

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday July 8, 2019

CASE NUMBER: C15-2019-0033

<input checked="" type="checkbox"/>	William Burkhardt
<input checked="" type="checkbox"/>	Jessica Cohen
<input checked="" type="checkbox"/>	Ada Corral
<input checked="" type="checkbox"/>	Melissa Hawthorne
<input checked="" type="checkbox"/>	William Hodge
<input checked="" type="checkbox"/>	Don Leighton-Burwell
<input type="checkbox"/>	Rahm McDaniel
<input checked="" type="checkbox"/>	Darryl Pruett
<input type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	Yasmine Smith
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input checked="" type="checkbox"/>	Kelly Blume (Alternate)
<input type="checkbox"/>	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Denisse Hudock (Alternate)

APPLICANT: Emily Jones

OWNER: Bryan Cumby

ADDRESS: 3219 MANOR RD

VARIANCE REQUESTED: The applicant is requesting 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)

a. The Land Development Code Section 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, if the structure is more than 50 feet and not more than 100 feet from property (a) in an "SF-5" or more restrictive zoning district, or (b) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

b. The Land Development Code Section 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet but not more than 300 feet from property zoned "SF-5" or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned "SF-5" or more restrictive.


Note: This variance will allow for a uniform height of 60 ft. for the entire project. 60 ft. is currently allowed in portions of the project and graduating down to 40 ft. in other portions of the project.


BOARD'S DECISION: June 10, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Postpone to July 8, 2019, Board Member Don Leighton-Burwell second on a 10-0 vote; **POSTPONED TO JULY 8, 2019. July 8, 2019 POSTPONED TO AUGUST 12, 2019 BY APPLICANT**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. 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:


Elaine Ramirez
Executive Liaison


William Burkhardt
Chairman

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12
Date: Thursday, July 18, 2019 12:19:06 PM
Attachments: [image002.png](#)

Hi Elaine,

Happy almost Friday!

Could we please postpone this case to the September 9th meeting. We will make sure someone is present for the August 12th meeting incase there are any questions. What is the deadline for packet submittal for the September 9th meeting?

Thank you for your help and have a wonderful day!

Best,



Melissa Brown

C. 512-688-9611

O. 512-637-6941

9229 Waterford center Blvd, suite 100 C

Austin TX 78758

MIDCITYDEVELOPMENT.COM |

[FACEBOOK](#)

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, July 15, 2019 10:15 AM
To: Melissa Brown [REDACTED]
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Melissa,

Because this is an existing case presented and postponed already you can let me know any time before the meeting Aug. 12 mtg. Please keep in mind that someone will have to be at the Aug. 12 mtg. in case the Board members have questions on the postponement. If you decide to postpone to the Sept. 9 mtg. just send me an e-mail stating you want to postpone and the date you want to postpone to.

Respectfully,

Elaine Ramirez

Board of Adjustment Liaison

Planner Senior

[City of Austin Development Services Department](#)

One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202



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Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person.

Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: [City Clerk's website](#)

From: Melissa Brown [REDACTED]
Sent: Monday, July 15, 2019 8:55 AM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Elaine,

I hope you had a wonderful weekend! I have a quick question. Not that we need to at this time, but should we need to postpone this request to the September meeting, when would we need to let you know by?

We are working with the neighborhood and look at a few other design options and if we do not have everything ready by August 12th it might be better to push to September.

Thank you for your help!

Best,

Melissa Brown
Marketing Manager



C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
[FACEBOOK](#)

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, July 8, 2019 2:54 PM
To: Melissa Brown <[REDACTED]>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Melissa,

Yes you will be speaking if the Board has questions as to why it is postponed. Be ready once this case is called in case he asks why it is postponed. He may ask Elaine what is the reason and you can then go up and chime in. You will need to state your name first and who you are prior to speaking. It will actually be the very 1st items to go as soon as the meeting starts. The Chair will ask me if there are any postponed cases and/or Withdrawn cases. I will call out the two cases that I have as of now...1 Withdrawn and 1 Postponed and then they may ask about your case...the Postponed case.

Respectfully,

Elaine Ramirez

Board of Adjustment Liaison

Planner Senior

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For more information please visit: [City Clerk's website](#)

From: Melissa Brown [[mailto:](#) [REDACTED]]
Sent: Monday, July 08, 2019 2:21 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Elaine,

I apologize for my delay in getting this to you. I wanted to confirm I would be the one speaking tonight.

Attached is the application with my name (Melissa Brown) in place of Emily's name on page 4 of the application.

Please let me know if there is anything else we need to send over prior to the meeting tonight.

I look forward to meeting you tonight, fingers cross it goes ok

Best,



Melissa Brown
Marketing Manager
C. 512-688-9611
O. 512-637-6941
9229 Waterford center Blvd, suite 100 C
Austin TX 78758
MIDCITYDEVELOPMENT.COM |
[FACEBOOK](#)

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, July 8, 2019 8:49 AM
To: Melissa Brown <[REDACTED]>
Subject: C15-2019-0033 / 3219 Manor Rd postponed until Aug. 12

Hi Melissa,

You have until Friday, July 26 before 3p.m. to submit any new evidence whether it be any maps, surveys, drawings, photos and any additional documentation you want included as part of your

Advanced Packet for your postponed BOA variance case. This will need to be submitted to me via e-mail in PDF format.

If you choose to do a presentation at the meeting, make sure and submit that to me via e-mail in PDF format the day after the meeting, Tues. 8/13.

Respectfully,

Elaine Ramirez

Board of Adjustment Liaison

Planner Senior

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From: Emily Jones [REDACTED]
Sent: Monday, July 01, 2019 2:43 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: August BOA Hearing Supplementals

Hi Elaine,

What is the date that we need to turn in supplemental packets for the August BOA hearing?

Thanks,
Emily

**Emily Jones (Hoes), Vice President
of Product Development**

T. 512-637-6932

C. 512-587-4581

9229 Waterford Centre Blvd

Building C Suite 100

Austin , TX 78758

MIDCITYDEVELOPMENT.COM |

[FACEBOOK](#)



**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday June 10, 2019

CASE NUMBER: C15-2019-0033

<input checked="" type="checkbox"/>	William Burkhardt
<input checked="" type="checkbox"/>	Jessica Cohen
<input checked="" type="checkbox"/>	Ada Corral
<input type="checkbox"/>	Eric Goff
<input type="checkbox"/>	Melissa Hawthorne
<input checked="" type="checkbox"/>	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Rahm McDaniel
<input checked="" type="checkbox"/>	Darryl Pruett
<input type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	Yasmine Smith
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input checked="" type="checkbox"/>	Kelly Blume (Alternate)
<input checked="" type="checkbox"/>	Martha Gonzalez (Alternate)
<input type="checkbox"/>	Vacant (Alternate)

APPLICANT: Emily Jones

OWNER: Bryan Cumby

ADDRESS: 3219 MANOR RD

VARIANCE REQUESTED: The applicant is requesting 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)

a. The Land Development Code Section 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, if the structure is more than 50 feet and not more than 100 feet from property (a) in an "SF-5" or more restrictive zoning district, or (b) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

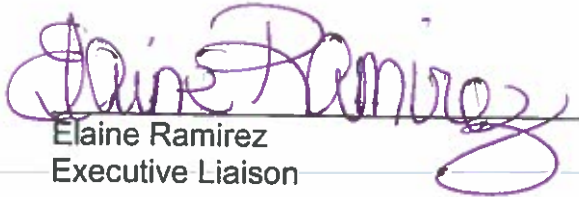
b. The Land Development Code Section 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet but not more than 300 feet from property zoned "SF-5" or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned "SF-5" or more restrictive.

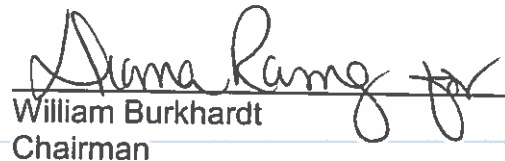
Note: This variance will allow for a uniform height of 60 ft. for the entire project. 60 ft. is currently allowed in portions of the project and graduating down to 40 ft. in other portions of the project.

BOARD'S DECISION: June 10, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Postpone to July 8, 2019, Board Member Don Leighton-Burwell second on a 10-0 vote;
POSTPONED TO JULY 8, 2019.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. 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:


Elaine Ramirez
Executive Liaison


William Burkhardt
Chairman

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: RE: July 8 mtg for postponed case c15-2019-0033 / 3219 Manor Rd
Date: Wednesday, June 19, 2019 9:59:20 AM
Attachments: [image001.png](#)

Hi Elaine,

Please official postpone the 3219 Manor Rd BoA hearing to the August 12th date.

