

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** University Hills/Windsor Park Combined (Windsor Park)

**CASE#:** NPA-2023-0023.03.SH

**DATE FILED:** July 31, 2023

**PROJECT NAME:** 6304 Manor Road

**PC DATE:** May 28, 2024  
May 14, 2024  
April 23, 2024  
February 27, 2024  
January 9, 2024

**ADDRESS/ES:** 6304 Manor Rd

**DISTRICT AREA:** 4

**SITE AREA:** 0.2488 acres

**OWNER/APPLICANT:** Anmol Mehra

**AGENT:** Drenner Group, PC (Leah M. Bojo, AICP)

**CASE MANAGER:** Maureen Meredith **PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2024-0012.SH

**From:** SF-3-NP

**To:** LR-MU-V-CO-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 9, 2007

**CITY COUNCIL DATE:** July 18, 2024

**ACTION:**

**PLANNING COMMISSION RECOMMENDATION:**

**May 28, 2024** – Approved the applicant’s request for Mixed Use land use. [F. Maxwell – 1<sup>st</sup>; A. Woods – 2<sup>nd</sup>] Vote: 10-0 [G. Cox off the dais. P. Howard and A. Phillips absent].

**May 14, 2024** – Postponed to May 28, 2024 on the consent agenda at the request of Staff. [A. Azhar – 1<sup>st</sup>; A. Haynes -2<sup>nd</sup>] Vote: 9-0 [P. Howard, R. Johnson, J. Mushtaler, and A. Woods absent].

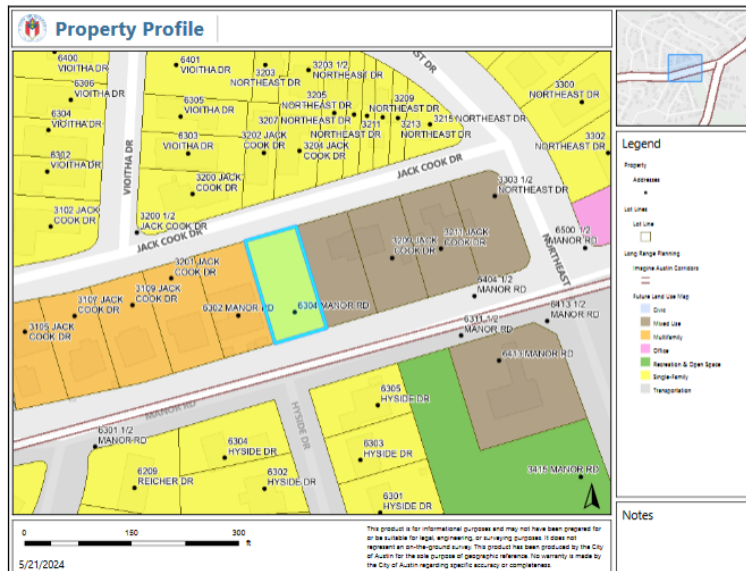
**April 23, 2024** – Postponed to May 14, 2024 on the consent agenda at the request of the request of Staff. [G. Anderson – 1<sup>st</sup>; A. Woods – 2<sup>nd</sup>] Vote: 10 – 0 [ J. Mushtaler, G. Cox and A. Phillips off the dais].

**February 27, 2024** – Postponed to April 23, 2024 on the consent agenda at the request of the Applicant. [A. Azhar – 1<sup>st</sup>; A. Woods – 2<sup>nd</sup>] Vote: 11-0 [J. Mushtaler off the dais. F. Maxwell absent].

**January 9, 2024** – Postponed to February 27, 2024 on the consent agenda at the request of the Applicant. [F. Maxwell – 1<sup>st</sup>; A. Azhar – 2<sup>nd</sup>] Vote: 10-0 [G. Anderson and A. Woods absent. One vacancy on the dais].

**STAFF RECOMMENDATION:** Staff supports the applicant’s request for Mixed Use land use.

**BASIS FOR STAFF’S RECOMMENDATION:** The property is located with frontage along Manor Road, which is an activity corridor where Mixed Use land use appropriate. The 0.25-acre lot will be developed with two lots directly to the east that have Mixed Use land use and LR-MU-V-CO-NP zoning. The proposed development is S.M.A.R.T. Housing Certified where 40 residential units are proposed with approximately 4,000 square feet of ground-floor retail.



Below are sections of the University Hills/Windsor Park Neighborhood Plan staff believe supports the applicant's request. Although the plan document has an Objective to preserve single family zoning and residential parcels along Manor Road, since the neighborhood was approved by City Council in 2007, City Council priorities have been to increase the housing supply and the number of affordable housing units.

### MANOR ROAD & VICINITY

Land Use Workshop held on May 20, 2006

At the land use workshop for Manor Road, neighborhood stakeholders envisioned Manor Road to be a pedestrian and bicycle-friendly street with a wide range of land uses. Stakeholders expressed that both the Springdale Shopping Center and the Loyola Business Park could be revitalized to be more attractive retail centers with additional area-wide and neighborhood-serving businesses.

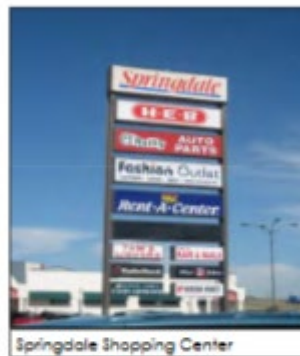
The east side of the Loyola Lane / Manor Road intersection has the foundation to be a vibrant town center. There are several neighborhood oriented businesses and a police substation in the Loyola Lane Business Park. The University Hills Branch Library is just across Loyola Lane and is adjacent to an undeveloped green space. The Library could help coordinate use of this land if converted into a park (See parkland acquisition sites in the Appendix), or it could also be used as a location for expanding the Library.

For additional recommendations regarding bike lanes and sidewalks along Manor Road, see the Transportation Networks & Infrastructure Chapter. Also see the aerial photographs on Pages 48 and 49 for reference.

*Objective: Transform Manor Road into a pedestrian-friendly street with a mix of commercial and residential land uses.*

Recommendations:

- Maintain existing base zoning for commercial properties along Manor Road to continue to allow for a wide range of uses.
- Restrict some automobile-oriented uses, such as car repair shops and car washes, on sites not currently occupied with those uses.
- Support the designation of Manor Road as an Urban Roadway in the Design Standards and Mixed Use Subchapter to encourage the redevelopment of commercial properties with more pedestrian-friendly streetscape designs.



