SECOND AND THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2016-0057 – Ross Road Homes

REQUEST:

Approve second and third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 6101 Ross Road (Dry Creek East Watershed) from development reserve (DR) district zoning to single family residence – small lot (SF-4A) district zoning.

DISTRICT AREA: 2

DEPARTMENT COMMENTS:

The ordinance is consistent with City Council action taken on First Reading.

OWNER: Najib F. Wehbe

APPLICANT: Alice Glasco Consulting (Alice Glasco)

DATE OF FIRST READING: September 22, 2016, Approved SF-4A district zoning, on First Reading (10-0, Council Member Troxclair – off the dais).

CITY COUNCIL HEARING DATE: October 13, 2016

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

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: *APPROVED SF-4A DISTRICT ZONING WITH A RESTRICTIVE COVENANT PROHIBITING THE USE OF GATED ACCESS*
[G. ROJAS; J. KIOLBASSA – 2ND] (7-0) D. BREITHAUPT; Y. FLORES; S. HARRIS; S. LAVANI – ABSENT

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 10.69 acres 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 62 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 updated in July 2016, consists of a total of 247 units, a laundromat and an office. Of the total, 185 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
Site	DR	Undeveloped
North	DR; SF-4A; I-SF-4A	Single family residence; Single family residences in Los Cielos (approx. 562); Detention/water quality pond
South	DR; MH-CO	Undeveloped
East	County	Undeveloped
West	County	Single family residences on large lots in the Good Land Farms subdivision; 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
C14-2015-0127 – Lexington Parke II – NW quadrant of Ross Rd and Pearce Ln (130 acres)	SF-4A; MF-3 to MH	To Grant MH w/Street Deed for r-o-w dedication on Ross Rd, and condition that until new development would not occur until Pearce Ln is improved. Directed Staff to prepare memo about existing and planned improvements to Pearce Ln and directed Applicant to prepare a template for a MH park regime, including resident rights, and landowner's organization and operations	Apvd MH-CO, w/CO for a 50' vegetative buffer along the northeastern property line, a Street Deed for r-o-w dedication on Ross Rd, and a Restrictive Covenant for revising the TIA at site plan and parkland dedication requirements at site plan (12-17-2015).
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:** Approved a Postponement request by the Neighborhood to September 22, 2016 (11-0).

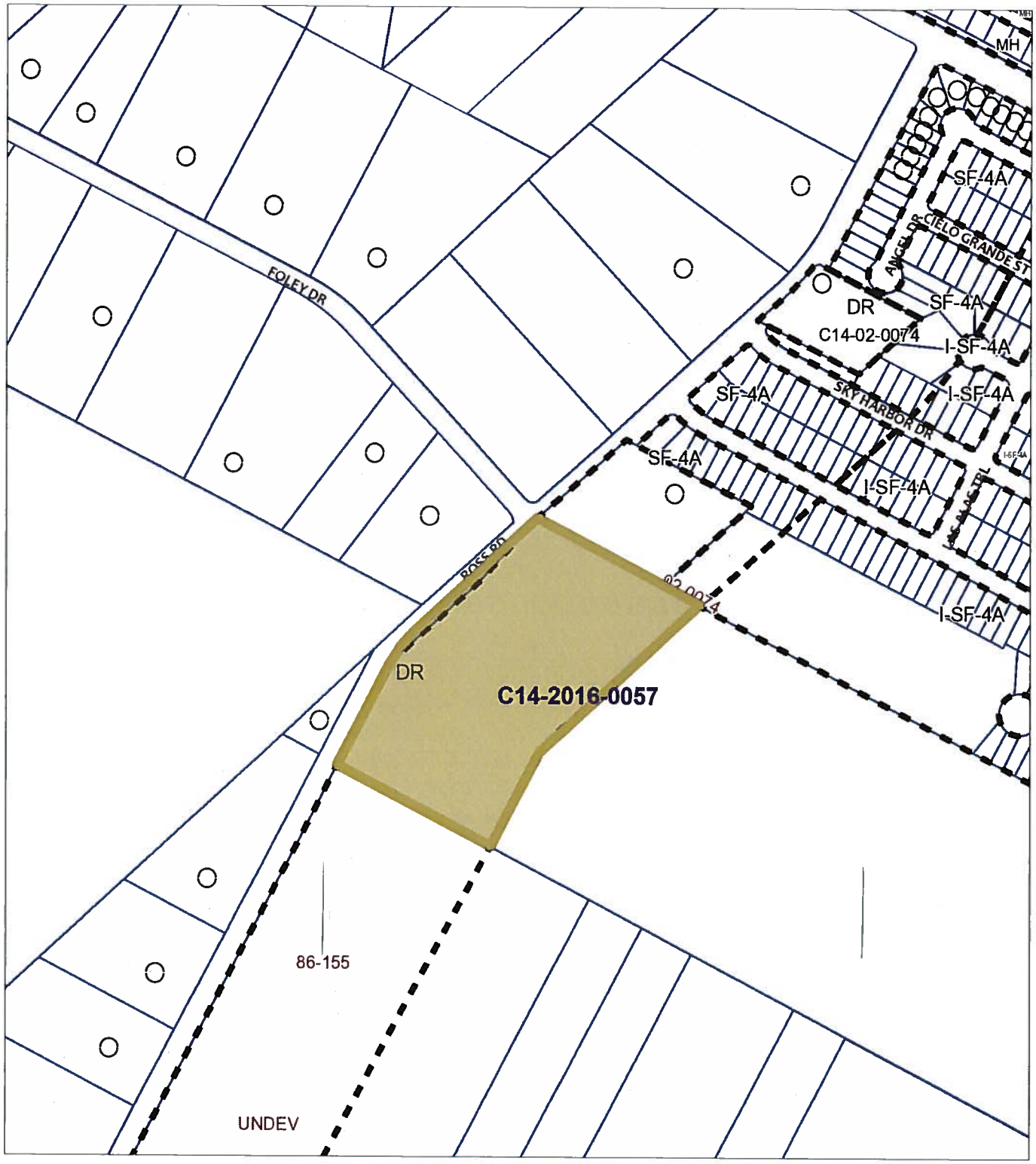
September 22, 2016 — Approved SF-4A district zoning, on First Reading (10-0, Council Member Troxclair – off the dais).