Thank you,

**Emily Jones (Hoes), Vice President
of Product Development
MidCity Development**
T. 512-637-6932
C. 512-587-4581

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Monday, June 17, 2019 8:38 AM
To: Emily Jones [REDACTED]
Subject: RE: July 8 mtg for postponed case c15-2019-0033 / 3219 Manor Rd

Good morning Emily,
You will need to e-mail me a request to postpone and to what meeting date you would like to postpone to.

BOA Mtg. Schedule 2019
(BOA meets on the 2nd Monday of the Month)
Aug. 12
Sept. 9
Oct. 14
Nov. 7 (Thurs) **due to Veteran's Day Holiday**
Dec. 9

Respectfully,
Elaine Ramirez
*Board of Adjustment Liaison
Planner Senior*
[City of Austin Development Services Department](#)
One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202



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From: Emily Jones [REDACTED]
Sent: Friday, June 14, 2019 1:03 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: RE: July 8 mtg for postponed case c15-2019-0033 / 3219 Manor Rd

Hi Elaine,

If we need to, can we ask to postpone this case until the following month?

**Emily Jones (Hoes), Vice President
of Product Development
MidCity Development**
T. 512-637-6932
C. 512-587-4581

From: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Sent: Wednesday, June 12, 2019 7:36 AM
To: Emily Jones <[REDACTED]>
Subject: July 8 mtg for postponed case c15-2019-0033 / 3219 Manor Rd

Good morning Emily,

Friendly Reminder: You have until Friday, June 21 before 3p.m. to submit any new evidence whether it be any maps, surveys, drawings, photos and any additional documentation you want included as part of your Advanced Packet for your postponed BOA variance case. This will need to be submitted to me via e-mail in PDF format.

If you choose to do a presentation at the meeting, make sure and submit that to me via e-mail in PDF format the day after the meeting, Tues. 7/9.

Respectfully,

Elaine Ramirez

Board of Adjustment Liaison

Planner Senior

[City of Austin Development Services Department](#)

One Texas Center, 1st Floor

505 Barton Springs Rd

Office: 512-974-2202



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Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: [City Clerk's website](#)



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 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

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

	ZONING	LAND USES
<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: Anaberly 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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0033
LOCATION: 3219 MANOR RD



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.

1" = 333'



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).

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

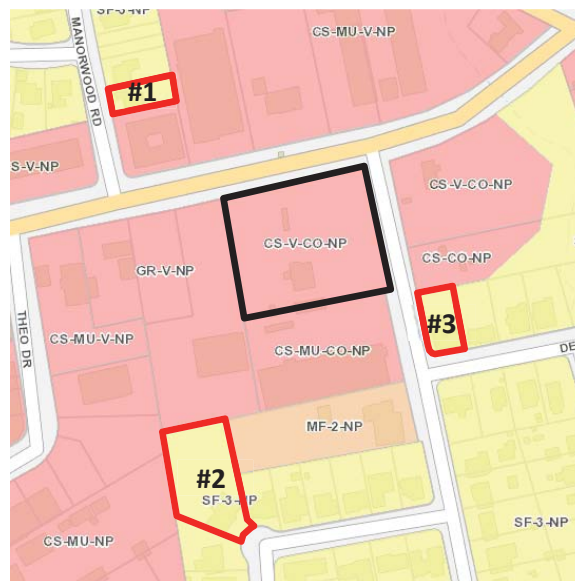
TO: William Burkhardt, Chair of the Board of Adjustments
Members of the Board of Adjustments

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.

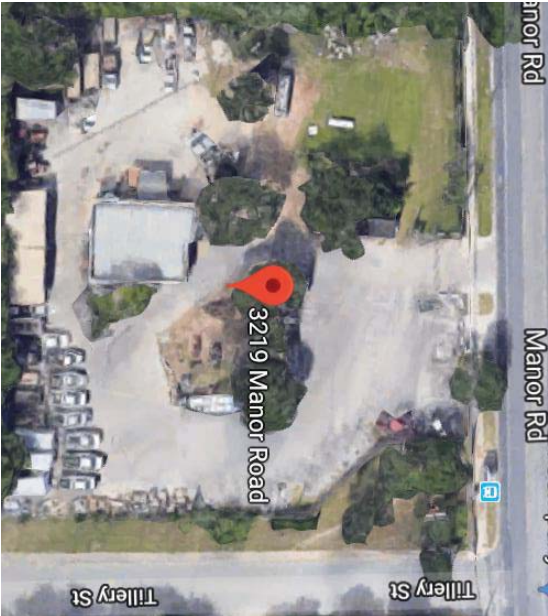
3219 Manor Project Info

Exhibit A



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



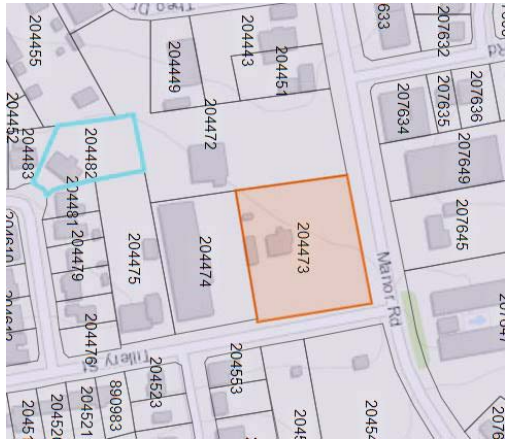
SE: Southeastern compatibility setback due to SF3 across street and diagonal from subject property



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



MANOR ROAD

LEVEL 1 FLOOR PLAN

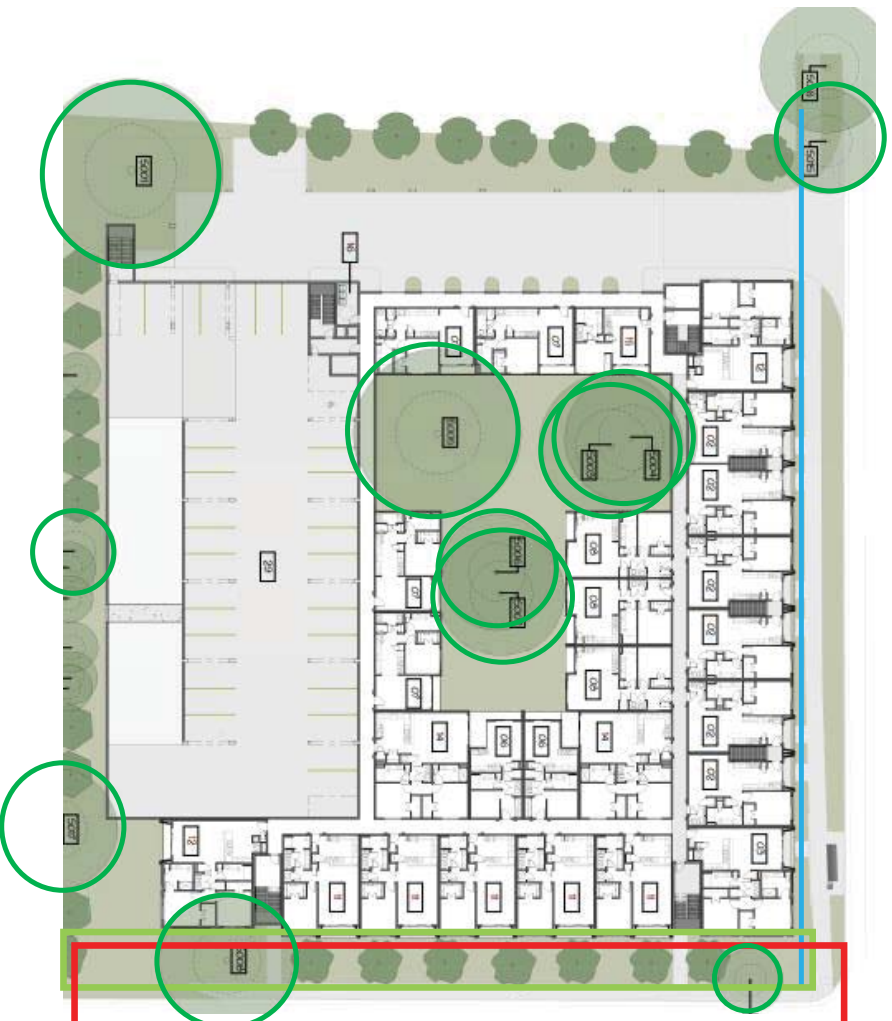
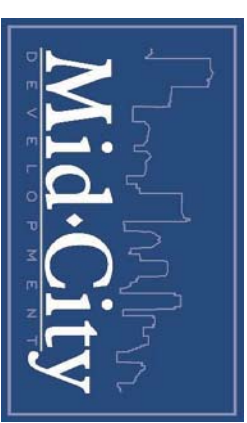


