

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0044 – City-Initiated Rezoning of
5807 Ross Road (Del Valle Food Co-op)

DISTRICT: 2

ADDRESS: 5807 Ross Road

ZONING FROM: SF-6

TO: LR

SITE AREA: 1.71 acres

PROPERTY OWNER: Radhe Investment Group – RIG 11, LLC (Ravi Thakkar)

AGENT: Austin Planning (Joi Harden, AICP)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The staff recommendation is to grant neighborhood commercial – conditional overlay (LR-CO) combining district zoning.

The Conditional Overlay will prohibit the following use: Service Station

ZONING & PLATTING COMMISSION ACTION / RECOMMENDATION:

July 21, 2026: *APPROVED LR-CO COMBINING DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

[R. PUZYCKI; L. OSTA LUGO – 2ND] (9-0) D. FOUTS, T. MAJOR – ABSENT

CITY COUNCIL ACTION:

August 27, 2026:

ORDINANCE NUMBER:

ISSUES:

None at this time

CASE MANAGER COMMENTS:

The subject rezoning area consists of one unplatted tract that is approximately 1.71 acres. The property is located east of State Highway 130, at the northeast corner of Ross Road and

Sky Harbor Drive, approximately 700 feet south of the intersection of Pearce Lane and Ross Road. The site is currently undeveloped land that is zoned townhouse and condominium residence (SF-6) district zoning. It was annexed into the full purpose City limits in 1986. The subject property will have one access point to Ross Road, which is identified as an ASMP Level 3 roadway. The property does not have access to Angel Drive, a cul-de-sac that terminates just north of the site, or to Sky Harbor Drive to the south.

Single family residences within the Los Cielos subdivision surround the property to the north, east, and south (SF-4A; I-SF-4A). Low-density residential and undeveloped land within Austin's two-mile extraterritorial jurisdiction (ETJ) are located across Ross Road to the west (County). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The City of Austin has initiated this rezoning in response to City Council direction provided in Resolution No. 20260423-038, approved on April 23, 2026. The resolution recognizes prior City investment and community engagement efforts that supported the establishment of the Del Valle Food Cooperative, a community-owned food retail initiative intended to provide equitable access to fresh, affordable, and nutritious foods in the Del Valle community. The Del Valle Food Cooperative has leased the property at 5807 Ross Road; however, the property's current townhouse and condominium residence (SF-6) district zoning does not allow food sales use. Therefore, rezoning to neighborhood commercial (LR) district zoning was initiated to allow food sales use and align the zoning designation with the planned use of the property as a grocery store.

Staff is recommending neighborhood commercial – conditional overlay (LR-CO) combining district zoning. The Conditional Overlay will prohibit a Service Station use.

BASIS OF RECOMMENDATION:

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

The neighborhood commercial (LR) district is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the neighborhood. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

The proposal would be consistent with the purpose statement of the (LR) zoning district.

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

The requested neighborhood commercial (LR) district zoning would allow food sales use at a scale that is appropriate for the surrounding area and for a property with access to Ross Road, an ASMP Level 3 roadway. The rezoning would support the planned grocery store use and provide a neighborhood-serving commercial use for the Del Valle community.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6	Undeveloped
<i>North</i>	SF-4A; I-SF-4A	Single family residences in the Los Cielos subdivision; Service station
<i>East</i>	I-SF-4A	Single family residences in the Los Cielos subdivision
<i>South</i>	SF-4A	Single family residences in the Los Cielos subdivision; Undeveloped
<i>West</i>	County	Residential; Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Dry Creek East – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Del Valle Independent School District

Popham Elementary School

Del Valle Middle School

Del Valle High School

COMMUNITY REGISTRY LIST:

Del Valle Independent School District

Del Valle Community Coalition Non-Profit

Onion Creek Homeowners Assoc.

