ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0105 – 2711-2717 Manor Road DISTRICT: 1

ZONING FROM: SF-3-NP

TO: CS-V-NP

ADDRESS: 2711, 2713, 2715 & 2717 Manor Road and 2204 Curtis Avenue

SITE AREA: 1.1518 Acres

PROPERTY OWNERS:
2717 Manor LLC, Dennis Bruyere,
E-I35 Properties LLC, and Andrew Pluta

AGENT:
Drenner Group PC
(Amanda Swor)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:
Staff supports the Applicant's request for rezoning with the following conditional overlay (CS-V-CO-NP). The conditional overlay would include:

1. The following uses are prohibited uses on the property: Adult oriented businesses, Automotive washing (of any type), Commercial off-street parking, Construction sales and services, Custom manufacturing, Equipment sales, Laundry service, Maintenance and service facilities, Service station, Agricultural sales and services, Campground, Commercial blood plasma center, Convenience storage, Drop-off recycling collection facility, Equipment repair services, Limited warehousing and distribution, Pawn shop services, and Vehicle storage.

2. The following uses are conditional uses on the property: Automotive sales, Guidance services, Kennels, Outdoor sports and recreation, Exterminating services, Hotel-motel, Monument retail sales, and Residential treatment.

The Applicant has agreed to these conditions. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:
December 10, 2019: TO GRANT CS-V-CO-NP WITH THE ADDED PROHIBITED LAND USE OF ADULT ORIENTED BUSINESS, ON CONSENT.
November 12, 2019: TO GRANT POSTPONEMENT TO DECEMBER 10, 2019 AS REQUESTED BY NEIGHBORHOOD, ON CONSENT (11-0) [Azar- 1st, Kenny- 2nd]

CITY COUNCIL ACTION:

January 23, 2020:

December 5, 2019: TO GRANT POSTPONEMENT TO JANUARY 23, 2020 AS REQUESTED BY STAFF, ON CONSENT.

ORDINANCE NUMBER:

ISSUES:
The recommended conditional overlay (CO) is identical to the list of prohibited and conditional uses on the CS-MU-V-CO-NP properties that occupy the five lots to the west. Staff does not recommend limiting building height to 40 feet, as is limited on the five lots to the west. The Applicant agrees with the CS-V-CO-NP recommendation.

CASE MANAGER COMMENTS:
The subject tract is comprised of five lots located on the southwest corner of Curtis Avenue and Manor Road. The lots are zoned SF-3-NP and are each developed with single family residences. West of the subject tract are properties that are zoned CS-MU-V-NP that are developed with multifamily, limited restaurant, and automotive repair services land uses. Across an alley to the south are single family residences zoned SF-3-NP. This residential area extends south for approximately one block; further south, along Martin Luther King Jr. Boulevard, are properties zoned MF-3-NP and TOD-NP. The TOD-NP properties are part of the Martin Luther King Junior Transit Oriented District (MLK TOD). Across Curtis Avenue to the east are more properties that are part of the MLK TOD. These properties are developed with office, cocktail lounge, and business or trade school land uses. Across Manor Road to the north are properties zoned LO-V-CO-NP and MF-4-NP that are developed with office and multifamily uses. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

The Applicant is proposing to redevelop the property with commercial and office land uses. Staff supports the requested zoning, with conditions. CS-V is consistent with other properties along Manor Road, particularly the properties that make up this block. Similar zoning districts extend to the west and the MLK TOD is located to the east along Manor Road. Finally, Manor Road is a core transit corridor that supports vertical mixed use development. ***Please see Exhibit C—Applicant Letter.***

As stated in the Issues section and Staff Recommendation section, Staff is recommending CS-V-CO-NP. The five lots that make up the remainder of this block along Manor Road were zoned CS-MU-CO-NP in 2001-2002 as part of the Rosewood Neighborhood planning process. Staff supports including the list of prohibited and conditional uses because of the proximity of residential properties to the south. Staff does not support limiting building height to 40 feet. The addition of V- to the Manor Road corridor reflects an increased need for density along this core transit corridor.

