ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0061 (6105 Melrose Trail) DISTRICT: 6

ADDRESS: 6101 and 6105 Melrose Trail

ZONING FROM: I-SF-2 TO: MF-5

SITE AREA: 5.42 acres

PROPERTY OWNER: Austin White Lime Company (Haley Field)

APPLICANT/AGENT: Armbrust & Brown PLLC (Richard T, Suttle, Jr.)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:
Staff recommends MF-3, Multifamily Residence-Medium Density District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
August 19, 2025

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

STAFF RECOMMENDATION:

The site under consideration is a vacant 5.42 acre lot. The tracts of land to the north, across Melrose Trail, are developed with an apartment complex (MAA Quarry Oaks Apartments) zoned MF-3-CO and a small multifamily development (Melrose Trail Apartment Homes) zoned GR. To the east of Heinemann Drive, there are single-family residences zoned PUD. To the west, there are fourplex and duplex residential uses (Melrose Place Fourplexes and Duplexes) zoned MF-2. The land to the south contains a culvert/detention area zoned PUD. The applicant is requesting MF-5, Multifamily Residence-High Density District, zoning to redevelop this property with approximately 250 multifamily residential units (*please see Applicant's Request Letter – Exhibit C*).

The staff's recommendation is to grant MF-3, Multi- Family Residence–Medium Density District, zoning. The property in question is located along Level 1/Residential and Level 2/Collector roadways. It does not meet the purpose statement or intensity of the MF-5 district as this site does not front onto a major roadway near transportation options such as Capital Metro bus routes, bus stops or urban trails.

The staff's recommendation of MF-3 zoning is consistent with surrounding zoning patterns. This property is in an area where medium density multifamily residential use is desirable. The lot under consideration is located within 0.22 miles from Parmer Lane Activity Corridor and there are commercial goods and services available along McNeil Drive to the north. The staff's recommendation of the Multi-Family Residence–Medium Density District will establish permanent zoning at this location and will expand the number of units and available housing choices in this area.

BASIS OF RECOMMENDATION:

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

Multifamily Residence (Medium Density) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable.

2. Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

The property in question is located at the southwest intersection of a Level 1/Residential Roadway and a Level 2/Collector Roadway. It does not meet the purpose statement or intensity of the MF-5 district as this site does not front onto a major roadway near transportation options such as Capital Metro bus routes, bus stops or urban trails.

3. The proposed zoning should promote consistency and orderly planning.

MF-3 zoning is consistent with surrounding zoning patterns as it is adjacent to existing MF-3-CO zoning to the north and MF-2 zoning along Melrose Trail to the west. This property is in an area where medium density multifamily residential use is desirable. It is within 0.22 miles from Parmer Lane Activity Corridor. There are supportive commercial goods and services available along McNeil Drive to the north.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-SF-2	Vacant
North	MF-3-CO, GR	Multifamily
South	PUD	Culvert/Detention Area
East	PUD	Single-Family Residences
West	MF-2	Fourplexes, Duplexes

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: N/A SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
TNR BCP - Travis County Natural Resources

SCHOOLS: Round Rock ISD
Jollyville Elementary School
Deer Park Middle School
McNeil High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0029 (Colonial at Quarry Oaks: 6263 McNeil Drive)	MF-3-CO to MF-3-CO	6/07/11: Approved staff's recommendation of MF-3-CO zoning by consent, the CO would limit the site to uses that generate no more than 3,545 vehicle trips per day and the property would be subject to the conditional overlay conditions set out in Ordinance No. 940203-I and in Ordinance No. 930610-M, with the exception of Part 2.4., that states "No multifamily development of Tract 2, or any portion thereof, shall be constructed or maintained within 25 feet of Melrose Trail." In addition, the recommendations for the Neighborhood Traffic Analysis in this case will be placed in a public restrictive covenant (5-0, G.	June 23, 2011: Approved MF-3-CO district zoning on consent on 1st reading (7-0); B. Spelman-1st, L. Morrision-2nd. July 28, 2011: Approved MF-3-CO zoning on consent on 2nd/3rd readings (7-0); B. Spelman-1st, S. Cole-2nd.