*Objective: Preserve clusters of single family residential uses along Manor Road.*

Recommendation:

- Maintain single family zoning on residential parcels along Manor Road.

## LAND USE DESCRIPTIONS:

### EXISTING LAND USE

**Single family** - Single family detached or up to three residential uses at typical urban and/or suburban densities.

### Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

### **Application**

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

### **PROPOSED LAND USE**

**Mixed Use** - An area that is appropriate for a mix of residential and non-residential uses.

### **Purpose**

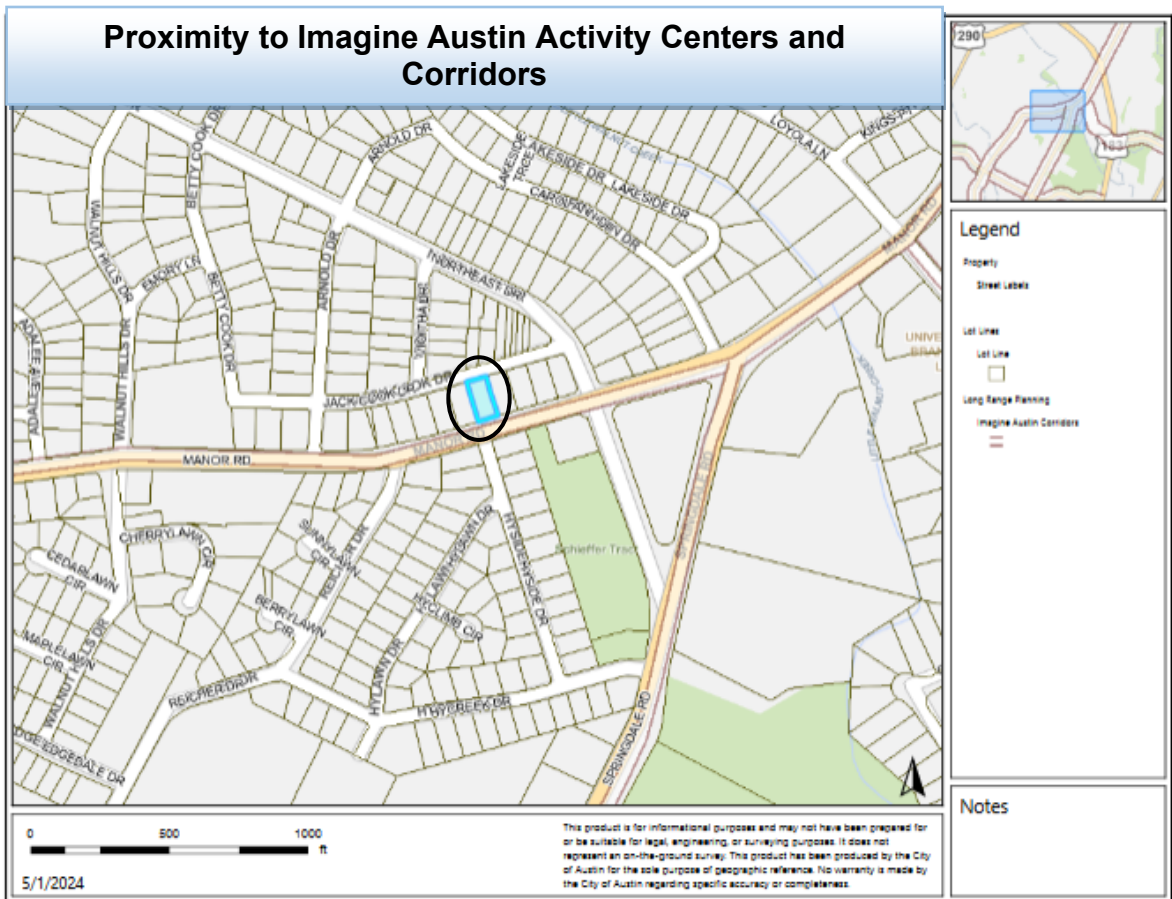
1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

