



June 3, 2019

Emily Jones  
3219 Manor Rd  
Austin TX, 78723

Property Description: 1.658AC OLT 50 DIVISION B

**Re: C15-2019-0033**

Dear Emily,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the maximum allowable Compatibility Height requirements of - Article 10, Compatibility Standards, Division 2 – Development Standards, Section 25-2-1063 (C) (2) and (3) (Height Limitations and Setbacks for Large Sites) in order to construct a 60 foot Multi-Family use in a "CS-V-CO-NP", General Commercial Services – Vertical Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (MLK Neighborhood Plan)

The above request for variance is **DENIED BY AUSTIN ENERGY (AE)**, the proposed structure is in conflict with existing AE facilities and clearance requirements. The layout of building will need to meet clearances. Owner/applicant must obtain written approval of conflict resolution from Eben Kellogg, Austin Energy - Public Involvement/Real Estate Services, prior to BOA approval.

In order for the above application to comply with our requirements, It is recommended that owner/applicant contact Austin Energy Electric Design North, Team Lead, Brian Van Dyke, at 512-505-7247 or [brian.vandyke@austinenergy.com](mailto:brian.vandyke@austinenergy.com) for site specific recommendations to proposed structure to comply with AE clearances and how to remove and relocate the current existing electric facilities.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

[https://library.municode.com/tx/austin/codes/utilities\\_criteria\\_manual?nodeId=S1AUENDECR\\_1\\_10.0CLSARE](https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1_10.0CLSARE)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you.

**Eben Kellogg, Property Agent**

Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
(512) 322-6050

# BOA CASE REVIEW SHEET

**CASE:** C15-2019-0033

**BOA DATE:** June 10, 2019

**ADDRESS:** 3219 Manor Rd

**COUNCIL DISTRICT:** 1

**OWNER:** Bryan Cumby

**AGENT:** Emily Jones

**ZONING:** CS-V-CO-NP

**LEGAL DESCRIPTION:** 1.658AC OLT 50 DIVISION B

**VARIANCE REQUEST:** Height increase from 40 ft. to 60 ft.

**SUMMARY:** to erect Multi-Family




**ISSUES:** zoning ordinance 021107-Z-12C limits development

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-V-CO-NP	Multi-Family
<i>North</i>	CS-MU-V-NP	Commercial, Multi-Family
<i>South</i>	CS-MU-CO-NP	Commercial, Single-Family
<i>East</i>	CS-V-CO-NP	Commercial
<i>West</i>	GR-V-NP	Commercial

**NEIGHBORHOOD ORGANIZATIONS:** Anabery Airport Association, Austin Independent School District, Austin Neighborhoods Council, Bike Austin, Black Improvement Association, Claim Your Destiny Foundation, Del Valle Community Coalition, East Austin Conservancy, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Hill Country Conservancy, Homeless Neighborhood Association, J.J. Seabrook Neighborhood Assn., Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SEL Texas, Sierra Club – Austin Regional Group

I-2/2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2019-0033

LOCATION: 3219 MANOR RD



1" = 333'

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



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

## Board of Adjustment General/Parking Variance Application

**WARNING:** Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 3219 Manor Road

Subdivision Legal Description:

1.658 acres out of Outlot 50, Division B, of the Original City of Austin, Travis County, as  
recorded in the General Land Office of the State of Texas

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: 50 Division: B

Zoning District: CS-V-CO-NP

I/We Emily Jones, Mid-City Development on behalf of myself/ourselves as  
authorized agent for 3219 Manor MU, Ltd. affirm that on  
Month May, Day 14, Year 2019, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Multi-Family

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-1063(C)(2) and (C)(3)

Height required under Code to graduated up from 40 feet depending on distance from triggering property. The variance request is for a uniform 60 feet for the entire project.

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The zoning ordinance for this property (Ord. 021107-Z-12c) limits development by prohibiting vehicular access to Tillery Street and requiring a 15-foot wide vegetative buffer along the property line adjacent to Tillery Street. Combined with the trees located in the middle of the property, the buildable area is constrained. These restrictions push the structure towards the triggering properties. Therefore, a uniform height at the zoning district's standard height of 60 feet along this corridor is not possible under Compatibility Standards causing a significant reduction in both market rate and affordable units.

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

This is the only property along Tillery Street prohibited from taking access to/from Tillery Street, forcing the only access on Manor Road. The complications resulting from the location of overhead lines, the vegetative buffer, the access prohibition, and the cluster of Heritage trees make this property unique. Section 25-8-646(A) requires a variance be sought to eliminate the need to remove heritage trees.

b) The hardship is not general to the area in which the property is located because:

The vegetative buffer required by the zoning ordinance essentially creates a setback larger than that required by the City Code for the CS zoning district. Of the 3 properities which trigger compatibilty standards, 2 are behind other commercial buidings. The only property with visual of the subject tract is diagonal across Tillery Street and facing away. Restricting the development based on these properties does not further the purpose of the Compatibility Standards.



**Area Character**

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

See Section 6 (Additional Space) below.

**Parking** (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

n/a

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

n/a

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

n/a

**Section 3: Applicant Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 5/14/19

Applicant Name (typed or printed): Emily Jones, Mid-City Development

Applicant Mailing Address: 9229 Waterford Centre Blvd, Bldg C, Ste 100

City: Austin State: TX Zip: 78758

Phone (will be public information): (512) 637-6932

Email (optional – will be public information): \_\_\_\_\_

**Section 4: Owner Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 5/14/19

Owner Name (typed or printed): Bryan Cumby, 3219 Manor MU, Ltd.

Owner Mailing Address: 9229 Waterford Centre Blvd., Bldg C, Ste 100

City: Austin State: TX Zip: 78757

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: Emily Jones, Mid-City Development

Agent Mailing Address: 9229 Waterford Centre Blvd, Bldg C, Ste 100

City: Austin State: TX Zip: 78758

Phone (will be public information): (512) 637-6932

Email (optional – will be public information): \_\_\_\_\_

**Section 6: Additional Space (if applicable)**

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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**Additional Space (continued)**

This area is on an Imagine Austin Activity Corridor. With apartments, commercial, and single family residences, this area is thriving with a mix of uses. Considering mass transit is available in front of the proposed development and the property is within walking distance of park and open space, the location is perfect for much needed housing. This proposed project will not alter the character of the area. In fact, by waiving the height limitation under 25-2-1063, more quality rental units with more affordable housing will be constructed on this urban infill without existing residents to be displaced.

**SAVE**



**MEMORANDUM**

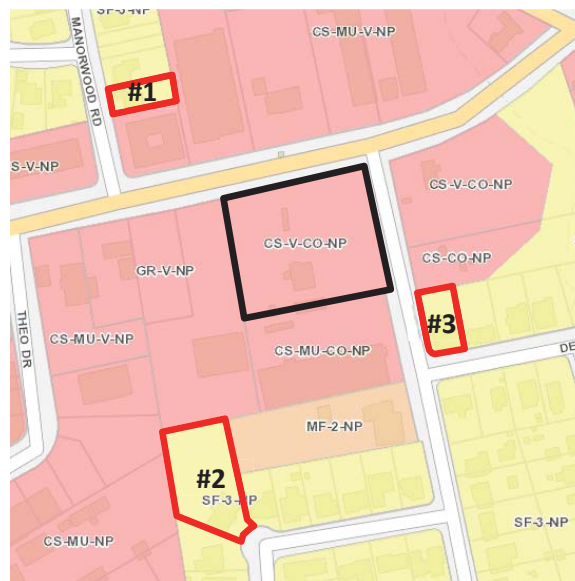
**TO:** William Burkhardt, Chair of the Board of Adjustments  
Members of the Board of Adjustments

**DATE:** May 24, 2019

**SUBJECT:** Variance Request for 3219 Manor Road, Austin, Texas 78723 (the “Property”)  
Case File No. C15-2019-0033

The purpose of this Memorandum is to provide supplemental information for the application filed to request a variance from Section 25-2-1063(C)(2) and (C)(3) of the City of Austin (“City”) Code of Ordinances (“Code”). This section of the Code is also known as “Compatibility Standards.” The request is for a variance from the graduated height limitations outlined in the Compatibility Standards to allow for a single, uniform height of sixty (60) feet as allowed under the assigned zoning designation of CS-V-CO-NP. Approval of the variance will allow for the placement of the new multifamily residential building in a location that fully complies with the zoning ordinance for the Property, saves a cluster of trees located in the middle of the Property, and allows for additional housing supply and affordable housing units in this proposed vertical mixed use building. Additional information about the Property is included in **Exhibit A**. Please note, that this project is NOT at the building permit stage, so the applicant does not have signed and sealed architectural drawings of the proposed building at this time. The exhibits provided with this memorandum, while not signed and sealed, do meet the requirements of the BOA Community Guidebook.

Pursuant to the Compatibility Standards, an SF-6 or less restrictive zoned property within 540 feet or less from a property in an SF-5 or more restrictive zoning district must comply with the height limitations outlined in Section 25-2-1063. As shown on the graphic below and **Exhibit B**, three (3) properties satisfy that criteria and trigger the Property’s compliance (“Triggering Property”). None of the Triggering Properties are adjacent to the Property.



Between the Property and the Triggering Property identified as #1 above is a two story multifamily residential complex. Between the Property and the Triggering Property identified as #2 is a 20,000 square foot building that houses the Motion Media Arts Center and a structure used to store tires. The Triggering Property identified as #3 faces Denver Avenue and is separated from the Property by Tillery Street.

This request for a variance from the height limitations in Section 25-2-1063(C)(2) and (C)(3) of the Code should respectfully be approved for the following reasons:

### **Reasonable Use**

Although the existing structures on the Property will be demolished, resulting in a vacant property for the development of the multifamily project, the Property is burdened with serious site constraints that constitute hardships. Specifically, the limitations imposed by Zoning Ordinance No. 021107-Z-12c (“Zoning Ordinance”) and the existing protected and heritage trees create hardships that affect the location, layout, and size of the proposed building. By accommodating the hardships, the additional limitations of the Compatibility Standards do “not allow for a *reasonable use* of property”. It is important to note that Section 25-2-474 of the City Code allows for the granting of variances for the redevelopment of land. In addition, Section 25-2-474(A)(1) does not require a finding that the regulations deprive the property of “all use” but only that a “reasonable use” is disallowed. Section 25-2-1081(E) of the Austin City Code expressly allows Board of Adjustment (“BOA”) variances of Compatibility Standards. Therefore, the standard is not whether a Compatibility Standard compliant use could be developed, but instead whether the Compatibility Standards here, given the hardships on this site, do not allow for a “reasonable use.”