		Bourgeois-absent); P. Seager-1st, D. Tiemann-2nd.	
C14-2007-0211 (Clear Water: 5701-5725 Diehl Trail)	GO-MU-CO to MF-4	12/18/07: Approved the staff recommendation of MF-4-CO zoning with the additional conditions agreed upon by the applicant and the adjacent single-family residents (7-0, J. Martinez-off dais)	1/10/08: Approved MF-4-CO zoning by consent, with the following amendment to allow additional trees to be planted in the vegetative buffer and the necessary improvements to allow trees to be planted (7-0); 1st reading 1/31/08: Approved MF-4-CO zoning by consent, prohibiting structures within a limited area as the neighborhood had requested (7-0)
C14-06-0131 (Riata, Phase 9: 5701-5725 Diehl Trail)	GO-CO to GO-MU	6: Approved the staff's recommendation of GR-MU-CO zoning by consent (6-0, B. Baker, J. Gohil, J. Martinez- absent); M. Hawthorne-1st, C. Hammond-2nd. The conditional overlay will impose the following conditions on the site: 1) The property shall be restricted to 'LO' district development standards and regulations, with the exception of height limitations. 2) Development on the site shall be limited to less than to less than 2,260 trips per day. 3) There shall be a 25-foot vegetative buffer (within the required compatibility setback) along the property line adjacent to the existing SF-2 zoning/ single family residential uses to the north, west and east. 4) Residential development on the property shall be limited to 18 units per acre. In addition, the applicant agreed to post fiscal for improvements at the intersection of Riata Vista West and Parmer Lane, Riata Vista East and Parmer Lane, and Delcour Drive and Parmer Lane in association with zoning case C14-00-2188.	8/10/06: Approved GO-MU-CO zoning with building coverage increased to 60% and impervious coverage increased to 80% (7-0); all 3 readings
C14-05-0086 (McNeil House Apartments: 6280 McNeil Drive)	I-RR to MF-2	8/16/05: Approved staff's recommendation for MF-2 zoning by consent (8-0, K. Jackson-	9/29/05: Approved MF-2 zoning by consent (7-0); all 3 readings

		absent); J. Gohil-1st, M. Hawthorne-2nd.	
C14-02-0184 (HEB Austin #20 Store: 6001 W. Parmer Lane)	GR-CO to CS-1-CO	1/7/03: Approved staff's rec. of CS-1-CO zoning with off-site consumption only (9-0)	2/06/03: Granted CS-1-CO as recommended by staff on all 3 readings(7-0)
C14-01-0063 (Baunach Neighborhood Office - 12719 Dakota Lane)	SF-3 to LO	6/26/01: Approved staff's alternate rec. of NO-MU-CO zoning, with a CO to limit the permitted uses to Administrative and Professional Office and Software Development, allow for a rollback provision to SF-1 if the office use ceases, and limit the site to 20 trips per day; by consent (8-0)	8/02/01: Approved PC rec. of NO-MU (6-0); all 3 readings
C14-00-2219 (12716-12728 Dakota Lane)	RR, SF-1 to GO	2/13/01: Approved staff alternate rec. of GO-CO (TR1) & LO-CO (TR2) with conditions (9-0)	3/22/01: Approved GO-CO (TR1) & LO-CO (TR2) with conditions (7-0); all 3 readings
C14-00-2218 (6514 McNeil Drive)	I-RR to GO	2/13/01: Approved staff alternate rec. of GO-CO by consent (9-0)	Approved GO-CO w/other conditions (7-0); all 3 readings
C14-98-0131 (Twin Liquors – 6001 W. Parmer Lane)	GR-CO to CS-1	11/10/98: Withdrawn	N/A
C14-98-0024 (New Image – 6410 Block of McNeil Road)	I-RR to GR	4/07/98: Approved staff's alternate rec. of GR-CO by consent (8-0)	4/30/98: Approved PC rec. GR-CO w/conditions (7-0); all 3 readings
C14-96-0066 (Neil's Car Wash – 6748 Corpus Christi)	I-RR to GR	6/25/96: Approved GR-CO for Tracts 1 & 2 (7-1); w/ 25 ft. undisturbed buffer along north property line	7/25/96: Approved PC rec. of GR-CO (5-0); all 3 readings
C14-93-0146 (6263 McNeil)	GR-CO to MF-3-CO	1/4/94: Approved staff rec. of MF-3-CO, subject to IPM (8-0)	2/3/94: Approved MF-3-CO with conditions

RELATED CASES:

C81-81-052.03.3 – Subdivision Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 6105 MELROSE TRAIL. C14-2025-0061. Project: 6105 Melrose Trail. 5.42 acres from I-SF-2 to MF-5. Existing: vacant (1 dwelling unit) and undeveloped land. Proposed: multifamily (250 units). Demolition not proposed.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	**Imagine Austin Growth Concept Map:** 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. **Names of Activity Centers/Activity Corridors/Job Centers *:** • **0.22 miles from Parmer Lane Activity Corridor**
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access *:** Adjoins a public sidewalk, shared path, and/or bike lane. • **Sidewalk present along Melrose Trail**
Y	**Connectivity, Good and Services, Employment ***: Provides or is located within 0.50 miles to goods and services, and/or employment center. • **Within 0.5 miles of Goods and Services along McNeil Drive**
Y	**Connectivity and Food Access ***: Provides or is located within 0.50 miles of a grocery store/farmers market. • **HEB present within 0.5 miles**
Y	**Connectivity and Education ***: Located within 0.50 miles from a public school or university. • **0.5 miles to Jollyville Elementary School**
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health *: 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.)
Y	**Housing Choice ***: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: 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.
	Industrial Land: Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
6	**Number of "Yes's"**

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 located over the Edwards Aquifer Recharge Zone. The site is in the Walnut 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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with proposed MF-5 zoning, 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 any 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.

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. 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.

Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards
The site is subject to compatibility standards due to the proximity of single-family residential property.
Reference 25-2-1051, 25-2-1053

Any structure that is located:

a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.
Reference 25-2-1062(B), 25-8-700

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.
Reference 25-2-1062

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Melrose Trail. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Melrose Trail according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Heinemann Dr. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Heinemann Dr according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Melrose Trail	Level 2	84 feet	Approx 70 feet	Approx 43 feet	Yes	Yes	No
Heinemann Dr	Level 1	58 feet	Approx 65 feet	Approx 40 feet	No	Yes	No

Water Utility

No comments on zoning change.

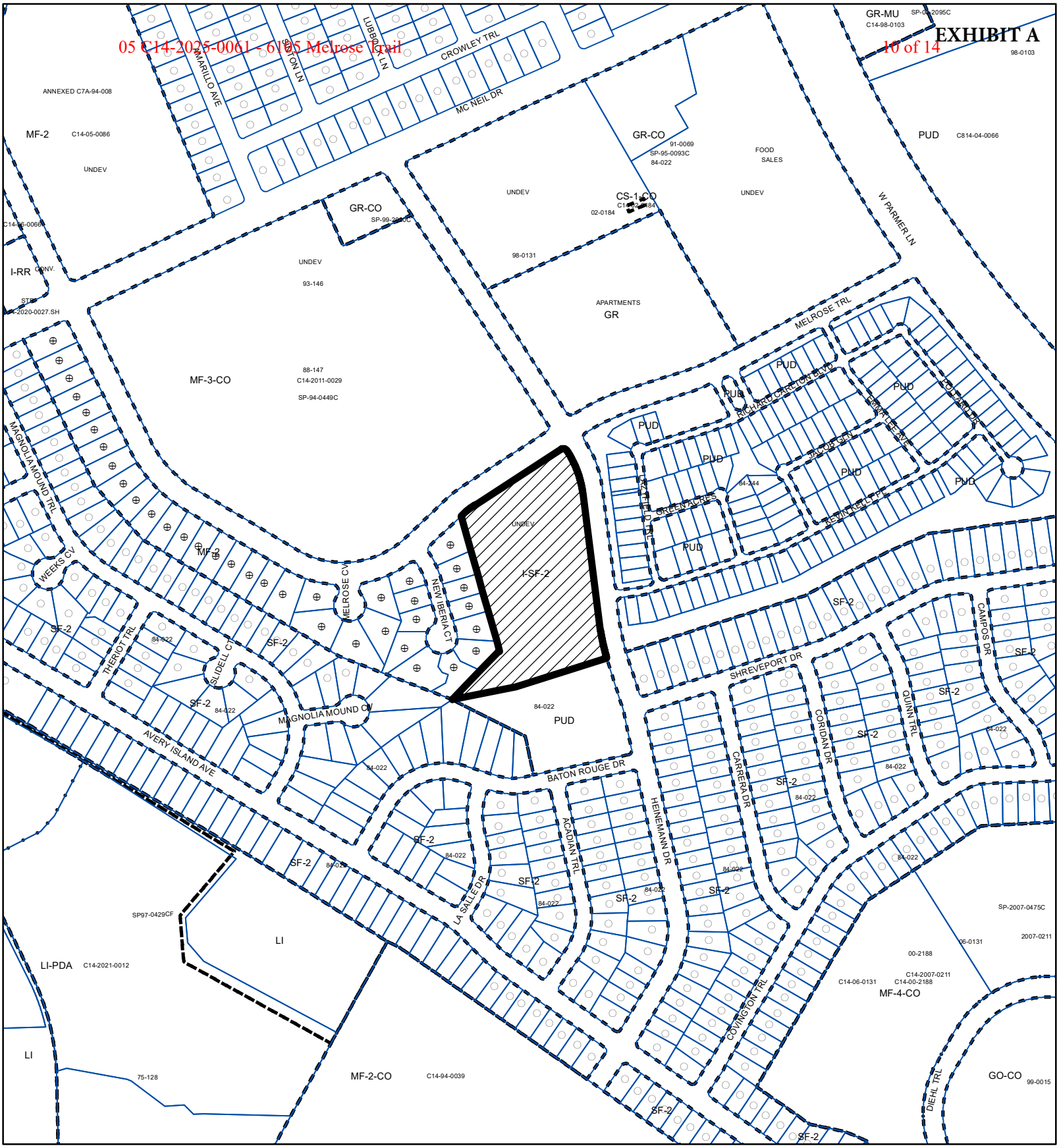
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Map
C. Applicant's Request Letter
D. Comments from Interested Parties