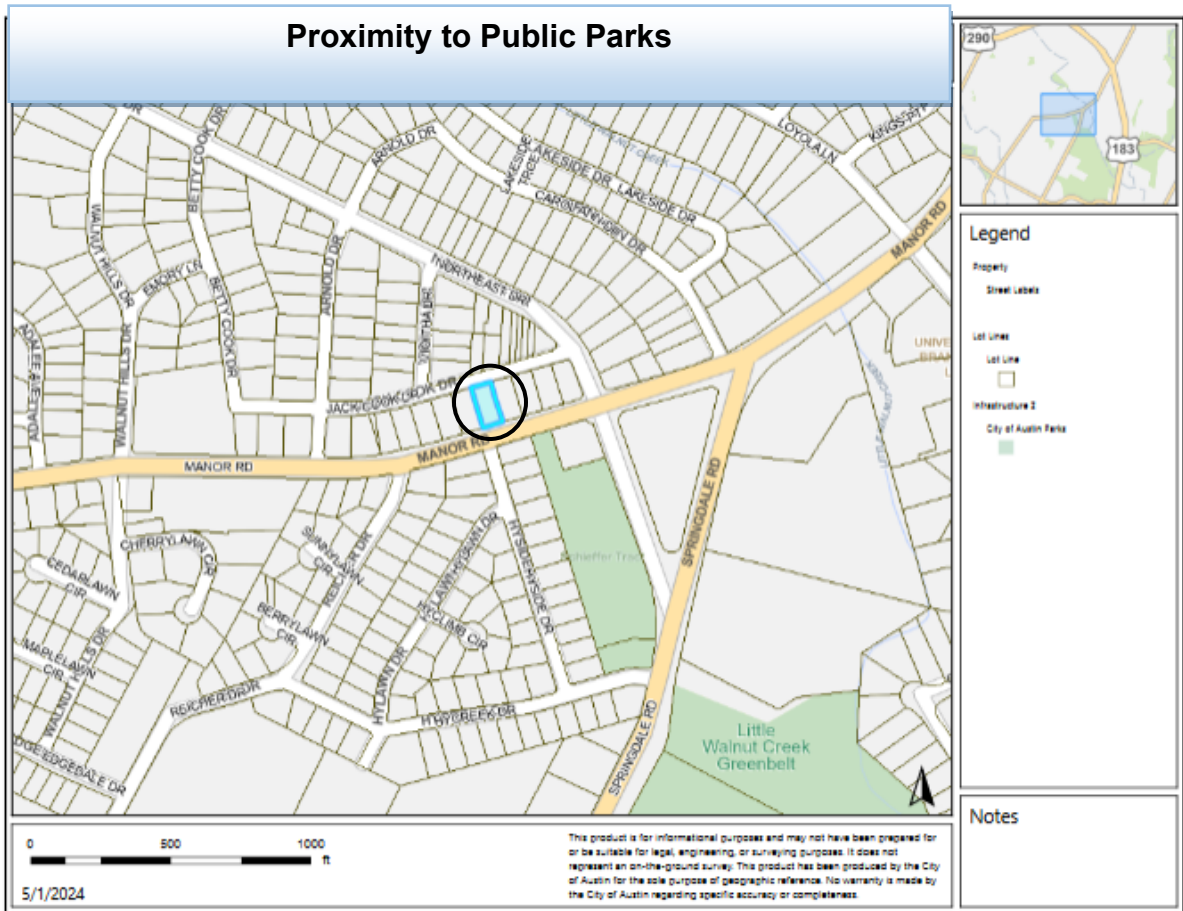
### **Application**

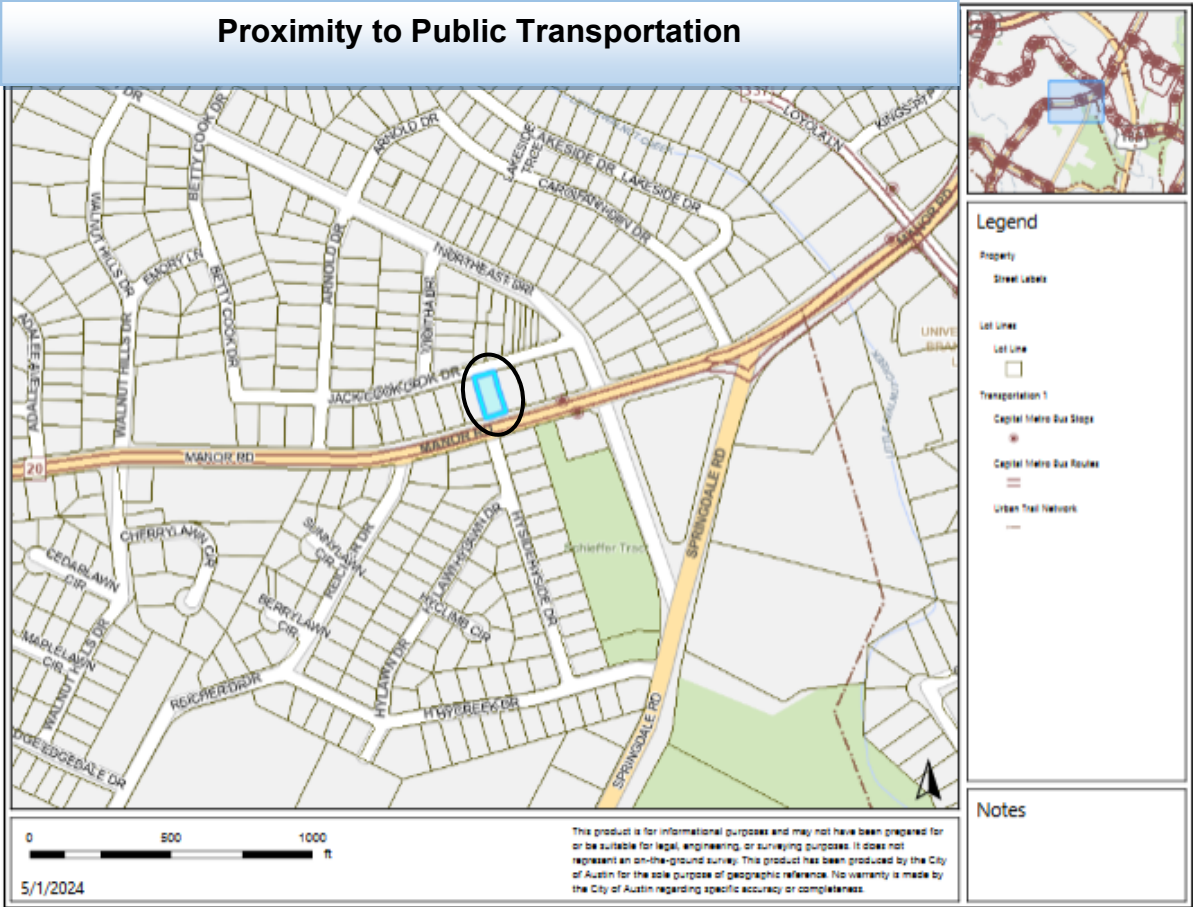
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood’s edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<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>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• <b>Manor Road is an activity corridor.</b></li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Yes	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• <b>0.6 miles from HEB</b></li> <li>• <b>0.7 miles from La Canasta Market</b></li> </ul>
Yes	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.5 Miles from Pecan Springs Elementary School</b></li> <li>• <b>0.6 miles from Winn Montessori Elementary School</b></li> </ul>
Yes	<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 from Little Walnut Creek Greenbelt</b></li> <li>• <b>0.8 miles from Dottie Jordan Neighborhood Plan</b></li> </ul>
No	<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.)
Yes	<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. <ul style="list-style-type: none"> <li>• <b>10% of units (four units) are reserved for 80% MFI or below.</b></li> </ul>
Yes	<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.

Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
No	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
No	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
No	<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 particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	<b>Industrial Land:</b> Preserves or enhances industrial land.
10	<b>Number of "Yes's"</b>







**IMAGINE AUSTIN GROWTH CONCEPT MAP**

**Definitions**

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.



**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The plan amendment application was filed on July 31, 2023.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family to Mixed Use land use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district – Neighborhood Plan) to LR-MU-V-CO-NP (Neighborhood Commercial district – Mixed Use combining district – Vertical Mixed Use Building combining district – Conditional Overlay combining district – Neighborhood Plan).