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 ARCHITECTS, LLC
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TREE LEGEND	
	EXISTING TREES
	DECKELM 10' x 10' x 10'
	SHAMPOO OAK 10' x 10' x 10'
	CHINA PINE OAK 10' x 10' x 10'
	EXISTING TREE LEGEND
	5001 27' x 27' OAK
	5002 27' x 27' OAK
	5003 27' x 27' OAK
	5004 27' x 27' OAK
	5005 27' x 27' OAK
	5006 27' x 27' OAK
	5007 27' x 27' OAK
	5008 27' x 27' OAK
	5009 27' x 27' OAK
	5010 27' x 27' OAK
	5011 27' x 27' OAK
	5012 27' x 27' OAK
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	5020 27' x 27' OAK
	5021 27' x 27' OAK
	5022 27' x 27' OAK
	5023 27' x 27' OAK
	5024 27' x 27' OAK

P-3/29

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



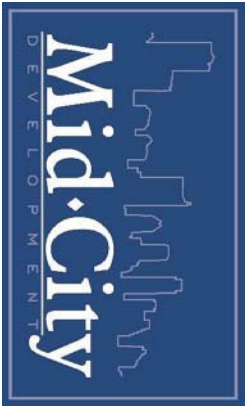
SITE HARDSHIPS
1. RESTRICTED SITE ACCESS
A 3,026 SF X 2 FLOORS = 6,042 SF
B 1,292 SF X 3 FLOORS = 3,876 SF
2. SAVING HERITAGE TREES
C 4,995 SF X 4 FLOORS = 19,980 SF
D 196 SF X 3 FLOORS = 588 SF
TOTAL UNITS AVAILABLE FOR RENT
- 36,180 SF
SITE LEGEND
2007 REQUIRED HOSE LAY FROM EITHER FIRE LANE
GARAGE ENTRY (IF IT WENT FOR ITEM #1)

LANDSCAPE ARCHITECT
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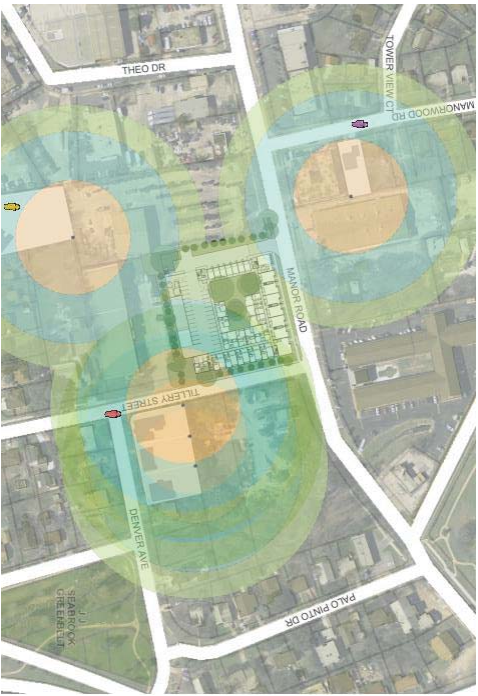
TREE LEGEND
PLANTING TREES 2" DBH 4" DBH 6" DBH 8" DBH 10" DBH 12" DBH 14" DBH 16" DBH 18" DBH 20" DBH 22" DBH 24" DBH 26" DBH 28" DBH 30" DBH 32" DBH 34" DBH 36" DBH 38" DBH 40" DBH 42" DBH 44" DBH 46" DBH 48" DBH 50" DBH 52" DBH 54" DBH 56" DBH 58" DBH 60" DBH 62" DBH 64" DBH 66" DBH 68" DBH 70" DBH 72" DBH 74" DBH 76" DBH 78" DBH 80" DBH 82" DBH 84" DBH 86" DBH 88" DBH 90" DBH 92" DBH 94" DBH 96" DBH 98" DBH 100" DBH 102" DBH 104" DBH 106" DBH 108" DBH 110" DBH 112" DBH 114" DBH 116" DBH 118" DBH 120" DBH 122" DBH 124" DBH 126" DBH 128" DBH 130" DBH 132" DBH 134" DBH 136" DBH 138" DBH 140" DBH 142" DBH 144" DBH 146" DBH 148" DBH 150" DBH 152" DBH 154" DBH 156" DBH 158" DBH 160" DBH 162" DBH 164" DBH 166" DBH 168" DBH 170" DBH 172" DBH 174" DBH 176" DBH 178" DBH 180" DBH 182" DBH 184" DBH 186" DBH 188" DBH 190" DBH 192" DBH 194" DBH 196" DBH 198" DBH 200" DBH 202" DBH 204" DBH 206" DBH 208" DBH 210" DBH 212" DBH 214" DBH 216" DBH 218" DBH 220" DBH 222" DBH 224" DBH 226" DBH 228" DBH 230" DBH 232" DBH 234" DBH 236" DBH 238" DBH 240" DBH 242" DBH 244" DBH 246" DBH 248" DBH 250" DBH 252" DBH 254" DBH 256" DBH 258" DBH 260" DBH 262" DBH 264" DBH 266" DBH 268" DBH 270" DBH 272" DBH 274" DBH 276" DBH 278" DBH 280" DBH 282" DBH 284" DBH 286" DBH 288" DBH 290" DBH 292" DBH 294" DBH 296" DBH 298" DBH 300" DBH 302" DBH 304" DBH 306" DBH 308" DBH 310" DBH 312" DBH 314" DBH 316" DBH 318" DBH 320" DBH 322" DBH 324" DBH 326" DBH 328" DBH 330" DBH 332" DBH 334" DBH 336" DBH 338" DBH 340" DBH 342" DBH 344" DBH 346" DBH 348" DBH 350" DBH 352" DBH 354" DBH 356" DBH 358" DBH 360" DBH 362" DBH 364" DBH 366" DBH 368" DBH 370" DBH 372" DBH 374" DBH 376" DBH 378" DBH 380" DBH 382" DBH 384" DBH 386" DBH 388" DBH 390" DBH 392" DBH 394" DBH 396" DBH 398" DBH 400" DBH 402" DBH 404" DBH 406" DBH 408" DBH 410" DBH 412" DBH 414" DBH 416" DBH 418" DBH 420" DBH 422" DBH 424" DBH 426" DBH 428" DBH 430" DBH 432" DBH 434" DBH 436" DBH 438" DBH 440" DBH 442" DBH 444" DBH 446" DBH 448" DBH 450" DBH 452" DBH 454" DBH 456" DBH 458" DBH 460" DBH 462" DBH 464" DBH 466" DBH 468" DBH 470" DBH 472" DBH 474" DBH 476" DBH 478" DBH 480" DBH 482" DBH 484" DBH 486" DBH 488" DBH 490" DBH 492" DBH 494" DBH 496" DBH 498" DBH 500" DBH 502" DBH 504" DBH 506" DBH 508" DBH 510" DBH 512" DBH 514" DBH 516" DBH 518" DBH 520" DBH 522" DBH 524" DBH 526" DBH 528" DBH 530" DBH 532" DBH 534" DBH 536" DBH 538" DBH 540" DBH 542" DBH 544" DBH 546" DBH 548" DBH 550" DBH 552" DBH 554" DBH 556" DBH 558" DBH 560" DBH 562" DBH 564" DBH 566" DBH 568" DBH 570" DBH 572" DBH 574" DBH 576" DBH 578" DBH 580" DBH 582" DBH 584" DBH 586" DBH 588" DBH 590" DBH 592" DBH 594" DBH 596" DBH 598" DBH 600" DBH 602" DBH 604" DBH 606" DBH 608" DBH 610" DBH 612" DBH 614" DBH 616" DBH 618" DBH 620" DBH 622" DBH 624" DBH 626" DBH 628" DBH 630" DBH 632" DBH 634" DBH 636" DBH 638" DBH 640" DBH 642" DBH 644" DBH 646" DBH 648" DBH 650" DBH 652" DBH 654" DBH 656" DBH 658" DBH 660" DBH 662" DBH 664" DBH 666" DBH 668" DBH 670" DBH 672" DBH 674" DBH 676" DBH 678" DBH 680" DBH 682" DBH 684" DBH 686" DBH 688" DBH 690" DBH 692" DBH 694" DBH 696" DBH 698" DBH 700" DBH 702" DBH 704" DBH 706" DBH 708" DBH 710" DBH 712" DBH 714" DBH 716" DBH 718" DBH 720" DBH 722" DBH 724" DBH 726" DBH 728" DBH 730" DBH 732" DBH 734" DBH 736" DBH 738" DBH 740" DBH 742" DBH 744" DBH 746" DBH 748" DBH 750" DBH 752" DBH 754" DBH 756" DBH 758" DBH 760" DBH 762" DBH 764" DBH 766" DBH 768" DBH 770" DBH 772" DBH 774" DBH 776" DBH 778" DBH 780" DBH 782" DBH 784" DBH 786" DBH 788" DBH 790" DBH 792" DBH 794" DBH 796" DBH 798" DBH 800" DBH 802" DBH 804" DBH 806" DBH 808" DBH 810" DBH 812" DBH 814" DBH 816" DBH 818" DBH 820" DBH 822" DBH 824" DBH 826" DBH 828" DBH 830" DBH 832" DBH 834" DBH 836" DBH 838" DBH 840" DBH 842" DBH 844" DBH 846" DBH 848" DBH 850" DBH 852" DBH 854" DBH 856" DBH 858" DBH 860" DBH 862" DBH 864" DBH 866" DBH 868" DBH 870" DBH 872" DBH 874" DBH 876" DBH 878" DBH 880" DBH 882" DBH 884" DBH 886" DBH 888" DBH 890" DBH 892" DBH 894" DBH 896" DBH 898" DBH 900" DBH 902" DBH 904" DBH 906" DBH 908" DBH 910" DBH 912" DBH 914" DBH 916" DBH 918" DBH 920" DBH 922" DBH 924" DBH 926" DBH 928" DBH 930" DBH 932" DBH 934" DBH 936" DBH 938" DBH 940" DBH 942" DBH 944" DBH 946" DBH 948" DBH 950" DBH 952" DBH 954" DBH 956" DBH 958" DBH 960" DBH 962" DBH 964" DBH 966" DBH 968" DBH 970" DBH 972" DBH 974" DBH 976" DBH 978" DBH 980" DBH 982" DBH 984" DBH 986" DBH 988" DBH 990" DBH 992" DBH 994" DBH 996" DBH 998" DBH 1000" DBH