October 13, 2016

ORDINANCE READINGS: 1st September 22, 2016 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 512-974-7719
e-mail: wendy.rhoades@austintexas.gov



Subject Tract
Pending Case
Zoning Boundary
Railroads

N

200 400 Feet

1" = 400 '

ZONING

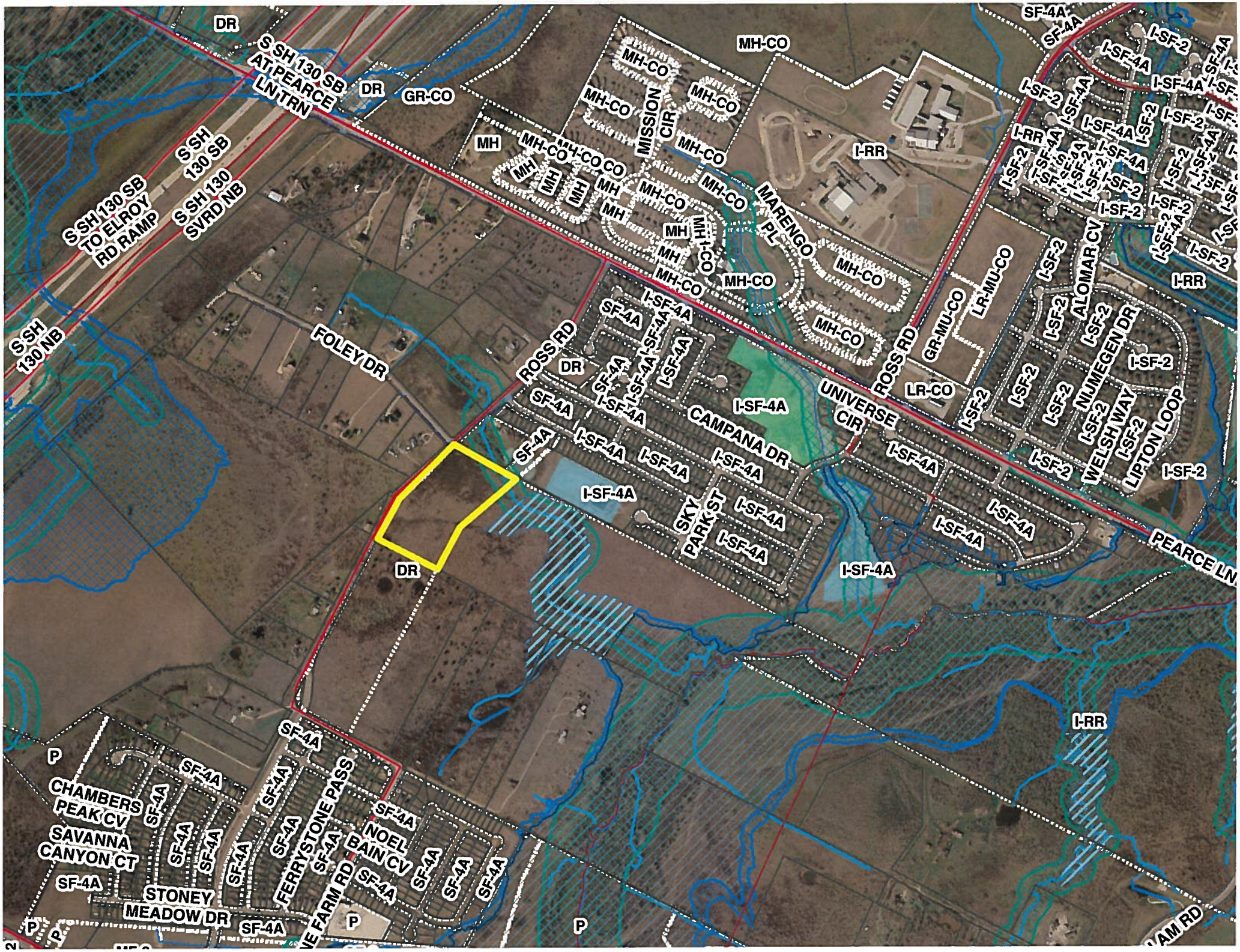
ZONING CASE#: C14-2016-0057

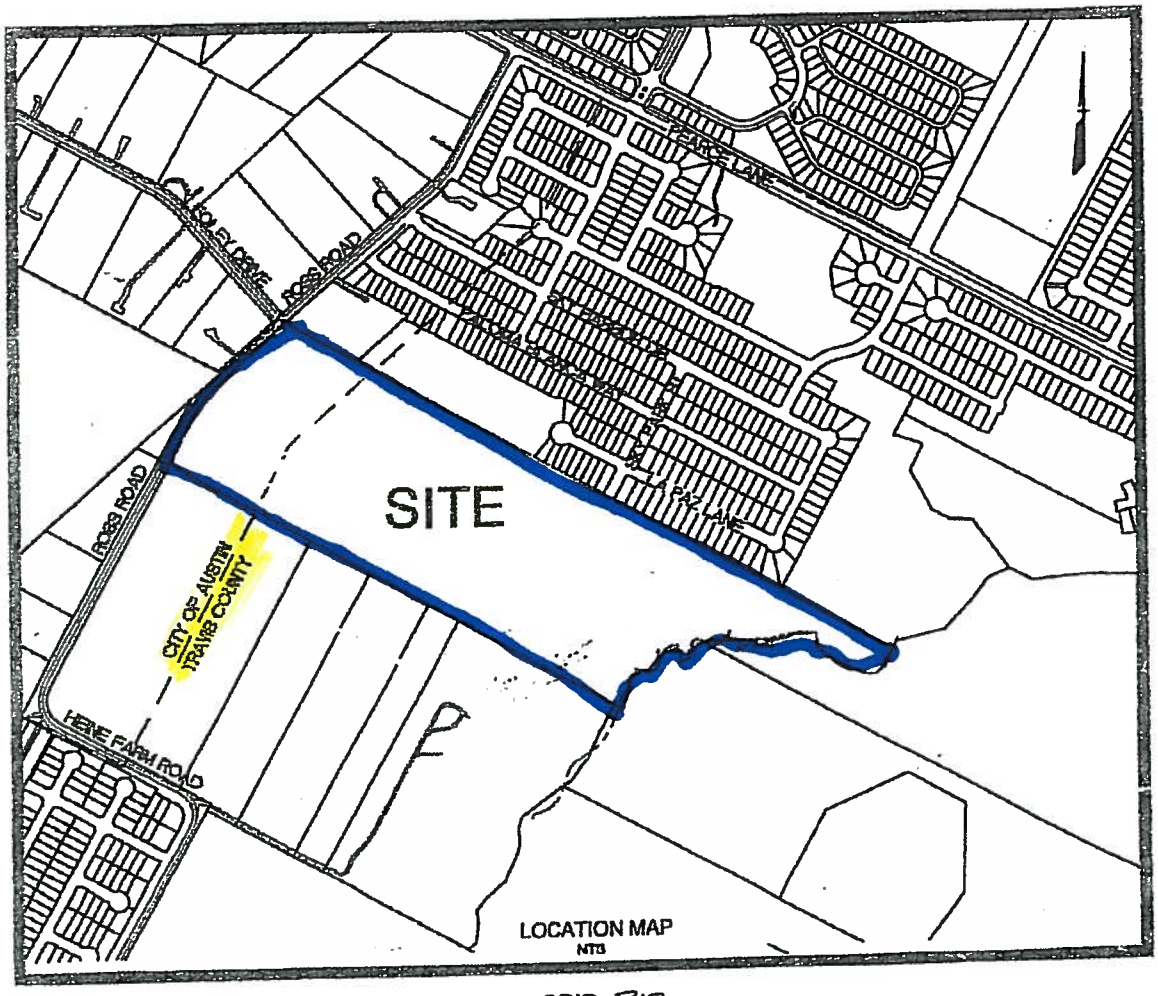
EXHIBIT A

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.