The applicant proposes to build 40 residential dwelling units and approximately 4,000 sq. ft. of ground-floor commercial. The 0.25-acre property in this plan amendment application will be developed with two lots directly to the east. The project is S.M.A.R.T. Housing Certified and will provide 10% of units are reserved for 80% MFI or below.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on March 25, 2024. The recorded meeting can be found here: <https://publicinput.com/m3781>. Approximately 204 community meeting notices were mailed to people who rent or own property within 500 feet of the subject property in addition to neighborhood and environmental groups who requested notification for the area. Two staff members from the Planning Department attended, Maureen Meredith and Mark Walters. Leah Bojo and Drew Raffaele from Drenner Group, PC, the applicant's agents attended the meeting and one person from the neighborhood.

Below are highlights from Leah Bojo's presentation:

- There are three lots that will be developed together along with this lot for this plan amendment case. The other two lots are 3209 and 3211 Jack Cook which already has the LR-MU-V-CO-NP zoning.
- The lot is 0.2488 acres and with the other two lots the area will be 1.27-acre site.
- There are homes on the site but are vacant at this time.
- This is an excellent transit location and has access to the Walnut Creek Trail.
- The Conditional Overlay was approved on the adjacent property on December 9, 2021 which we will prohibit on this tract as well. Those prohibited uses will be offsite-accessory parkin, pedicab storage and dispatch and service station.
- The proposed use is approximately 40 residential units along the three lots.
- It's a S.M.A.R.T. Housing certified project:

- 10% of units are reserved for 80% MFI or below.
- 10% of units comply with ADA requirements.
- Min. 1-star Austin Energy Green Building rating.
- Also planning for approx. 4,000 square feet of ground-floor pedestrian-oriented commercial uses along Manor Road.
- Site constraints are heritage trees.

No questions were asked.

# S.M.A.R.T. Housing Certification Letter



## City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.austintexas.gov/department/housing-and-planning](http://www.austintexas.gov/department/housing-and-planning)

### Housing Department S.M.A.R.T. Housing Program

January 26, 2024

**S.M.A.R.T. Housing Certification**  
**Anmol Mehra**  
 3209 and 3211 Jack Cook Drive; 6304 Manor Road (ID 945-6409)

**TO WHOM IT MAY CONCERN:**

Owner Anmol Mehra (development contact information) is planning to develop a 40-unit multifamily ownership development at 3209 and 3211 Jack Cook Drive and 6304 Manor Road, Austin, Texas 78723.

<b>S.M.A.R.T. Housing – Ownership – 3209 and 3211 Jack Cook Drive; 6304 Manor Road</b>	
<b>Total units:</b> 40 units	
<b>Minimum Required:</b> 10% (4 units) at or below 80% MFI - Requirements for 25% fee waiver	<b>Proposed unit mix:</b> 10% (4 units) at or below 80% MFI
<b>Affordability Period (S.M.A.R.T. units):</b> 1 Year	
<b>Fee waiver level:</b> 25%	
<b>AWU Capital Recovery Fees:</b> 4/40 units eligible	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers.

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers may include the following fees:

- |                 |                   |                 |
|-----------------|-------------------|-----------------|
| Building Permit | Electrical Permit | Plumbing Permit |
| Concrete Permit | Mechanical Permit |                 |

Site Plan Review  
Construction Inspection  
Demolition Permit Fee

Subdivision Plan Review  
Parkland Dedication Fee  
(by separate ordinance)  
Regular Zoning Fee

Zoning Verification  
Land Status Determination  
Building Plan Review

**Prior to issuance of building permits and starting construction, the developer must:**

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenergy.com](mailto:greenbuilding@austinenergy.com)).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

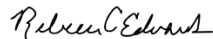
**Before a Certificate of Occupancy will be granted, the development must:**

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.978.1783 or by email at [rebecca.edwards@austintexas.gov](mailto:rebecca.edwards@austintexas.gov) if you need additional information.

Sincerely,



Rebecca Edwards, Project Coordinator  
Housing Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

## Applicant Summary Letter from Application

Leah Bojo  
lbojo@drennergroupp.com  
512-807-2918

**DRENNER**  
**GROUP**

July 30, 2023

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

*Via Electronic Delivery*

Re: 6304 Manor Road – Zoning and Neighborhood Plan Amendment 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 and Neighborhood Plan Amendment (NPA) application packages. 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 intends to participate in the City of Austin’s SMART Housing Program.

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 is has requested to be incorporated 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. Accompanying the zoning application is a NPA application.

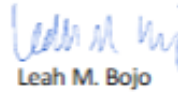
July 30, 2023

Page 2

This proposed rezoning and NPA 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)*

**Letter of Recommendation from the Windsor Park  
NPCT**

(No letter as of June 27, 2024)

.....

**From:** Meredith, Maureen  
**Sent:** Tuesday, May 7, 2024 6:28 PM  
**Cc:** Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>  
**Subject:** WP NPCT Rec?: NPA-2023-0023.03.SH\_6304 Manor Rd

Dear Windsor Park NPCT:  
Cases NPA-2023-0023.03.SH and C14-2024-0012.SH\_6304 Manor Rd are scheduled for the May 28, 2024 Planning Commission hearing date. If you would like your Team's letter of recommendation to be included in the staff case reports, please email to me and Jonathan (the zoning planner) **no later than Wednesday, May 22, 2024 by 5:00 pm** which is when are staff reports are due. If we receive it after this date and time, we will submit it as late material to the Planning Commission.

