

## ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0145 -- Rogers ADU

DISTRICT: 1

ZONING FROM: SF-2

TO: SF-3

ADDRESS: 5210 Rogers Lane

SITE AREA: 0.338 Acres

PROPERTY OWNER/APPLICANT: Capital River Group, LLC - Series 24 (Stuart Carr)

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

STAFF RECOMMENDATION:

**Staff supports the Applicant's request to rezone the property to SF-3.** *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION/ RECOMMENDATION:

January 4, 2022: To grant SF-3 zoning as recommended by staff.[C. Acosta- 1st; H. Smith – 2nd] (7-3) A. Denkler; B. Greenberg; J. Kiolbassa – Nay; T. Bray – Off the Dais

December 7, 2021: Meeting cancelled due to lack of quorum.

CITY COUNCIL ACTION:

February 17, 2022:

ORDINANCE NUMBER:

ISSUES:

Under the current zoning, one single family residence can be constructed on the lot. If rezoned to SF-3, a maximum of two dwelling units would be permitted on the lot. The Applicant has stated their intent to retain the existing single family residence and add an accessory dwelling unit (ADU).

CASE MANAGER COMMENTS:

The proposed rezoning is for a 0.33 acre property located on the west side of Rogers Lane approximately 240 feet north of the FM 969 right-of-way. The property is zoned SF-2 and developed with one house. Most surrounding properties are also zoned SF-2 and primarily developed with single family residences and related structures. The properties immediately south of the subject tract are zoned SF-3 and developed with single family residential uses. Further south, at the intersection of Rogers Lane and FM 969, is an art studio/indoor entertainment property zoned SF-2 (nonconforming land uses). West of the property is LR-MU and SF-6-CO zoned property that is currently undeveloped. Further to the east is Oak Meadows Elementary School, zoned SF-2. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

The proposed rezoning is located on Rogers Lane, a Level 1 that primarily serves large-lot residential properties. The road right-of-way (ROW) is approximately 52 feet wide and the pavement is 18 feet wide. The Austin Strategic Mobility Plan (ASMP) does not identify any immediate or long terms plans for improvements to the roadway. The proposed rezoning does not generate enough vehicular trips to trigger the requirement for a Neighborhood Traffic Analysis (NTA).

In addition to this rezoning request, two other rezoning requests are currently under Staff review that propose access to Rogers Lane. One of these cases, C14-2021-0141 (Agave Annex), is required to submit a NTA which will provide more information about the characteristics and capacity of the street. Mitigations, including potential street widening, may be recommended out of that NTA. The NTA for C14-2021-0141 has not yet been submitted for Staff review.

Staff supports the SF-3 rezoning request. This will allow construction of one ADU on the property. This will provide an alternate housing option in the area.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The addition of a residential units on this site would be consistent with the goals of the City Council as outlined in the Strategic Housing Blueprint and other Council-approved actions.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
Site	SF-2	Single family residential
North	SF-2	Single family residential, Undeveloped
South	SF-3, SF-2	Single family residential, Art studio/Indoor entertainment
East	SF-2	Single family residential, Undeveloped, Agricultural
West	LR-MU, SF-6-CO	Undeveloped

**STREET CHARACTERISTICS:**

<b>Name</b>	<b>Existing ROW</b>	<b>ASMP Required ROW</b>	<b>Pavement</b>	<b>ASMP Classification</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Rogers Lane	~52'	50'	18'	1	No	No	No

TIA: N/A

**WATERSHED:** Walnut Creek (Suburban)**NEIGHBORHOOD ORGANIZATIONS:**

Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Del Valle Community Coalition  
 Agave Neighborhood Association  
 Friends of Austin Neighborhoods  
 Austin Neighborhoods Council

Friends of Northeast Austin  
 SELTexas  
 Sierra Club  
 Neighbors United for Progress  
 Claim Your Destiny Foundation

**AREA CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>COUNCIL</b>
C14-2021-0141 Agave Annex	SF-2 to SF-4A	TBD	TBD
C14-2021-0127 Roger Lane Residential	SF-2 to SF-6; amended to SF-5	November 9, 2021: To grant SF-6-CO, max. 3 units (6-3)	November 18, 2021: To grant SF-5 (as amended 11/12/2021) on 1 <sup>st</sup> reading only (11-0)
C14-2020-0108 Rogers Lane Project Rezoning	SF-2 to SF-3	November 3, 2020: To grant SF-3, on consent.	December 3, 2020: To grant SF-3, on consent

OTHER STAFF COMMENTS:

## COMPREHENSIVE PLANNING

## Connectivity

Rogers Road is a narrow steep road, which is in need of resurfacing/repair. There are no existing public sidewalks, public transit stops, or curbing located along this portion of Rogers Lane.

There are unprotected bike lanes located along both sides of FM 969 Road but no public sidewalks. The closest public transit stop is located approximately 1.13 linear miles away from the subject property on FM 969/East Martin Luther King Boulevard. Mobility and connectivity options in the area are below average and necessitate the use of a car to access goods, services and civic uses, including the public school. The public school is located over a mile away in driving distance.

## Imagine Austin

The property is not located along an Activity Corridor or Activity Center.

The following Imagine Austin policies are applicable to this case:

☐ HN P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

☐ 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 schools, retail, employment, community services, and parks and recreation options.

Based upon other residential uses in the area; being located near a nascent Activity Corridor; providing missing middle housing type (ADUs); but below average mobility options, this project partially supports the policies of the Imagine Austin Comprehensive Plan.

## ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

2. 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%

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

5. 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.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

## TRANSPORTATION

Rogers Lane is included in the ASMP as a Level 1 roadway, however, there are no immediate or long terms plans identified for improvements. Another zoning case on Rogers Ln, C14-2021-0141 (Agave Annex) will be submitting a NTA so we will know more about the characteristics and capacity of the street after that is reviewed. Mitigations, including potential street widening, may be recommended out of that NTA.

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies the existing right-of-way sufficient for Rogers Lane. A traffic impact analysis is waived because the traffic generated by the proposal does not exceed the thresholds established in the Land Development Code, however mitigation may be required at the time of site plan.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Rogers Lane	~52'	50'	18'	1	No	No	No

## SITE PLAN

SP1. Site plans will be required for any new development other than single-family or duplex residential.

## PARKLAND

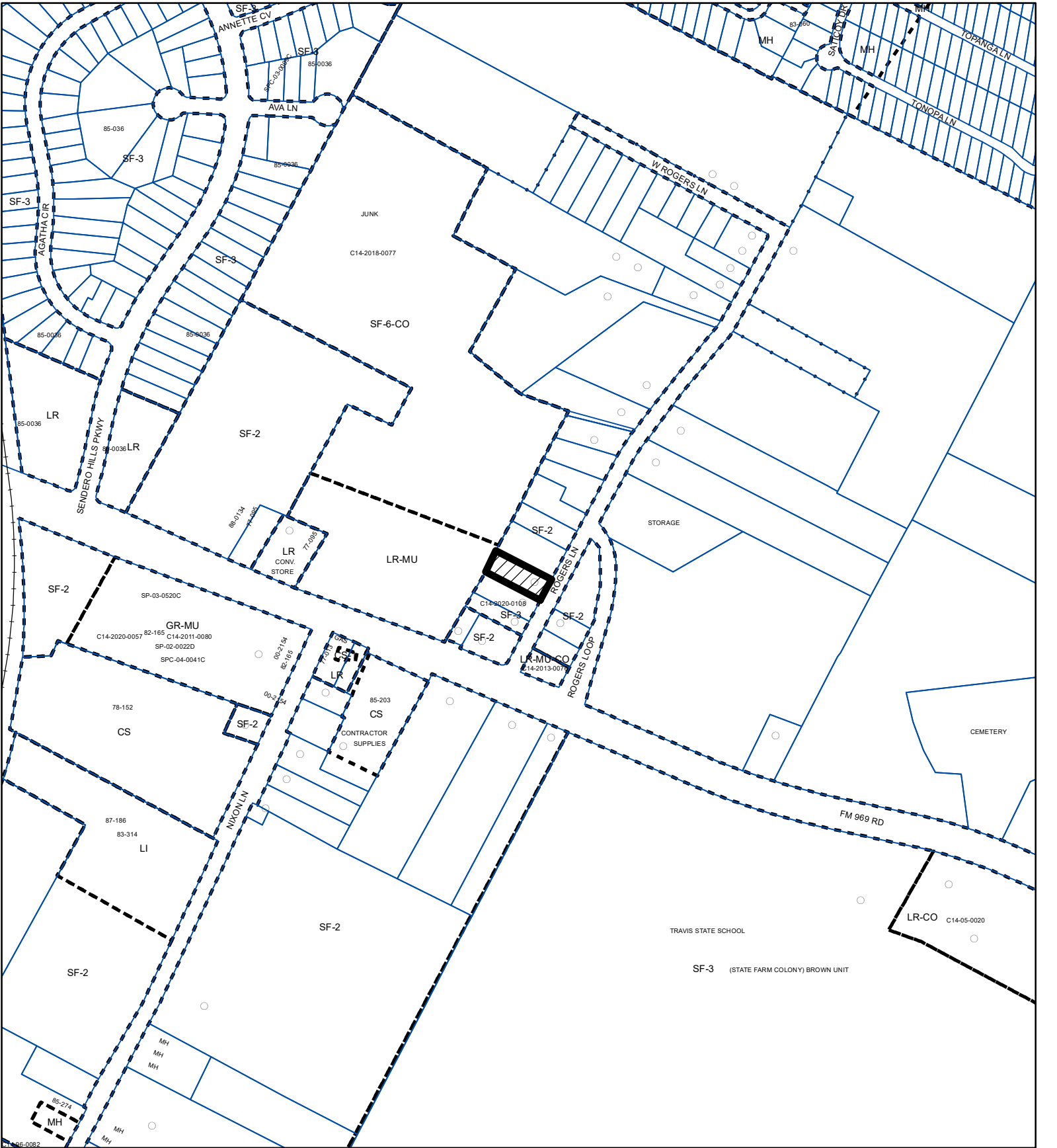
PR1: Parkland dedication fees will be required for the new residential units proposed by this development, single family with SF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601.

## WATER UTILITY

1. 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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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

- A: Zoning Map
- B. Aerial Exhibit



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2021-0145

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.

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Created: 9/14/2021



C14-2021-0145

Creek Buffers

ZONING BOUNDARY

FULLY DEVELOPED FLOODPLAIN

### Rogers ADU

ZONING CASE#: C14-2021-0145  
 LOCATION: 5210 Rogers Lane  
 SUBJECT AREA: 0.338 Acres  
 GRID: P23  
 MANAGER: Heather Chaffin



1" = 100'

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.