Elroy Neighborhood Association

Friends of Austin Neighborhoods

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0135 – 5807 Ross Rd	DR to SF-6	To Grant SF-6	Apvd SF-6 as Commission recommended (1-26-2023).
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	DR to MH	To Grant SF-4A	Apvd SF-4A as Commission recommended

(also called 6207 Ross Rd, as referenced above)			(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:

On April 23, 2026, City Council approved Resolution No. 20260423-038 to initiate a rezoning of the Del Valle Food Cooperative property located at 5807 Ross Road.

Please refer to Attachment A.

C7A-86-002: The property was annexed into the Austin City limits in July 1986.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 5807 ROSS ROAD. C14-2026-0044. City-Initiated Rezoning of 5807 Ross Road. 1.71 acres from SF-6 to LR. Existing: undeveloped. Proposed: supermarket. Refer to Council Resolution No. 20260423-038 for the initiation of the rezoning of the Del Valle Food Cooperative property to allow for food sales use.

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. Names of Activity Centers/Activity Corridors/Job Centers *:
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. • 0.23 miles to bus stop along Pearce Lane
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. • Project proposes supermarket
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	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 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	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.)
Y	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
4	Number of “Yes’s”

Drainage

The developer is 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 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. 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.

PARD – Planning & Design Review

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

Site plans will be required for any new development except for residential only projects with up to 4 units.

Any new development is subject to Subchapter E Commercial Design Standards. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is/is not subject to compatibility standards due to the proximity/adjacency of SF-4A and I-SF4A zoned and developed properties to the north, east and south (i.e., the triggering property). *Reference 25-2-1051, 25-2-1053*

Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet
Reference 25-2-1061

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.
Reference 25-2-1062

Transportation – 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].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Ross Road	Level 3 – Minor or Major Arterial	116’	75’	22’	No	No	No

A Traffic Impact Analysis is not currently required.

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

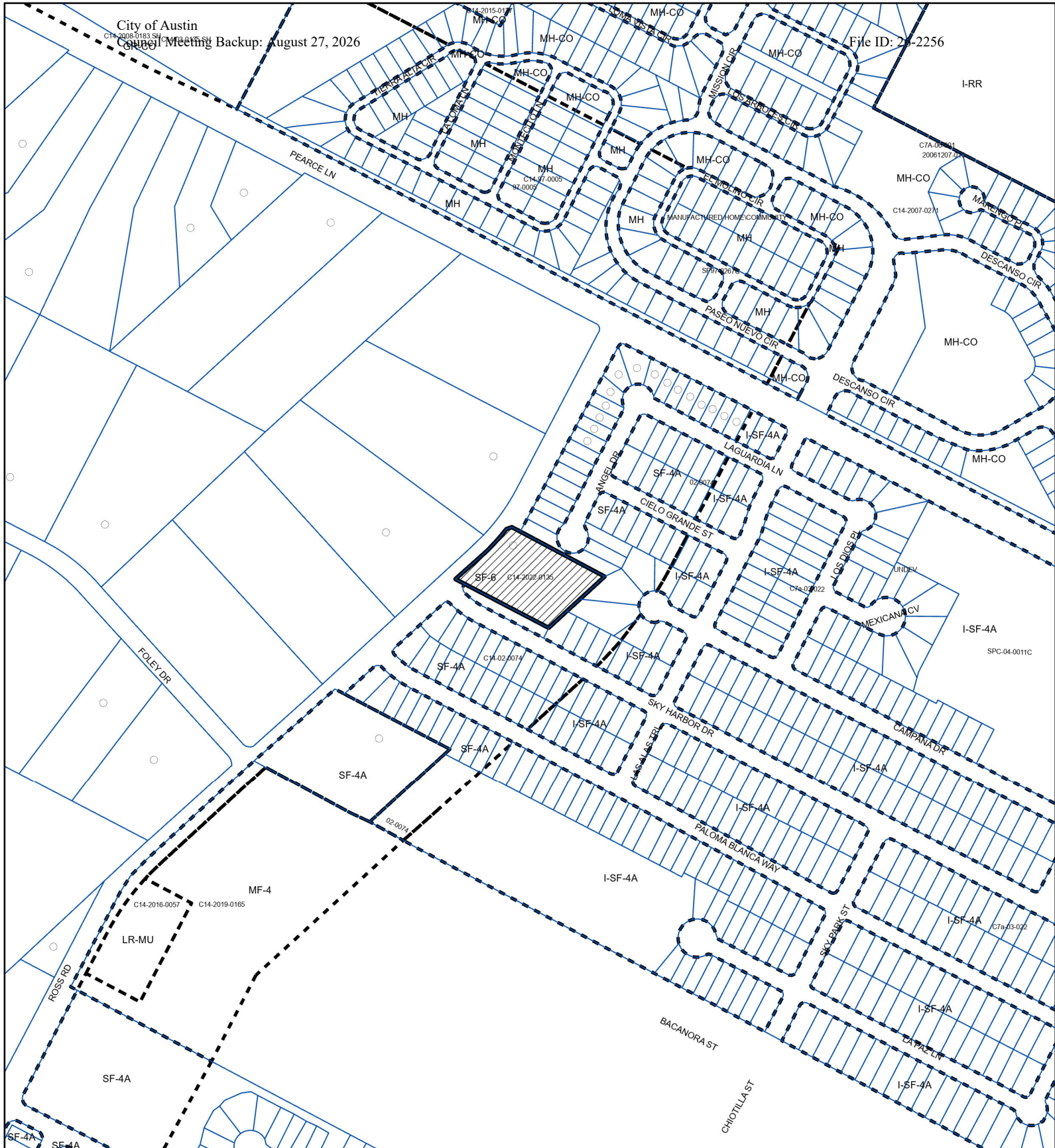
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Attachment A: City Council Resolution No. 20260423-038



