

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0062 (301 N. Pleasant Valley Road) DISTRICT: 3

ADDRESS: 301 and 305 North Pleasant Valley Road

ZONING FROM: MF-2-NP

TO: SF-3-NP

SITE AREA: approximately .1452 acres (approximately 6,325 square feet)

PROPERTY OWNER: 301 N Pleasant Valley, LLC

AGENT: Site ATX (Jennifer Hanlen)

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

STAFF RECOMMENDATION:

Staff recommends granting family residence-neighborhood plan (SF-3-NP) combining district zoning. *See the basis of recommendation section below for more information.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 22, 2025: The motion to approve staff's recommendation of SF-3-NP was approved on the consent agenda on Commissioner Powell's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Barrera-Ramirez, Breton, and Howard were absent.

CITY COUNCIL ACTION:

August 28, 2025: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER:

N/A

ISSUES: The applicant is bringing forth a non-compliant lot as it does not meet the minimum lot size of 8,000 square feet for multi-family residence – low density (MF-2) zoning.

CASE MANAGER COMMENTS:

The subject tract currently contains one small single-family home on a non-compliant lot. The applicant is requesting a downzoning to increase the number of dwelling units on the site. While the subject tract is surrounded on three sides by more intense zoning categories there has been historically an effort to retain this single-family nature of this pocket neighborhood roughly bounded by Pedernales Street to the west, East 4th Street to the north, Tillery Street to the east and East 2nd Street to the South. This is demonstrated by at least two cases listed in the *area case histories* section below. Density appears to be concentrated along East Cesar Chavez an Imagine Austin Activity Corridor, and the periphery of the Plaza Saltillo Imagine Austin Activity Center, approximately 1,000 feet northwest of the subject tract.

While North Pleasant Valley Road is also an Imagine Austin Corridor, the west side of the street is predominantly zoned SF-3 and consistent with the applicant's request we have before us.

BASIS OF RECOMMENDATION:

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

The purpose statement of family residence (SF-3) district zoning is for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. This requested zoning classification is consistent with the purpose statement of the district sought.

Zoning should allow for reasonable use of the property.

As mentioned above in the issues section. The applicant is bringing forth a non-compliant lot as it does not meet the minimum lot size of 8,000 square feet for multi-family residence – low density (MF-2) zoning. This requested rezoning would allow for reasonable use of the property and bring the lot into compliance.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-2-NP	One single-family home of approximately 840 square feet constructed in approximately 1941.
<i>North (across alley)</i>	MF-2-NP	One single-family home of approximately 624 square feet constructed in 1950 and one fourplex of approximately 1,760 square feet constructed in 1946.
<i>South (across E. 3rd St.)</i>	GR-MU-NP	Two warehouses of approximately 4,800 square feet and approximately 2,257 square feet constructed in approximately 1952 and 1956 currently used for automotive repair. One triplex of approximately 2,452 square feet constructed in 1947.
<i>East</i>	MF-2-NP	Undeveloped land
<i>West (across N. Pleasant Valley Rd.)</i>	SF-3-NP	One single-family home of approximately 720 square feet constructed in approximately 1948.

NEIGHBORHOOD PLANNING AREA: Govalle/Johnston Terrace Combined
Neighborhood Planning Area (Govalle)

WATERSHED: Lady Bird Lake Watershed

SCHOOLS: A.I.S.D.

Govalle Elementary School

Martin Middle School

Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Barrio Unido Neighborhood Assn., Buena Vista Neighborhood Association, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Govalle/Johnston Terrace Neighborhood Plan Contact Team,

Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin, Tejano Town

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2023-0131 (E5ATX Rezone)	The applicant is proposing to rezone an approximately 0.31-acre tract from LR-MU-CO-NP & GR-MU-CO-NP to CS-CO-DB90-NP.	07.09.2024: To grant applicant request and staff recommendation of CS-MU-CO-DB90-NP on consent agenda. Motion by Commissioner Azhar and seconded by Commissioner Maxwell with Commissioners Barrera-Ramirez, Cox, and Mushtaler voting no (7-3).	11.21.2024: To grant CS-MU-CO-DB90-NP on Council Member Vela's motion, Council Member Ryan Alter's second on an 8-2 vote. Council Members Alison Alter and Velásquez. Council Member Kelly abstained.
C14-2018-0034 (Andy G's)	The applicant proposes to rezone approximately 5,431 Square Feet from CS-CO-MU-NP to CS-1-CO-MU-NP.	07.10.2018: To grant CS-MU-NP (tract 1) and CS-1-MU-CO-NP (tract 2) as recommended by staff, (11-0). Motion by Commissioner Seeger, seconded by Commissioner Kenny. Commissioner Nuckols and Thompson absent.	08.09.2018: To grant CS-MU-NP on Tract 1 and CS-1-MU-CO-NP on Tract 2 on Mayor Pro Tem Tovo's motion, Council Member Garza's second on a 10-0 vote. Council Member Houston was off the dais.
C14-2014-0115 (2 nd and Broadway)	The applicant is proposing to rezone 0.612 acres from SF-3-NP to GR-MU-NP.	03.24.2015: To grant SF-5-NP as recommended by Staff. Motion by Commissioner Stevens, seconded by Commissioner Nortey, one vacancy.	04.16.2015: To grant SF-5-NP on consent on Council Member Zimmerman's motion and Council Member Gallo's second, 10-0 vote. Council Member Kitchen was off the dais.
C14-2024-0194 (Morotito's Plan)	The applicant is proposing to rezone 0.3115 acres from	05.12.2015: To grant LO-MU-NP as recommended by	06.11.2015: To grant LO-MU-NP on Council Member

