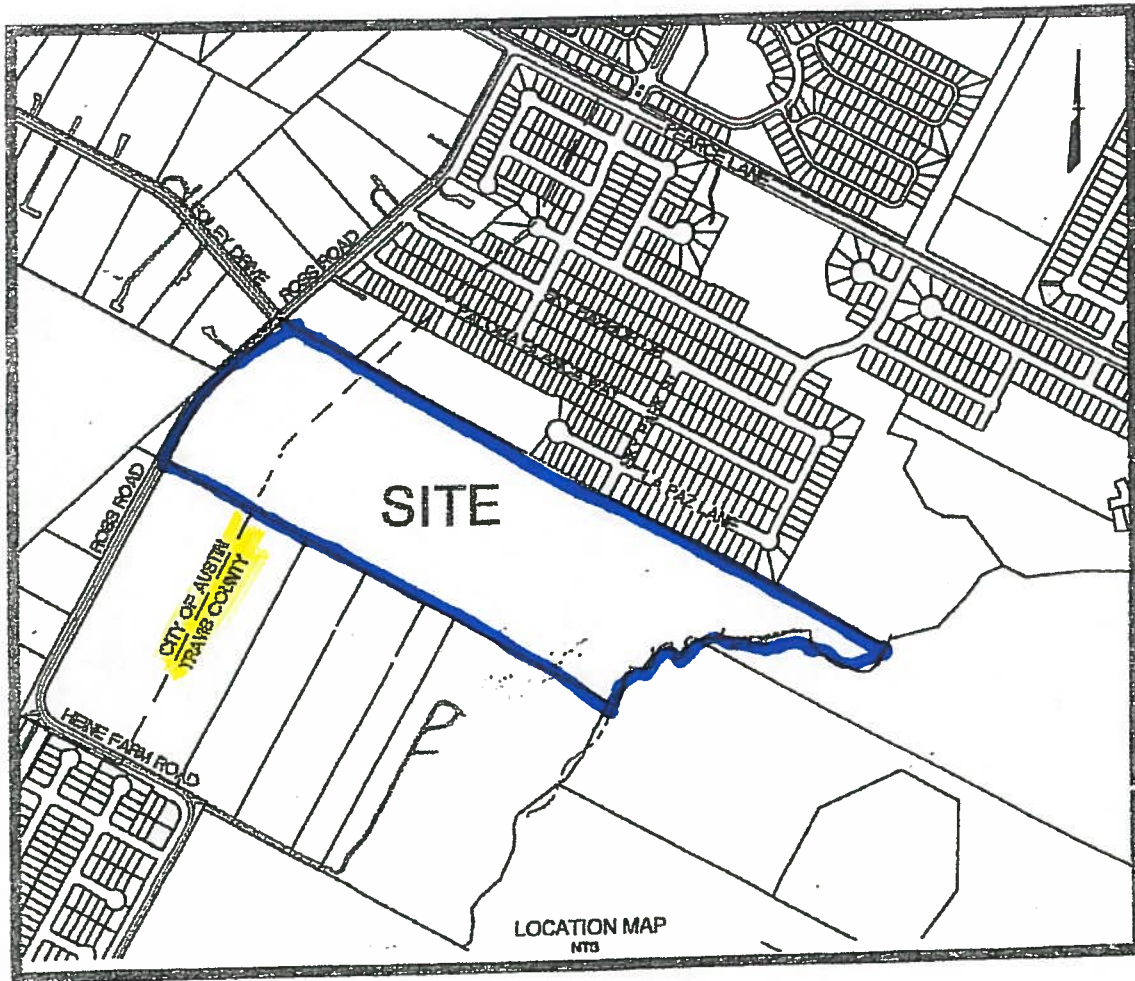


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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created 05/20/16