The variance from the height limitations would allow for a “reasonable use” by allowing development that meets the established zoning regulations for property and provide additional units (including additional affordable housing units) for much needed housing in this Imagine Austin Activity Corridor.

The Zoning Ordinance prohibits access from the Property to Tillery Street, requiring that access only be allowed from Manor Road. To appropriately comply with driveway spacing requirements and considering only one side of the Property may have an access point, the location of the access drive is forced to the northwest corner of the Property as shown on **Exhibit C**. Additionally, to conform with the City Fire Code regulations, the development must also be configured in a manner that permits fire hose accessibility to all sides of the building. As a result, the multifamily development must shift toward the eastern portion of the Property for the construction of parking and fire access in the rear of the Property as shown on **Exhibit C**. This shift not only reduces the size of the building, but also pushes the building closer to the Triggering Property on Denver Street.

In the center of the Property, as shown on **Exhibit C**, are several existing protected trees, including two heritage trees. A “super heritage” is located in the southwest corner of the Property. The

intent is to design the building in a manner that not only saves these trees, but also effortlessly incorporates them into the project. The solution is to form an enhanced courtyard around the trees in the center to provide a resident amenity, and to take advantage of the large shade tree in the southwest corner for a dog park. Section 25-8-646 of the City Code requires an applicant to seek a BOA variance before seeking to remove any heritage trees. This requirement inherently makes heritage trees a hardship for BOA variance purposes.

As a result of the restrictions in the Zoning Ordinance and the constraints from existing trees, the configuration options for the project are limited. The Zoning Ordinance forces the structure toward the eastern portion of the Property and reduces the square footage of the project. To save the trees in this area, the project must reduce the number of units and overall square footage to accommodate a courtyard. Compliance with the access restriction and the tree preservation requirements results in a loss of 36,180 square feet of otherwise allowable development, even under Compatibility Standards. Approval of the requested variance from the height restrictions of the Compatibility Standards would allow that lost square footage to be mitigated, compliance with neighborhood required access limitations, preserve heritage trees, while avoiding the denial of this reasonable use and allowing for optimal development potential.

The City Council has recently expressed a policy determination that uses, such as that proposed for this site, along this corridor should *not* be subject to Compatibility Standards. Accordingly, Council has by official action determined that such use unencumbered by Compatibility Standards is a “reasonable use”.

### **Hardship – Unique to the Property**

As stated above, the hardships are the neighborhood zoning access limitation and presence of protected and heritage trees. This is the only Property with frontage on Tillery Street prohibited from accessing that roadway. The Zoning Ordinance does not limit any other properties in a similar fashion. In fact, the property directly across Tillery Street from the Property does not have the same prohibition, and a similarly situated property at the corner of Tillery Street and Martin Luther King Jr Boulevard with a zoning designation of CS-MU-NP is afforded two (2) access point to Tillery Street in addition to two (2) access drives to Martin Luther King Jr Boulevard. In addition, the protected and heritage trees located centrally on this site are also unique to this site. Therefore, the combination of the access prohibition and the arrangement of protected trees makes this Property unique.

### **Hardship – Not General to the Area**

The area along Manor Road between Airport Boulevard and Tillery Street is not generally burdened with such hardships. In addition, this proposed urban infill property which will not displace any existing residents and will provide a vertical mixed use project with affordable housing is a project not generally found in this area. This Property is ideal for the vision outlined by the Council - mass transit is available in front of the Property on Manor Road; park and open space are within walking distance; and the area is need of housing, especially affordable housing. Not general to the area is Property ripe for a new housing development on urban infill that would substantially benefit the community with the addition of affordable housing options.

### **Area Character**

With apartments, commercial, and single family residences, the character of the area is a healthy mixture of uses. However, as an Imagine Austin Activity Corridor, it is also an area that needs to focus on more housing options and opportunities and transit supportive densities. This proposed project will not alter the character of the area “adjacent to the property” but will instead enhance the area and provide much needed housing, including affordable housing, without displacing any current residents. The area “adjacent to the property” is commercial and the proposed project will provide a suitable buffer and transition to other residential uses in the area and also be consistent with the goals for this area and corridor.

The purpose of the Compatibility Standards is to minimize the impact of new construction on existing residential neighborhoods. Strict adherence to the standards based on the Triggering Properties identified above does not further the purpose of the Compatibility Standards. Triggering Properties #1 and #2 are located behind other buildings, blocking much of the visibility to this Property. Increased height will have little impact on the character of these single family homes. The only property with direct visual of the Property is Triggering Property #3 which is diagonal across Tillery Street and facing away from the Property. With the configuration of the building on the Property adjusted to north and with trees in the southeast corner, an additional buffer is provided between the Property and Triggering Property #3 reducing any impact created by the height of the multifamily building.

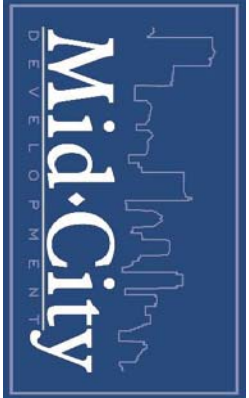
### **Conclusion**

In preparation for this request, we are making significant efforts to communicate with neighbors and interested organizations. Meetings will be held to inform the neighbors of the project and information about the implications of the requested variance will be made readily available.

The height requested is the height typically allowed for the assigned zoning designation. The only other approach to avoid the denial of reasonable use and the resulting hardships is to seek a tree variance and request a removal of the access limitation contrary to the express neighborhood zoning ordinance limitations adopted specifically for this tract. Section 25-8-646(A) requires that a variance, such as this one, be sought to eliminate the need to remove trees, and a rezoning is a time-consuming endeavor. The proposed multifamily project would be able to provide more benefit to the community with the approval of the requested variance; therefore, an application for a variance from the height limitations under Section 25-2-1063(C)(2) and (C)(3) was respectfully submitted. We appreciate your consideration of this request.



# 3219 Manor Project Info



I-2/12

## Site conditions:

### **Size and Shape:**

This rectangular parcel of land is approximately 1.6 acres

### **Topography:**

The land parcel has almost flat topography and has a few groupings of large trees.

### **Flood Plain:**

Does not fall into the Greater Austin FEMA floodplain

### **Zoning:**

The land parcel is currently zoned CS-V-CO-NP with an MU option. Zoning allows for 2.0 FAR with 72,222.50 sf resulting in 144,444.96 sf maximum FAR



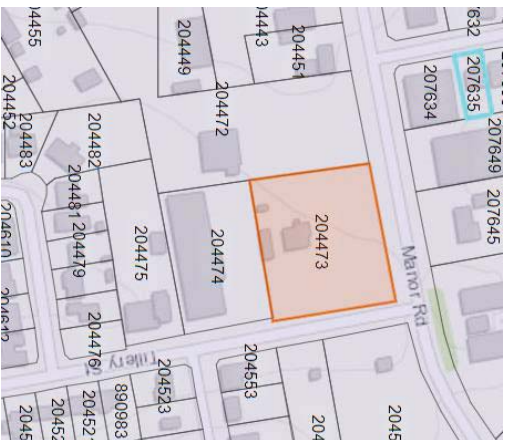
# 3219 Manor RD: Triggering Properties Setbacks

I-2/13

**SE:** Southeastern compatibility setback due to SF3 across street and diagonal from subject property



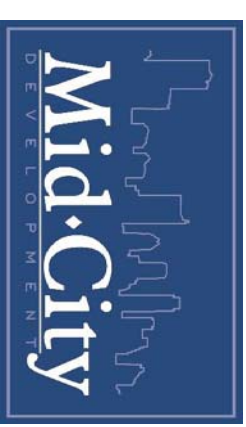
**NW:** Northwestern compatibility setback due to SF3 across street, diagonal, and behind another building from subject property



**SW:** Southwestern compatibility setback due to SF3 diagonal and behind another building(s) from subject property



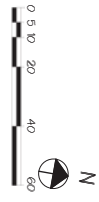
**Combined SE, NW, and SW:** Three triggering properties on almost all sides of the subject property



# MANOR ROAD

## LEVEL 1 FLOOR PLAN

I-2/14



ARCHITECTURE • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION  
**KELLY GROSSMAN**  
 ARCHITECTS, LLC  
 280 KNOX WAY SUITE 210, ALBANY, TEXAS 75007  
 www.kellygrossmanarchitects.com  
 PH: 409.337.2387

TREE LEGEND	
	EXISTING TREES
	OAK
	MAPLE
	PINE
	CEDAR
	SHRUB
	GRASS
	HARDSCAPE
	WATER
	PATH
	FENCE
	GARAGE
	ROOM NUMBER

EXISTING TREE LEGEND	
5001	27' POST OAK
5002	27' POST OAK
5003	27' POST OAK
5004	27' POST OAK
5005	27' POST OAK
5006	27' POST OAK
5007	27' POST OAK
5008	27' POST OAK
5009	27' POST OAK
5010	27' POST OAK
5011	27' POST OAK
5012	27' POST OAK
5013	27' POST OAK
5014	27' POST OAK
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5018	27' POST OAK
5019	27' POST OAK
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5021	27' POST OAK
5022	27' POST OAK
5023	27' POST OAK
5024	27' POST OAK