	SF-3-NP to GR-MU-NP.	Staff (5-2) on Commissioner Nortey's motion, Commissioner Hatfield's second. Commissioner Chimenti and Oliver absent.	Zimmerman's motion and Council Member Houston's second on an 11-0 vote. Council Member Casar made a friendly amendment not to approve office use unless it includes a residential component, which was also included in the motion that passed.
C14-2008-0225 (2610 E. 2 nd Street-City Initiated)	The applicant is proposing to rezone 0.34 acres from LI-NP to SF-3-NP	12.09.2008: Approved staff recommendation for SF-3-NP on consent (8-0).	12.18.2008: To grant SF-3-NP on consent on Council Member Cole's motion, Council Member Morrison's second on a 6-0 motion. Mayor Pro Tem McCracken was off the dais.

RELATED CASES:

None

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 301 N PLEASANT VALLEY ROAD. C14-2025-0062. Project: 301 N Pleasant Valley Road. 0.15 acres from MF-2-NP to SF-3-NP. Existing: warehousing. Proposed: residential (3 single-family units). Demolition is proposed.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	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 *: <ul style="list-style-type: none"> • Adjacent to the Pleasant Valley Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Adjacent to bus stop along N Pleasant Valley RD
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along N Pleasant Valley RD
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.

	<ul style="list-style-type: none"> • Within 0.5 miles of Goods and Services along E Cesar Chavez St and E 2nd ST, E 5th ST, and along N Pleasant Valley RD
Y	Connectivity and Food Access * : Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.4 miles to HEB grocery store
Y	Connectivity and Education * : Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.3 miles to Brooke Elementary School
	Connectivity and Healthy Living * : Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	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.) <ul style="list-style-type: none"> • 0.4 miles to Austin Regional Clinic off Pleasant Valley RD
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.
	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.
Y	Culture and Creative Economy * : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> • 0.4 miles to the Cepeda Branch of the Austin Public Library
	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 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
10	Number of "Yes's"

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Lady Bird Lake 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 will be required for the new applicable uses proposed by this development, residential with proposed SF-3 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 § 25-1-609, as amended.

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

Site Plan

SP1. Site plans will be required for any new development except for residential only projects with up to 4 units.

Transportation and Public Works Department (TPW) – Engineering Review

No comments on rezoning

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Cap Metro (within $\frac{1}{4}$ mile)
N. Pleasant Valley Rd.	Level 3	80'	63'	44'	Yes	Yes	Yes
E. 3 rd Street	Level 1	58'	60'	29'	Yes	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 (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

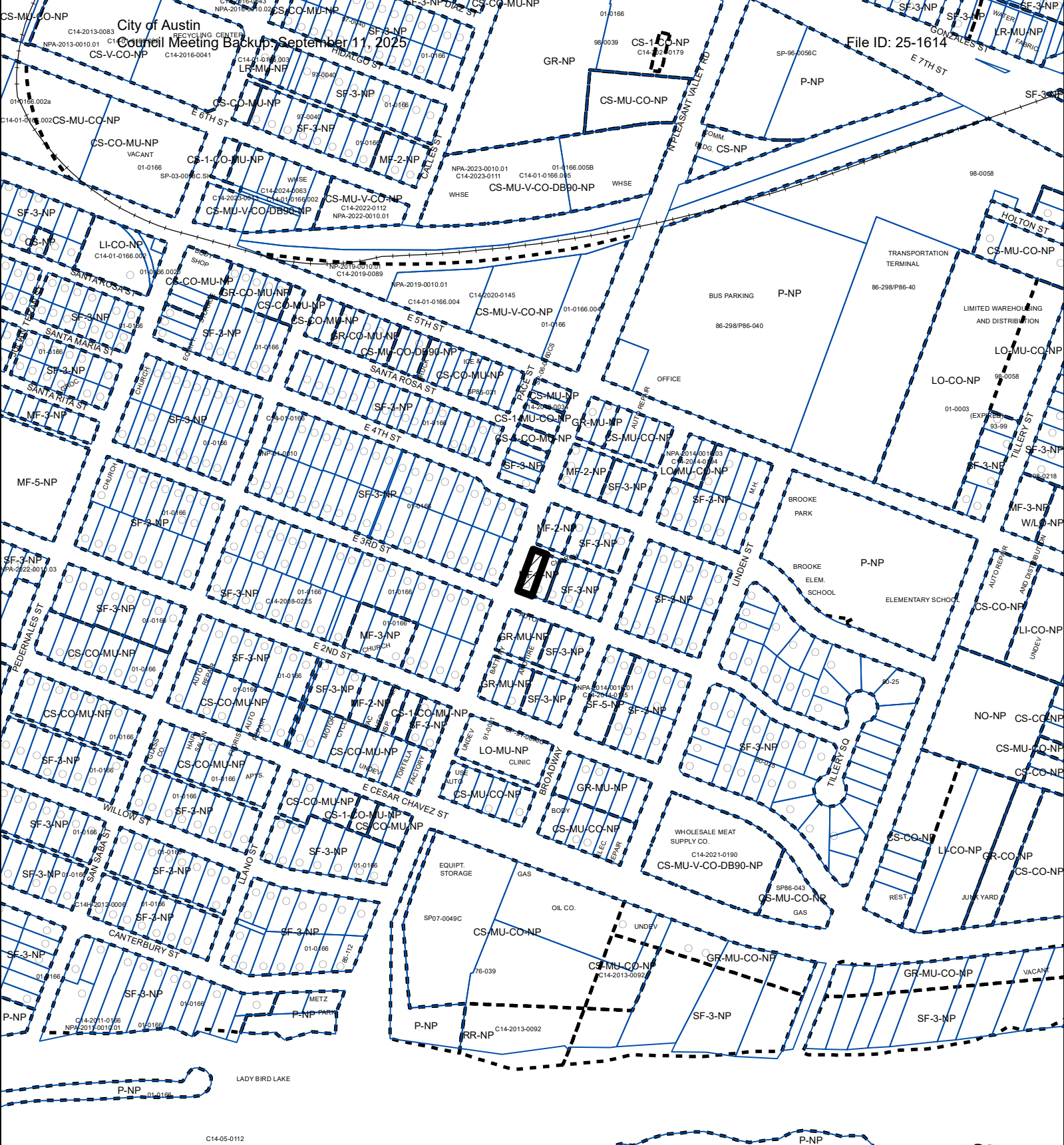
AW1. No comments on zoning change.

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:

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



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2025-0062

1" = 400'

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.

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Created: 5/9/2025



City of Austin

6310 Wilhelmina Delco Drive

Austin, Texas 78752

To Whom It May Concern,

Please see the attached documentation and application for this rezone request. This lot is developed and is currently zoned MF-2-NP. The owner would like to rezone this lot to SF3 in order develop (3) single family units, each approx. 1400 SF. We do have support of the Govalle Johnston Terrace Neighborhood, whom we met with on June 11th. I've attached their letter as well.

Please let me know if you have any questions. I can be reached at 713 825 6271 or siteatx@gmail.com

Thank you,

A handwritten signature in blue ink, appearing to read "Jennifer Hanlen", is written over the typed name. The signature is stylized with a large initial "J" and a long, horizontal flourish at the end.

Jennifer Hanlen

GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD PLAN CONTACT TEAM
"Strength Through Unity"

To: Austin City Council and Planning Commission
From: Govalle/Johnston Terrace Neighborhood Plan Contact Team

Re: 301 N PLEASANT VALLEY LLC (Tony Diaz, Owner)
301 N. Pleasant Valley, Austin, TX 78702
Proposed zoning change from MF-2-NP to SF-3
Case # C14-2025-0062

Dear Council and Planning Commissioners,

Please accept this letter on behalf of the Govalle/Johnston Terrace Neighborhood Plan Contact Team as an expression of:

Support for the proposed zoning change of the property located at 301 N. Pleasant Valley, Austin, TX 78702, from MF-2-NP to SF-3.

Please feel free to contact me with any questions or comments you might have regarding this case.

Thank you,
Candace Fox, Chair
Govalle/Johnston Terrace Neighborhood Plan Contact Team
c13fox@gmail.com
512-203-5208