Maureen

**Maureen Meredith (she/her)**

*Senior Planner – Inclusive Planning Division*

**City of Austin Planning Department**

6310 Wilhelmina Delco Dr. Austin, Texas 78752 (4th Floor)

P: (512) 974-2695

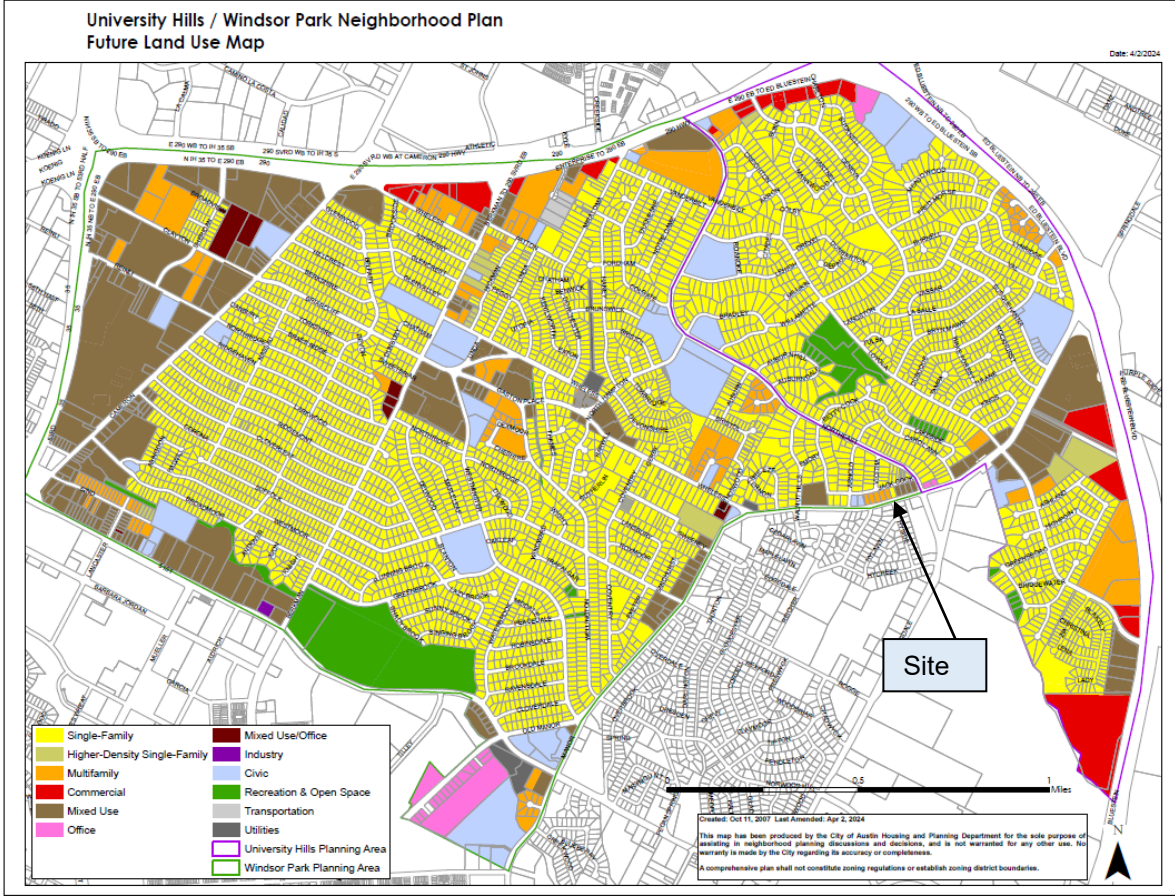
E: [Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)

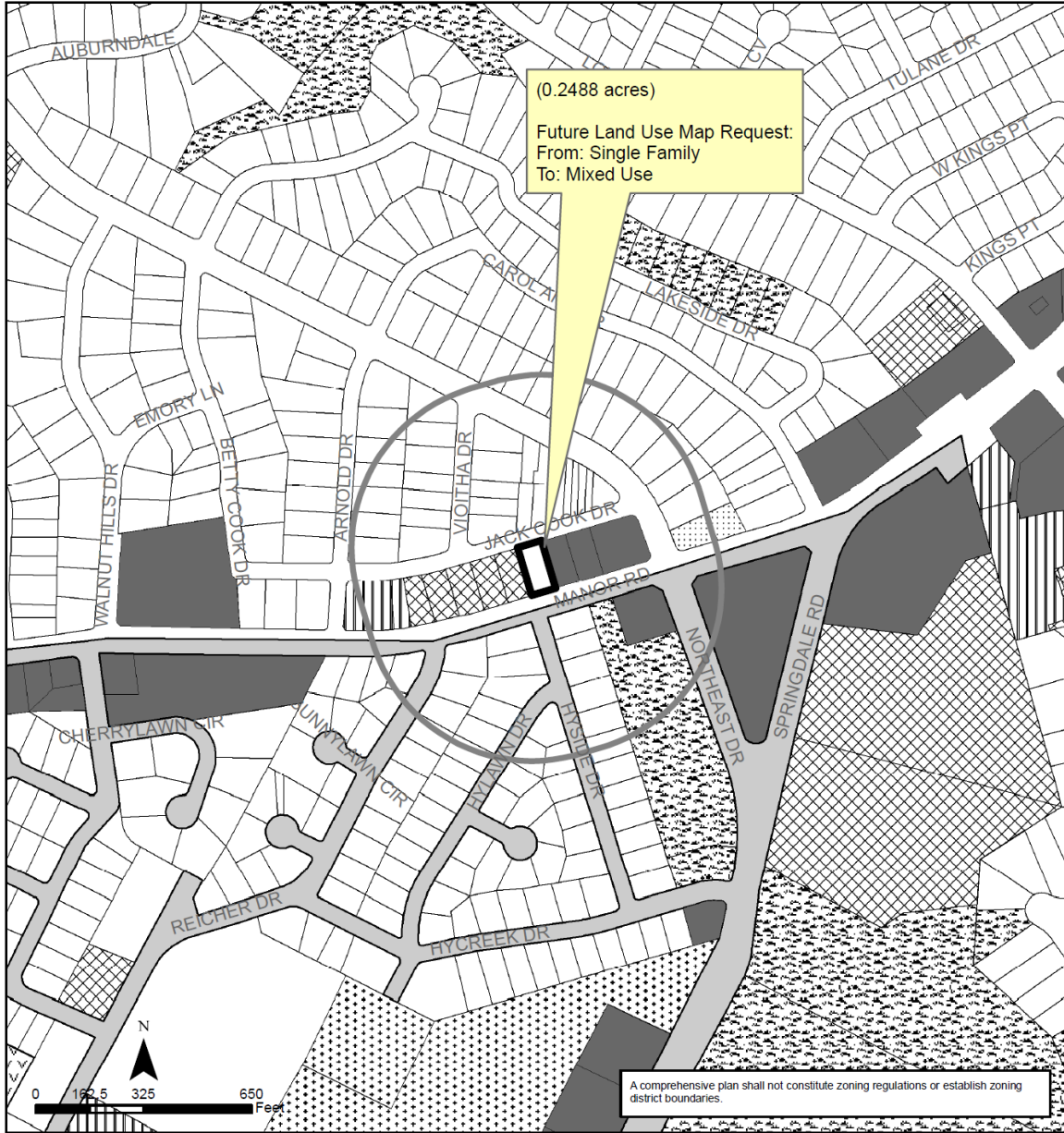


**PLANNING  
DEPARTMENT**

Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.



