3219 Manor RD: Scenarios Chart

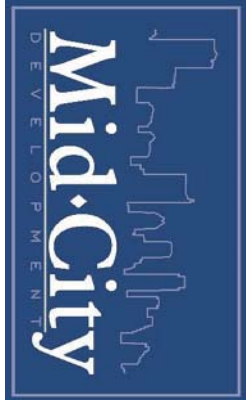
3219 Manor Rd	Current	Trees	Trees/Tilley	Trees/Tilley	Compatibility
Scenario	Current Restrictions in place	If Tilley Access Allowed	If Western Trees Non-Existant	If W Trees Non Exist & Tilley access allowed	SE & NW Compatibility Waived
Total Stories	5	5	5	5	56'5"
Highest Roof	56'5"	56'5"	56'5"	56'5"	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.				



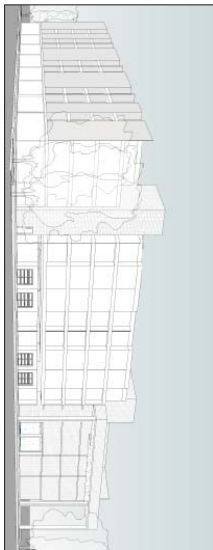
Waiving setbacks will add additional quality rental units, including some affordable housing, in a growing area of town.



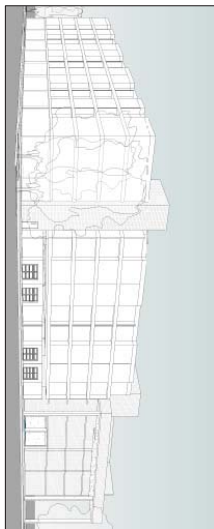
3219 Manor RD: Scenario Elevations



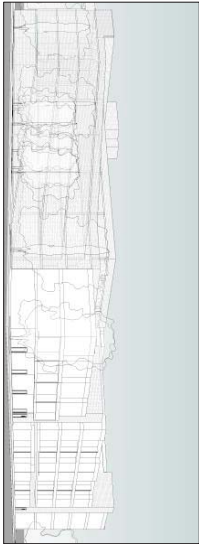
Current Restrictions: N and W sides shown



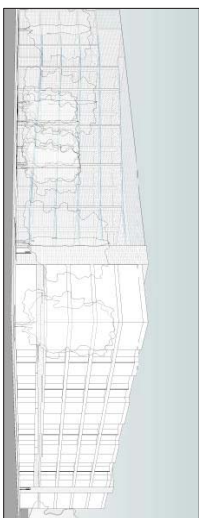
Compatibility Waived: N and W sides shown



Current Restrictions: S and E sides shown



Compatibility Waived: S and E sides shown



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10008/438

CITY OF AUSTIN, TRACT
FOR STREET PURPOSES
3458/1647

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Manor Road
3219 Manor Road, Austin, TX 78723

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

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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

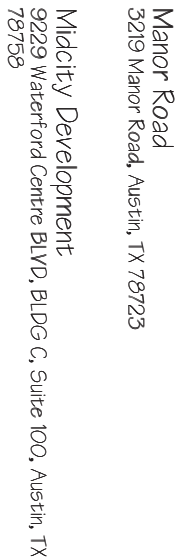
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Category	#	%
Male	14	11.38%
Female	47	36.73%
Total	221	17.67%
Overall	129	10.07%

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BEST PAPERWORK AVAILABLE	
LOCATING	NUMBER OF SPACES
CARAGE	12
TOTAL	18



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FARMER INFORMATION					TOTAL SHARES FARM 1991
FARM TYPE	ACREAGE	NUMBER OF HEAD OF CATTLE	TOTAL SHARES		
EFFICIENT	14	3	14		
INTERMEDIATE	42	1.5	14.5		
2.2 EFFICIENT	25	2	44		
20% INTERMEDIATE	4	1.5	8		
TOTAL 2					40
TOTAL 3					40
TOTAL 4					40
TOTAL 5					40
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TOTAL 47					40
TOTAL 48					40
TOTAL 49					40
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TOTAL 59					40
TOTAL 60					40
TOTAL 61					40
TOTAL 62					40
TOTAL 63					40
TOTAL 64					40
TOTAL 65					40
TOTAL 66					40
TOTAL 67					40
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TOTAL 69					40
TOTAL 70					40
TOTAL 71					40
TOTAL 72					40
TOTAL 73					40
TOTAL 74					40
TOTAL 75					40
TOTAL 76					40
TOTAL 77					40
TOTAL 78					40
TOTAL 79					40
TOTAL 80					40
TOTAL 81					40
TOTAL 82					40
TOTAL 83					40
TOTAL 84					40
TOTAL 85					40
TOTAL 86					40
TOTAL 87					40
TOTAL 88					40
TOTAL 89					40
TOTAL 90					40
TOTAL 91					40
TOTAL 92					40
TOTAL 93					40
TOTAL 94					40
TOTAL 95					40
TOTAL 96					40
TOTAL 97					40
TOTAL 98					40
TOTAL 99					40
TOTAL 100					40

FARM HOUSE PRODUCTION				
DATE	COMPONENT	PLT.	DEVELOPMENT	PROFIT
1/1/13	24	1	15	
1/1/12	33	1	84	
1/1/11	33	3	34	
1/1/10	31	1	34	
1/1/09	36	1	34	
1/1/08	36	1	32	
1/1/07	36	1	32	
1/1/06	36	1	32	
1/1/05	36	1	32	
1/1/04	36	1	32	
1/1/03	36	1	32	
1/1/02	36	1	32	
1/1/01	36	1	32	
1/1/00	36	1	32	
1/1/99	36	1	32	
1/1/98	36	1	32	
1/1/97	36	1	32	
1/1/96	36	1	32	
1/1/95	36	1	32	
1/1/94	36	1	32	
1/1/93	36	1	32	
1/1/92	36	1	32	
1/1/91	36	1	32	
1/1/90	36	1	32	
1/1/89	36	1	32	
1/1/88	36	1	32	
1/1/87	36	1	32	
1/1/86	36	1	32	
1/1/85	36	1	32	
1/1/84	36	1	32	
1/1/83	36	1	32	
1/1/82	36	1	32	
1/1/81	36	1	32	
1/1/80	36	1	32	
1/1/79	36	1	32	
1/1/78				

