

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0012.SH

DISTRICT: 4

ADDRESS: 6304 Manor Road

ZONING FROM: SF-3-NP

TO: LR-MU-V-CO-NP

SITE AREA: approximately 0.2488 acres (approximately 10,837 square feet)

PROPERTY OWNER: Anmol Mehra

AGENT: Drenner Group, PC (Leah Bojo)

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

STAFF RECOMMEDATION:

Staff recommends granting neighborhood commercial-mixed use-vertical mixed use-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district zoning. The conditional overlay would prohibit offsite accessory parking, pedicab storage and dispatch, and service station uses. See the *basis of recommendation* section below for more information.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 28, 2024: A motion to approve staff's recommendation of LR-MU-V-CO-NP for C14-2024-0012.SH - 6304 Manor Road, located at 6304 Manor Road was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Woods' second, on a 10-0 vote. Commissioner Cox was off the dais. Commissioners Howard and Phillips were absent.

CITY COUNCIL ACTION:

July 18, 2024: 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 undeveloped land. To the north are two duplexes approximately 1,800 square feet each, built in approximately 1969. To the east is a single-family home of approximately 1,700 square feet, built in approximately 1963. To the south (across Manor Road) is a duplex of approximately 1,850 square feet, built in approximately 1969. To the west is a fourplex that is approximately 3,200 square feet built in approximately 1972.

BASIS OF RECOMMENDATION:

The proposed zoning should satisfy a real public need and not provide special privilege to the owner. The proposed zoning would satisfy a real public need of implementing the City's adopted Comprehensive Plan, Imagine Austin. It would promote more intense mixed-use

development along Imagine Austin Activity Corridors and high frequency transit routes, with the potential for income-restricted affordable housing as part of the redevelopment.

Zoning should allow for reasonable use of the property. It is reasonable to allow zoning that is greater than SF-3 along an Imagine Austin Activity Corridor in the watershed of a high frequency bus route and stop. Maintaining this level of density would not help further Imagine Austin and would result in the investment in public transportation to underperform.

Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors. Manor Road is an ASMP level 3 corridor and an Imagine Austin Activity Corridor that intersects with Springdale Road, also an ASMP level 3 corridor and Imagine Austin Activity Corridor approximately 850 feet east of the subject tract. Manor Road has sidewalks, bicycle lanes and is serviced by the CapMetro high frequency #20 bus route with a stop less than 200 feet from the subject tract. Granting this rezoning request would promote the policy of locating retail and more intensive zoning near this major intersection.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped land
<i>North (across Jack Cook Drive)</i>	SF-3-NP	Two duplexes approximately 1,800 square feet each, built in approximately 1969.
<i>South (across Manor Road)</i>	SF-3-NP	A duplex of approximately 1,850 square feet, built in approximately 1969.
<i>East</i>	LR-MU-V-CO-NP	A single-family home of approximately 1,700 square feet, built in approximately 1963.
<i>West</i>	MF-2-NP	A fourplex that is approximately 3,200 square feet built in approximately 1972.

NEIGHBORHOOD PLANNING AREA: University Hills/Windsor Park Combined Neighborhood Planning Area (Windsor Park)

WATERSHED: Little Walnut Creek Watershed

SCHOOLS: A.I.S.D.
 Winn Elementary School
 Webb Middle School
 LBJ High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Pecan Springs/Springdale Hills Neighborhood Assoc., Preservation Austin, Responsible Growth for

Windsor Park, SEL Texas, Sierra Club, Austin Regional Group, Sweeney Farms Neighborhood Association, Windsor Park Neighborhood Association, Windsor Park Neighborhood Plan Contact Team, Windsor Park-Pecan Springs Heritage NA

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2021-0133.SH (Manor Road and Northeast Drive)	The Applicant is proposing to rezone approximately 0.517 acres from SF-3-NP to LR-MU-V-NP.	11.09.2021: To grant LR-MU-V-CO-NP as recommended by Staff on consent, with the additional prohibited land uses Offsite accessory parking and Pedicab storage and dispatch. (9-0).	12.09.2021: To grant LR-MU-V-CO-NP as recommended by Staff. On Council Member Fuentes’ motion, Council Member Ellis’ second on an 11-0 vote.
C14-2011-0087 (6500 Manor Road)	The applicant is proposing to rezone 0.4044 acres from LO-NP to CS-NP.	01.10.2012: Recommended of LR-MU-CO-NP, prohibit off-site accessory parking, limited to 2000 vehicle trips; drive thru uses limited to 1 bay with access to Manor Road; prohibit General Restaurant.	04.05.2012: Motion to deny request was approved on Council Member Martinez’ motion and Mayor Pro Tem Cole’s second on a 7-0 vote.