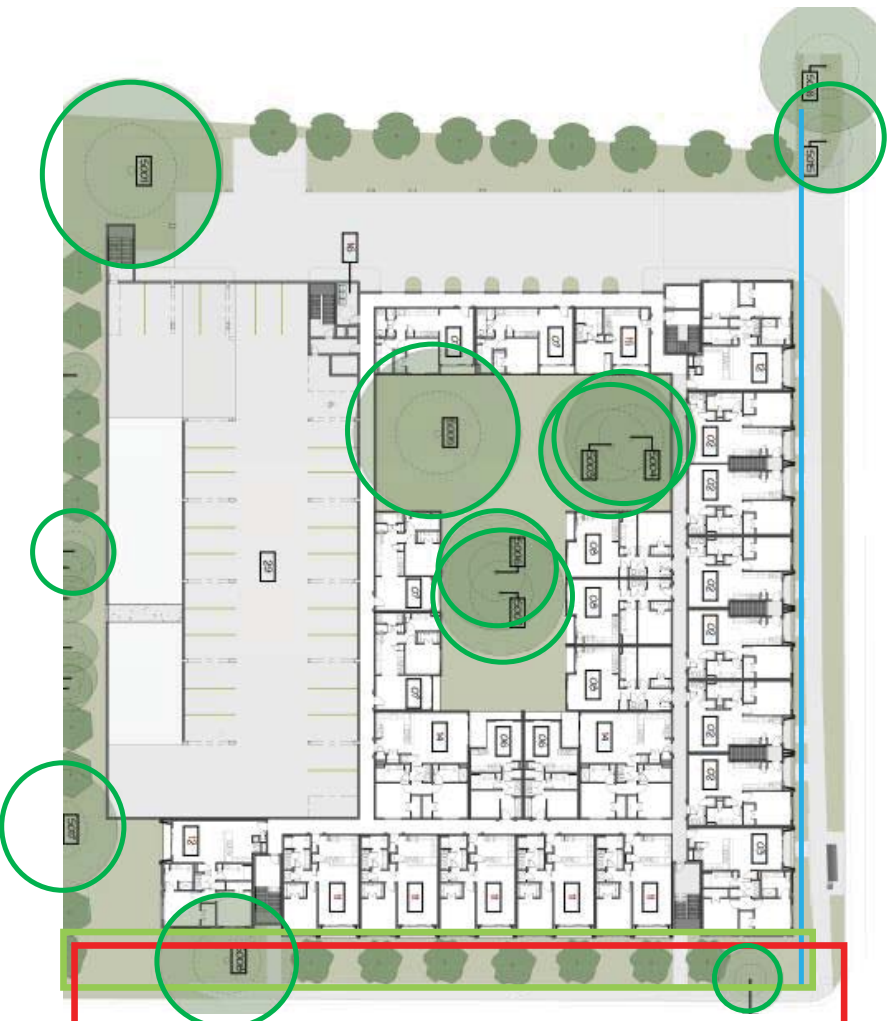
  

ROOM LEGEND	
01	LEADING CENTER
02	19' LIVING AREA
03	2 BR. LIVING (1)
04	2 BR. LIVING (1)
05	2 BR. LIVING (1)
06	2 BR. LIVING (1)
07	2 BR. LIVING (1)
08	2 BR. LIVING (1)
09	2 BR. LIVING (1)
10	2 BR. LIVING (1)
11	2 BR. LIVING (1)
12	2 BR. LIVING (1)
13	2 BR. LIVING (1)
14	2 BR. LIVING (1)
15	2 BR. LIVING (1)
16	2 BR. LIVING (1)
17	2 BR. LIVING (1)
18	2 BR. LIVING (1)
19	2 BR. LIVING (1)
20	2 BR. LIVING (1)
21	2 BR. LIVING (1)
22	2 BR. LIVING (1)
23	2 BR. LIVING (1)
24	2 BR. LIVING (1)
25	2 BR. LIVING (1)
26	2 BR. LIVING (1)
27	2 BR. LIVING (1)
28	2 BR. LIVING (1)
29	2 BR. LIVING (1)



I-2/15

# 3219 Manor RD: Other Property Specific Hardships



- Overhead lines in front of property
- Ordinance required vegetative buffer on Tillery
- Ordinance restriction of no vehicular access from Tillery
- Large and Heritage trees on property, including in main build pad location

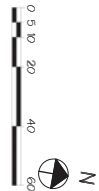


# MANOR ROAD

## SITE HARDSHIPS



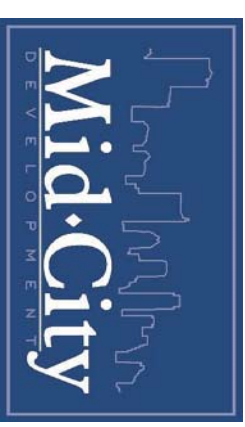
SITE HARDSHIPS	
1. RESTRICTED SITE ACCESS	
A	3,026 SF X 2 FLOORS = 6,042 SF
B	1,292 SF X 3 FLOORS = 3,876 SF
C	4,995 SF X 4 FLOORS = 19,980 SF
D	1,965 SF X 3 FLOORS = 5,895 SF
TOTAL LIMIT AVAILABLE SF DUE TO HARDSHIPS:	
- 36,180 SF	
SITE LEGEND	
2007 REQUIRED HOSE LAY FROM ENTER FIRE	
GARAGE ENTRY (IF IT WENT FOR ITEM #1)	



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**KELLY GROSSMAN**  
ARCHITECTS, LLC  
280 KNOTT RD, SUITE 210, ALBANY, TEXAS 75007  
www.kellygrossmanarchitects.com

TREE LEGEND	
	EXISTING TREES
	DESIGNER
	NEW
	CHINA/PLANT
EXISTING TREE LEGEND	
5001	20' POST OAK
5002	20' POST OAK
5003	20' POST OAK
5004	20' POST OAK
5005	20' POST OAK
5006	20' POST OAK
5007	20' POST OAK
5008	20' POST OAK
5009	20' POST OAK
5010	20' POST OAK
5011	20' POST OAK
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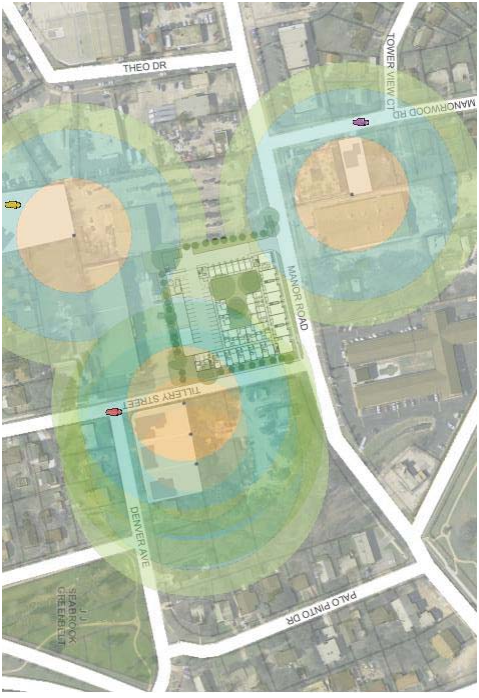
ROOM LEGEND	
01	LEADING CORNER
02	10' LIVING AREA
03	2 BR LIVING AREA
04	2 BR LIVING AREA
05	2 BR LIVING AREA
06	2 BR LIVING AREA
07	2 BR LIVING AREA
08	2 BR LIVING AREA
09	2 BR LIVING AREA
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29	2 BR LIVING AREA



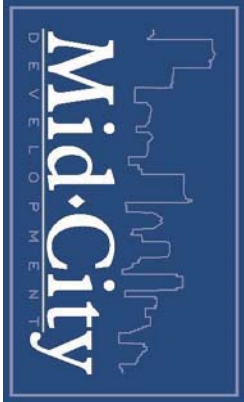
# 3219 Manor RD: Scenarios Chart

3219 Manor Rd	Current	Trees	Trees/Tilley	Trees/Tilley	Compatibility
Scenario	Current Restrictions in place	If Tilley Access Allowed	If Western Trees Non-Existant	If W Trees Non Exist & Tilley access allowed	SE & NW Compatibility Waived
Total Stories	5	5	5	5	56'5"
Highest Roof	56'5"	56'5"	56'5"	56'5"	60'
Height Allowed Per Zoning	60'	60'	60'	60'	130
Unit Qty	114	129	141	156	16
Units Gained		15	27	42	13
Affordable Unit Qty	12	13	15	16	1
Affordable Units Gained		1	3	4	
Total Unit SF	99,092	111,954	122,410	135,272	113,971
Unit SF Gained		12,862	23,318	36,180	14,879
Restrictions in place:	1) Graduating set back and height limit due to SF across Tilley and diagonal from property. 2) Graduating set back and height limit NW due to SF use across Manor and behind another building 3) Graduating set back and height limit SW due to SF use diagonal from property and behind another building 4) Oak trees in center of building area 5) No property access from Tilley	1) Graduating set back and height limit due to SF across Tilley and diagonal from property. 2) Graduating set back and height limit NW due to SF use across Manor and behind another building 3) Graduating set back and height limit SW due to SF use diagonal from property and behind another building 4) Oak trees in center of building area 5) No property access from Tilley	1) Graduating set back and height limit due to SF across Tilley and diagonal from property. 2) Graduating set back and height limit NW due to SF use across Manor and behind another building 3) Graduating set back and height limit SW due to SF use diagonal from property and behind another building 4) Oak trees in center of building area 5) No property access from Tilley	1) Graduating set back and height limit due to SF across Tilley and diagonal from property. 2) Graduating set back and height limit NW due to SF use across Manor and behind another building 3) Graduating set back and height limit SW due to SF use diagonal from property and behind another building 4) Oak trees in center of building area 5) No property access from Tilley	
Current property specific hardships	Vegetative buffer along Tilley. No property access along Tilley. Large and Heritage trees in middle of property/prime building zone. 3 triggering property compatibility set backs. OH lines at street front.				
Added benefits of waiving compatibility	Additional units in an area in need, including more affordable units.				

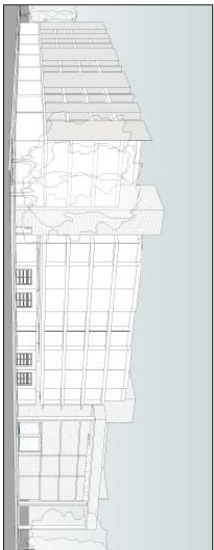
Waiving setbacks will add additional quality rental units, including some affordable housing, in a growing area of town.