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2026-0044

EXHIBIT A

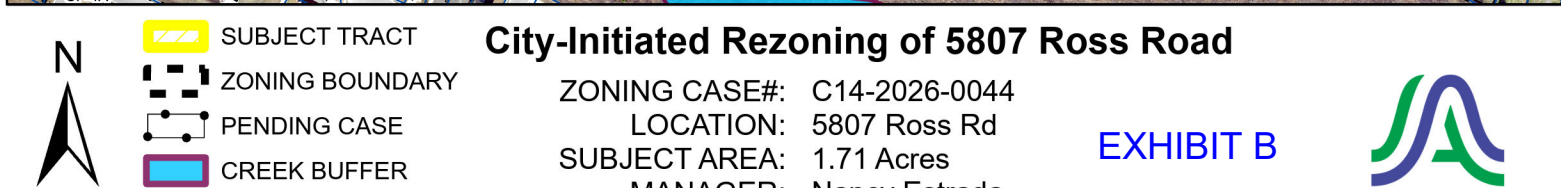


Austin

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RESOLUTION NO. 20260423-038

WHEREAS, in 2021, Council authorized initial investment through the American Rescue Plan Act to start community engagement efforts for a community-owned food retail initiative; and

WHEREAS, these efforts have established the Del Valle Food Cooperative to provide equitable access to fresh, affordable, nutritious foods in the Del Valle community; and

WHEREAS, the Del Valle Food Cooperative has leased the property at 5807 Ross Road, Austin, Texas (the “Del Valle Food Cooperative Property”); and

WHEREAS, the Del Valle Food Cooperative Property is currently zoned townhouse and condominium residence (SF-6) district, a zoning designation which does not allow the use of this property as a grocery store; and

WHEREAS, the Del Valle Food Cooperative Property should be rezoned to allow food sales use and align the zoning designation with the plan for this property’s use as a grocery store; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Council initiates the rezoning of the Del Valle Food Cooperative Property, located at 5807 Ross Road, Austin, Texas to allow for food sales use.

ADOPTED: April 23, 2026

ATTEST:


Erika Brady
City Clerk