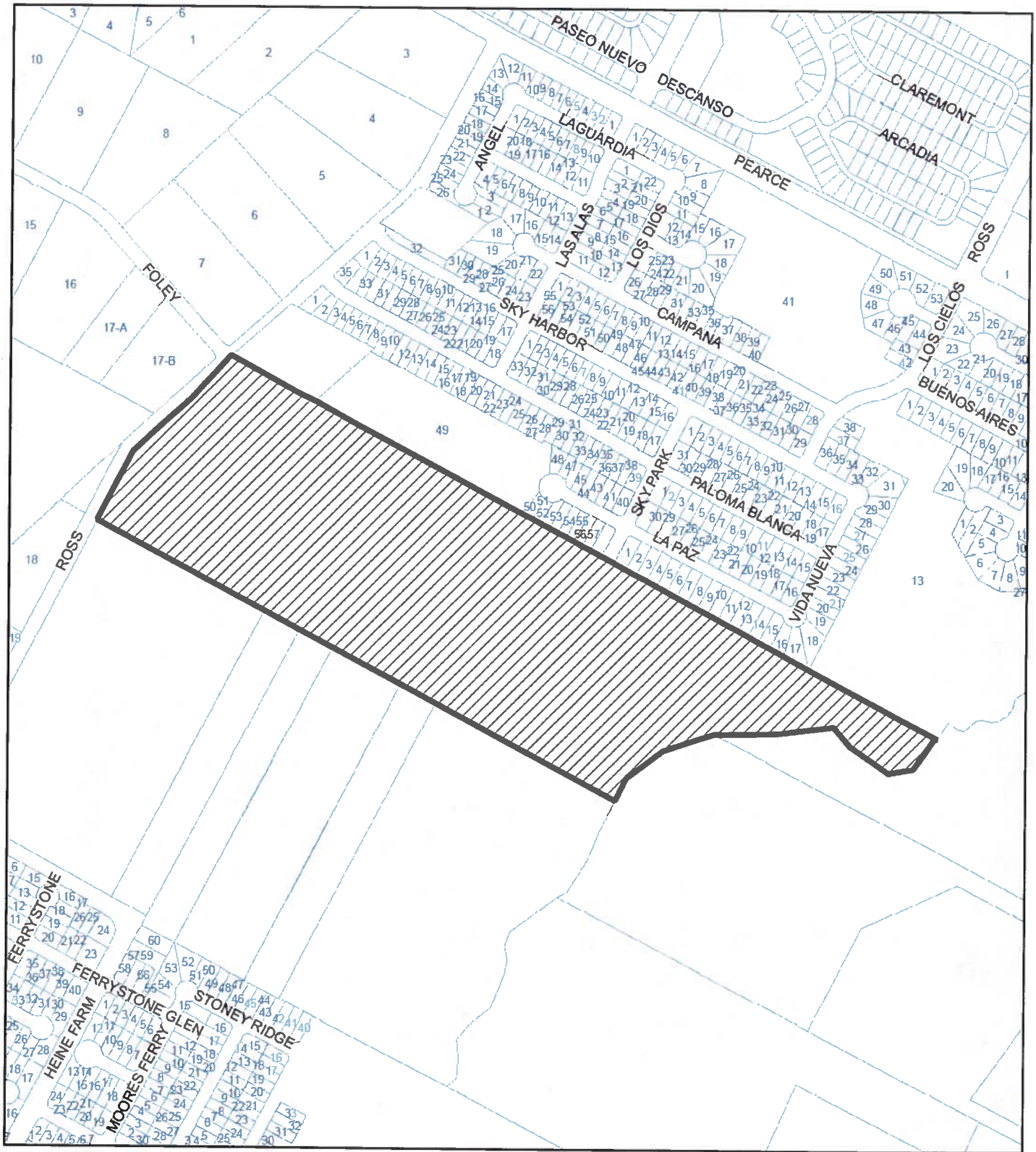




GRID: P13
MAPSCO PAGE: 677

**6021 ROSS ROAD
AUSTIN, TEXAS 78617**

*EXHIBIT B
SITE PLAN IN PROCESS*



Subject Tract



Base Map

CASE#: SP-2016-0016C
ADDRESS: 6101 ROSS RD



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SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant mobile home residence (MH) 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 mobile home residence (MH) district is intended to provide locations for development of mobile home residence parks and mobile home subdivisions, with standards that ensure a residential environment and compatibility with adjoining family residence neighborhoods.