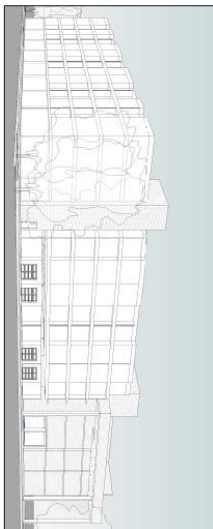
# 3219 Manor RD: Scenario Elevations



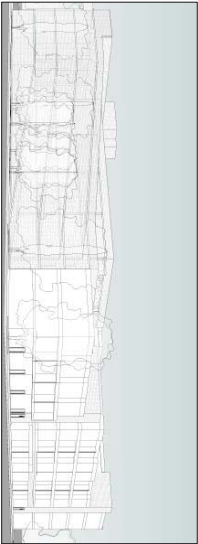
Current Restrictions: N and W sides shown



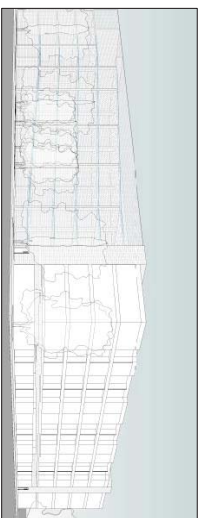
Compatibility Waived: N and W sides shown



Current Restrictions: S and E sides shown

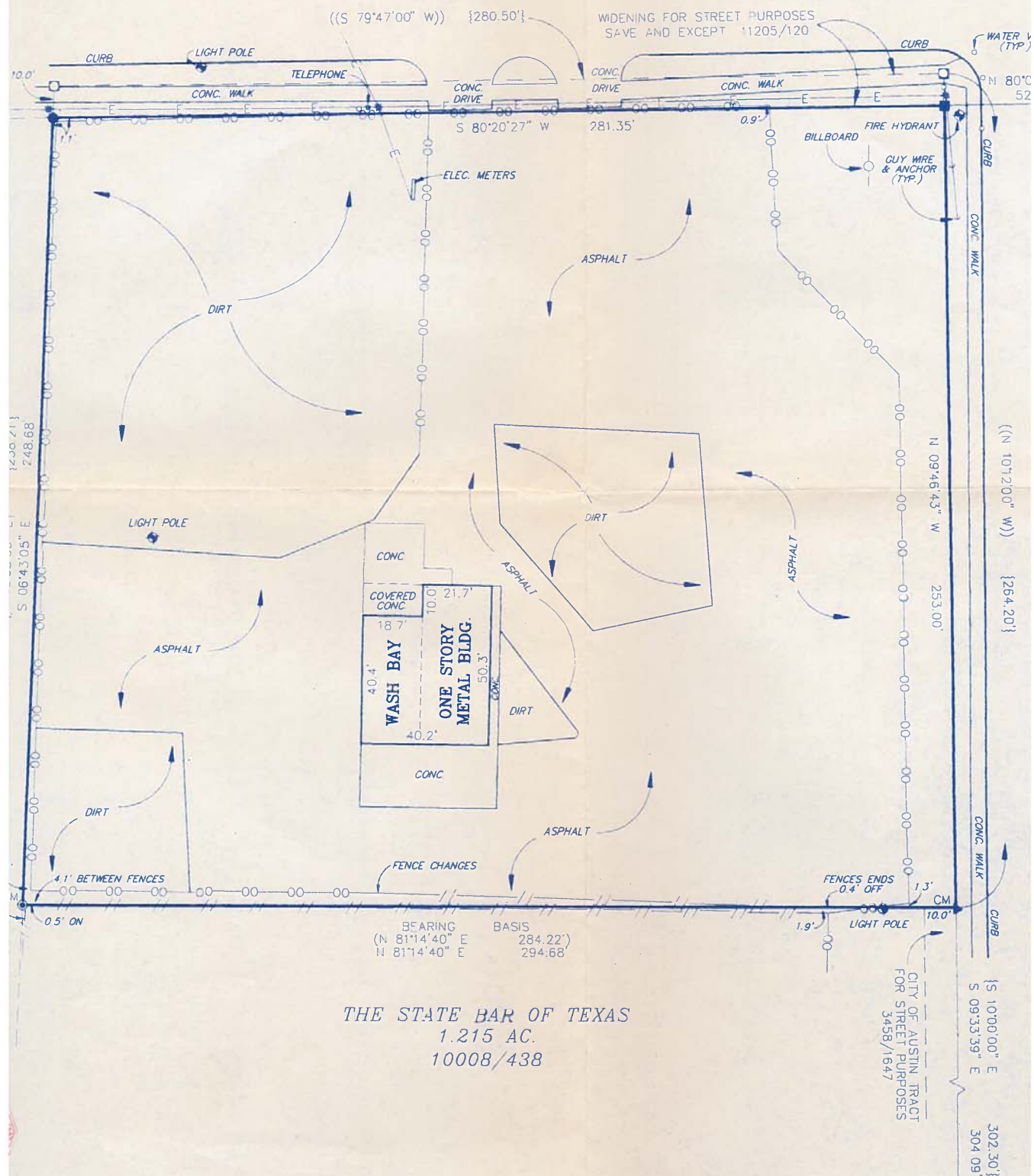


Compatibility Waived: S and E sides shown





MANOR ROAD  
(R.O.W. VARIES)







Manor Road  
3219 Manor Road, Austin, TX 78723

Midcity Development  
9229 Waterford Centre Blvd, BLDG C, Suite 100, Austin, TX  
78758

ARCHITECTURE • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION  
**KELLY GROSSMAN**  
ARCHITECTS, PLLC  
280 KNOX HIGH ROAD, SUITE 210, AUSTIN, TEXAS 78704 PH: +1 512 387 2387  
www.kellygrossmanarchitects.com





① NORTH ELEVATION, WEST  
WP = 110'



② EAST ELEVATION, WEST  
WP = 110'



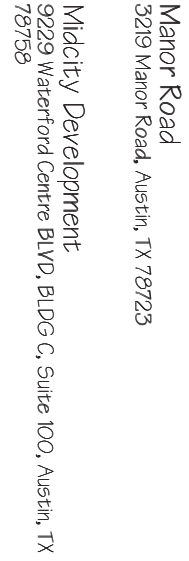
③ WEST ELEVATION, WEST  
WP = 110'

Manor Road  
3219 Manor Road, Austin, TX 78723

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Year	#	%
1997	14	11.39%
1998	40	29.23%
1999	23	17.69%
1999-2000	129	100.00%

[illegible]







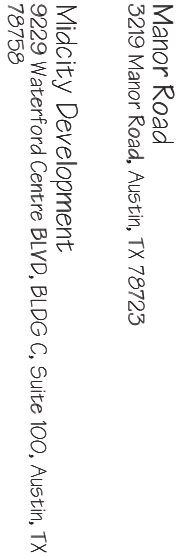
LEVEL 3 FLOOR PLAN

LEVEL 3 FLOOR PLAN									
UNIT NUMBER	0	10	20	30	40	50	60	70	80
301	301	302	303	304	305	306	307	308	309
310	311	312	313	314	315	316	317	318	319
320	321	322	323	324	325	326	327	328	329
330	331	332	333	334	335	336	337	338	339
340	341	342	343	344	345	346	347	348	349
350	351	352	353	354	355	356	357	358	359
360	361	362	363	364	365	366	367	368	369
370	371	372	373	374	375	376	377	378	379
380	381	382	383	384	385	386	387	388	389
390	391	392	393	394	395	396	397	398	399
400	401	402	403	404	405	406	407	408	409
410	411	412	413	414	415	416	417	418	419
420	421	422	423	424	425	426	427	428	429
430	431	432	433	434	435	436	437	438	439
440	441	442	443	444	445	446	447	448	449
450	451	452	453	454	455	456	457	458	459
460	461	462	463	464	465	466	467	468	469
470	471	472	473	474	475	476	477	478	479
480	481	482	483	484	485	486	487	488	489
490	491	492	493	494	495	496	497	498	499
500	501	502	503	504	505	506	507	508	509
510	511	512	513	514	515	516	517	518	519
520	521	522	523	524	525	526	527	528	529
530	531	532	533	534	535	536	537	538	539
540	541	542	543	544	545	546	547	548	549
550	551	552	553	554	555	556	557	558	559
560	561	562	563	564	565	566	567	568	569
570	571	572	573	574	575	576	577	578	579
580	581	582	583	584	585	586	587	588	589
590	591	592	593	594	595	596	597	598	599
600	601	602	603	604	605	606	607	608	609
610	611	612	613	614	615	616	617	618	619
620	621	622	623	624	625	626	627	628	629
630	631	632	633	634	635	636	637	638	639
640	641	642	643	644	645	646	647	648	649
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660	661	662	663	664	665	666	667	668	669
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690	691	692	693	694	695	696	697	698	699
700	701	702	703	704	705	706	707	708	709
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720	721	722	723	724	725	726	727	728	729
730	731	732	733	734	735	736	737	738	739
740	741	742	743	744	745	746	747	748	749
750	751	752	753	754	755	756	757	758	759
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780	781	782	783	784	785	786	787	788	789
790	791	792	793	794	795	796	797	798	799
800	801	802	803	804	805	806	807	808	809
810	811	812	813	814	815	816	817	818	819
820	821	822	823	824	825	826	827	828	829
830	831	832	833	834	835	836	837	838	839
840	841	842	843	844	845	846	847	848	849
850	851	852	853	854	855	856	857	858	859
860	861	862	863	864	865	866	867	868	869
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890	891	892	893	894	895	896	897	898	899
900	901	902	903	904	905	906	907	908	909
910	911	912	913	914	915	916	917	918	919
920	921	922	923	924	925	926	927	928	929
930	931	932	933	934	935	936	937	938	939
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990	991	992	993	994	995	996	997	998	999
1000	1001	1002	1003	1004	1005	1006	1007	1008	1009
1010	1011	1012	1013	1014	1015	1016	1017	1018	1019
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1050	1051	1052	1053	1054	1055	1056	1057	1058	1059
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1070	1071	1072	1073	1074	1075	1076	1077	1078	1079
1080	1081	1082	1083	1084	1085	1086	1087	1088	1089
1090	1091	1092	1093	1094	1095	1096	1097	1098	1099
1100	1101	1102	1103	1104	1105	1106	1107	1108	1109
1110	1111	1112	1113	1114	1115	1116	1117	1118	1119
1120	1121	1122	1123	1124	1125	1126	1127	1128	1129
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1160	1161	1162	1163	1164	1165	1166	1167	1168	1169
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1250	1251	1252	1253	1254	1255	1256	1257	1258	1259
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1270	1271	1272	1273	1274	1275	1276	1277	1278	1279
1280	1281	1282	1283	1284	1285	1286	1287	1288	1289
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1350	1351	1352	1353	1354	1355	1356	1357	1358	1359
1360	1361	1362	1363	1364	1365	1366	1367	1368	1369
1370	1371	1372	1373	1374	1375	1376	1377	1378	1379
1380	1381	1382	1383	1384	1385	1386	1387	1388	1389
1390	1391	1392	1393	1394	1395	1396	1397	1398	1399
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1410	1411	1412	1413	1414	1415	1416	1417	1418	1419
1420	1421	1422	1423	1424	1425	1426	1427	1428	1429
1430	1431	1432	1433	1434	1435	1436	1437	1438	1439
1440	1441	1442	1443	1444	1445	1446	1447	1448	1449
1450	1451	1452	1453	1454	1455	1456	1457	1458	1459
1460	1461	1462	1463	1464	1465	1466	1467	1468	1469
1470	1471	1472	1473	1474	1475	1476	1477	1478	1479
1480	1481	1482	1483	1484	1485	1486	1487	1488	1489
1490	1491	1492	1493	1494	1495	1496	1497	1498	1499
1500	1501	1502	1503	1504	1505	1506	1507	1508	1509
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1520	1521	1522	1523	1524	1525	1526	1527	1528	1529
1530	1531	1532	1533	1534	1535	1536	1537	1538	1539
1540	1541	1542	1543	1544	1545	1546	1547	1548	1549
1550	1551	1552	1553	1554	1555	1556	1557	1558	1559
1560	1561	1562	1563	1564	1565	1566	1567	1568	1569
1570	1571	1572	1573	1574	1575	1576	1577	1578	1579
1580	1581	1582	1583	1584	1585	1586	1587	1588	1589
1590	1591	1592	1593	1594	1595	1596	1597	1598	1599
1600	1601	1602	1603	1604	1605	1606	1607	1608	1609
1610	1611	1612	1613	1614	1615	1616	1617	1618	1619
1620	1621	1622	1623	1624	1625	1626	1627	1628	1629
1630	1631	1632	1633	1634	1635	1636	1637	1638	1639
1640	1641	1642	1643	1644	1645	1646	1647	1648	1649
1650	1651	1652	1653	1654	1655	1656	1657	1658	1659
1660	1661	166							