**University Hills/Windsor Park Combined Neighborhood Planning Area**  
**NPA-2023-0023.03.SH**

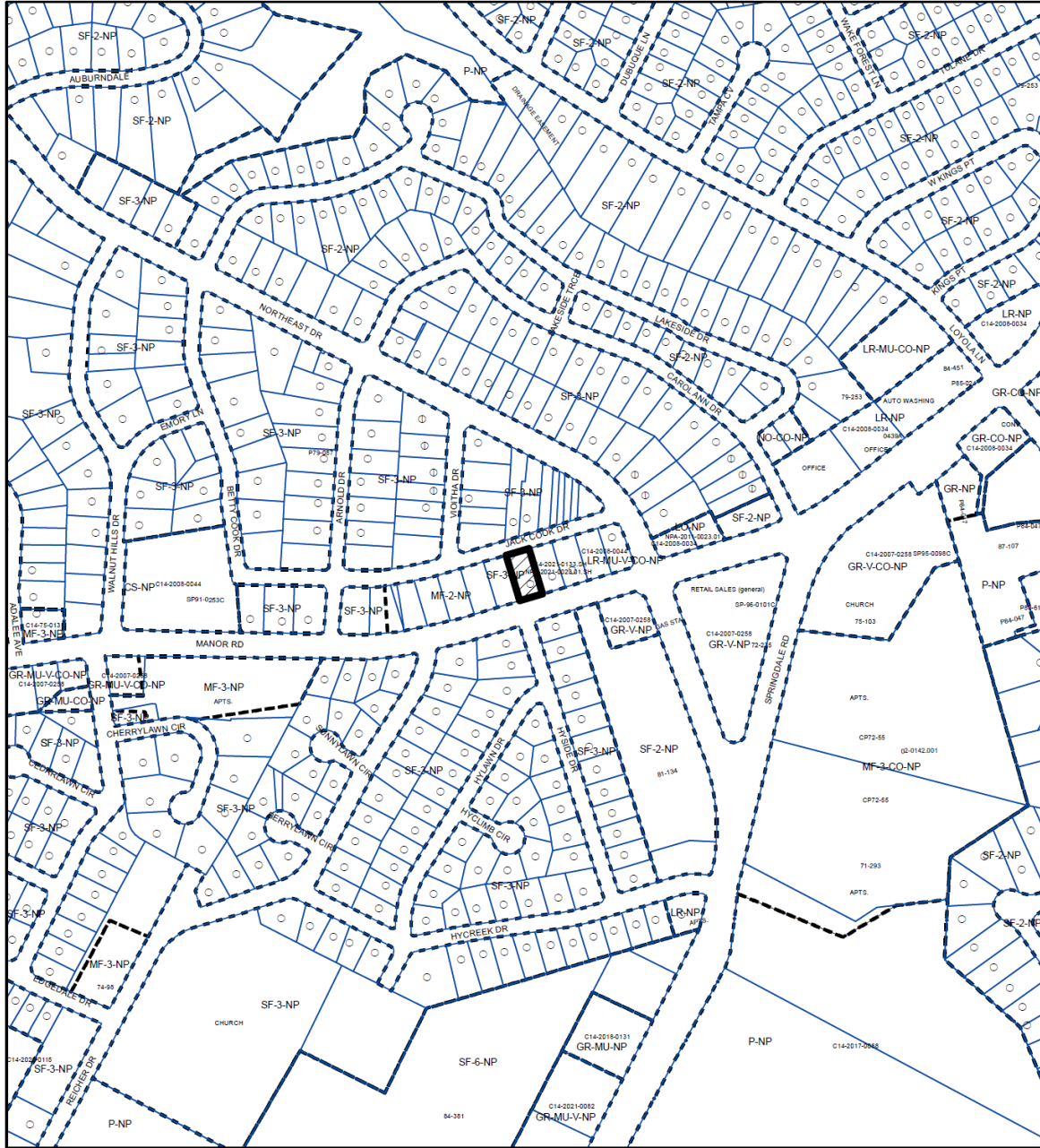
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

 City of Austin  
 Housing and Planning Department  
 Created on 8/9/2023, by: meekss

**Future Land Use**

	Subject Tract		Multi-Family
	500 ft. notif. boundary		Office
	Civic		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Mixed Residential		Transportation
	Mixed Use		




  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2024-0012.SH**

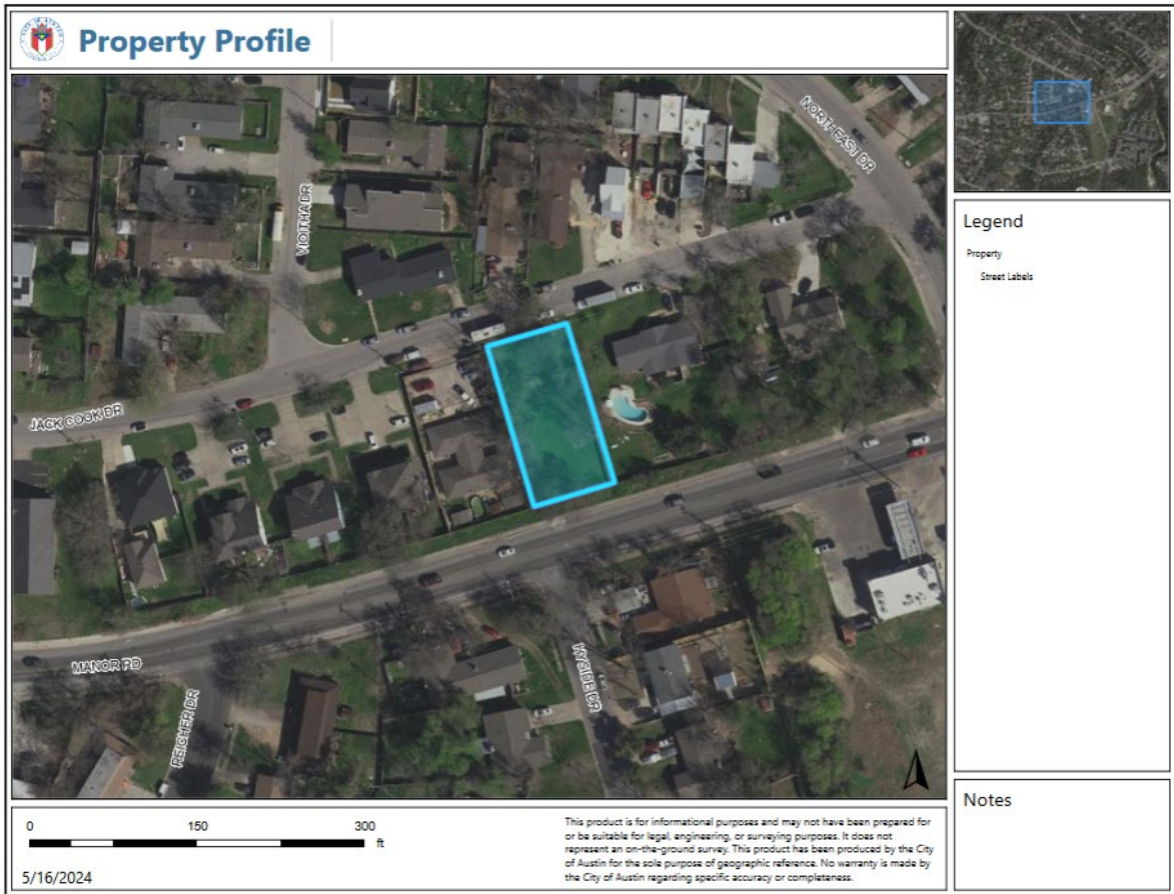
1" = 400'