FARM HOUSE PRODUCTION				
DATE	COMPONENT	PLT.	DEVELOPMENT	PROFIT
1/1/13	24	1	15	
1/1/12	33	1	84	
1/1/11	33	3	34	
1/1/10	31	1	34	
1/1/09	36	1	34	
1/1/08	36	1	32	
1/1/07	36	1	32	
1/1/06	36	1	32	
1/1/05	36	1	32	
1/1/04	36	1	32	
1/1/03	36	1	32	
1/1/02	36	1	32	
1/1/01	36	1	32	
1/1/00	36	1	32	
1/1/99	36	1	32	
1/1/98	36	1	32	
1/1/97	36	1	32	
1/1/96	36	1	32	
1/1/95	36	1	32	
1/1/94	36	1	32	
1/1/93	36	1	32	
1/1/92	36	1	32	
1/1/91	36	1	32	
1/1/90	36	1	32	
1/1/89	36	1	32	
1/1/88	36	1	32	
1/1/87	36	1	32	
1/1/86	36	1	32	
1/1/85	36	1	32	
1/1/84	36	1	32	
1/1/83	36	1	32	
1/1/82	36	1	32	
1/1/81	36	1	32	
1/1/80	36	1	32	
1/1/79	36	1	32	
1/1/78				

BEST PAPER, FOLIO	
10-CENT	NUMBER OF SPACES
GRADE	12
TOTAL	12



Manor Road
3219 Manor Road, Austin, TX 78723

Midcity Development
9229 Waterford Centre BLVD, BLDG C, Suite 100, Austin, TX 78756

LEVEL 3 FLOOR PLAN

UNIT	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	460	470	480	490	500	510	520	530	540	550	560	570	580	590	600	610	620	630	640	650	660	670	680	690	700	710	720	730	740	750	760	770	780	790	800	810	820	830	840	850	860	870	880	890	900	910	920	930	940	950	960	970	980	990	1000
AREA	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	460	470	480	490	500	510	520	530	540	550	560	570	580	590	600	610	620	630	640	650	660	670	680	690	700	710	720	730	740	750	760	770	780	790	800	810	820	830	840	850	860	870	880	890	900	910	920	930	940	950	960	970	980	990	1000

UNIT TYPE	AMOUNT	SQ. FT.	TOTAL SQ. FT.
STUDIO	14	1,100	15,400
1-BED	10	1,100	11,000
2-BED	10	1,100	11,000
3-BED	10	1,100	11,000
4-BED	10	1,100	11,000
5-BED	10	1,100	11,000
6-BED	10	1,100	11,000
7-BED	10	1,100	11,000
8-BED	10	1,100	11,000
9-BED	10	1,100	11,000
10-BED	10	1,100	11,000
11-BED	10	1,100	11,000
12-BED	10	1,100	11,000
13-BED	10	1,100	11,000
14-BED	10	1,100	11,000
15-BED	10	1,100	11,000
16-BED	10	1,100	11,000
17-BED	10	1,100	11,000
18-BED	10	1,100	11,000
19-BED	10	1,100	11,000
20-BED	10	1,100	11,000
21-BED	10	1,100	11,000
22-BED	10	1,100	11,000
23-BED	10	1,100	11,000
24-BED	10	1,100	11,000
25-BED	10	1,100	11,000
26-BED	10	1,100	11,000
27-BED	10	1,100	11,000
28-BED	10	1,100	11,000
29-BED	10	1,100	11,000
30-BED	10	1,100	11,000
31-BED	10	1,100	11,000
32-BED	10	1,100	11,000
33-BED	10	1,100	11,000
34-BED	10	1,100	11,000
35-BED	10	1,100	11,000
36-BED	10	1,100	11,000
37-BED	10	1,100	11,000
38-BED	10	1,100	11,000
39-BED	10	1,100	11,000
40-BED	10	1,100	11,000
41-BED	10	1,100	11,000
42-BED	10	1,100	11,000
43-BED	10	1,100	11,000
44-BED	10	1,100	11,000
45-BED	10	1,100	11,000
46-BED	10	1,100	11,000
47-BED	10	1,100	11,000
48-BED	10	1,100	11,000
49-BED	10	1,100	11,000
50-BED	10	1,100	11,000
51-BED	10	1,100	11,000
52-BED	10	1,100	11,000
53-BED	10	1,100	11,000
54-BED	10	1,100	11,000
55-BED	10	1,100	11,000
56-BED	10	1,100	11,000
57-BED	10	1,100	11,000
58-BED	10	1,100	11,000
59-BED	10	1,100	11,000
60-BED	10	1,100	11,000
61-BED	10	1,100	11,000
62-BED	10	1,100	11,000
63-BED	10	1,100	11,000
64-BED	10	1,100	11,000
65-BED	10	1,100	11,000
66-BED	10	1,100	11,000
67-BED	10	1,100	11,000
68-BED	10	1,100	11,000
69-BED	10	1,100	11,000
70-BED	10	1,100	11,000
71-BED	10	1,100	11,000
72-BED	10	1,100	11,000
73-BED	10	1,100	11,000
74-BED	10	1,100	11,000
75-BED	10	1,100	11,000
76-BED	10	1,100	11,000
77-BED	10	1,100	11,000
78-BED	10	1,100	11,000
79-BED	10	1,100	11,000
80-BED	10	1,100	11,000
81-BED	10	1,100	11,000
82-BED	10	1,100	11,000
83-BED	10	1,100	11,000
84-BED	10	1,100	11,000
85-BED	10	1,100	11,000
86-BED	10	1,100	11,000
87-BED	10	1,100	11,000
88-BED	10	1,100	11,000
89-BED	10	1,100	11,000
90-BED	10	1,100	11,000
91-BED	10	1,100	11,000
92-BED	10	1,100	11,000
93-BED	10	1,100	11,000
94-BED	10	1,100	11,000
95-BED	10	1,100	11,000
96-BED	10	1,100	11,000
97-BED	10	1,100	11,000
98-BED	10	1,100	11,000
99-BED	10	1,100	11,000
100-BED	10	1,100	11,000

UNIT TYPE	AMOUNT	SQ. FT.	TOTAL SQ. FT.
STUDIO	14	1,100	15,400
1-BED	10	1,100	11,000
2-BED	10	1,100	11,000
3-BED	10	1,100	11,000
4-BED	10	1,100	11,000
5-BED	10	1,100	11,000
6-BED	10	1,100	11,000
7-BED	10	1,100	11,000
8-BED	10	1,100	11,000
9-BED	10	1,100	11,000
10-BED	10	1,100	11,000
11-BED	10	1,100	11,000
12-BED	10	1,100	11,000
13-BED	10	1,100	11,000
14-BED	10	1,100	11,000
15-BED	10	1,100	11,000
16-BED	10	1,100	11,000
17-BED	10	1,100	11,000
18-BED	10	1,100	11,000
19-BED	10	1,100	11,000
20-BED	10	1,100	11,000
21-BED	10	1,100	11,000
22-BED	10	1,100	11,000
23-BED	10	1,100	11,000
24-BED	10	1,100	11,000
25-BED	10	1,100	11,000
26-BED	10	1,100	11,000
27-BED	10	1,100	11,000
28-BED	10	1,100	11,000
29-BED	10	1,100	11,000
30-BED	10	1,100	11,000
31-BED	10	1,100	11,000
32-BED	10	1,100	11,000
33-BED	10	1,100	11,000
34-BED	10	1,100	11,000
35-BED	10	1,100	11,000
36-BED	10	1,100	11,000
37-BED	10	1,100	11,000
38-BED	10	1,100	11,000
39-BED	10	1,100	11,000
40-BED	10	1,100	11,000
41-BED	10	1,100	11,000
42-BED	10	1,100	11,000
43-BED	10	1,100	11,000
44-BED	10	1,100	11,000
45-BED	10	1,100	11,000
46-BED	10	1,100	11,000
47-BED	10	1,100	11,000
48-BED	10	1,100	11,000
49-BED	10	1,100	11,000
50-BED	10	1,100	11,000
51-BED	10	1,100	11,000
52-BED	10	1,100	11,000
53-BED	10	1,100	11,000
54-BED	10	1,100	11,000
55-BED	10	1,100	11,000
56-BED	10	1,100	11,000
57-BED	10	1,100	11,000
58-BED	10	1,100	11,000
59-BED	10	1,100	11,000
60-BED	10	1,100	11,000
61-BED	10	1,100	11,000
62-BED	10	1,100	11,000
63-BED	10	1,100	11,000
64-BED	10	1,100	11,000
65-BED	10	1,100	11,000
66-BED	10	1,100	11,000
67-BED	10	1,100	11,000
68-BED	10	1,100	11,000
69-BED	10	1,100	11,000
70-BED	10	1,100	11,000
71-BED	10	1,100	11,000
72-BED	10	1,100	11,000
73-BED	10	1,100	11,000
74-BED	10	1,100	11,000
75-BED	10	1,100	11,000
76-BED	10	1,100	11,000
77-BED	10	1,100	11,000
78-BED	10	1,100	11,000
79-BED	10	1,100	11,000
80-BED	10	1,100	11,000
81-BED	10	1,100	11,000
82-BED	10	1,100	11,000
83-BED	10	1,100	11,000
84-BED	10	1,100	11,000
85-BED	10	1,100	11,000
86-BED	10	1,100	11,000
87-BED	10	1,100	11,000
88-BED	10	1,100	11,000
89-BED	10	1,100	11,000
90-BED	10	1,100	11,000
91-BED	10	1,100	11,000
92-BED	10	1,100	11,000
93-BED	10	1,100	11,000
94-BED	10	1,100	11,000
95-BED	10	1,100	11,000
96-BED	10	1,100	11,000
97-BED	10	1,100	11,000
98-BED	10	1,100	11,000
99-BED	10	1,100	11,000
100-BED	10	1,100	11,000