Year	$\theta$	$\alpha$
1977	1.6	11.30%
1980	47	20.73%
1988	22	17.67%
TOTAL	123	100.00%

[illegible]

SHEET INFORMATION - FIVE-BLOCK	
LOCATION	NUMBER OF SPACES
GARAGE	12
TOTAL	12





**ORDINANCE NO. 021107-Z-12c**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 990 ACRES OF LAND GENERALLY KNOWN AS THE MLK NEIGHBORHOOD PLAN AREA ("MLK") AND TO CHANGE THE BASE ZONING DISTRICTS ON 63 TRACTS OF LAND IN MLK.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 63 tracts of land within the property described in Zoning Case No. C14-02-0142.003, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 990 acres of land, in the City of Austin, Travis County, Texas, that includes the Oak Springs Subdistrict more particularly described and identified in the attached Exhibits "A" and "B" incorporated into this ordinance, (the "Property"), and, as follows,

Oak Springs Subdistrict bounded by East 12<sup>th</sup> Street on the north, Springdale Road on the south and east, and Airport Boulevard on the west,

generally known as the MLK neighborhood plan (NP) combining district, locally known as the property bounded by Anchor Lane, East 38 ½ Street and Manor Road on the north, East 51st Street on the east, Springdale Road on the south, and Airport Boulevard on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** The base zoning districts for the 63 tracts of land are changed from family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, neighborhood office (NO) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, and limited industrial services (LI) district, to family residence-neighborhood plan (SF-3-NP) combining district, single family residence small lot-neighborhood plan (SF-4A-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP)



combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

TRACT	ADDRESS	FROM	TO
201	5005 & 5029 Manor Road	GR, MF-2	GR-MU-NP
202	2909 & 2913 E 51st Street, 5000, 5001, 5002, 5003, 5004, & 5005 Blue Spruce Circle, 5000, 5001, 5003, 5005, & 5007 Cottonwood Circle	MF-2	NO-MU-NP
203	2967, 2989, 3005, & 3007 E 51st Street (LOT 2 SEFCIK SUBD SEC 2, LOTS 1A & 1B SEFCIK SUBD NO 3 & LOT 1 LONGFELLOW SUBD)	MF-2	MF-2-NP
204	4700 Pecan Springs Road (11.82 ACRES OF ABS 793 SUR 20 WARNELL H ACR 11.82)	SF-3	SF-4A-NP
205	3015-3107 E 51st Street & 4806-4912 Pecan Springs Road (LOTS 1-3 ROSEN ED ADDN, LOTS 1A & 2A PFAEFFLIN SUBD RESUB, LOTS 1-2 JOHNSON HELEN SUBD, LOTS 1-4 POEHLMAN ACRES & 4.12 ACRES OF ABS 793 SUR 20 WARNELL H ACR 4.12)	SF-3	SF-3-NP
206	5000 Pecan Springs Road	MF-2	MF-2-NP
207	4809, 4813, 4905, 5001, 5003, 5005B, 5007 & 5009 Pecan Springs Road, 4926 Springdale Road (S & W OF FORT BRANCH CREEK)	SF-3, MF-3	SF-3-NP
208	0 Springdale Road (ABS 793 SUR 20 WARNELL H ACR 2.059)	SF-3	GR-MU-CO-NP
209	4900 Springdale Road, 4926 Springdale Road (N & E OF FORT BRANCH CREEK)	GR, LO, MF-3	GR-MU-CO-NP
210	3811, 3823, & 3839 Airport Boulevard	CS	CS-MU-NP
211	3701 & 3737 Airport Boulevard	CS	CS-MU-NP
212	3737 Airport Boulevard	CS-1	CS-1-MU-NP
213	3101-3111 Manor Road, 2115-2215 Airport Boulevard, 2101-2199 Theo Drive (LOTS 1-10 OLT 50 DIV B AIRPORT & MANOR RD SUBD NO 3)	CS, GR	CS-MU-NP

TRACT	ADDRESS	FROM	TO
214	1901-2101 Airport Boulevard, 3200-3298 E MLK Boulevard, 2100-2198 Theo Drive ( LOT 1 OLT 50 DIV B AIRPORT & MANOR RD SUBD NO 2, LOT 11-13 AIRPORT & MANOR RD SUBD NO 3, LOTS C & D TRINITY SUBD, LOT 31 OLT 50 DIV A ENCINO TERRACE, LOTS 2-3, 3A, 11-14 & 19-22 OLT 50 DIV A DELORES SUBD, LOT A THEO DR & MANOR RD SUBD, LOT 1 OLT 50 DIV B HENRY JIM ADDN, LOT 1 AIRPORT BUSINESS PARK SUBD)	CS, CS-CO, CS-1	CS-MU-NP
215	1805, 1809, 1815 & 1823 Airport Boulevard, 3223 & 3235 E MLK Boulevard	GR, SF-3	GR-MU-NP
216	1400 Tillery Street & 3205 E 14 ½ Street	NO, SF-3	LR-MU-NP
217	1181, 1191 & 1199 Airport Boulevard	CS-1	CS-1-MU-NP
218	1153, 1165, 1181, 1191 & 1199 Airport Boulevard, 3300, 3306, & 3312 Oak Springs Drive, 3301, 3311, & 3313 E 12th St, 0 Airport Boulevard (.322 AC OF OLT 15 DIVISION B)	LI, CS, GR, LO	CS-MU-NP
219	3404 Oak Springs Drive	LR	LR-MU-NP
220	1137-1149 Airport Boulevard, 1142 & 1144 Gunter Street, 3301- 3399 Oak Springs Drive (LOTS 3 & 4 BURKE C O ADDN, LOTS 1-3 HIRSH ARRAH NEAL SUBD NO 3, LOTS 1, 2, 3A & 4 OLT 58 DIV A HIRSH ARRAH NEAL SUBD, LOT 2 OLT 57 & 60 ROBERTSON-MCCULLOUGH ADDN, LOT 1 FREEDOM HOME BAPTIST CHURCH ADDN & .5 AC OF OLT 57 & 60 DIV A)	CS	CS-MU-NP
221	1131, 1133 & 1135 Airport Boulevard, 1137 Gunter St, 3706 & 3716 Goodwin Avenue	CS	CS-MU-NP
222	1119 Airport Boulevard, 3703 Goodwin Avenue	CS	CS-MU-NP
223	1921, 1923, 1925, 1927 & 1929 E 38 ½ St, 3808 Manorwood Road (LOTS 24-29 BLK A OLT 35 & 36 DIV C MANOR HILL & LOT 1 MANOR HILL ADDN RESUB OF BLK F & PART OF BLK A)	SF-3	GR-MU-CO-NP
224	2011 & 2027 Anchor Lane, 3138, 3200, 3220, 3300, & 3330 Manor Road	CS	CS-MU-NP
225	3112-3128 Manor Road (LOT 8 BLK D OLT 35 & 36 DIV C & PART OF SERVICE WAY MANOR HILL)	CS, CS-1, GR	CS-NP
226	3121, 3207 & 3313 Manor Road	GR	GR-NP
227	3219 Manor Road	CS-CO	CS-CO-NP
228	3303 Manor Road, 2205 Tillery Street	CS-CO	CS-CO-NP
229	2200 Tillery Street	LO	LO-MU-NP
230	3317 Manor Road, 2212 Palo Pinto Drive	LR	GR-CO-NP
231	3401 & 3403 Manor Road	LO, SF-3	GR-CO-NP
232	3501 Manor Road	LO	LO-NP
233	3511 & 3515 Manor Road, 0 Manor Road (.48 ACR OF LOT 2-3 & 14 BLK 1 OLT 51-52 DIV B CREST HAVEN ADDN)	GR, LO	GR-NP
234	2215 & 2263 EM Franklin Avenue, 3607 Manor Road	GR	GR-NP
235	2211 & 2213 EM Franklin Avenue	LI	CS-MU-CO-NP
236	2210 & 2220 EM Franklin Avenue, 2226 Pershing Drive	CS, GR, SF-3	LO-MU-NP
237	2101, 2107 & 2109 EM Franklin Avenue	LO, CS, CS-1	LO-MU-NP
238	0 Pershing Drive (PT OF LTS 1-2 & 46-47 BLK D & APPROX 1.00 AC OLT 51 DIV B MANOR RD ADDN, ADJ VAC PALO PINTO DR)	SF-3	P-NP
239	0 Palo Pinto Drive (APPROX 1.00 AC OF OLT 51 DIV B MANOR RD ADDN)	SF-3	P-NP