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

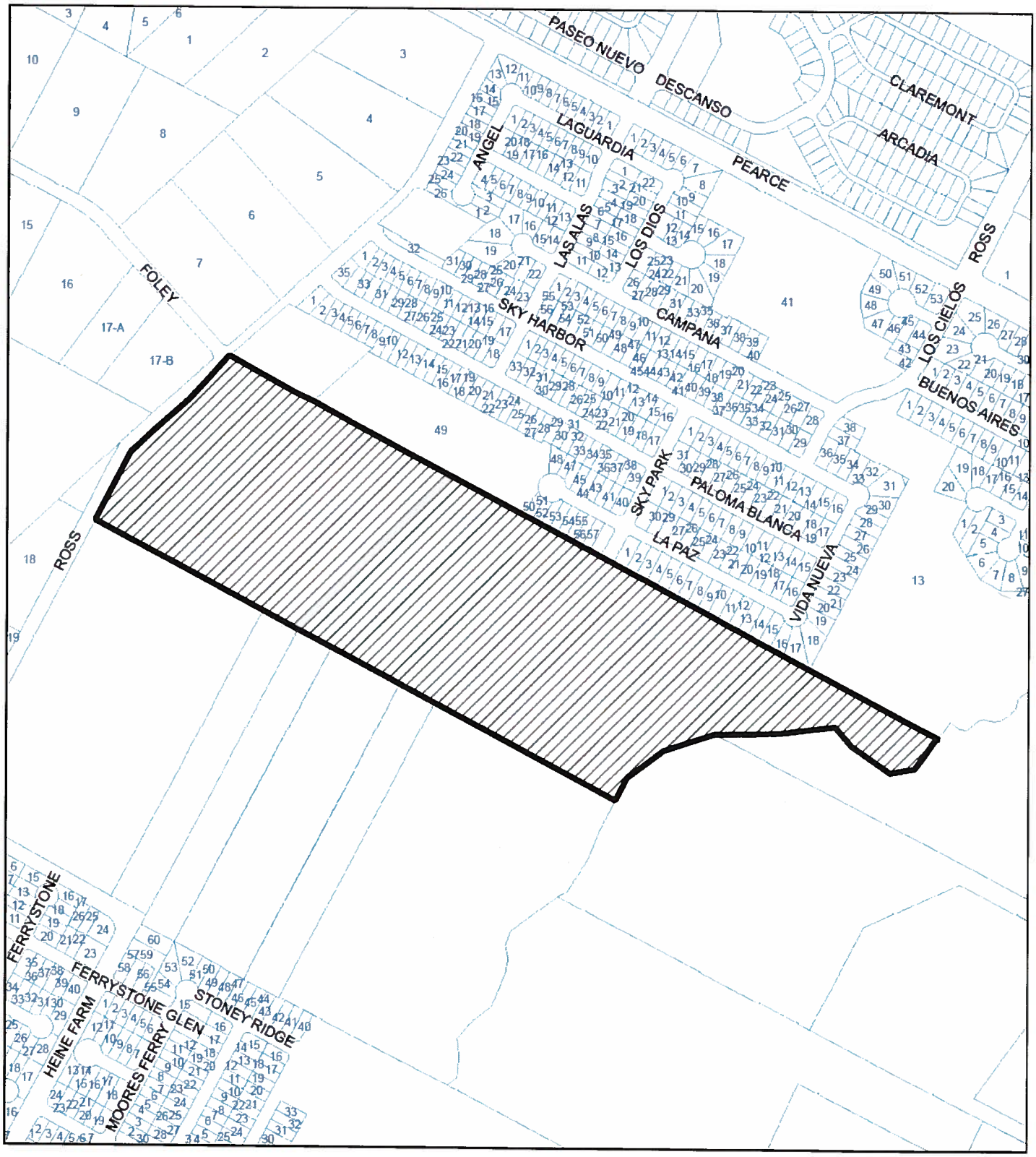

S SH 130 SB
AT PEARCE
LN TRN
DR
GR-CO
MH-CO
MISSION
CIR
MH
MARENGO
PL
I-RR
S SH 130 SB
TO ELROY
RD RAMP
S SH
130 SB
S SH 130
SVRD NB
S SH
130 NB
FOLEY DR
ROSS RD
I-SF-4A
SF-4A
CAMPANA DR
UNIVERSE
CIR
SKY
PARK ST
GR-MU-CO
LR-MU-CO
LR-CO
ALOMAR CV
NIJMEGEN DR
WELSH WAY
LIPTON LOOP
I-SF-2
PEARCE LN
P
CHAMBERS
PEAK CV
SAVANNA
CANYON CT
STONEY
MEADOW DR
FERRYSTONE PASS
NOEL
BAIN CV
FARM RD
AM RD



