

## ZONING CHANGE REVIEW SHEET

CASE: Goodnight Cowboy (C14-2025-0021)

DISTRICT: 1

ADDRESS: 3120 Manor Road (Suite 3120)

ZONING FROM: CS-V-NP

TO: CS-1-V-CO-NP

SITE AREA: approximately 856 square feet

PROPERTY OWNER: 2522 Yale Realty LTD

AGENT: Adam Rios

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

### STAFF RECOMMEDATION:

**Staff recommends granting commercial-liquor sales-vertical mixed use-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district zoning. The conditional overlay would prohibit all adult oriented businesses.** *For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.*

### PLANNING COMMISSION ACTION / RECOMMENDATION:

March 11, 2025: To grant staff's recommendation of CS-1-V-CO-NP on the consent agenda, motion by Commissioner Haney, seconded by Commissioner Maxwell, unanimous.

### CITY COUNCIL ACTION:

April 10, 2025: Case is scheduled to be heard by City Council.

### ORDINANCE NUMBER:

N/A

### ISSUES: N/A

### CASE MANAGER COMMENTS:

The property in question is currently a two-story commercial strip center of approximately 14,500 square feet constructed in approximately 1955. The applicant is seeking CS-1 footprint of approximately 856 square feet within the strip center to open a liquor store. It is approximately 500 feet northeast from the intersection of Airport Boulevard and Manor Road both Imagine Austin Corridors, ASMP level 3 roadways, and part of the ASMP Transit Priority Network. The footprint is within walking distance to two Imagine Austin Centers: Mueller and MLK Station TOD and stops for CapMetro's new Rapid 800 (Pleasant Valley) Route and Rapid 837 (Expo Center) bus rapid transit lines.

### BASIS OF RECOMMENDATION:

Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.

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

Zoning should allow for reasonable use of the property.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	CS-V-NP	A two-story commercial strip center of approximately 14,500 square feet constructed in approximately 1955.
<i>North</i>	SF-3-NP	Three single family homes constructed between 1953 and 2020, and one accessory dwelling unit.
<i>South</i>	CS-MU-V-NP, GR-V-NP, and TOD-NP	A one-story warehouse of approximately 700 square feet constructed in approximately 1973. A one-story warehouse of approximately 4,000 square feet constructed in approximately 1980. A CVS drugstore of approximately 13,000 square feet constructed in 2020.
<i>East</i>	CS-MU-V-NP	A two-story apartment complex with approximately 18 units constructed in approximately 1968.
<i>West</i>	TOD-NP	Oddwood Brewpub, one story brewery/restaurant of approximately 5,000 square feet constructed in approximately 1960.

NEIGHBORHOOD PLANNING AREA: East MLK Combined Neighborhood Planning Area (MLK)

WATERSHED: Boggy Creek Watershed

SCHOOLS: A.I.S.D.

- Maplewood Elementary School
- Kealing Middle School
- McCallum High School

COMMUNITY REGISTRY LIST:

JJ Seabrook Neighborhood Association, United for Progress, Austin Neighborhood Council, East MLK Combined Neighborhood Plan Contact Team, Save Our Springs Alliance, Overton Family Committee, SELTexas, Austin Independent School District, Neighborhood Empowerment Foundation, Friends of Austin Neighborhoods, Mueller Community Associations, Del Valle Community Coalition, Homeless Neighborhood Association, Austin Lost and Found Pets, Preservation Austin, Sierra Club – Austin Regional Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2025-0029 (Airport 38 Rezone)	The applicant is proposing to rezone approximately 1.3 acres from CS-MU-	TBD	TBD