RELATED CASES:

NPA- 2023-0023.03 – Single Family to Mixed Use on Future Land Use Map (FLUM)

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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: Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601(C)(3). Parkland dedication fees will be required for any new market-rate residential units that may be proposed by this development, multifamily with LR-MU-V-CO-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan

SP1 Site plans will be required for any new development other than single-family or duplex residential.

SP2 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.

SP3 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

SP4 The site is subject to compatibility standards based on the single-family residence to the east and the SF-3-NP Zoning to the north and south across Jack Cook and Manor. If any proposed development incorporates the property to the east, the limitations regarding development along the easterly property line may not apply.

- No structure may be built within 25 feet of the easterly property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the easterly property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the easterly property line or the closest property lines of the SF-3-NP properties to the north and south.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, the maximum height is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the easterly property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet of the easterly property line. or less from adjoining SF-3 property.

SP 5 Additional design regulations will be enforced at the time a site plan is submitted.

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 Jack Cook Dr. It is recommended that 25 feet of right-of-way from the existing centerline should be dedicated for Jack Cook 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	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Manor Rd	Level 3	100 feet	Approx 74 feet	Approximately 44 feet	Yes	Yes	Yes
Jack Cook Dr	Level 1	58 feet	Approx 54 feet	Approximately 28	No	No	Yes

TIA: Deferred to the time of Site Plan

Austin Water Utility

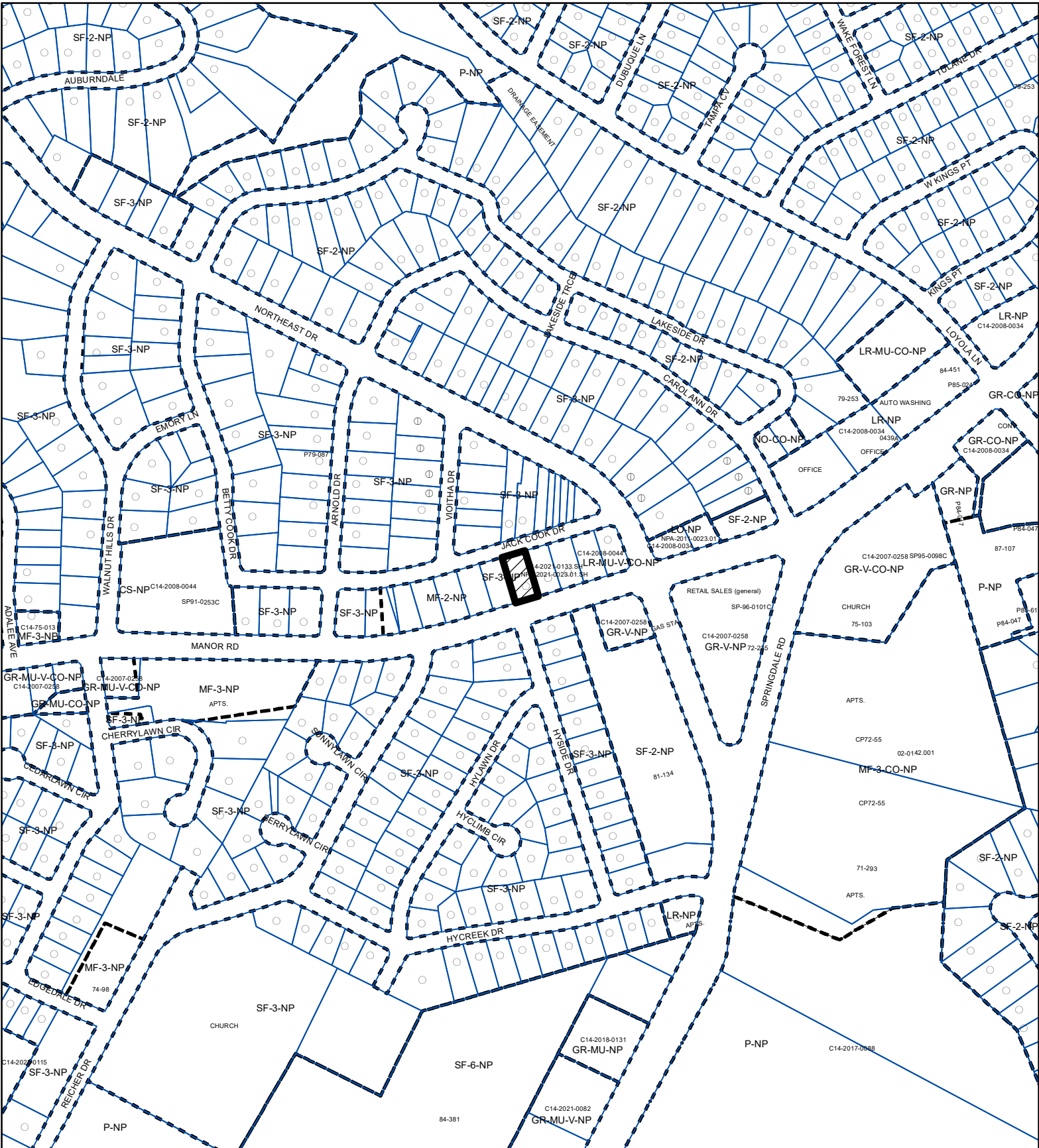
AW1. No comments on zoning change.