TRACT	ADDRESS	FROM	TO
240	1904 EM Franklin Avenue	GR	SF-3-NP
241	3510-3520 E MLK Boulevard (LOT 1 OLT 51-52 DIV B RAOCH MAUDE E SUBD)	GR	SF-6-NP
243	1704, 1706, 1710, 1804 & 1812 EM Franklin Avenue, 3417 & 3515 E MLK Boulevard, 0 E MLK Boulevard (ACR 2.40 OLT 23 DIVISION B), 0 EM Franklin Avenue (1.375 ACR OLT 23 DIVISION B), 0 E 17th Street (96 x 104 FEET OLT 23 DIVISION B, .33 AC OF OLT 23 DIVISION B)	SF-3, MF-3	SF-3-NP
244	1812 EM Franklin Avenue	CS	GR-NP
245	3601 & 3609 E MLK Boulevard, 1807 EM Franklin Avenue	GR	GR-NP
246	3707 E MLK Boulevard	NO, SF-3	LO-MU-NP
247	1707, 1801 & 1803 Overhill Drive, 1800, 1802 & 1806 Springdale Road	LR, LO	LO-MU-NP
248	1808 & 1810 Springdale Road, 4501, 4505, 4507 & 4509 E MLK Boulevard	LR, CS	GR-NP
249	1801 EM Franklin Avenue	MF-3	SF-6-NP
253	0 E 12th Street (EVERGREEN CEMETERY)	SF-3	P-NP
254	3317 E 12th Street	SF-3	LR-MU-NP
255	4000 & 4008 E 12th Street	CS	SF-6-NP
256	4104 E 12th Street	LR	SF-6-NP
257	4112-4122 E 12th Street	SF-3	SF-3-NP
258	1308 Springdale Road	SF-3	P-NP
259	1200, 1202 & 1204 Springdale Road, 4122 E 12th Street	CS-1, LR, MF-3, SF-3	GR-MU-NP
260	4121-4127 E 12th St (More specifically identified in exhibit "D")	SF-3	GR-MU-NP
261	4013-4119 E 12th St (More specifically identified in exhibit "D")	SF-3	SF-6-NP
262	1152 Springdale Road, 3703 & 4003 E 12th St	SF-3	P-NP
263	3500-3612 Oak Springs Drive (LOTS 1-9 NUEVA VIDA I-A, LOT 15 NUEVA VIDA II, LOT 3 HOBBS ADDN SEC 2 & 5.439 AC OUT OF OLT 17 DIV B)	MF-2	SF-6-NP
264	3301 Pennsylvania Avenue (LOT 17 & ADJ 31.4 FEET OF VACATED TILLERY STREET OLT 16 DIV B HUSTON SAM HEIGHTS)	LO, GR	SF-6-NP
265	1144 Gunter Street	MF-3, CS	SF-3-NP
266	1143, 1145, & 1147 Gunter Street, 1144 Wayneroy Drive, 3603 & 3605 Abbate Circle	MF-3	SF-3-NP
267	1076 Springdale Road (LOT 2 OLT 57 & 60 DIV A SPRINGDALE PARK)	GR	GR-NP

**PART 3.** The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 4.** Cottage special use is permitted on lots in residential districts within the boundaries of the Oak Springs Subdistrict as set forth in Sections 25-2-1442 through 25-2-1444 of the Code.

**PART 5.** Urban home special use is permitted on lots in residential districts within the boundaries of the Oak Springs Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

**PART 6.** Tracts 203, 205, 206, 207, 243, 257 and 263 may be developed as a residential infill special use as set forth in Sections 25-2-1532 through 25-2-1534 of the Code.

**PART 7.** Tracts 201, 208 through 237, 244 through 248, 254, 259, 260 and 267 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

**PART 8.** Tracts 222 and 233 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

**PART 9.** The Property within the boundaries of the conditional overlay-combining district established by this ordinance is subject to the following conditions.

1. The following conditions apply to Tract 227:

A. Vehicular access from the Property to Tillery Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

B. A 15-foot wide vegetative buffer shall be provided and maintained along the east property line adjacent to Tillery Street. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.



2. The following conditions apply to Tract 228:

A 15-foot wide vegetative buffer shall be provided and maintained along the west property line adjacent to Tillery Street and along the south property line adjacent to the property developed or zoned residential. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

3. The following uses are prohibited uses on Tracts 223, 230 and 231:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Automotive sales
Drop-off recycling collection facility	Exterminating services
Funeral services	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services

4. The following uses are prohibited uses on Tract 227:

Adult oriented businesses	Agricultural sales and services
Automotive sales	Campground
Convenience storage	Drop-off recycling collection facility
Equipment repair services	Exterminating services
Funeral services	Kennels
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	

5. The following uses are prohibited uses on Tract 228:

Adult oriented businesses	Agricultural sales and services
Automotive sales	Building and maintenance services
Campground	Convenience storage
Drop-off recycling collection facility	Electronic prototype assembly
Equipment repair services	Equipment sales
Exterminating services	Funeral services
Kennels	Laundry services
Limited warehousing and distribution	Maintenance and service facilities
Monument retail sales	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Transitional housing	Vehicle storage
Veterinary services	

6. The following uses are prohibited uses on Tract 235:

Adult oriented businesses	Agricultural sales and services
Automotive washing (of any type)	Campground
Commercial blood plasma center	Commercial off-street parking
Construction sales and services	Convenience storage
Custom manufacturing	Equipment repair services
Equipment sales	Drop-off recycling collection facility
Laundry services	Limited warehousing and distribution
Maintenance and service facilities	Pawn shop services
Service station	Vehicle storage

7. Drive-in service as an accessory use to commercial uses is a prohibited use on Tracts 208, 209 and 235.

8. The following uses are conditional uses on Tract 235:

Automotive sales	Exterminating services
Guidance services	Hotel-motel
Kennels	Monument retail sales
Outdoor sports and recreation	Residential treatment

9. The following uses are prohibited uses on Tracts 208 and 209:

Automotive rentals	Automotive washing (of any type)
Automotive repair services	Pawn shop services
Automotive sales	Service station

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 10.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 11.** This ordinance takes effect on November 18, 2002.