	V-NP to CS-MU-V-DB90-NP.		
C14-2024-0107 (Manor Road Revision Rezone)	The applicant is requesting to rezone approximately 0.68 acres from TOD-NP to CS-DB90-NP.	03/11/2025: Scheduled to be heard by PC	04/10/2025: Scheduled to be heard by City Council
C14-2021-0042 (3115 Manor Road Residences)	The Applicant is proposing to rezone approximately 0.4683 acres from CS-MU-NP to CS-MU-V-NP.	05/11/2021: To grant CS-MU-V-NP as recommended by Staff, on consent. (11-0) [Commissioner Cox- 1st, Commissioner Azhar- 2nd; Commissioner Hempel- Recused; Chair Shaw- Absent]	06/10/2021: To grant CS-MU-V-NP as recommended by Staff on Council Member Ellis' motion, Mayor Pro Tem Harper-Madison's second on an 11-0 vote.
C14-2018-0155 (3303 Manor Road)	The Applicant is proposing to rezone approximately 2.882 acres of land from CS-V-CO-NP, CS-CO-NP, and SF-3-NP to CS-V-MU-CO-NP	09/24/2019: To grant CS-MU-V-CO-NP as recommended by Staff (13-0). [G. Anderson-1st, C. Kenny- 2nd]	11/14/2019: To grant CS-MU-V-CO-NP with conditions was approved on Council Member Flannigan's motion, Mayor Adler's second on a 10-0 vote. Council Member Ellis was off the dais.

RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 3120 MANOR ROAD. C14-2025-0021. Project: Goodnight Cowboy. 0.0196-acre tract from CS-V-NP to CS-1-V-CO-NP. MLK NP. Existing: vacant retail. Proposed: retail (liquor store).

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<p><b>Imagine Austin Growth Concept Map:</b> 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. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b></p> <ul style="list-style-type: none"> <li>• <b>Adjacent to Manor/Springdale/Cameron Activity Corridor; 0.11 miles from Airport Blvd Activity Corridor</b></li> </ul>

Y	<b>Mobility and Public Transit</b> *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>0.08 miles to bus stop along Manor Road</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access</b> *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalk and bike lane present along Manor Road</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment</b> *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Goods and Services present within 0.5 miles along Manor Rd and Airport Blvd</b></li> </ul>
	<b>Connectivity and Food Access</b> *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education</b> *: Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living</b> *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.4 miles to Southwest Greenway park</b></li> </ul>
Y	<b>Connectivity and Health</b> *: 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.) <ul style="list-style-type: none"> <li>• <b>0.5 miles to urgent care center along Manor Rd</b></li> </ul>
	<b>Housing Choice</b> *: 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.
	<b>Housing Affordability</b> *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use</b> *: Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy</b> *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation</b> : Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy</b> : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education</b> : 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.
	<b>Industrial Land</b> : Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
7	<b>Number of "Yes's"</b>

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. 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. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. 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.

#### Fire

No comments on rezoning

#### PARD – Planning & Design Review

PR1: 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

1. Site plans will be required for any new development except for residential only project with up to 4 units.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

#### Compatibility Standards

3. The site is subject to compatibility standards due to the adjacency of SF-3 zoning to the north and east (i.e., the triggering property). *Reference 25-2-1051, 25-2-1053*
4. 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*
5. This tract is already developed, and the proposed zoning change is a footprint within the existing development.

#### Transportation and Public Works Department – Engineering Review

TPW 1. The Austin Strategic Mobility Plan (ASMP) calls for 100 feet of right-of-way for Manor RD. It is recommended that 50' feet of right-of-way from the existing centerline

should be dedicated for Manor RD according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Manorwood RD. It is recommended that 29' feet of right-of-way from the existing centerline should be dedicated for Manorwood RD according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

**EXISTING STREET CHARACTERISTICS:**

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Manor RD	Level 3	100'	74'	42'	Yes (5')	Yes	Yes
Manorwood RD	Level 1	58'	50'	30'	No	No	Yes

