

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0025 – Nancy Drive

DISTRICT: 2

ZONING FROM: MH-NP

ZONING TO: SF-3-NP

ADDRESS: 5705 Nancy Drive

SITE AREA: 0.5217 acres
(22, 726 sq. ft.)

PROPERTY OWNER: Ethan Wong

AGENT: Keepers Land Planning (Ricca Keepers)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant single family residence – neighborhood plan (SF-3-NP) combined district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 27, 2025: APPROVED THE APPLICANT'S REQUEST FOR SF-3-NP COMBINED DISTRICT ZONING.

[A. WOODS; D. SKIDMORE - 2ND] 11-0

CITY COUNCIL ACTION:

July 24, 2025:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.52 acres, developed with one mobile home, is on Nancy Drive (level 1), and is currently zoned mobile home residence – neighborhood plan (MH-NP) combined district zoning. The property has retail and parking (LO-NP, GR-NP) to the north and mobile home residential (MH-NP) to the south and east. There are single family residences (SF-3-NP and SF-2-NP) to the north, south and east. A mixture of multifamily and townhomes (MF-2-NP, GR-MU-V-NP and SF-6-CO) are to the east and west. Fairview Baptist Church is to the East (GR-CO-NP). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is proposing to rezone the property to family residence – neighborhood plan (SF-3-NP) combined district zoning for a residential development that will include three (3) dwelling units on the lot. ***Please refer to Exhibit C (Applicant’s Summary Letter).*** Staff is recommending family residence-neighborhood plan (SF-3-NP) combined district zoning. This property meets the intent of the district and would increase overall housing in this area of the City, as well as support the addition of missing-middle housing units. Currently, three residential units are not permitted with the existing zoning, mobile home residence-neighborhood plan (MH-NP). The new HOME amendments will allow up to three housing units on a Single-Family (SF1, SF-2 and SF-3) zoned property.

BASIS OF RECOMMENDATION:

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

The family residence district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. an sf-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. up to three units are permitted under single-family residential development standards.

The neighborhood plan district denotes a tract located within the boundaries of an adopted neighborhood plan.

2. *Zoning should allow for reasonable use of the property.*

Staff recommends the applicant’s request because the lot meets the intent of the SF-3 district as this rezoning would be an individually developed residential site. The applicant is looking to continue the use of rental properties and bring more housing to the area.

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

The site is located within a designated residential neighborhood. The proposed rezoning will allow for the availability of additional housing to be developed in this area of the city.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MH-NP	
<i>North</i>	SF-3-NP; LO-NP and GR-NP	Single Family Residential; Parking Lot; Retail
<i>South</i>	MH-NP; SF-3-NP	Mobile Home Residential; Single Family Residential
<i>East</i>	MH-NP; SF-2-NP; SF-3-NP and MF-2-NP	Mobile Home Residential; Single Family Residential; Low-density Multifamily
<i>West</i>	SF-6-CO; GR-CO-NP; GR- MU-V-NP	Townhomes; Church; Multifamily

NEIGHBORHOOD PLANNING AREA: South Austin Combined (Garrison Park)

WATERSHED: Williamson Creek (Suburban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Odom Elementary School

Bedichek Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

Armadillo Park Neighborhood Association
Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Go Austin Vamos Austin 78745
Homeless Neighborhood Association
Neighborhood Empowerment Foundation

Onion Creek Homeowners Assoc.
Preservation Austin
SELTexas
Save Our Springs Alliance
Sierra Club
Austin Regional Group
South Austin Neighborhood Alliance
(SANA)

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0182 5706 Nancy Dr	MH-NP to SF-3-NP	To Grant SF-3-NP as staff recommended (2/11/2025)	Approved SF-3-NP as Planning Commission Recommended (3/27/2025)
C14-2011-0066 Creekside	GR-CO to SF-6-CO	To Grant SF-6-CO (9/20/11)	Approved SF-6-CO zoning on second and third readings as ZAP recommended (12/12/11). First reading approved (10/20/11)
C14-05-0010 5805 Nancy	MH to SF-3	To Grant SF-3 as staff recommended (2/15/2005)	Approved SF-3 as ZAP Recommended (4/14/2005)
C14-03-0099 Stassney South First Retail	Tract 1 - SF-3 Tract 2 – LO Tract 3 - LR to GR	To Grant GR-CO, with the CO for prohibited uses; establishes maximum restrictions on the location of loading and unloading activities; conditions of the TIA (10/14/2003).	Approved GR-CO as recommended by ZAP, with a Restrictive Covenant for the Traffic Impact Analysis (10-30-2003).

RELATED CASES:

C14-2014-0019: Garrison Park Neighborhood Plan Area Rezoning

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 5705 NANCY DRIVE. C14-2025-0025. Project: Nancy Dr. 0.5217 acres from MH-NP to SF-3. South Austin Combined NP. Character District: Neighborhood Transition. Existing: mobile homes. Proposed: single family.

