

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0135 – 5807 Ross Road

DISTRICT: 2

ZONING FROM: DR

TO: SF-6

ADDRESS: 5807 Ross Road

SITE AREA: 1.71 acres

OWNER / AGENT: Radhe Investment Group - RIG 11 Series (Ravi Thakkar)

CASE MANAGER: Wendy Rhoades, wendy.rhoades@austintexas.gov; (512) 974-7719

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning. *For a summary of the basis of Staff's recommendation, see the Case Manager Comments section of this report.*

ZONING AND PLATTING ACTION / RECOMMENDATION:

**December 6, 2022: APPROVED SF-6 DISTRICT ZONING AS STAFF
RECOMMENDED, BY CONSENT**

[B. GREENBERG; J. KIOLBASSA – 2ND] (10-0) R. WOODY – OFF THE DAIS

CITY COUNCIL ACTION:

January 26, 2023:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area consists of one unplatted, generally rectangular shaped tract and contains one vacant single family residence on the east side of Ross Road, approximately 700 feet south of the Pearce Lane / Ross Road intersection. The property is zoned development reserve (DR) district since annexation into the full purpose City limits in 1986. It is located just north of a narrow rectangular shaped “landscape area” lot on Sky Harbor Drive and south of platted lots within the Los Cielos subdivision. The rezoning area does not have access to Angel Drive, a cul-de-sac that terminates just to the north.

Ross Road features single family residences on the east side (SF-4A; I-SF-4A) and low density residential and undeveloped properties on the west side (County). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has requested townhouse and condominium residence (SF-6) district zoning in order to construct 16 residential units on the property, served by a cul-de-sac extending east of Ross Road. The requested SF-6 zoning designation does allow for the clustering of the proposed units which would allow for more flexibility with the potential design and the maximization of common open space on-site. The district has a maximum building height of 35 feet and a maximum building cover of 40%.

BASIS OF RECOMMENDATION:

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

The townhouse and condominium residence (SF-6) district is the designation for a moderate density single-family residential, duplex, two-family, townhouse, or condominium use on a lot that is a minimum of 5,750 square feet. An SF-6 district designation may be applied to a use in an existing single-family or smaller multi-family residential neighborhood with moderately sized lots or to new development with lots that are 5,750 square feet or more. The SF-6 zoning designation is appropriate in areas where a transition from single-family to multi-family residential uses is desirable.

The proposal would be consistent with the purpose statement of the SF-6 zoning district.

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

The requested SF-6 zoning would allow for the potential future construction of a variety of residential uses on-site. Staff recommends approval of the Applicant's request because the location is appropriate along a Level 3 Roadway and between the small-lot single family residences to the north, east and west. Furthermore, the subject property is of sufficient size to benefit from the SF-6 designation. Public transit options in the area are limited at this time, with only one established bus route accessible on the weekdays along Pearce Lane.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	One single family residence (vacant)
<i>North</i>	SF-4A; I-SF-4A	Single family residences in the Los Cielos subdivision
<i>East</i>	SF-4A; I-SF-4A	Single family residences in the Los Cielos subdivision
<i>South</i>	SF-4A; I-SF-4A; MF-4	Single family residences in the Los Cielos subdivision; Undeveloped
<i>West</i>	County	Residential; Undeveloped

NEIGHBORHOOD PLANNING AREA: None

TIA: Is not required

WATERSHED: Dry Creek East – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

This property is within the Del Valle Independent School District.

COMMUNITY REGISTRY LIST:

627 – Onion Creek HOA	774 – Del Valle Independent School District
1005 – Elroy Neighborhood Association	1138 – Far East Improvement Association
1228 – Sierra Club, Austin Regional Group	1258 – Del Valle Community Coalition
1363 – SEL Texas	1530 – Friends of Austin Neighborhoods
1616 – Neighborhood Empowerment Foundation	1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0165 – 6207 Ross Rd	SF-4A to MF-4 for Tract 1; LR-MU for Tract 2	To Grant MF-4 for Tract 1 and LR-MU for Tract 2, with condition of right- of-way dedication required on Ross Rd	Apvd MF-4 for Tract 1 and LR-MU for Tract 2, with condition of right-of-way dedication required on Ross Rd as Commission recommended (7-30-2020).
C14-2016-0057 – Ross Road Homes – 6101 Ross Rd (also called 6207 Ross Rd, as referenced above)	DR to MH	To Grant SF-4A	Apvd SF-4A as Commission recommended (10-13-2016).
C14-02-0074 – Pearce Lane Tract – 12501 Pearce Ln and 5821 Ross Rd	DR to SF-4A	To Grant SF-4A	Apvd SF-4A as Commission recommended (11-21-2002).

RELATED CASES:

The property was annexed into the City limits in July 1986 (C7A-86-002). The property is unplatted and there are no subdivision or site plan applications in process.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within $\frac{1}{4}$ mile)
Ross Road	Level 3	116'	43'	22'	No	N/A	Yes, Route 271
Sky Harbor Drive (the zoning area does not connect)	Level 1	58'	91'	33'	Yes	N/A	Yes, Route 271

ADDITONAL STAFF COMMENTS:Inclusive Planning

1.71 acres from DR to SF-6. Demolish one house and build a 16 unit condo / townhouse development.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center:
Y	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins public sidewalk, shared path, and/or bike lane (On Angel Drive, not Ross Rd)
	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)

	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
4	Total Number of "Yes's"

Drainage

The applicant would be required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

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.

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.