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

Austin Water Utility

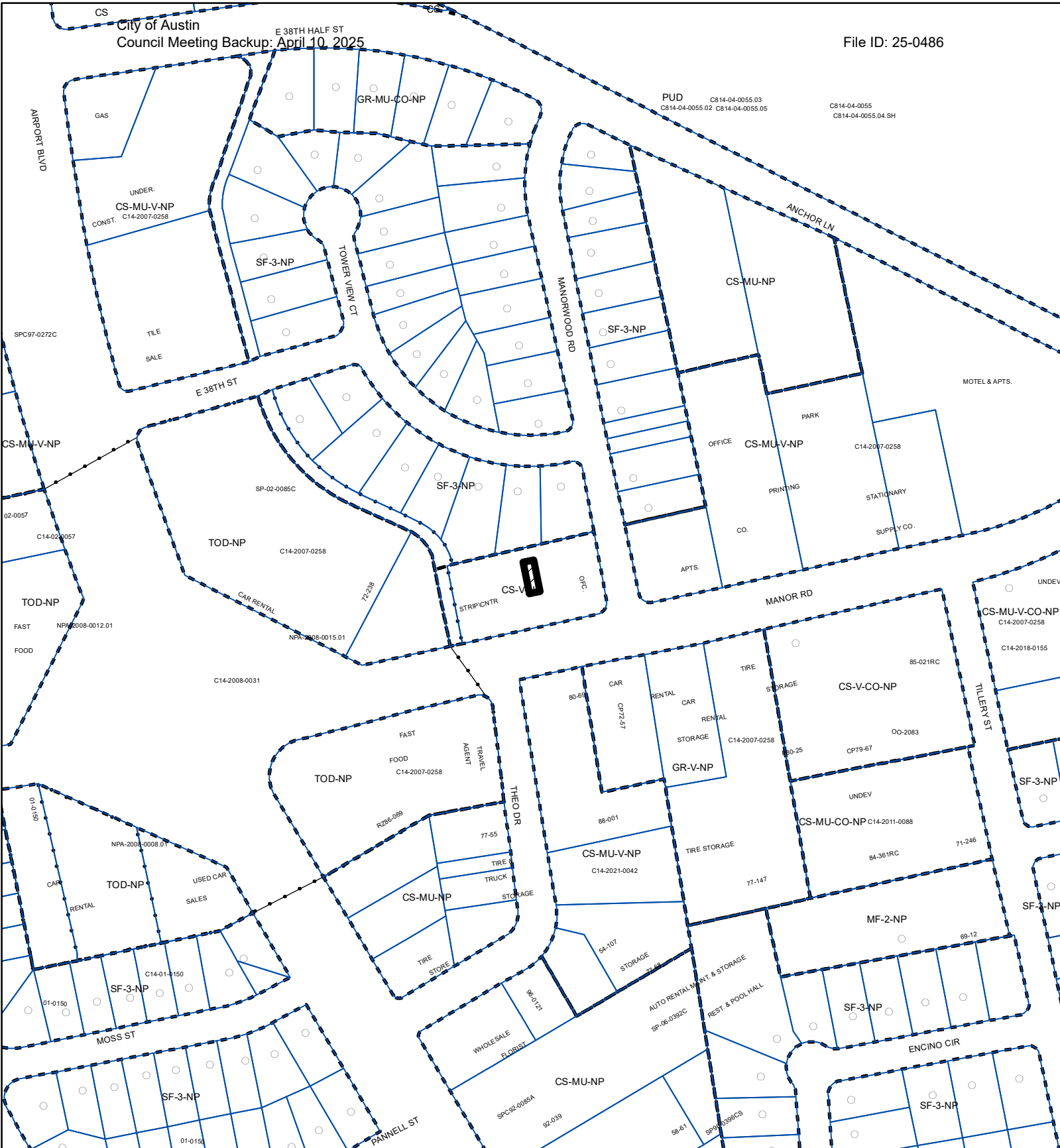
AW1. No comments on zoning change.