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



ZONING

ZONING CASE#: C14-2024-0012.SH



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.





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Created: 2/14/2024



6304 Manor Road

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

CASE#: C14-2024-0012.SH
 LOCATION: 6304 Manor Road
 SUBJECT AREA: 0.2488 Acres
 GRID: M25
 MANAGER: Jonathan Tomko



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January 26, 2024

Ms. Lauren Middleton-Pratt
City of Austin
Planning Department
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 6304 Manor Road – Zoning application for the approximately 0.2488-acre property located at 6304 Manor Road, in Austin, Travis County, Texas (the “Property”)

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed Zoning application package. The project is titled 6304 Manor Road and is approximately 0.2488 acres of land, located on the north side of Manor Road, northeast of the northern terminus of Hyside Drive at Manor Road. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned SF-3-NP (Family Residence – Neighborhood Plan). The requested rezoning is from SF-3-NP to LR-MU-V-CO-NP (Neighborhood Commercial – Mixed Use – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan). The Property is a through parcel with frontage on both Jack Cook Drive and Manor Road, is currently undeveloped and is a portion of a collective project with the two adjoining parcels east of the Property. The parcels to the east are zoned LR-MU-V-CO-NP as well and the property to the west is zoned MF-2-NP (Multifamily Residence Low Density – Neighborhood Plan). The proposed rezoning will create a unified zoning category and support a vertical mixed use building with pedestrian-oriented commercial uses and multifamily residential on the Property. The project is participating in the S.M.A.R.T. Housing Program and has received certification from the City of Austin Housing Department for the on-site affordable units, the certification is accompanies this letter.

The existing Conditional Overlay on 3209 and 3211 Jack Cook prohibits off-site accessory parking, pedicab storage and dispatch and service station uses will remain and are requested to be incorporated prohibited as part of the Property’s zoning designation.

The Property is located in the Windsor Park Neighborhood Planning Area, part of the University Hills and Windsor Park Combined Neighborhood Plan. The Future Land Use Map (FLUM) requires an amendment to change the designation from Single Family to Mixed Use. The collective property’s FLUM designation is mixed use and the property to the west has a designation of multifamily. This zoning application accompanies the NPA application submitted on July 30, 2023, case number NPA-2023-0023.03.

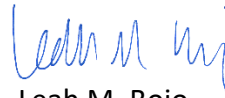
January 26, 2024

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This proposed rezoning aligns with the University Hills and Windsor Park NPA's stated goal of encouraging a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)
Jonathan Tomko, Planning Department (*via electronic delivery*)
Maureen Meredith, Planning Department (*via electronic delivery*)