GRID: P13
MAPSCO PAGE: 677

6021 ROSS ROAD
AUSTIN, TEXAS 78617

EXHIBIT B
SITE PLAN IN PROCESS



Subject Tract

Base Map

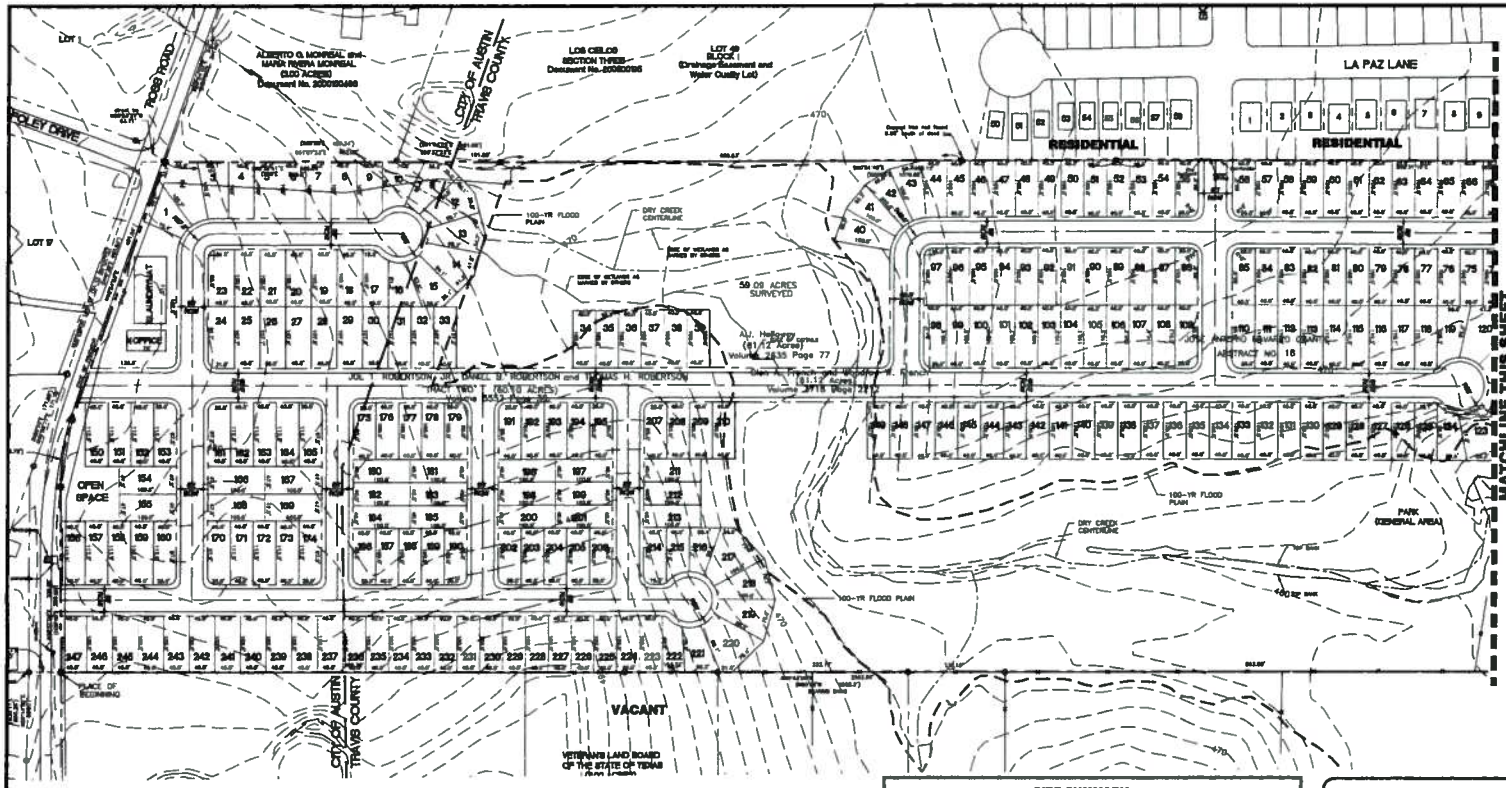
N

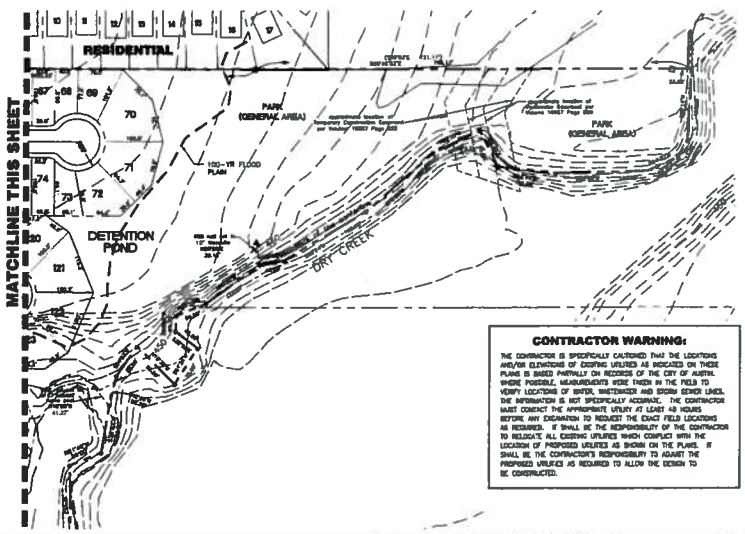
CASE#: SP-2016-0016C
ADDRESS: 6101 ROSS RD

CITY OF AUSTIN
FOUNDED 1839

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.

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





SITE SUMMARY

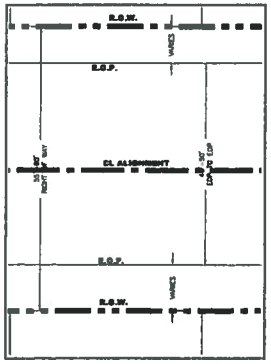
TOTAL SITE AREA = 60.10 AC	
TOTAL SITE IMPERVIOUS COVER:	EXISTING 0 S.F. / PROPOSED 219,160 S.F. (PVMNT).
% IMPERVIOUS COVER:	EXISTING 0 % / PROPOSED 37.5 % / ALLOWED 60.0 %
CURRENT SITE USE = VACANT	
SITE ZONING = N/A	
PROPOSED USE = MOBILE HOME RESIDENTIAL	

SITE LEGEND

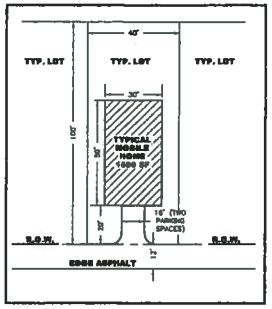
- BOUNDARY LINE
- FLOOD PLAIN BOUNDARY
- EXISTING CONTOURS
- EXIST. STORM SEWER MANHOLE
- EXIST. WASTEWATER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT

CONTRACTOR WARNING:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.



ROW AND PAVEMENT ASSIGNMENTS



TYPICAL LOT LAYOUT

SITE NOTES:

1. ALL EXTERIOR LIGHTING WILL BE HIDDEN OR SHIELDED FROM VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM PROPERTY USED OR ZONED SF-6 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHERE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF THREE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]
5. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
6. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. ACCESSIBLE PARKING MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50
7. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN CENTERED AT THE REAR OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT NOT CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
8. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY"
9. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
10. FIRE LANES SHALL BE PAINTED RED AND LABELED "FIRE LANE" IN PARKING ZONE.
11. WALLS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS FOR REFUSE COLLECTION [SECTION 25-2-1066]
12. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
13. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
14. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
15. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL FOR BUILDING PERMIT APPROVAL.
16. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE [CHAPTER 25-10].
17. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
18. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN
19. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
20. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
21. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR A PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS ON ANY DRAINAGE ISSUES SHOWN BY THE SAME CONDOMINIUM ORDINANCE.
22. FOR DRAINAGE CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO FACILITIES.
23. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
24. ACCESSIBLE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR AL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7. "PARKING OF LANDSCAPE AREAS."
25. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREA SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
26. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
27. THERE ARE NO FULLY ACCESSIBLE UNITS AND ADAPTABLE UNITS (TYPE A AND TYPE B), PUBLIC ACCOMMODATIONS AND PUBLIC AMENITIES ON SITE.

SITE PLAN APPROVAL

Sheet 8 of 13

FILE NUMBER: SP-2016-0016C APPLICATION DATE: _____

APPROVED BY COMMISSION ON: _____

under Section 112 of Chapter 25-5 of the Austin City Code.

EXPIRATION DATE (25-5-81.LDC): _____

CASE MANAGER: SCOTT GRANTHAM

ZONING: _____

PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____

(ORD.970905-A).

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ Zoning: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Plan will must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time in filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must plan be approved prior to the Project Expiration Date.