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

3. Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.

Staff supports the Applicant's request for MH zoning as it is a reasonable and compatible land use with the existing single family residences in the vicinity. The addition of manufactured housing will provide affordable housing opportunities for Austin residents. There are site development regulations for manufactured home parks, including area requirements, setbacks, internal street and driveway widths, parking, open space, fencing, landscaping and pedestrian access, further outlined on pages 4 and 5 of this report. Commercial zoning for services supporting the new residences as well as those in proximity is located on Pearce Lane at its intersections with SH 130 and Ross Road, and along East State Highway 71.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and slopes to the east. The proposed amount of impervious cover shown on the site plan is 37.5 percent.

Site Development Regulations

In accordance with LDC Section 25-2-1205, a manufactured home park must comply with the following site development regulations:

- A minimum site area of 90,000 s.f. and a minimum of 20 mobile home spaces
- A minimum of 4,500 s.f. of site area for each dwelling unit
- A minimum street yard of 25 feet and a minimum interior yard of 15 feet. A mobile home may not be placed in a street yard.
- Direct access to a public street with a r-o-w at least 60 feet wide
- Private, paved internal streets at least 30 feet wide. The streets must be continuous and connect with other internal streets or with public streets, or provide a paved cul-

- de-sac with an 80 foot diameter. Streets ending in cul-de-sacs may not exceed 400 feet.
- A mobile home space must contain at least 2,500 s.f. adjacent to an internal street in order to provide adequate space for moving a mobile home into and out of the space.
 - Each mobile home space must have at least one parking space. Additional spaces may be located in one or more common parking areas spread throughout the park.
 - A mobile home and an attached accessory structure must be located at least 10 feet from another mobile home or other structure.
 - A mobile home stand must be separated from the pavement of an internal street, common parking area, or other common areas by a minimum of 10 feet.
 - A minimum of 300 s.f. of open space for each unit is required, with at least 150 s.f. located on each manufactured home space. Open space that is not located on a manufactured home space may be located on common open space areas distributed throughout the park in a manner that provides reasonable/convenient access to each manufactured home space.
 - A barrier at least 6 feet tall must be installed and maintained along all boundaries of the park, except where abuts a public right-of-way or another mobile home development.
 - A mobile home chassis may not rest more than 3' above ground elevation at the low end, measured at 90 degrees to the frame.
 - A required street yard must be landscaped.
 - A park must provide pedestrian access to and from each mobile home space and all common facilities. A walkway that is designed separately from internal streets or parking areas must have a minimum paved width of 2 feet.
 - The maximum height of a structure is 35 feet.

Comprehensive Planning

The zoning case is located on the east side of Ross Road, on a 10.7 acre undeveloped tract of land. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a single family residence and a single family subdivision to the north, undeveloped land to the south and east, and undeveloped land and residences to the west. The property is located southeast of Austin Bergstrom International Airport. The proposed use is a mobile home park, with up to 67 units.

Connectivity: There are no public sidewalks located along both sides of Ross Road, which is a rural road. There are no CapMetro transit stops, schools, parks, or retail shopping areas located within walking distance to this site. The Walkscore for this property 0/100, meaning almost all errands are dependent on a car.

Imagine Austin

This property is not located along an Activity Center or in a Center according to the Imagine Austin Growth Concept Map. The following IACP policies are applicable to this project:

- **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.
- **LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.
 - **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
 - **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.