Parks & Recreation Department (PARC) – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-6 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARC can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new multifamily development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

This site will be subject to the multifamily density provisions in 25-2-776.

Any development other than single-family, two-family or duplex residential 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.

Compatibility Standards

The site may be subject to compatibility standards due to the presence of SF-4A property to the North, South and East. The following standards may apply:

- No structure may be built within 25 feet of the property line of the compatibility-triggering property.
- No parking or driveways are allowed within 25 feet of the compatibility-triggering property.
- No structure in excess of two stories and 30 feet in height may be constructed within 50 feet of the property line of the compatibility-triggering property.
- No structure in excess of three stories and 40 feet in height may be constructed within 100 feet of the property line of the compatibility-triggering property.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, the height is limited to 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, the height is limited to 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-4A property.
- Additional design regulations will be enforced at the time a site plan is submitted.

Demolition

In the event that demolition of existing buildings is proposed, the applicant is responsible for requesting demolition permits at the appropriate stage of the development process. The City Historic Preservation Office will review all proposed building demolitions. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Ross Road. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Ross Road according to the Transportation Plan with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. **Transportation assessment / traffic impact**

analysis and transportation demand management plan shall be required at the time of site plan if triggered per **LDC 25-6 and TCM 10.2.1.**

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.

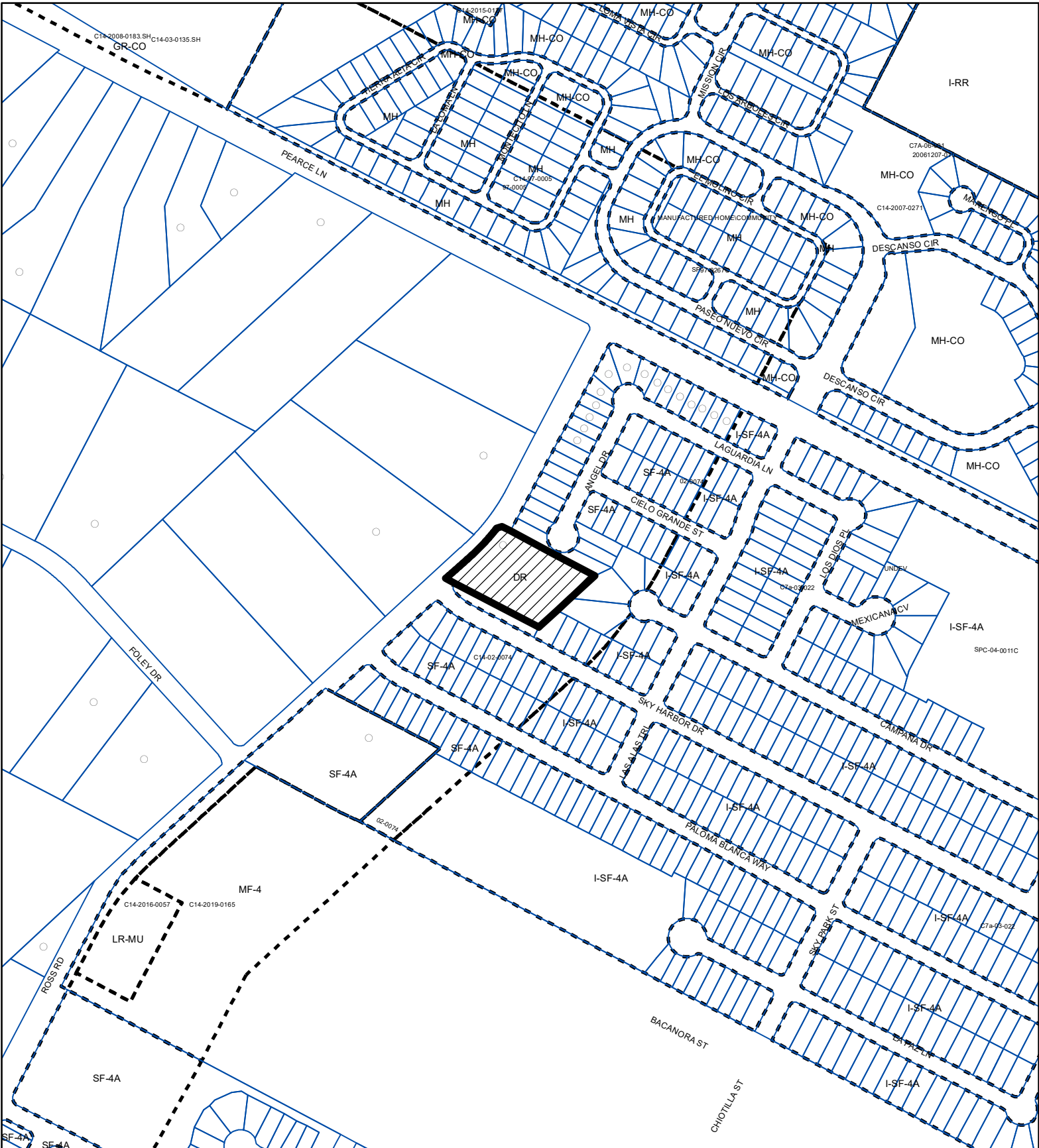
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.




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 A-1: Aerial Map


$$1'' = 400'$$

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2022-0135

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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5807 Ross Road

Exhibit A - 1



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2022-0135
 LOCATION: 5807 Ross Road
 SUBJECT AREA: 1.71 Acres
 GRID: P14
 MANAGER: Wendy Rhoades



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