SP-2016-0016C

Cedillos & Company
Civil/Environmental Consulting Engineers
Texas Firm Registration F-8158
P.O.Box 301442 – Austin, Texas – 78703
(512) 326-1322 (phone)

WATER AND WASTEWATER PLAN FOR ROSS ROAD MOBILE HOME PARK

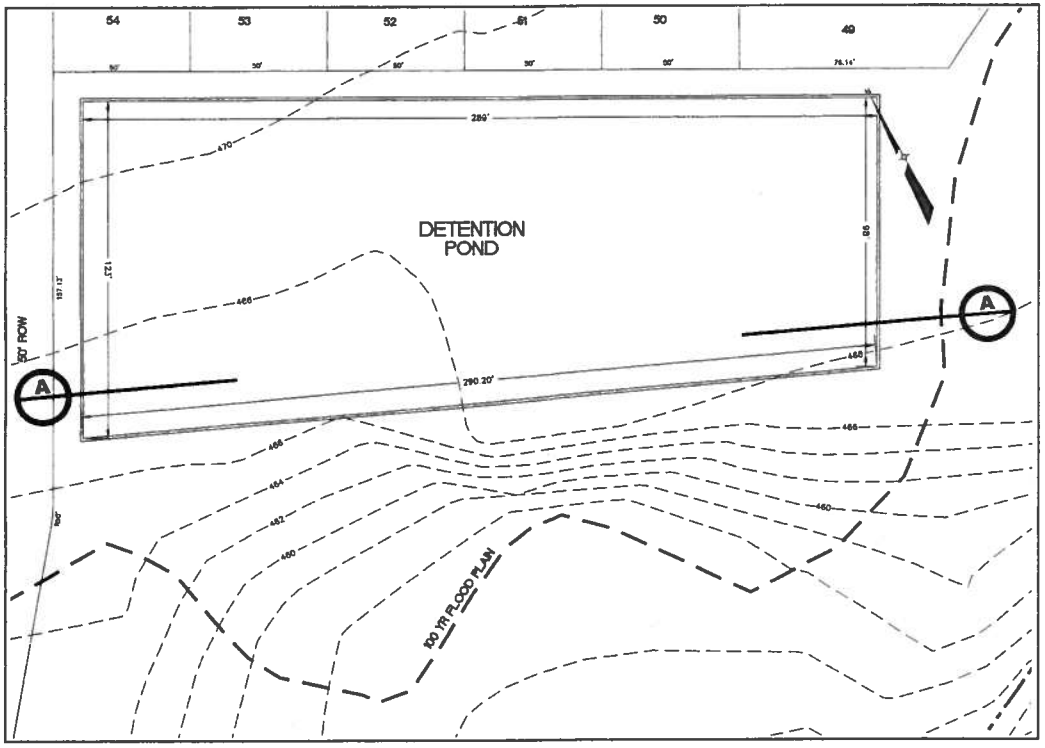
AUSTIN, TEXAS, 78747

SITE PLAN

DATE:	7/4/16
PROJECT:	ROSS ROAD
DRAWING'S NAME:	9-SITE PLAN
DESIGN: RC	CHECKED: RC
DRAWN: EM	APPROVED: RC
SHEET:	5 of 13

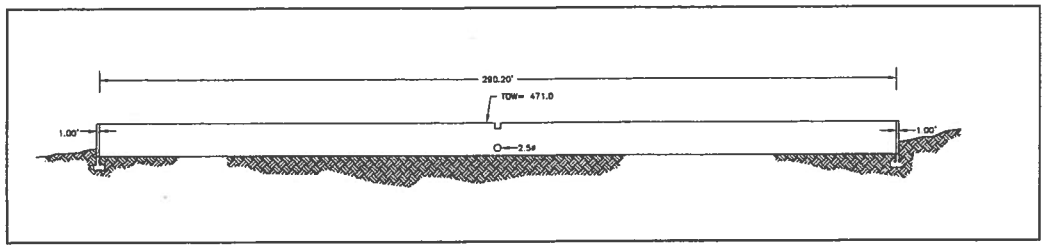
SITE PLAN IN PROCESS
JULY 2016 UPDATE

FILE: MARC2013/ROSS ROAD/PROJECTS/ 9-SITE PLAN



POND PLAN VIEW

SCALE: 1" = 20'



SECTION A-A FRONT VIEW

N.T.S.

HEC-HMS RESULTS
SUMMARY

	2-YEAR			10-YEAR			25-YEAR			100-YEAR		
	EXISTING Q (cfs)	PROPOSED Q (cfs)	Δ Q (cfs)	EXISTING Q (cfs)	PROPOSED Q (cfs)	Δ Q (cfs)	EXISTING Q (cfs)	PROPOSED Q (cfs)	Δ Q (cfs)	EXISTING Q (cfs)	PROPOSED Q (cfs)	Δ Q (cfs)
DA-1	24.40	33.00	8.60	69.92	77.92	8.00	96.70	105.50	8.80	143.80	152.20	8.40
DA-2	19.30	30.50	11.20	54.30	66.70	12.40	76.20	88.40	12.20	113.40	125.00	11.60
OFFSITE - E	13.30	13.30	0.00	34.65	34.65	0.00	48.80	48.80	0.00	72.10	72.10	0.00
OFFSITE - S	13.30	13.30	0.00	34.65	34.65	0.00	48.80	48.80	0.00	72.10	72.10	0.00

	2-YEAR	10-YEAR	25-YEAR	100-YEAR
POND ALLOWED	19.30	54.30	76.20	113.40
DISCHARGE	17.00	29.10	35.00	42.40
Peak Elev.	467.5	468.6	469.4	470.8