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

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

**INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:**




- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Correspondence from Interested Parties



**ZONING**

ZONING CASE#: C14-2025-0021



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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 Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







## Goodnight Cowboy

### Adam Rios

Co-Founder & Owner  
Goodnight Cowboy  
3120 Manor Road  
Austin, TX 78723  
Adam@GoodnightCowboyLiquors.com  
512-508-9282

City of Austin Planning and Zoning Department  
505 Barton Springs Road  
Austin, TX 78704

### Subject: Request for Rezoning – 3120 Manor Road, Austin, TX 78723

Dear Members of the Planning and Zoning Committee,

I am writing to formally request the rezoning of the retail space located at **3120 Manor Road, Austin, TX 78723** to allow for the establishment of Goodnight Cowboy, a community-focused liquor package store.

Our request is for a zoning change from **CS-V-NP (General Commercial Services – Vertical Mixed Use – Neighborhood Plan)** to **CS-1-V-CO-NP (Commercial Liquor Sales – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan)** for a footprint area of **856 square feet**. This zoning adjustment is necessary to allow for the sale of liquor for **off-premise consumption only**.

Goodnight Cowboy is committed to being a responsible and community-oriented business. We want to clarify that our intent is **solely to operate as a liquor package store**; we have **no interest in operating as an adult lounge or bar**. Our goal is to provide a thoughtfully curated selection of spirits in a welcoming retail environment while respecting the character of the neighborhood and adhering to all regulatory requirements.

We appreciate your consideration of this request and welcome the opportunity to discuss any questions or concerns the committee may have. Please let me know if any additional information is required.

Thank you for your time and attention to this matter. I look forward to your response and to working with the City of Austin to bring Goodnight Cowboy to life in a way that aligns with both community values and city planning objectives.

Sincerely,

### Adam Rios

Co-Founder & Owner  
Goodnight Cowboy  
adam@goodnightcowboyliquors.com  
512-508-9282



Outlook

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## C14-2025-0021 proposed zoning change

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From Griffith, Caitlin [REDACTED]

Date Fri 2/21/2025 3:45 PM

To Tomko, Jonathan [REDACTED]

You don't often get email from [REDACTED]. [Learn why this is important](#)

### External Email - Exercise Caution

Hi Jonathan,

I just received notice that there is a proposed zoning change for the case C14-2025-0021 off Manor Rd for what look to be a plan for a liquor store.

I see that the public notice hasn't been scheduled yet, but I just wanted to reach out directly (in case I can't make it to the public hearing) to say that I am against this zoning change.

My first concern is safety. This neighborhood experiences a high density of people experiencing homelessness. I particularly notice many of these folks walking up and down our street (Manorwood Rd) already. They sometimes steal my packages, which is generally uncool, but it is what it is. My neighbors experience similar occurrences, so much so that they have installed security cameras and lights to thwart these attempts. While there isn't anything wrong with these folks being in the area (besides the fact that they are unhoused and I wish they had more services available to them), I feel that adding a liquor store nearby to the mix would make my family, myself, and likely my neighbors feel more unsafe.

My next concern is redundancy. There are plenty of bars along this particular area of Manor Rd already - Oddwood Brewing, Batch, and Red Bud Cafe. There are also nearby liquor stores off 12<sup>th</sup> St and Airport and in Mueller. I don't feel that another liquor store at the outskirts of our neighborhood would benefit this community more than another store or service might. I believe that the services that would benefit this neighborhood the most won't require a zoning change.

In conclusion, I do not feel that the members of this neighborhood would be the primary clientele of the liquor store. I feel that another business or service in the area would be a better fit for our community. Therefore, I am against changing the zoning for the purposes of this liquor store.

Thanks for all you do! Looking forward to hearing more about this case.

**Caitlin Griffith** | Climate Leaders Program Coordinator | Office of Sustainability  
The University of Texas at Austin  
Pronouns: she/they

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For any additional questions or concerns, contact CSIRT at "[REDACTED]".