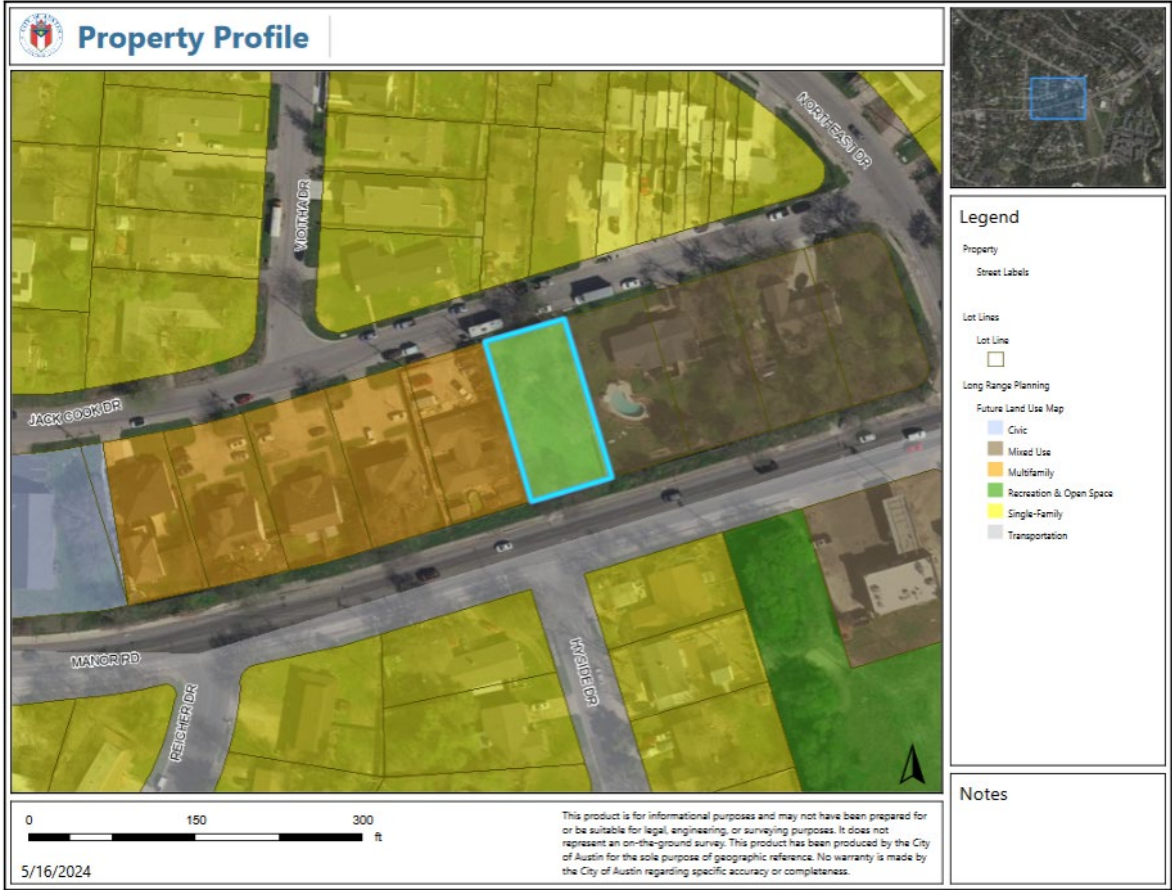
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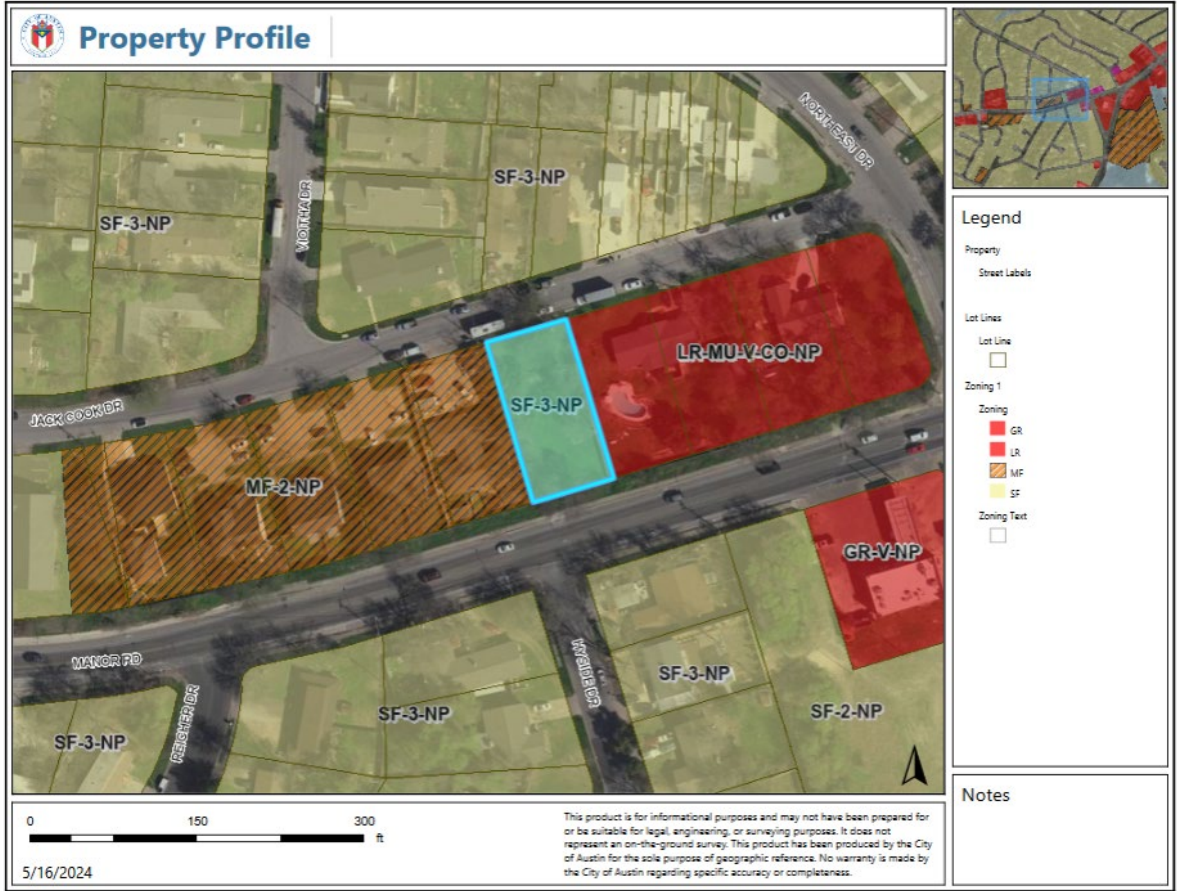
This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 2/14/2024