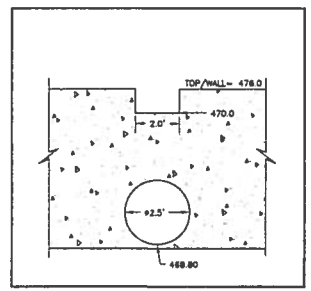
POND VOLUME

CONTOUR ELEVATION (ft)	AREA (ft^2)	AVERAGE AREA	VOLUME (incremental) (ft^3)	VOLUME (cummulative) (ft^3)
465.8	0	0.00	0	0
466	31,949	16,074.30	3,195	3,195
467	31,949	31,948.60	31,949	35,143
468	31,949	31,948.60	31,949	67,092
469	31,949	31,948.60	31,949	99,041
470	31,949	31,948.60	31,949	130,989
471	31,949	31,948.60	31,949	162,938

Outflow Control Device Summary:

	In	ft	Number	FL Elev	Coefficient
Orifice(s)	30.0	2.50	1	466.80	0.6
Weir	24.0	2.00	1	470.00	3.0

					HEC-HMS	
Event	Elev	Surf. Area (sf)	Cum Vol(cf)	Vol(ac-ft)	Outflow Tot.	Allowable Outflow
	465.80		0	0.0000		
	466.00	31948.60	3195	0.0733		
2	467.80	31948.60	60702	1.3935	17.00	19.30
	468.00	31948.60	67092	1.5402		
10	468.80	31948.60	92651	2.1270	29.10	54.30
25	469.40	31948.60	111820	2.5670	35.00	76.20
100	470.50	31948.60	146884	3.3738	42.40	113.40
	470.00	31948.60	130989	3.0071		



OUTLET STRUCTURE

N.T.S.

SITE PLAN APPROVAL Sheet 10 of 13

FILE NUMBER: SP-2016-0016C APPLICATION DATE: _____

APPROVED BY COMMISSION ON: _____

under Section 112 of Chapter 25-6 of the Austin City Code.

EXPIRATION DATE (25-5-81,LDC): _____

CASE MANAGER: SCOTT GRANTHAM

ZONING: _____

PROJECT EXPIRATION DATE: _____ DWPZ _____ DEZ _____
(ORD 870308-A)

_____
Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: _____ Zoning: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans either do not comply with the Code current at the time it lapsed, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SP-2016-0016C

