

C15-2019-00333

I2



Compatibility Waiver Request for 3219 Manor Rd

June 2019

3219 Manor Project Info



3219 Manor Rd is a to-be-built 5-story, 1.6 acre, wrap style mixed-use, courtyard style apartment project in one of the new Opportunity Zones in Austin, TX. The project will offer flexible and community friendly live/work units fronting Manor Road.

Convenient access to major employers and CapMetro station in front of property.

Currently, there is only one similar apartment project under construction within a mile radius of the subject property and only two additional apartment projects proposed for development within the same one mile radius.



3219 Manor Project Info

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

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



3219 Manor RD:

Consideration Regarding Findings

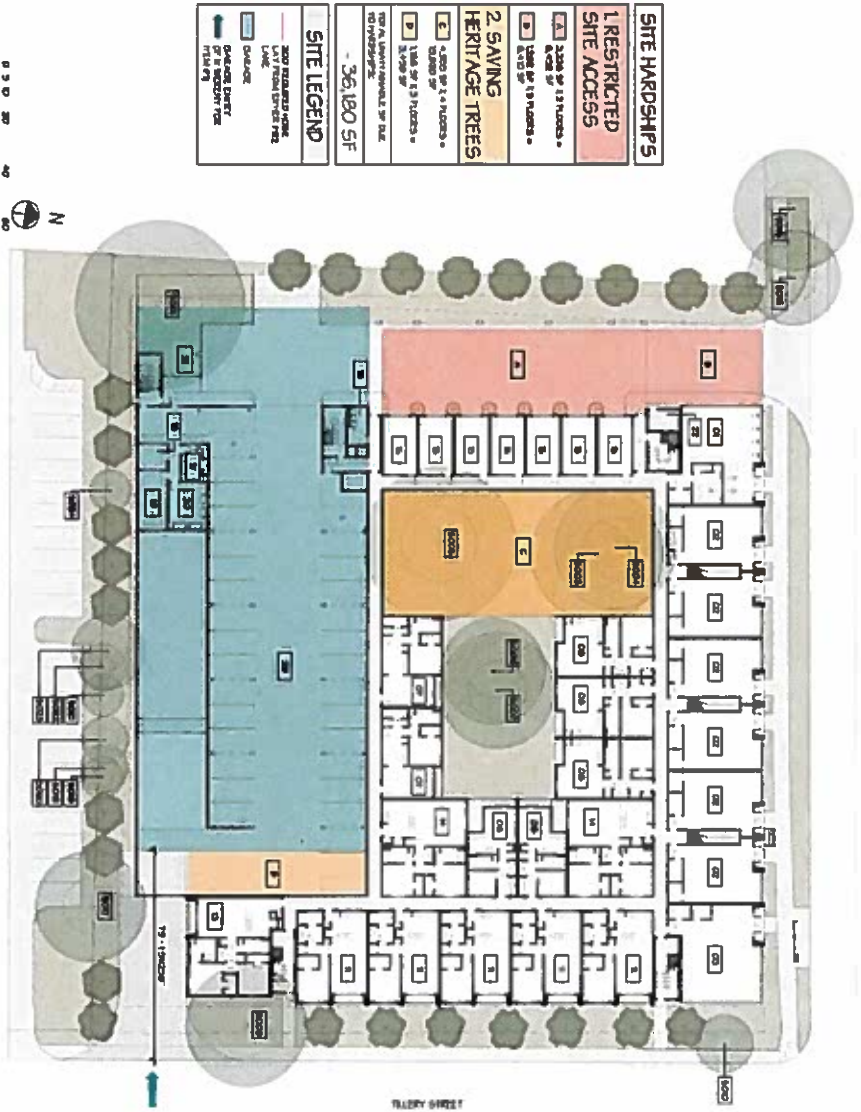


- Section 25-2-1081(E) specifically authorizes BOA variances from Compatibility Standards
- Section 25-2-474 BOA may grant variance from compatibility standards if determine that:
 - Does not allow for a ***reasonable use***
 - Hardship is ***unique and not generally characteristic*** of the area
 - Does not alter the character of the area, impair the use of adjacent property or impair purpose of the regulations of the zoning district

3219 Manor RD:



3219 Manor RD:



- SITE HARDSHIPS**
- RESTRICTED SITE ACCESS**
 - S001 2208 sq ft 12'x16'x12'
 - S002 2000 sq ft 10'x16'x12'
 - S003 1200 sq ft 10'x16'x12'
- SAVING HERITAGE TREES**
 - S004 4000 sq ft 12'x16'x12'
 - S005 1200 sq ft 10'x16'x12'
 - S006 2000 sq ft 10'x16'x12'
- REINFORCED CONCRETE DRIVEWAY**
 - S007 1200 sq ft 10'x16'x12'
 - S008 2000 sq ft 10'x16'x12'
- RESTRICTED SITE ACCESS**
 - S009 36180 sq ft



EXISTING TREE LEGEND	
	EXISTING TREES (ALL TYPES)
	CEDRAR ELM (NEW) 12'x16'x12' min.
	SHALMAD OAK (NEW) 10'x16'x12' min.
	ORANGE/RED OAK (NEW) 10'x16'x12' min.

S001	27' POST OAK
S002	25' POST OAK
S003	23' POST OAK
S004	23' POST OAK
S005	25' POST OAK 20-19
S006	20' POST OAK
S007	22' POST OAK
S008	23' POST OAK
S009	11' CEDAR ELM
S010	21' LIVE OAK
S017	9' CEDARBERY
S018	9' CEDARBERY
S019	9' CEDARBERY
S020	9' CEDARBERY
S021	9' CEDARBERY
S022	9' CEDARBERY
S023	14' DRUMBERY O-B
S024	8' HICKSBERY

3219 Manor RD: Scenarios Chart

3219 Manor Rd		Current	Trees If Tillyer Access Allowed	Trees/Tillyer If Western Trees Non-Existent	Trees/Tillyer If W/Trees Non Exist & Tillyer access allowed	SE & NW Compatibility Waived
Scenario	Current Restrictions in place:					
Total Stories	5	5	5	5	5	5
Highest Allowed Roof Height Per Zoning	56'3"	56'3"	60'	60'	56'3"	60'
Unit City	114	125	141	156	130	130
Units Gained		11	27	42	16	16
Affordable Unit City	12	13	15	18	13	13
Affordable Units Gained		1	3	4	1	1
Total Unit SF	99,092	111,954	122,410	135,272	113,971	113,971
Unit SF Gained		12,862	23,318	36,180	14,879	14,879
Restrictions in place:	1) Graduating set back and height limit due to SF across Tillyer 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 Tillyer.	1) Graduating set back and height limit due to SF across Tillyer 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 Tillyer.	1) Graduating set back and height limit due to SF across Tillyer 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 Tillyer.	1) Graduating set back and height limit due to SF across Tillyer 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 Tillyer.	1) Graduating set back and height limit SW due to SF use diagonal from property and behind another building. 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 Tillyer.	1) Graduating set back and height limit SW due to SF use diagonal from property and behind another building. 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 Tillyer.
Current property specific	Vegetative buffer along Tillyer. No property access along Tillyer. 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.





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.