**PASSED AND APPROVED**

November 7, 2002

§  
§  
§

Gustavo L. Garcia

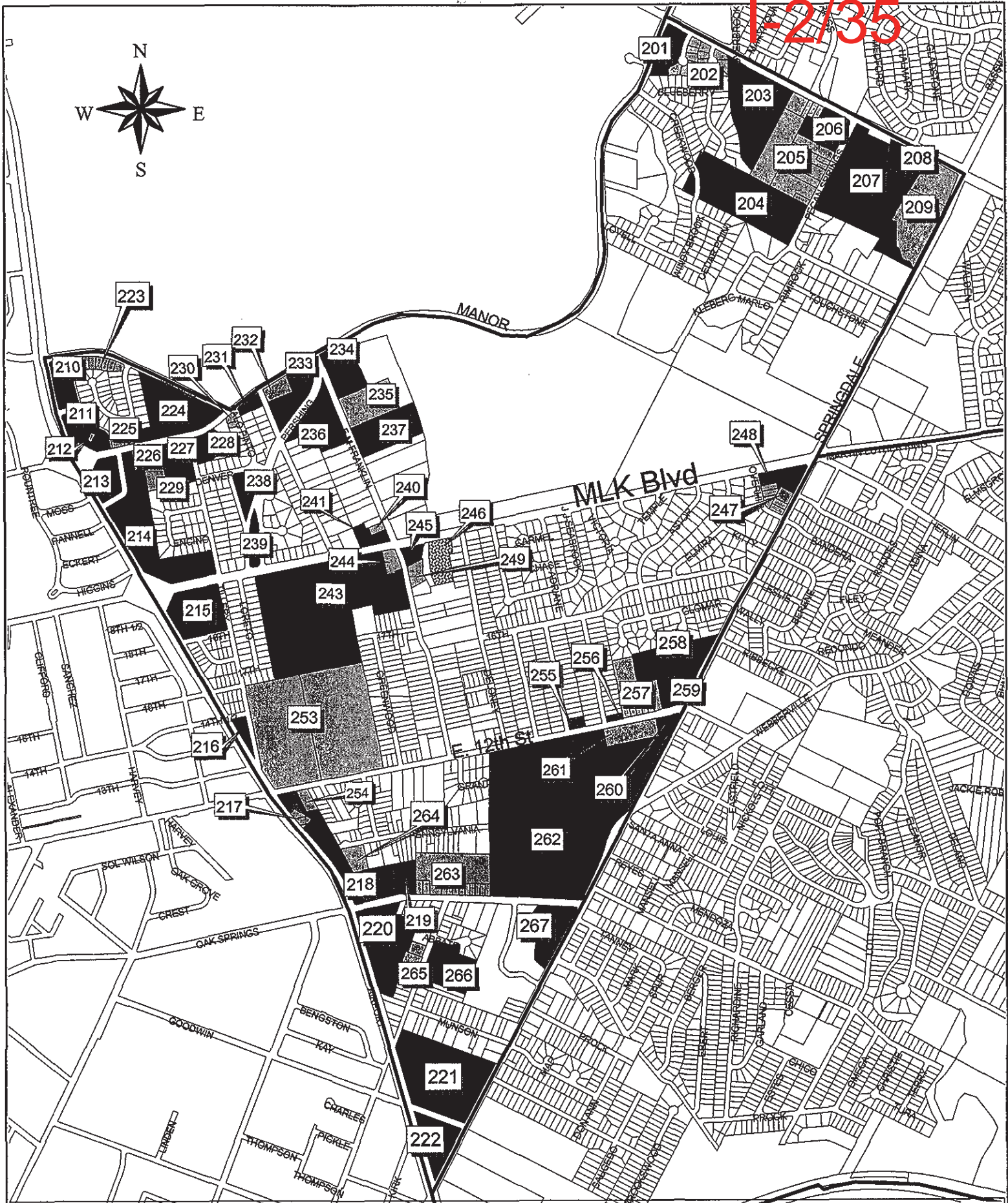
Gustavo L. Garcia  
Mayor

**APPROVED:**

Sedora Jefferson  
Sedora Jefferson  
City Attorney

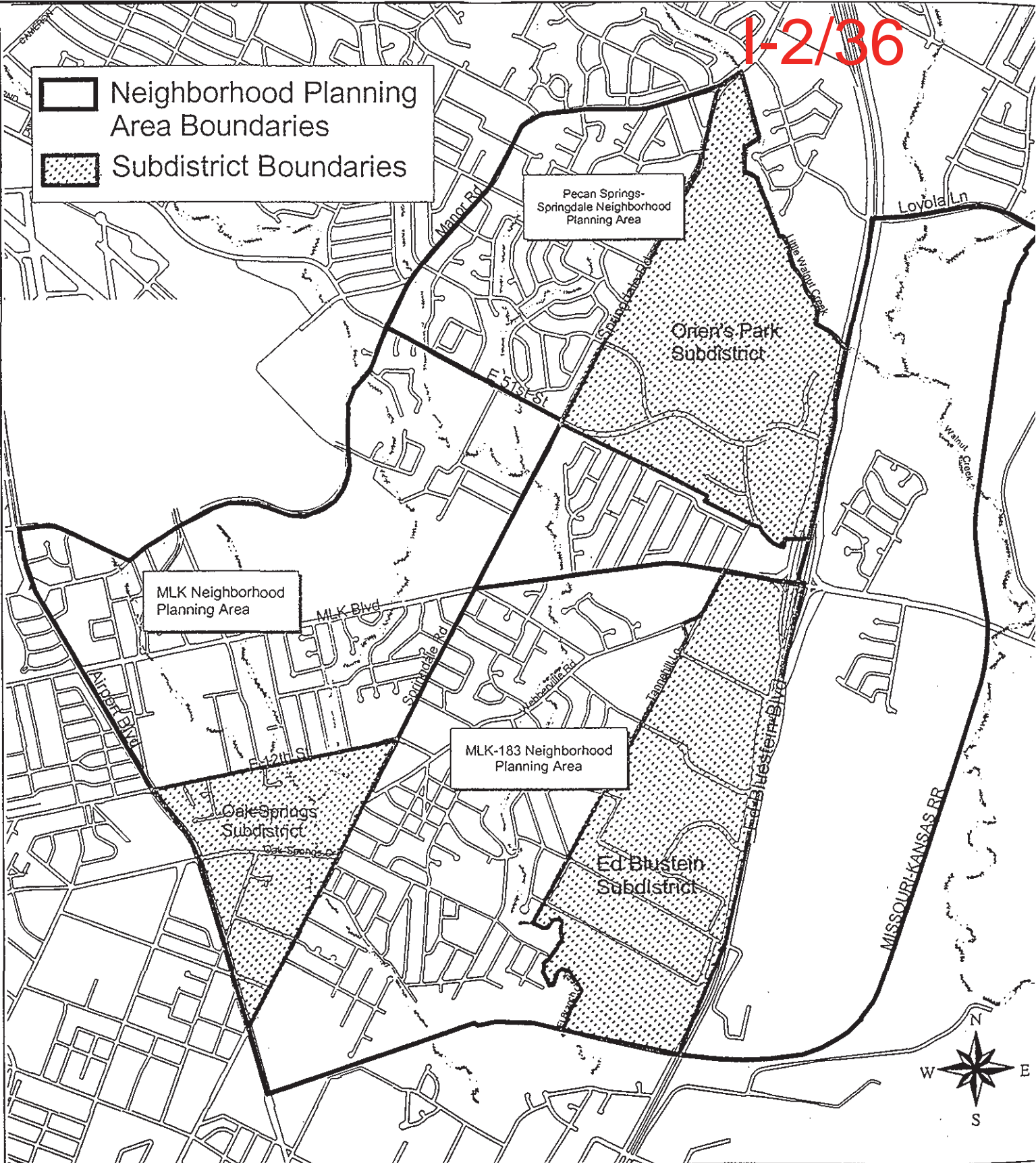
**ATTEST:**

Shirley A. Brown  
Shirley A. Brown  
City Clerk



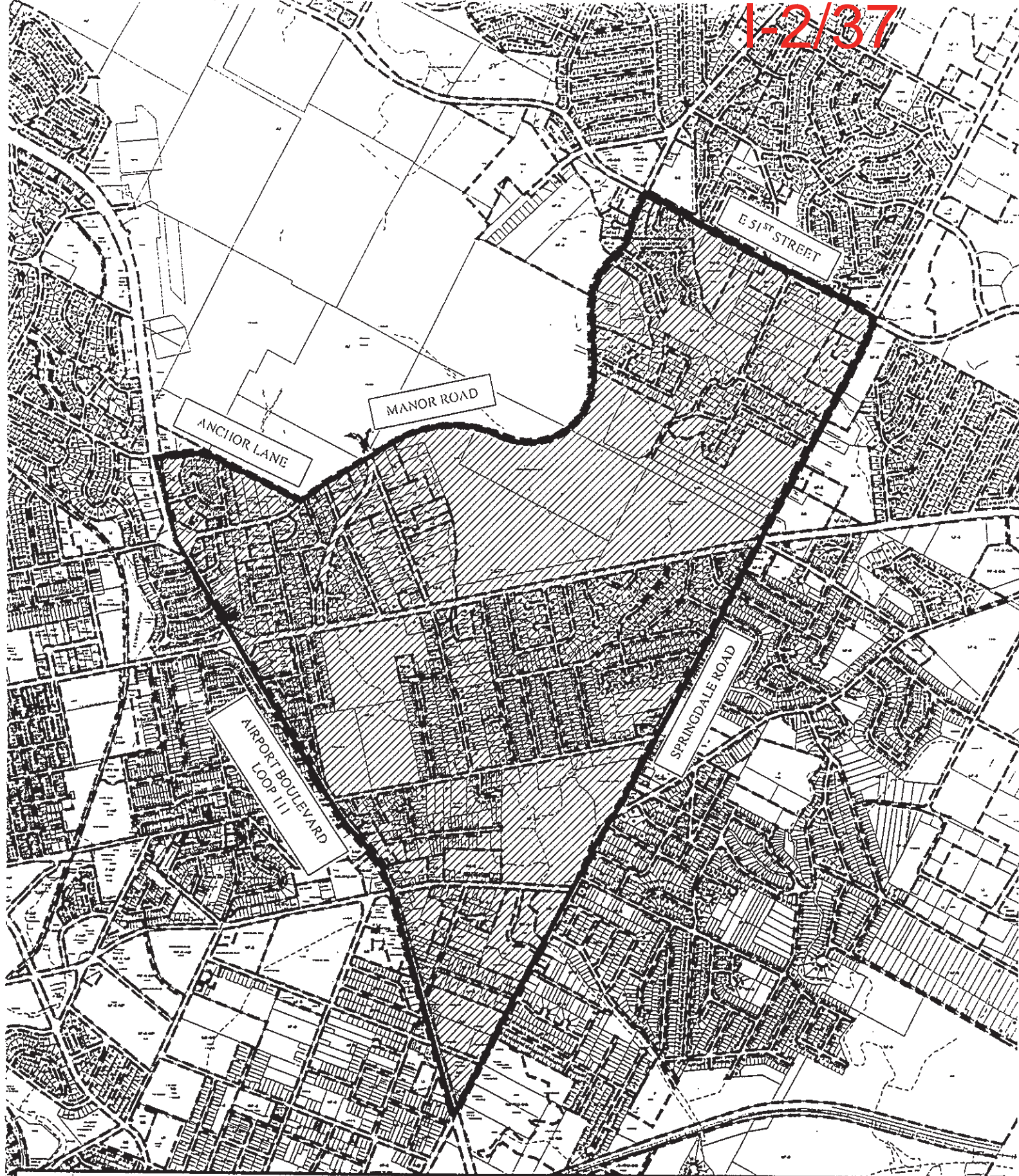
**MLK Neighborhood Plan Combining District**  
**Case # C14-02-0142.003** *EXHIBIT A*











1-2/37



 1" = 1600'	SUBJECT TRACT		ZONING <i>EXHIBIT C</i>		CITY GRID REFERENCE NUMBER M21-25
	PENDING CASE				
	ZONING BOUNDARY				
	CASE #: C14-02-0142.003				
	ADDRESS: MLK NPCD				
CASE MGR: T. BOLT		SUBJECT AREA (acres): N/A		DATE: 02-09	
				INTLS: SM	