EXHIBIT A



ZONING

ZONING CASE#: C14-2025-0061

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

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

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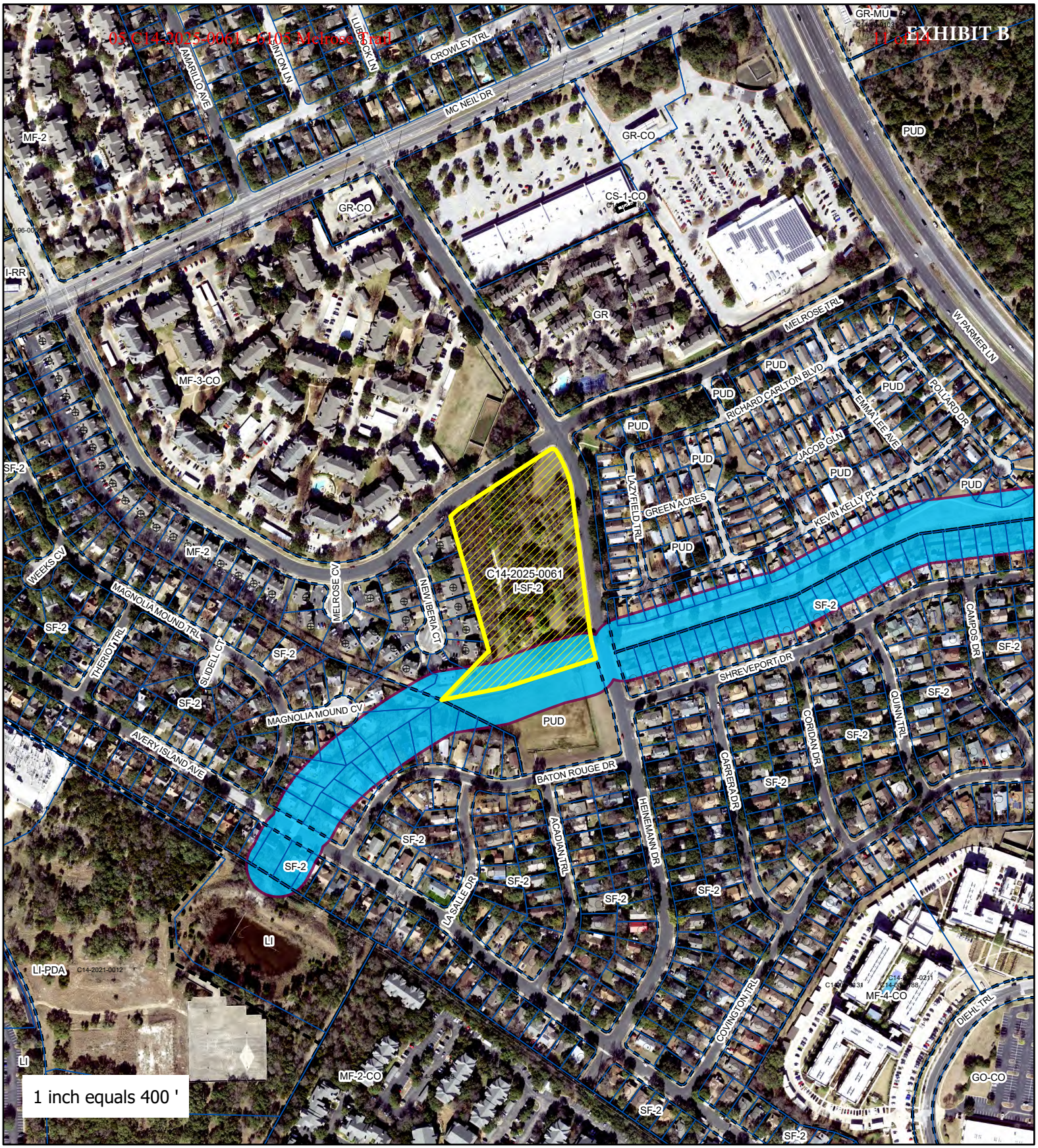
CITY OF AUSTIN FOUNDED 1839