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"> • 0.10 miles from Stassney Lane Activity Corridor; 0.11 miles from South First 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"> • 0.12 miles to bus stop on Stassney Lane
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 Nancy DR with limited continuity to the South
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 W Stassney LN
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • Within 0.5 miles of Odom Elementary School
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • Within 0.5 miles of Odom School Park
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"> • Medical clinic located along W Stassney LN within 0.5 miles
	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.)
	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
8	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 Williamson 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.

Fire: No Comments

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, residential with 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:

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

Austin Transportation Department – Engineering Review:

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

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

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Side walks	Bicycle Route	Capital Metro (within ¼ mile)
Nancy Dr	Level 1	58 feet	Approx 65 feet	Approx 20 feet	No	No	Yes
Cynthia Dr (not constructed)	Level 1	58 feet	Approx 60 feet	None	No	No	Yes

Austin Water Utility:

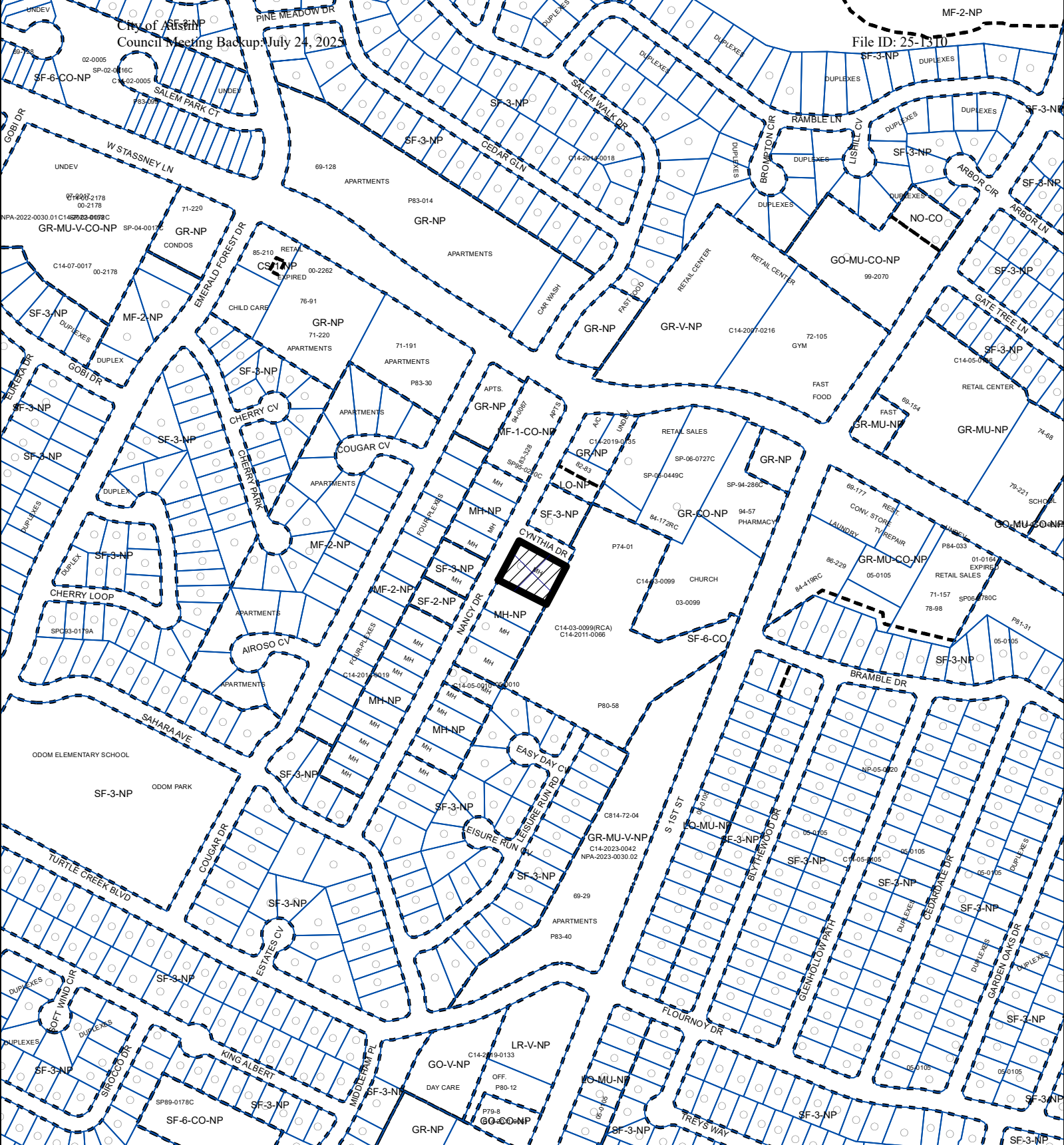
No comments on zoning change.

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.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

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



ZONING

ZONING CASE#: C14-2025-0025



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

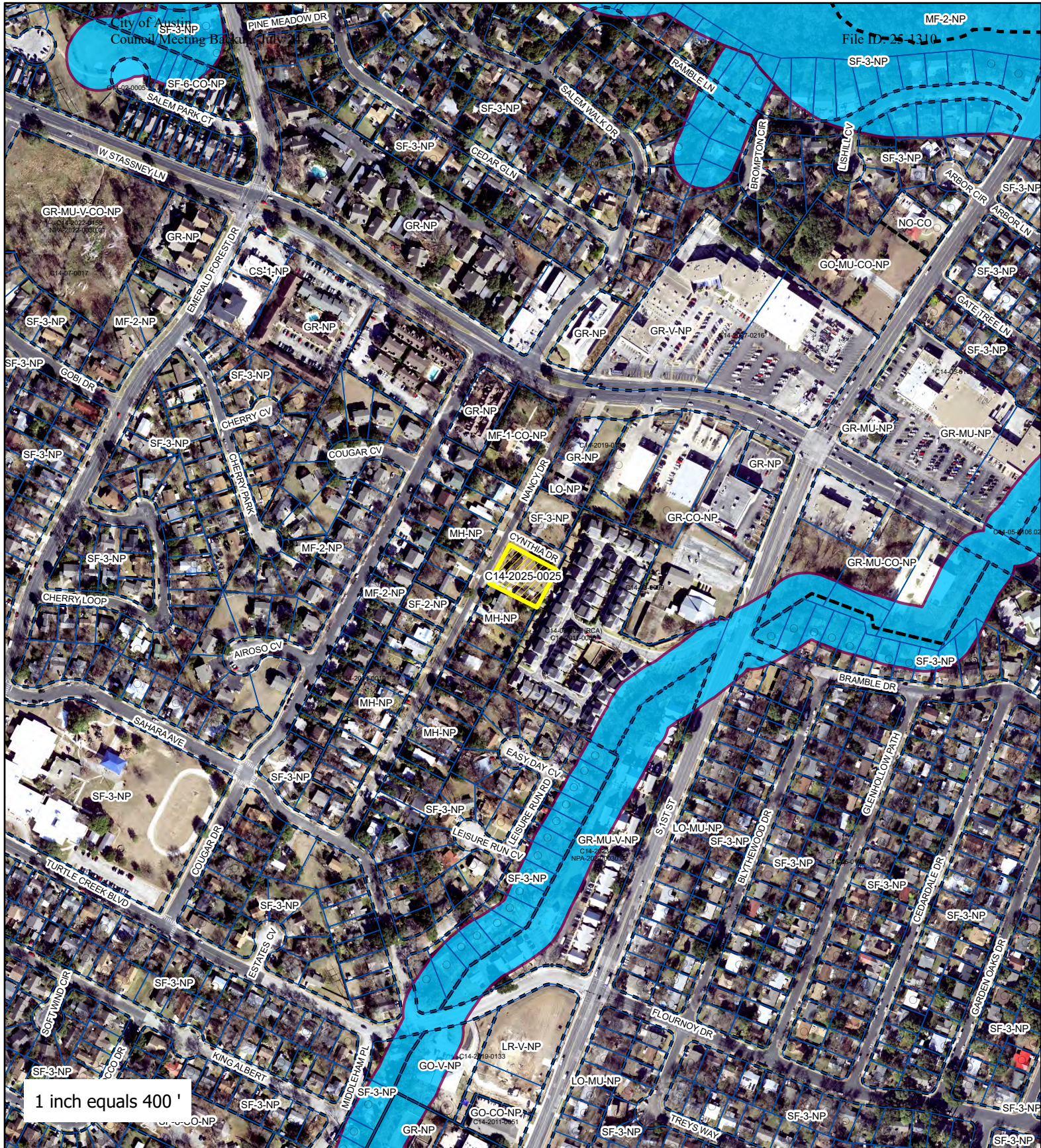
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Created: 5/21/2025

1" = 400'
Exhibit A



Nancy Dr



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

ZONING CASE#: C14-2025-0025
 LOCATION: 5705 Nancy Dr
 SUBJECT AREA: 0.5217 Acres
 MANAGER: Tiffany Magnavice





January 29, 2025

City of Austin
P.O Box 1088
Austin, Tx 78767

Subject Property: 5705 Nancy Dr Austin Tx 78745

Dear City of Austin,

Please see the attached documentation and application for this rezone request. The lot is developed and is currently zoned MH-NP. The owner would like to rezone this lot to SF-3-NP to develop single family housing. The previous tenant was 5 months behind and the owner was super lenient and gave them multiple opportunities to catch up. Unfortunately, with the economy and the lack of jobs this individual decided to move back to Hawaii in November 2024. Knowing the owner, he is very kind, generous, and patient. He is now wanting to build good quality rental properties to help the housing crisis. The future land use map shows Neighborhood Transition.

If you have any questions or need additional documents feel free to contact me. My contact information is at the bottom of this letter. Thank you!

Sincerely,

Ricca Keepers

Ricca Keepers, MUP
Keepers Land Planning
(512)550-6508
Ricca@keeperslandplanning.com