Manor Road
3219 Manor Road, Austin, TX 78723

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

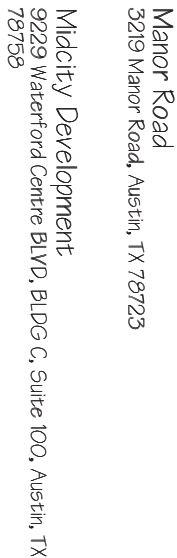


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KELLY GROSSMAN
ARCHITECTS, PLLC
280 KNOX WAY SUITE 210, AUSTIN, TEXAS 78704
www.kellygrossmanarchitects.com

Category	#	%
Male	14	11.38%
Female	47	70.77%
Total	22	17.67%
Overall	129	100.00%

BEST PAPERWORK AVAILABLE	
LOCATING	NUMBER OF SPACES
CARAGE	12
TOTAL	18



LEVEL 5 FLOOR PLAN

P-3/40

UNIT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	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	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	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	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	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	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	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	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	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	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	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	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	12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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 12th 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

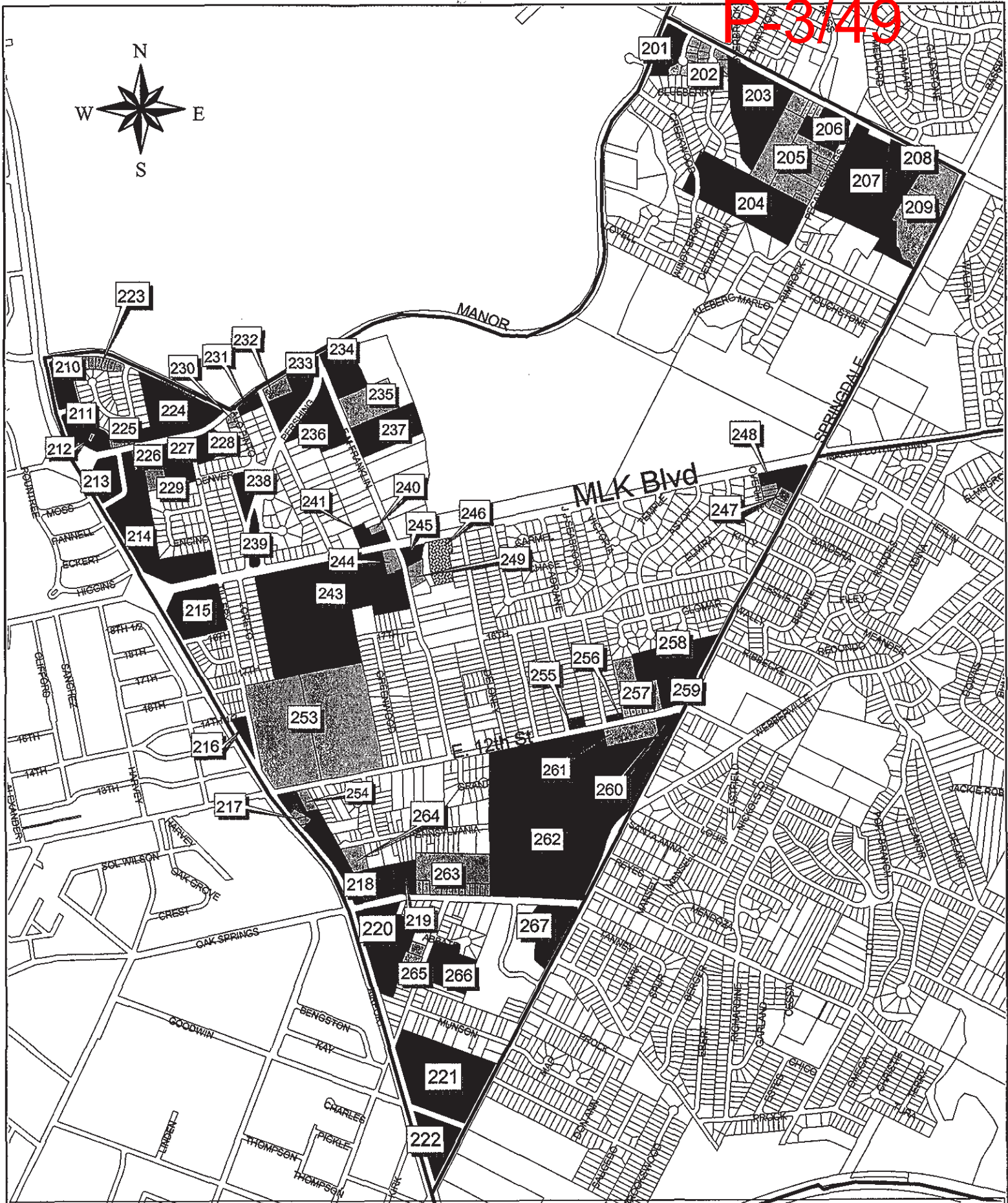
APPROVED:

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

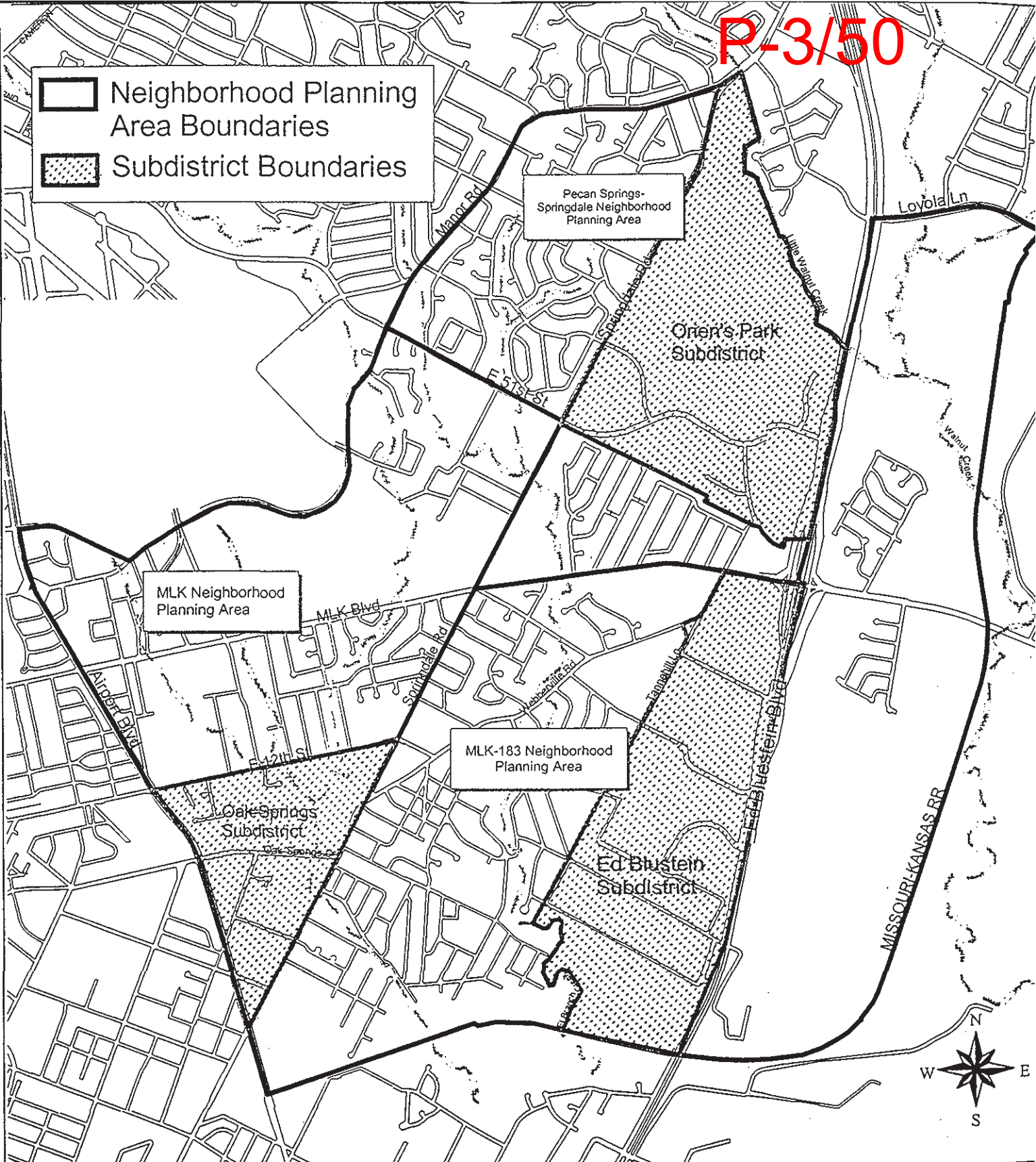
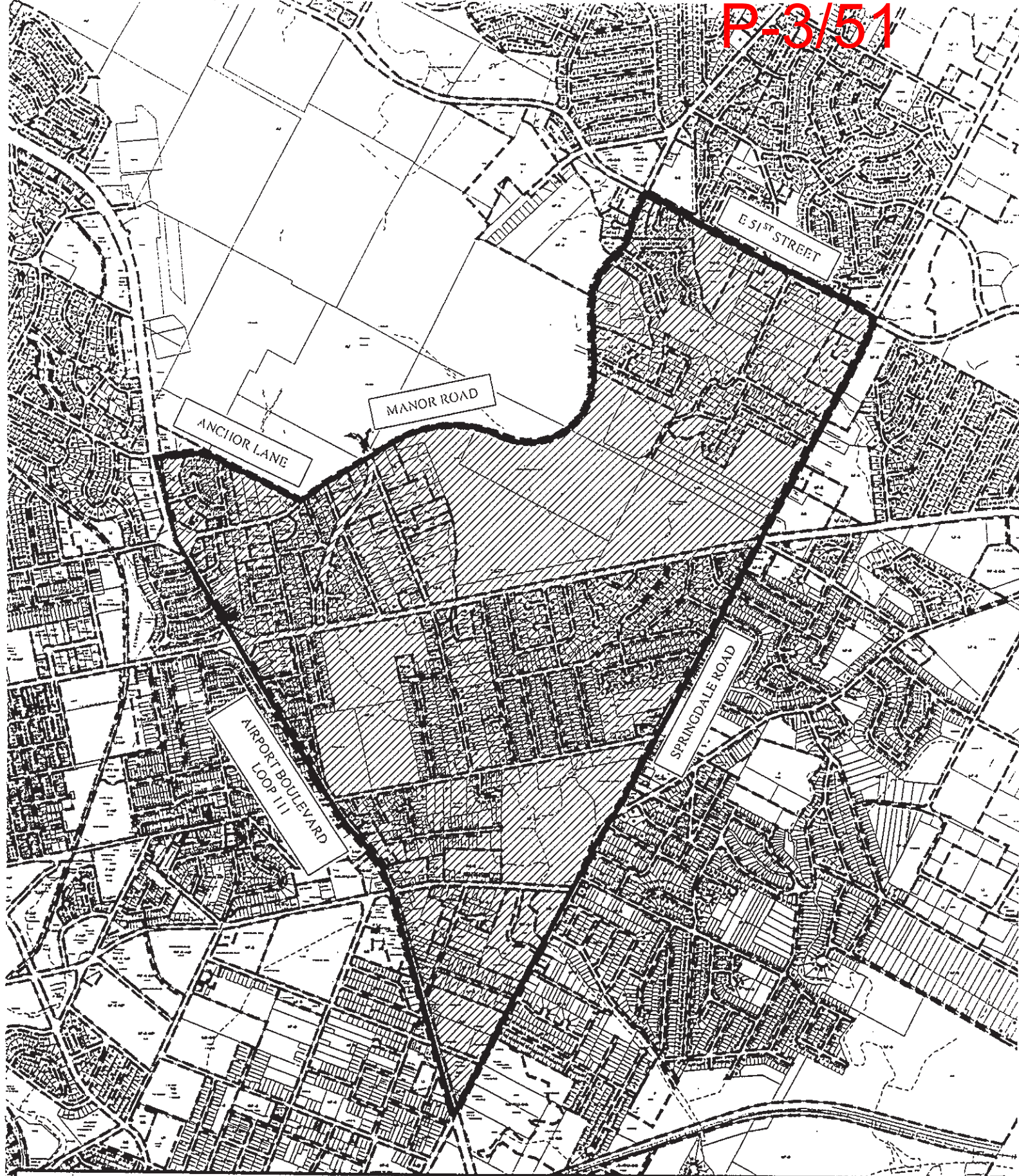






EXHIBIT B



East MLK Combined Planning Area Neighborhood Planning Area and Subdistrict Boundaries

This map has been produced by the City of Austin and is a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without written permission from the Neighborhood Planning and Zoning Department.



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

P-3/52

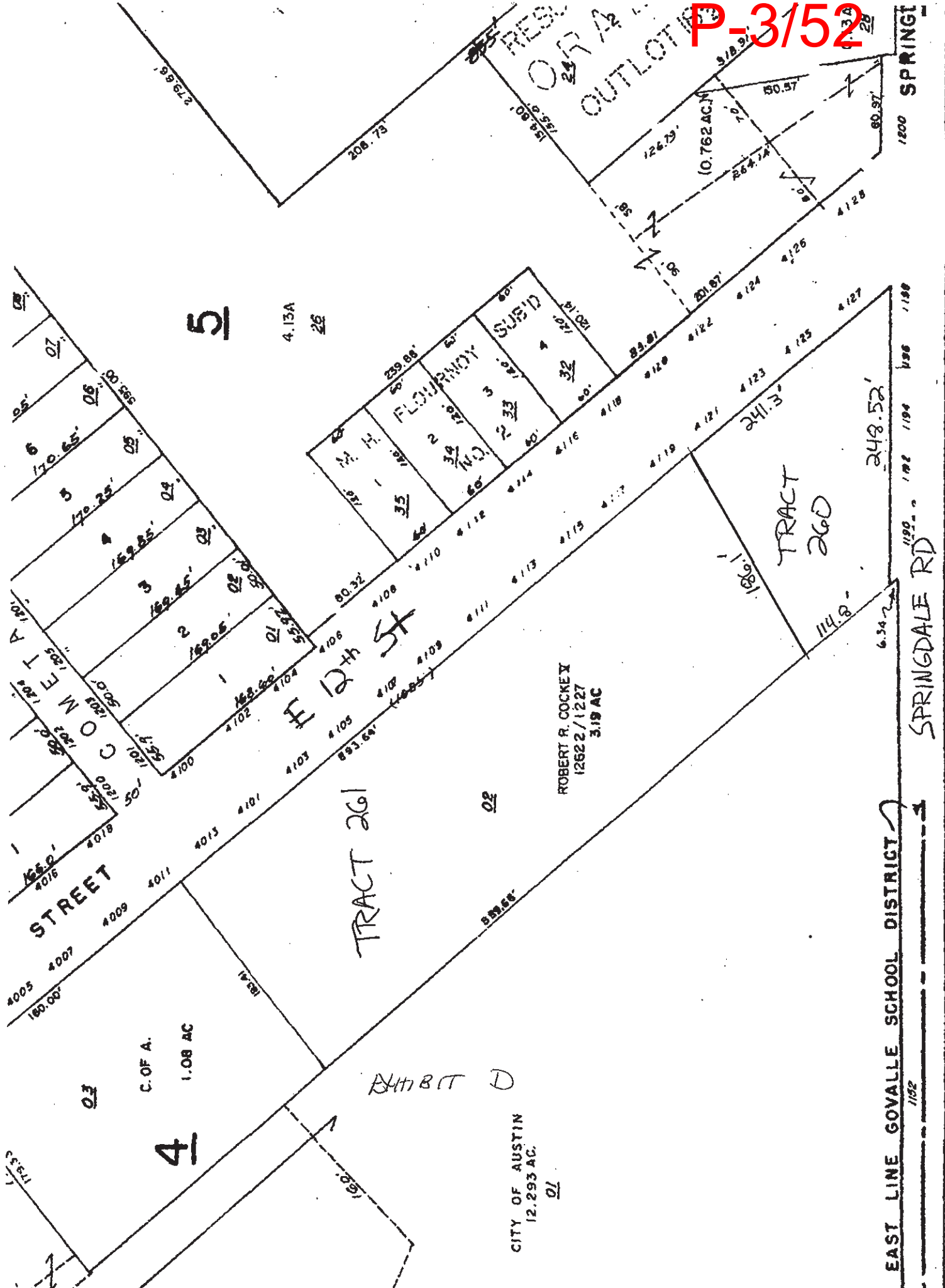


EXHIBIT D

CITY OF AUSTIN
12.293 AC.