BASIS OF RECOMMENDATION:

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

The recommended CS-V-CO-NP zoning is consistent with the CS-MU-CO-NP immediately to the west and with the TOD-NP across Curtis Avenue to the east.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

Planning Commission and City Council have adopted vertical mixed use regulations that promote mixed use along core transit corridors.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Single family residential
North	LO-V-CO-NP, MF-4-NP	Office, Multifamily
South	SF-3-NP	Single family residential
East	TOD-NP	Cocktail lounge, Office, Business or trade school
West	CS-MU-V-CO_NP	Multifamily, Restaurant-limited, Automotive repair

NEIGHBORHOOD PLANNING AREA: Rosewood

TIA: N/A

WATERSHED: Boggy Creek

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association
Austin Heights Neighborhood Association
Austin Neighborhoods Council
Del Valle Community Coalition
Claim Your Destiny Foundation
Bike Austin
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation
Neighbors United for Progress
Rosewood Neighborhood Plan Contact Team
Cherrywood Neighborhood Association
Upper Boggy Creek Neighborhood Planning Team
AISD
Austin Innercity Alliance
United East Austin Coalition
Black Improvement Association
Sierra Club
SELTexas
East Austin Conservancy
Anberly Airport Association

AREA CASE HISTORIES:

NUMBER	**REQUEST**	**PLANNING COMMISSION**	**CITY COUNCIL**
C14-2019-0106 320-3203 Merrie Lynn	MF-4-NP to LO-MU-NP, as amended	11/12/2019: TBD	12/05/2019: TBD
C14-2018-0087 3200 Merrie Lynn	MF-4-NP to LO-MU-NP, as amended	11/27/18: To grant LO-MU-NP	12/13/18: To grant LO-MU-NP

EXISTING STREET CHARACTERISTICS:

Name	**ROW**	**Pavement**	**Classification**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Curtis Avenue	50’	30’	Local	No	Yes	Yes
Manor Road	60’	40’	ASMP Level 3 / Core transit corridor	Yes	Yes	Yes

OTHER STAFF COMMENTS:

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

SITE PLAN

SP 1. Site plans will be required for any new development other than single-family or duplex residential.
SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
Compatibility Standards
SP 4. The site is subject to compatibility standards.

- ☐ No structure may be built within 25 feet of the property line.
- ☐ No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- ☐ No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- ☐ No parking or driveways are allowed within 25 feet of the property line.
- ☐ A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.

☐An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
☐A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

TRANSPORTATION

TR1. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 80 feet of right-of-way for Manor Road. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for Manor Road according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55]. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a bike facility is proposed for Manor Road. Additional right-of-way maybe required at the time of subdivision and/or site plan. The adjacent street characteristics table is provided below:

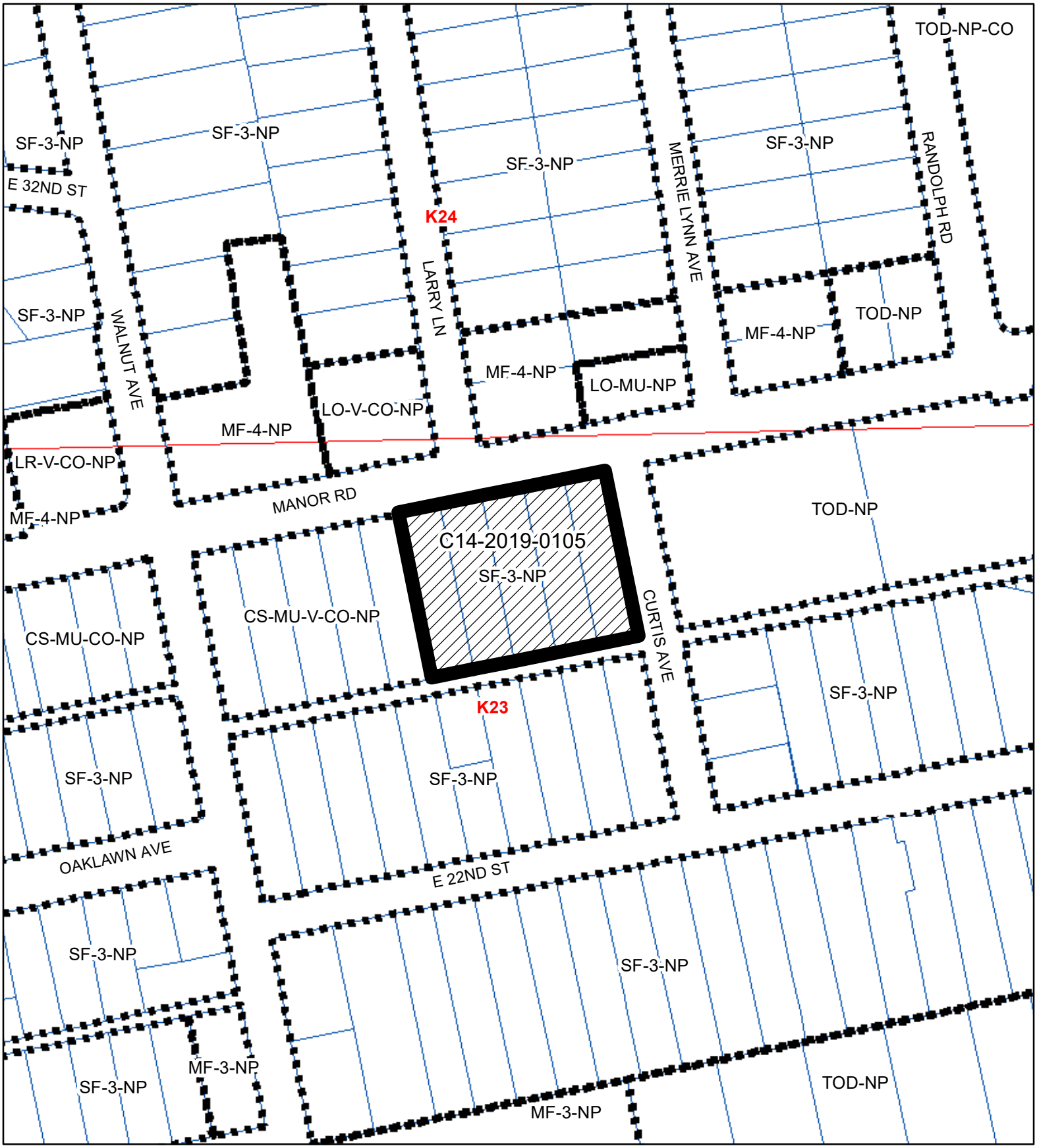
Name	**ROW**	**Pavement**	**Classification**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Curtis Avenue	50’	30’	Local	No	Yes	Yes
Manor Road	60’	40’	ASMP Level 3	Yes	Yes	Yes

WATER UTILITY

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Exhibit
C. Applicant Letter



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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