Analysis and Conclusion

The proposed manufactured home park is not located within walking distance to goods and services, employment, parks or schools, but it does provide much needed affordable housing. Due to the isolated location of this site from goods and services, which are only accessible via a car, this project only meets one of eight Imagine Austin's priority programs (p. 186), namely '*Develop and Maintain Household Affordability Throughout Austin.*' The Imagine Austin policies above also state that housing should be located near to employment centers, goods, and services, and based upon this project not meeting any of the policies above, this project only appears to be only partially supported by 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. 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 adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

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.

Site Plan and Compatibility Standards

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

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.

Development on this site will be subject to Subchapter E: Design Standards and Mixed Use. Additional comments will be provided upon submittal of site plans by the applicant.

Compatibility standards are triggered by the adjacent single family property to the north (6009 Ross Road). These standards include height and setback provisions, and other design regulations as indicated in Article 10: Compatibility Standards in the City of Austin Land Development Code.

The site is located within Austin-Bergstrom Overlay (CCLUA). No use will be allowed that creates 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. For more information, contact Kane Carpenter, Airport Planner at 512-530-6621. Approval from ABIA is required prior to site plan approval.

Transportation

There does not appear to be any urban trails within this area.

Ross Road is not proposed for potential curblane changes.

FYI – This segment of Ross Road is owned by Travis County. Travis County may require additional right-of-way during the Subdivision and/or Site Plan Application. Additionally, a traffic study (TIA or NTA) for the proposed development may be required if triggered during Subdivision and/or Site Plan Application.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a buffered bike lane is recommended for Ross Road.

Complete Streets Review

If the requested zoning is granted it is recommended to provide sidewalks along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity. The sidewalk dimensions shall comply with the Transportation Criteria Manual and shall be constructed in accordance with the latest ADA standards.

If the requested zoning is recommended for this site it is recommended to stub out internal drives to the south and east for future connectivity.

If the requested zoning is granted it is recommended that gates be prohibited on all driveways to this site in order to allow for connectivity between the proposed property and the existing neighborhood.

If the requested zoning is granted it is recommended that all sidewalks, private drives, streets, and internal circulation routes be provided within public access easements. This will provide vehicular and pedestrian access and connectivity to this site from the surrounding neighborhood.

Water and Wastewater

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 the Austin Water Utility 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.

With the site plan currently in review (SP-2016-0016C), the landowner has been directed to obtain City approval of a Service Extension Request for wastewater service. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor, phone 512-972-0211. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.

To: Councilman Sabino Renteria

From: Cactus Rose Trailer Park Neighborhood Association, Saul Madero & Montopolis Neighborhood Association, Susana Almanza

Date: June 30th, 2016

Subject: Proposed Tract at 6101 Ross Road for new Cactus Rose Trailer Park

The Cactus Rose Neighborhood Association and Montopolis Neighborhood Association held a community meeting on Sunday, June 25th to discuss the proposed site at 6101 Ross Road, Del Valle, Texas.

The residents do not support the proposed site at 6101 Ross Road due to the following:

- **There is no public transportation available at this site (Capital Metro doesn't serve this area).** Numerous residents rely on public transportation to get to work, to health service and other community services.
- **This is another food desert area.** Residents currently have access to HEB on E. 7th Street or Riverside Drive.
- **The current site at 6101 Ross Road would remove them from the urban core of the city.** The current site is more than seven (7) miles further east and away from the current site.
- **The road to reach the site is currently under heavy construction.**
- **The site is privately owned, which offers no stability for the residents.**

The Cactus Rose Neighborhood Association request that the Lavender Loop site be made available to construct new Cactus Rose Trailer Park. The Lavender Loop site is within the urban core, closer to major grocery stores, and has public access to public transportation. The Lavender Loop site is owned by the City of Austin and could be established as a Community Land Trust. The Montopolis Neighborhood Association supports the construction of the new Cactus Rose Trailer Park at Lavender Loop site.