1-2/38

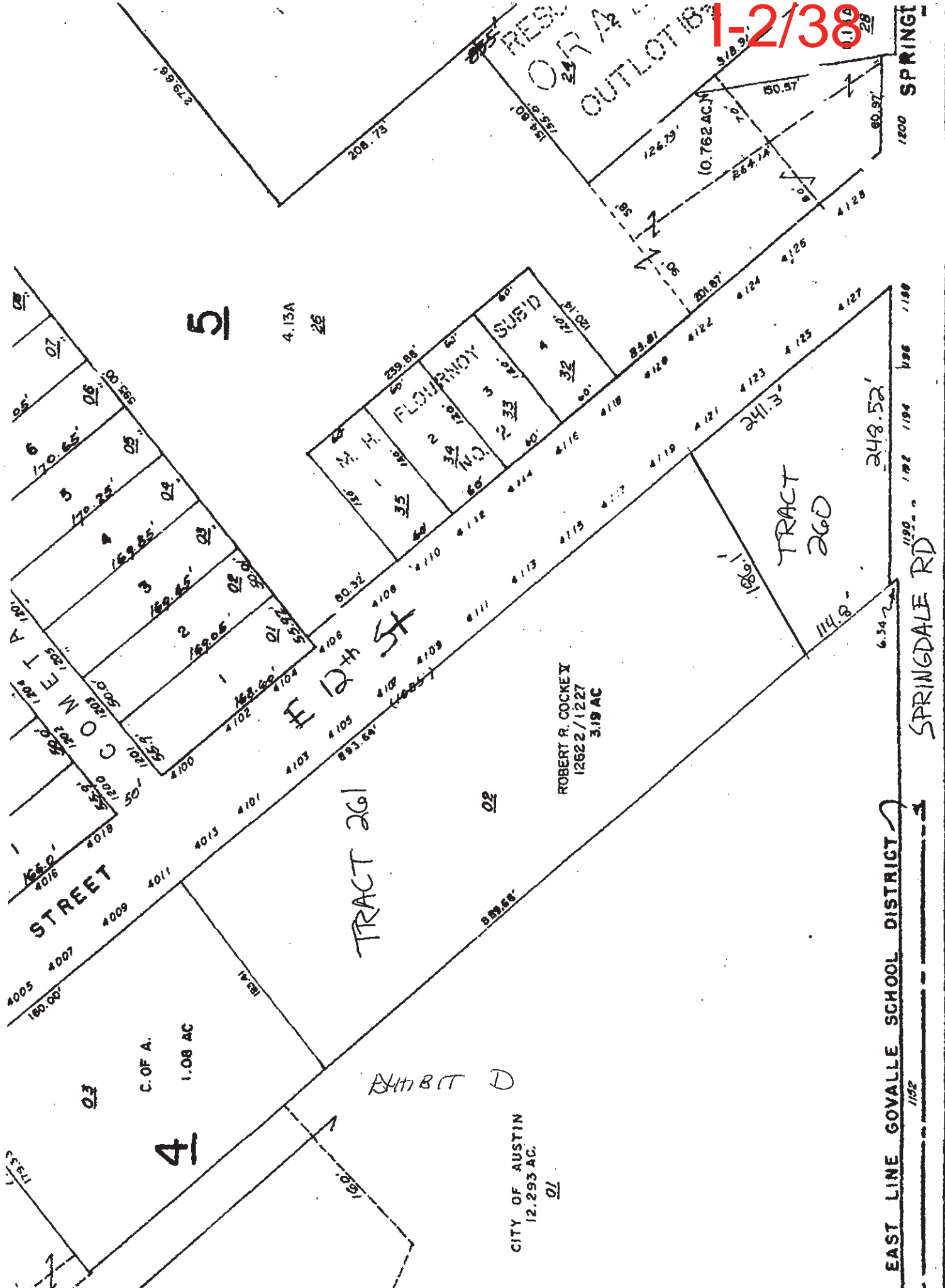


EXHIBIT D

EAST LINE GOVALL SCHOOL DISTRICT

1152

1

SPRINGDALE RD

1192

1194

1196

1200 SPRING

2 0919



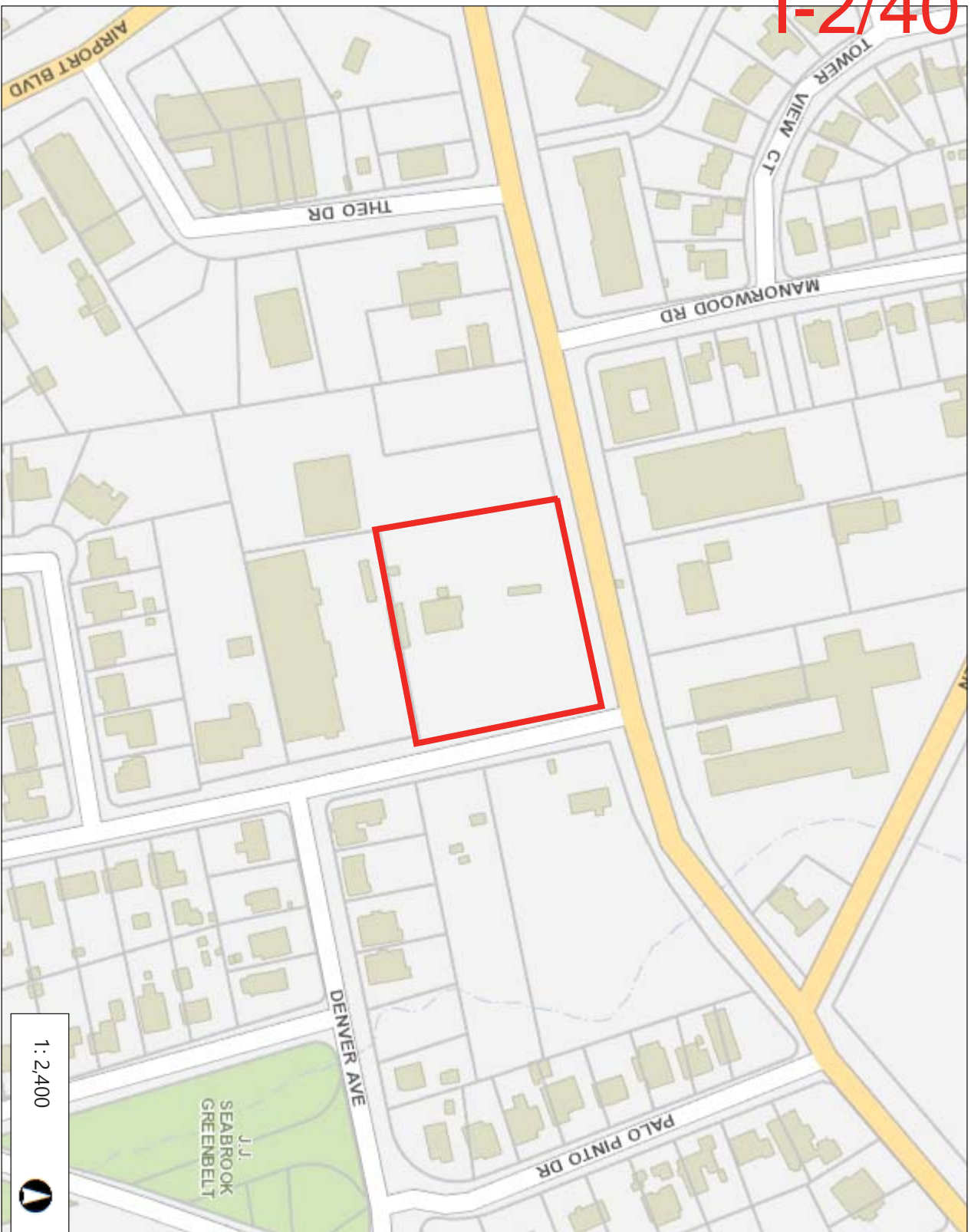






# Property Profile

## Legend



1: 2,400



## Notes

I-2/40

0.1  
0  
0.04  
0.1 Miles  
NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet  
Date Printed:

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I-2/41

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Google Earth

600 ft

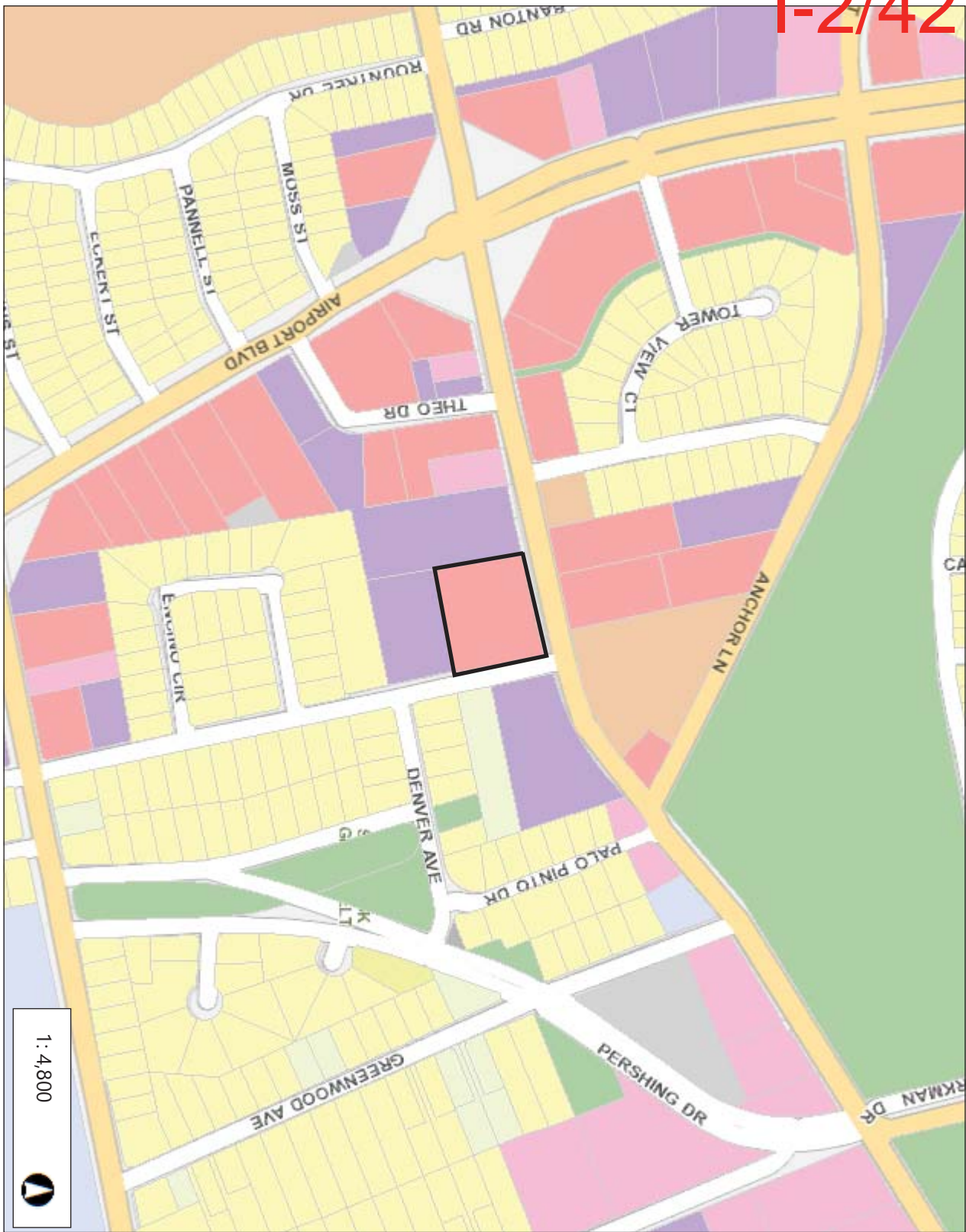






# Property Profile

I-2/42



1: 4,800



- Land Use Inventory**
- Single Family
  - Mobile Home
  - Large Lot Single Family
  - Multi-family
  - Commercial
  - Mixed Use
  - Office
  - Industrial
  - Resource Extraction
  - Civic
  - Open Space
  - Transportation
  - Roads
  - Utilities
  - Undeveloped
  - Water
  - Unknown

## Legend

## Notes

0.2  
0  
0.08  
0.2 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

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