

**ZONING CHANGE REVIEW SHEET**CASE: C14-2024-0182DISTRICT: 2ADDRESS: 5706 AND 5708 NANCY DRZONING FROM: MH-NPTO: SF-3-NPSITE AREA: 0.48 acresPROPERTY OWNER: Capital River Group, LLC - Series 29AGENT: Capital River Group, LLC - Series 29 (Stuart Carr)CASE MANAGER: Tiffany Magnavice (512-978-0722, tiffany.magnavice@austintexas.gov)STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION / RECOMMENDATION:**February 11, 2025:**ORDINANCE NUMBER:ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is two developed lots totaling approximately 0.48 acres, containing one mobile home spanning across both lots and one detached garage. It is situated mid-block on Nancy Drive (Level 1/Local) between Sahara Avenue (Level 1/Local) and West Stassney Lane (Level 3/Corridor). Development on Nancy Drive is generally characterized by mobile home residences and moderate density residences (MH-NP; SF-2-NP; SF-3-NP). There are also limited density multifamily residences, unified shopping centers, and individually developed commercial sites on the corner of West Stassney Lane (MF-1-CO-NP; GR-NP). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).***

The applicant is proposing to rezone the property to family residence – neighborhood plan (SF-3-NP) combined district zoning for a residential development that will include three (3) dwelling units on each lot, for a total of six (6) dwelling units. Demolition is proposed. ***Please refer to Exhibit B (Applicant's Summary Letter ).***

Staff is recommending family residence-neighborhood plan (SF-3-NP) combined district zoning. This property meets the intent of the district and would increase overall housing in this area of the City, as well as support the addition of missing-middle housing units. Currently, three residential units are not permitted with the existing zoning, mobile home residence-neighborhood plan (MH-NP). The new HOME amendments will allow up to three housing units on a Single-Family (SF1, SF-2 and SF-3) zoned property.

BASIS OF RECOMMENDATION:

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

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

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning changes should promote an orderly relationship among land uses.*

The proposed zoning is in alignment with the surrounding area. There is SF-3-NP zoning to the east of the property. Similar zoning is also permitted on the site adjacent to the south of the property (SF-2-NP).

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

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

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MH-NP	Mobile Home Residential
<i>North</i>	MH-NP; MF-1-CO-NP	Mobile Home Residential; Limited-density Multifamily
<i>South</i>	SF-2-NP	Single-family Residential
<i>East</i>	MH-NP; SF-3-NP	Mobile Home and Family Residential
<i>West</i>	MF-2-NP	Low-density Multifamily

NEIGHBORHOOD PLANNING AREA: South Austin Combined (Garrison Park)

WATERSHED: Williamson Creek (Suburban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Odom Elementary School

Bedichek Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

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

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

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0135 West Stassney Lane Pharmacy Site Plan	SF-3-NP to GR-NP	To Grant (11/12/19) applicant's request of GR-NP	Approved GR-NP zoning as Planning Commission recommended (12/5/19)
C14-2014-0019 Garrison Park Neighborhood Plan Area Rezoning	Rezoning in association with creation of a Neighborhood Plan	No recommendation provided (7/22/2014)	Approved one -NP combining district on second and third readings (11/6/14). First reading approved on 9/25/14.
C14-2014-0018 South Manchaca Neighborhood Plan Area Rezoning	Rezoning in association with creation of a Neighborhood Plan	No recommendation provided (7/22/2014)	Approved one -NP combining district on second and third readings (11/6/14). First reading approved on 9/25/14.
C14-2011-0066 Creeside	GR-CO to SF-6-CO	To Grant (9/20/11) applicant's request of SF-6-CO	Approved SF-6-CO zoning on second and third readings as Commission recommended (12/12/11). First reading approved on 10/20/11.

RELATED CASES:

The subject property is within the boundaries of the South Austin Combined (Garrison Park) Neighborhood Planning Area. The –NP combining district was added to the existing MH base district on November 17, 2014 (C14-2014-0019).

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 5706 NANCY DRIVE. C14-2024-0182. Project: 5706 Nancy Dr. 0.48 acres from MH to SF-3. South Austin Combined NP. Character District: Neighborhood Transition. Existing: mobile home. Proposed: 4 single family residential units. Demolition is proposed, with one residential unit to be demolished.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<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>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"><li>• <b>0.12 miles from Stassney Lane Activity Corridor; 0.15 miles from South First Activity Corridor</b></li></ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"><li>• <b>0.14 miles to bus stop on Stassney Lane</b></li></ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"><li>• <b>Sidewalk present along Nancy DR with limited continuity to the South</b></li></ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"><li>• <b>Within 0.5 miles of Goods and Services along W Stassney LN</b></li></ul>
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	<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 to Odom Elementary School</b></li></ul>
Y	<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>0.5 miles to Odom School Park</b></li></ul>
Y	<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.) <ul style="list-style-type: none"><li>• <b>Medical clinic located along W Stassney LN within 0.5 miles</b></li></ul>
	<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.
	<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.
	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<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 a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
7	<b>Number of "Yes's"</b>

### Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the

criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

#### Site Plan

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

#### Austin Transportation Department – Engineering Review

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Nancy Drive	Level 1	58'	61'	20'	Yes	No	Yes

#### Traffic Impact Analysis (TIA)

N/A

#### Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Exhibit B: Applicant's Summary Letter





1" = 400'

Exhibit A: Zoning Map



IS C14-2024-0182 - 5706 Nancy Dr, District 2

9 of 10



1 inch equals 400'

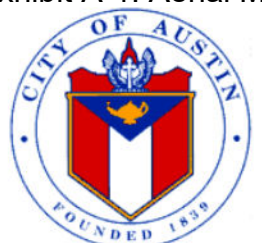
### 5706 Nancy Dr

ZONING CASE#: C14-2024-0182  
LOCATION: 5706, 5708 Nancy Dr.  
SUBJECT AREA: 0.48 Acres  
MANAGER: Nancy Estrada

Exhibit A-1: Aerial Map



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



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.

Created: 12/18/2024



Stuart Carr

205 W. Mockingbird Ln, Austin, TX 78745

Nancy Estrada

City of Austin – Planning Department

**RE: Rezoning Request for 5706 Nancy Dr, Austin, TX - From MH (Mobile Home) to SF-3 (Single Family)**

Dear Planning and Zoning Department,

This letter formally requests a zoning change for the property located at 5706 Nancy Dr, Austin, TX LOT 11&12 BLK A RESUB OF A PART OF WINDSWEPT ACRES SEC 2. The current zoning designation is MH (Mobile Home), and we are proposing to change it to SF-3 (Single Family).

The reason for this request is to develop the property in accordance with the provisions of the Home Act 1, allowing for the construction of up to six (6) residential units on each legal lot. We believe that this change will contribute to increasing housing density in the area and provide much-needed housing options for Austin residents.

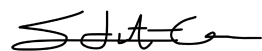
We are aware of the regulations and requirements associated with SF-3 zoning and are committed to complying with all applicable city ordinances and building codes.

We have reviewed the City of Austin's zoning maps and believe that the proposed SF-3 zoning is compatible with the surrounding neighborhood

We are available to meet with city staff to discuss this request in more detail and answer any questions you may have. We can be reached at [cody@carr-re.com](mailto:cody@carr-re.com) at your convenience.

Thank you for your time and consideration. We look forward to your response.

Sincerely,



Stuart Carr