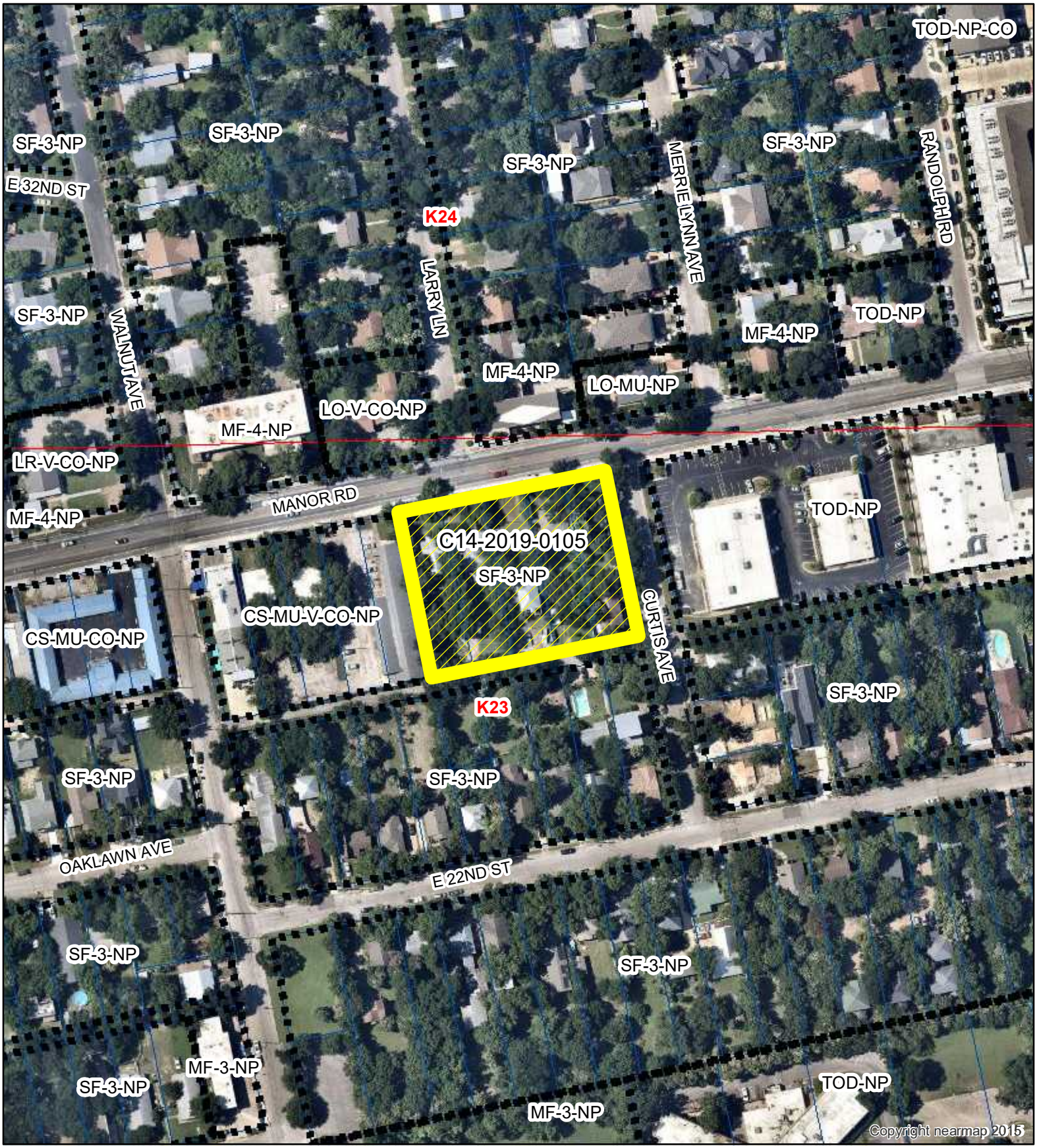
CREEK BUFFER

1" = 150'

2711 - 2717 Manor Road

ZONING CASE#: C14-2019-0105
LOCATION: 2711 - 2717 Manor Road
SUBJECT AREA: 1.15 Acres
GRID: K23
MANAGER: Heather Chaffin

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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CITY OF AUSTIN FOUNDED 1839

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Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroup.com

DRENNER GROUP

July 31, 2019

Ms. Denise Lucas
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: 2711-2717 Manor Road – Rezoning and Neighborhood Plan Amendment applications for the 0.92-acre property located at 2711-2717 Manor Road, in the City of Austin, Travis County, Texas (the "Property")

Dear Ms. Lucas:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning and neighborhood plan amendment application packages. The project is titled 2711-2717 Manor Road, consists of 0.92-acres, and is located near the southwest corner of Curtis Avenue and Manor Road, in the full purpose jurisdiction of the City of Austin. The Property is currently developed with single family structures.

The Property is zoned SF-3-NP (Family Residence – Neighborhood Plan). The requested rezoning is from SF-3-NP to CS-V-NP (General Commercial Services – Vertical Mixed Use Building – Neighborhood Plan) zoning district. The purpose of this rezoning is to allow for office and/or commercial services (general) use. This rezoning request is consistent with the zoning designations surrounding the Property, including the property directly to the west and the property to the north. Both properties have a "V" zoning designation with either a commercial or office base district.

The Property is located in the Rosewood Neighborhood Planning Area. We look forward to meeting with the Rosewood Neighborhood Contact Team to discuss this project. The Future Land Use Map shows the Property as Single Family, therefore a Neighborhood Plan Amendment ("NPA") is also requested to change the designation of the Property from Single Family to Mixed Use. The property to the west is zoned Mixed Use and the property to the east is zoned TOD. The NPA amendment is consistent with the surrounding properties along Manor Road.

In conjunction with the rezoning and NPA request the Traffic Impact Analysis ("TIA") has been waived until time of site plan review. See attached TIA determination form executed by Amber Mitchell dated July 29, 2019.

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,

Amanda Swor

Amanda Swor

cc: Joi Harden, Planning and Zoning Review Department *(via electronic delivery)*
Heather Chaffin, Planning and Zoning Review Department *(via electronic delivery)*
Maureen Meredith, Planning and Zoning Review Department *(via electronic delivery)*