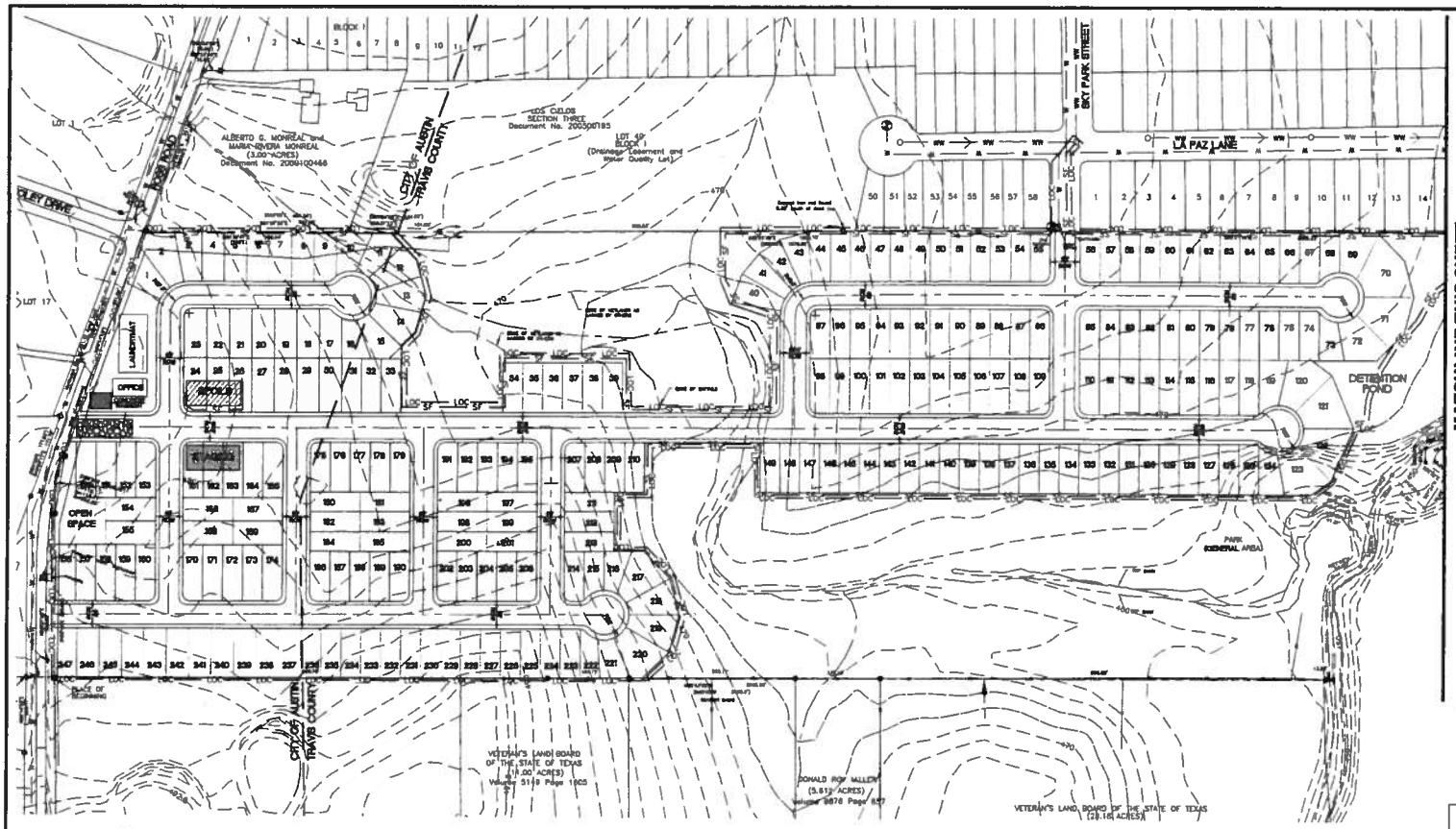
DATE	BY	DESCRIPTION	REVISION

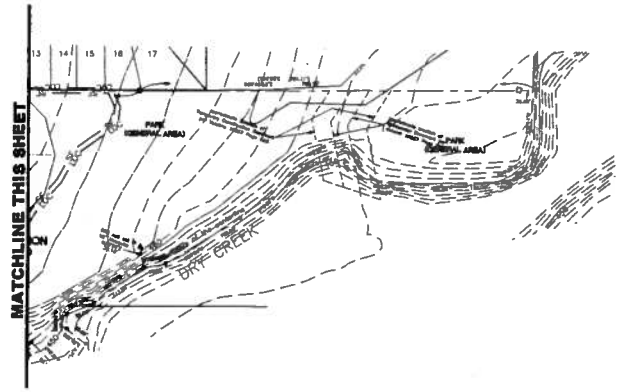
Cedillos & Company
Civil/Environmental Consulting Engineers
Texas Firm Registration # 8159
P.O. Box 1748 Austin, Texas 78767-1748
(512) 306 - 1322 (phone)

WATER AND WASTEWATER PLAN FOR
ROSS ROAD MOBILE HOME PARK
AUSTIN, TEXAS, 78747
DETENTION POND PLAN AND DETAILS

DATE: 10/1/15
PROJECT: ROSS ROAD
DRAWING'S NAME: 10-POND
DESIGN: RC CHECKED: RC
DRAWN: EM APPROVED: RC
SHEET: 10 of 13

FILE NAME:2015/ROSS ROAD/SHEETS/ 10-POND





EROSION LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- CONTRACTOR STAGING AREA
- TEMPORARY SPOILS STORAGE AREA
- TREE TO BE PROTECTED W/ TREE PROTECTION FENCE
- TREE TO BE REMOVED

NOTES:

1. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING.

2. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.

3. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.

4. ALL SPOILS ARE TO BE PLACE BACK IN TRENCH EVERY NIGHT; OR IF SPOILS PILES ARE TO REMAIN OVERNIGHT, SPOILS MUST BE PLACED ON THE UPHILLSIDE OF TRENCH WITHIN THE LOC.

5. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH CITY OF AUSTIN RULES AND REGULATIONS (LDC 25-8-183).

6. AREA OF LOC THAT ENTER THE CWQZ REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER COA STANDARD SPECIFICATIONS 609S.6, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION AND WEED MAINTENANCE.

EROSION CONTROL QUANTITIES

L.O.C. AREA (AC)	REVEGETATION AREA (S.Y.)	SILT FENCE (L.F.)	S.C.E. (EACH)
1,606,710	–	4,550	2

SITE PLAN APPROVAL Sheet 11 of 13

FILE NUMBER: SP-2016-0016C APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____
under Section 112 of Chapter 25-5 of the Austin City Code.
EXPIRATION DATE (25-5-81,LDC): _____
CASE MANAGER: SCOTT GRANTHAM
ZONING: _____
PROJECT EXPIRATION DATE: _____ DWP? _____ DOZ _____
(ORD.970905-A): _____
_____
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE _____ Zoning: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time in effect, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SP-2016-0016C

NO.	DATE	BY	DESCRIPTION

Cedillos & Company