**Leah Bojo's Presentation at the March 25, 2024  
Virtual Community Meeting**

# 6304 Manor Road

UH/WP NPA Meeting  
NPA-2023-0023.03.SH and C14-2024-0012.SH  
March 25, 2024

## Areawide Aerial





### Site Aerial



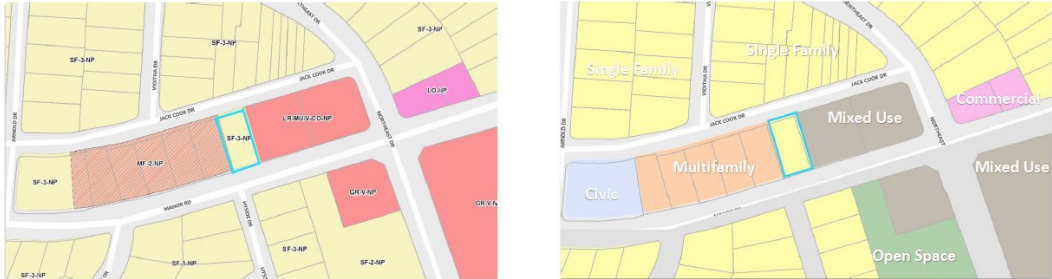
3

### Property Details

- Size:
- 0.2488-acre portion of overall 1.27-acre site
- Current Use:
- Undeveloped
- Transit/Access:
- Future Transit Corridor
    - Manor Road
  - CapMetro Route 20
    - High-frequency route
    - Shaded stop w/platform improvements
  - CapMetro Route 337
    - Weekday high-frequency route
  - Little Walnut Creek Trail
    - Planned extension to Walnut Creek Corridor
  - Protected bike lanes
    - Manor Road

4

### Zoning and FLUM Map



SF-3 – NP  
(Single Family Residence – Neighborhood Plan)  
to  
LR-MU-V-CO-NP  
(Neighborhood Commercial – Mixed Use Overlay – Vertical Mixed Use Building –  
Conditional Overlay – Neighborhood Plan)

Single Family  
to  
Mixed Use

### Conditional Overlay

Conditional Overlay approved December 9, 2021, on adjacent property and is proposed with this rezoning, prohibits the following uses:

- Offsite-accessory parking
- Pedicab storage and dispatch
- Service station

## Project Details

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**Proposed Use:**

- Approx. 40 units
- SMART Housing project
  - 10% of units reserved for 80% MFI or below
  - 10% of units comply with ADA requirements
  - Min. 1-star Austin Energy Green Building rating

**Commercial Space:**

- Approx. 4,000 SF – Ground floor pedestrian-oriented commercial uses along Manor Road

**Site Constraints:**

- 6 protected and heritage trees

7

## UH/WP Neighborhood Plan Goals

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*“**Land Use and Development Objective:** Transform Manor Road into a pedestrian-friendly street with a mix of commercial and residential land uses.”*

*“**Housing Objective:** Support increased opportunities for affordable housing in the planning area.”*

8

## Imagine Austin Goals

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**LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

**LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

**HN P1.** Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Austin's diverse population.

9

## Agent Information

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Leah M. Bojo

Email: [lbojo@drennergroupp.com](mailto:lbojo@drennergroupp.com)

Phone: 512-807-2918

11

Correspondence Received

**From:** erin phillips  
**Sent:** Thursday, August 17, 2023 8:31 PM  
**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** Amendment Request: Case number NPA-2023-0023.03

External Email - Exercise Caution

Hello,

I live extremely proximate to 6304 Manor Rd and other properties owned by Anmol Mehra. I'm curious what the plans are for this vacant lot. So far, our street is already clogged up with commercial vans (moving company) and other issues coming from these properties on Jack Cook Drive.

In the past, I've tried to contact Anmol himself with no success. I know he purchases property with the stated intention of encouraging "a diversity of housing options at various levels of affordability.." but what we're seeing in the neighborhood does not seem to be this.

Anything you can tell me about this notice and the amendment request would be much appreciated.

I did click on the [provided link](#) and saw:

*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 intends to participate in the City of Austin's SMART Housing Program.*

*This proposed rezoning and NPA 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.*

--

Erin M Phillips

**From:** Meredith, Maureen  
**Sent:** Tuesday, August 22, 2023 10:56 AM  
**To:** erin phillips <  
**Subject:** RE: Amendment Request: Case number NPA-2023-0023.03

Erin: So far, the only information I have on the proposed project is what was submitted with the plan amendment application. See attached. Eventually, I will

schedule a virtual community meeting where you can ask questions about the proposed project, or you can contact Leah Bojo, the applicant's agent, to see if she is able to provide details at this time.

Maureen