Created: 5/9/2025

EXHIBIT B



6105 Melrose Trail

N

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

ZONING CASE#:	C14-2025-0061
LOCATION:	6101 and 6105 Melrose Trl
SUBJECT AREA:	5.42 Acres
MANAGER:	Sherri Sirwaitis

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Created: 5/28/2025

ARMBRUST & BROWN, PLLC

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Richard T. Suttle, Jr.
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April 25, 2025

Lauren Middleton-Pratt
Director, City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Rezoning application for 6101 and 6105 Melrose Trail, Austin, TX 78727 (the "Application")

Dear Mrs. Middleton-Pratt:

This letter is submitted on behalf of the owner in the above referenced Application. The area to be rezoned is comprised of approximately 5.42 acres of land located at 6101 and 6105 Melrose Trail, Austin, Travis County, Texas (the "Property").

The Property is zoned Interim Single Family Residence Standard Lot ("I-SF-2") and is undeveloped. Currently the proposed redevelopment is for the construction of approximately 250 multifamily units to be located on the Property (the "Project").

In order to obtain the ability to construct the proposed multifamily units on the Property and facilitate development of the Project, this Application seeks to rezone the Property from I-SF-2 to Multifamily Residence High Density District ("MF-5").

Thank you in advance for your time and consideration of this zoning request. If you have any questions or need additional information, please do not hesitate to contact me or Kelly Wright at (512) 435-2364.

Very truly yours,

ARMBRUST & BROWN, PLLC

Richard T. Suttle, Jr.

cc: Joi Harden
Kelly Wright

From: M S
To: Sirwaitis, Sherri
Subject: Case Number: C14-2025-0061
Date: Wednesday, May 28, 2025 10:40:59 PM

External Email - Exercise Caution

From: Michael Saulters
5908 Baton Rouge Dr
Austin, TX 78727

To: Sherri Sirwaitis, case manager

Warm greetings,
I am the owner and resident for 24 years of a neighboring property to the address in question at 6105 Melrose Trail now owned by Austin White Lime Company.
I have reviewed the application for zoning and found one or two potential errors or irregularities to which I wish to draw your attention.

On page 10, the section on parkland dedication appears to be incomplete. While the form indicates a parkland dedication is required, the subsequent question remains unanswered with no indication whether the owner intends to provide land or pay a fee in lieu of the dedication.

On the same page, the section Transportation Linkages incorrectly lists 'Route 383 (Research Blvd.)' instead of Route 183.

I am concerned that the application includes no indication of the planned size of units and as the nearest public transportation is miles away, the addition of 250 family dwellings in a property that previously only had one house for 80 years will affect not only traffic but drainage, noise, pollution, crime, and general safety and character of the neighborhood. I find the traffic numbers on page 4 spurious. 250 units with no nearby public transportation and with no stated indication of unit size could potentially see 2 or 3 cars per unit added to neighborhood traffic with at least two trips per car per day, the total trips per day may easily reach 1500 only in commuter travel before taking into account non-resident traffic such as parcel and food deliveries. This exceeds the proposed 1146 trips by almost 31 percent.

In addition, the property is home to numerous very large trees that likely qualify as heritage trees and should be protected.

According to the City of Austin Guide to Zoning, page 7, Section II. Zoning Principles,
• Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.
• Granting a request for zoning should result in an equal treatment of similarly situated properties.

• Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.
• Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.
• Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors

The proposed zoning violates each of these principles and should be rejected as proposed.

While I support growth and density in our city development, for this property I urge the city to consider zoning for density comparable to neighboring multi-family properties and designate this property as MF-2 or MF-3.

Thank you for your attention and best regards,

Michael Saulters

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