Civil/Environmental Consulting Engineers
Firm Registration No. F-13195
P.O.Box 50,362 – Austin, Texas 78763
(512) 306 – 1323 (phone)

WATER AND WASTEWATER PLAN FOR ROSS ROAD MOBILE HOME PARK

AUSTIN, TEXAS, 78747

EROSION / SEDIMENTATION CONTROL PLAN

DATE:	7/4/16
PROJECT:	ROSS ROAD
DRAWING'S NAME:	11-EROSION PLAN
DESIGN: RC	CHECKED: RC
DRAWN: EM	APPROVED: RC
SHEET: 11 OF 13	

FILE NAME:2015/ROSS ROAD/SHEETS/ 11-EROSION PLAN

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 polices 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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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 curbline 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.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2016-0057
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: July 19, 2016, Zoning and Platting Commission
August 11, 2016, City Council

Debra Bryant
Your Name (please print)

☐ **I am in favor**
☑ **I object**

6400 Ross Rd
Your address(es) affected by this application

Debra Bryant — 7/20/16
Signature — *Date*

Daytime Telephone: 512-576-5039

Comments: I highly oppose this, Travis County Does Not maintain the Roads or speed Already And this would cause more congestion. Concerns about the type of people it would attract; There are already 80 sex offenders within a 5 mile radius of Los Cielos And Stoney Ridge were built. Also the Health Dept Does Not take action on trash cleanup.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

Rhoades, Wendy

From: Patricia Burton [redacted]
Sent: Wednesday, August 10, 2016 2:08 PM
To: Rhoades, Wendy
Cc: Nicely, Katherine
Subject: Request for Postponement on Ross Road homes

Good afternoon Wendy,

I've spoken with a lot of my neighbors and none of us are able to attend tomorrow's Council Meeting due to conflicting schedules. I wish to request a postponement until the next scheduled Zoning date of September 22nd. It is Agenda Item #60 - Ross Road Homes.

Please let me know if I need to do anything further.

Thank you for your assistance.

Trish Burton
Los Cielos HOA
Board President