ROBERT R. COCKEY
12622/1227
3.19 AC

C. OF A.
1.08 AC

EAST LINE GOVALL SCHOOL DISTRICT

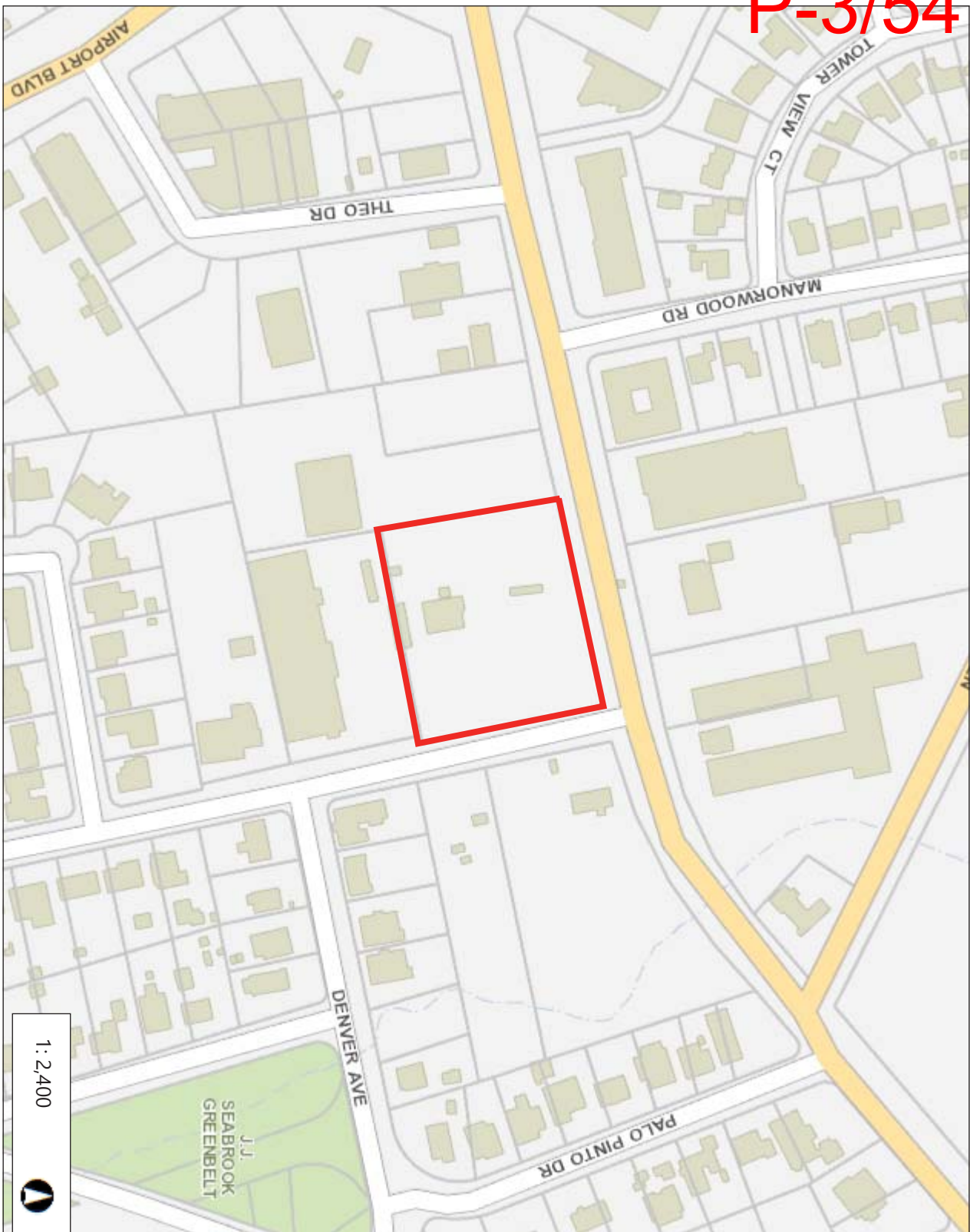
SPRINGDALE RD

20919



Property Profile

Legend



1:2,400



Notes

0.1
0
0.04
0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

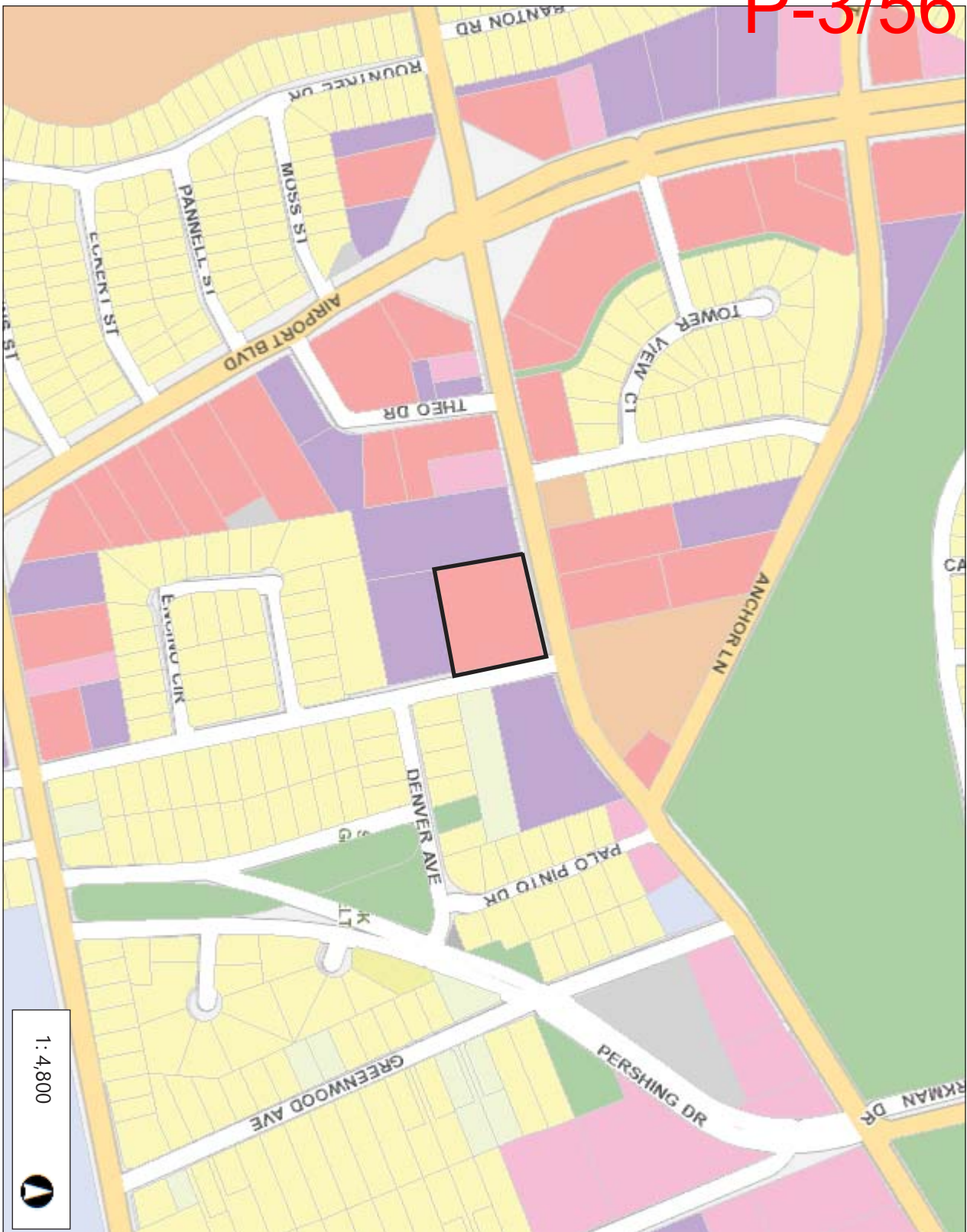


600 ft





Property Profile



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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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2019-0033

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2019

Steven Emberton
Your Name (please print)

☐ I am in favor
☒ I object

3301 Dorte are Austin tx 78723
Your address(es) affected by this application


Signature

Date

Daytime Telephone: 512-565-8278

Comments: We do not support the change.

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2019-0033

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, June 10th, 2019

Aminda Embaleto

Your Name (please print)

3301 Denver Ave Austin TX 78723

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

512-769-9352

Comments: *We are concerned it will negatively affect our neighborhood and home.*

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov