ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0087 – 3200 Merrie Lynn DISTRICT: 9

ZONING FROM: MF-4-NP

TO: LO-MU-NP, as Amended

ADDRESS: 3200 Merrie Lynn Avenue

SITE AREA: 0.2069 Acres

PROPERTY OWNERS: 3200 Merrie Lynn, LLC
(David Kanne)

AGENT: Drenner Group, LLC
(Amanda Swor)

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

STAFF RECOMMENDATION:

Staff supports the Applicant’s request for rezoning from MF-4-NP to LO-MU-NP. For a summary of the basis of staff’s recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 27, 2018: TO GRANT LO-MU-NP AS RECOMMENDED BY STAFF, ON CONSENT. (11-0) [Y. Flores- 1st, P. Seagar- 2nd; G. Anderson- Absent]

November 13, 2018: TO GRANT POSTPONEMENT TO NOVEMBER 27, 2018 AS REQUESTED BY STAFF, ON CONSENT (12-0). [P. Seeger- 1st, R. Schneider- 2nd; A. DeHoyos Hart- Absent]

CITY COUNCIL ACTION:

December 13, 2018:

ORDINANCE NUMBER:
ISSUES:
The Applicant originally submitted a rezoning request for LR-MU-NP on this site. The Applicant wanted to keep the existing residence, allow office uses, and allow mobile food vendors as well. Based on feedback from Staff and neighbors, the Applicant changed the request to LO-MU-NP, which does not permit mobile food vendors.

CASE MANAGER COMMENTS:
The subject tract is located on the northwest corner of Merrie Lynn Avenue and Manor Road. The property is zoned MF-4-NP and is developed with a single family residence. Immediately to the west is property zoned MF-4-NP that is developed with apartments and a single family house. Immediately to the north is a lot zoned MF-4-NP that is developed with duplexes. Further north, is a residential neighborhood primarily developed with single family residences that is zoned SF-3-NP. This neighborhood also extends to the northwest and northeast across Merrie Lynn Avenue. Directly across Merrie Lynn Avenue is property zoned MF-4-NP that is developed with single family residences. Further east is the Martin Luther King, Junior Transit Oriented District (MLK TOD) which is zoned TOD-NP. Across Manor Road to the south is a property zoned TOD-NP that is developed with office and property zoned SF-3-NP that is undeveloped. Please see Exhibits A and B—Zoning Map and Aerial Exhibit.

The Applicant is proposing to retain the single family residence and add office land uses. Staff supports the requested LO-MU-NP because the zoning is consistent with other properties along Manor Road. Manor Road is primarily commercial and mixed uses in this area, while the properties further north of the site are residential. LO-MU-NP will provide a less intense transition between Manor Road and the neighborhood than the existing MF-4-NP. Manor Road is a core transit corridor and supports mixed use development.

BASIS OF RECOMMENDATION:
1. **Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.**
   LO-MU-NP is appropriate along Manor Road and will provide a low impact transition to the residential neighborhood. In fact, LO-MU-NP is less intensive than the existing MF-4-NP zoning.

2. **Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.**
   LO-MU-NP will provide a transition between the more intense uses and zoning along Manor Road to the interior SF-3-NP neighborhood.

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>MF-4-NP</td>
<td>Single family residential</td>
</tr>
<tr>
<td>North</td>
<td>MF-4-NP, SF-3-NP</td>
<td>Duplex residential, Single family residential</td>
</tr>
<tr>
<td>South</td>
<td>SF-3-NP, TOD-NP</td>
<td>Undeveloped, Administrative/business office</td>
</tr>
<tr>
<td>East</td>
<td>MF-4-NP</td>
<td>Single family residential</td>
</tr>
<tr>
<td>West</td>
<td>MF-4-NP</td>
<td>Multifamily residential</td>
</tr>
</tbody>
</table>
NEIGHBORHOOD PLANNING AREA: Upper Boggy Creek

TIA: N/A

WATERSHED: Boggy Creek

OVERLAYS: None

NEIGHBORHOOD ORGANIZATIONS:
Homeless Neighborhood Association
Austin Heights Neighborhood Association
Austin Neighborhoods Council
Del Valle Community Coalition
Claim Your Destiny Foundation
Bike Austin
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation
Neighbors United for Progress
Rosewood Neighborhood Plan Contact Team
Cherrywood Neighborhood Association
Upper Boggy Creek Neighborhood Planning Team

AISD
Austin Innercity Alliance
United East Austin Coalition
Black Improvement Association
Sierra Club
SELTexas
East Austin Conservancy
Anberly Airport Association

AREA CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>PLANNING COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-05-0204 Amendment</td>
<td>Add parking, impervious cover, garage placement and front porch setback</td>
<td>To grant amendment as recommended.</td>
<td>To grant amendment as recommended, Ordinance #</td>
</tr>
<tr>
<td>Upper Boggy Creek NP</td>
<td>regulations to single family residential districts.</td>
<td></td>
<td>20060406-051</td>
</tr>
<tr>
<td>(City initiated)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

EXISTING STREET CHARACTERISTICS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bicycle Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Merrie Lynn Avenue</td>
<td>50'</td>
<td>30'</td>
<td>Local</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Manor Road</td>
<td>60'</td>
<td>40'</td>
<td>Core transit corridor</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
OTHER STAFF COMMENTS:

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

SITE PLAN
SP 1. Site plans will be required for any new development other than single-family or duplex residential.
SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
Compatibility Standards
SP 4. The site is subject to compatibility standards.
   ☐ No structure may be built within 25 feet of the property line.
   ☐ No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
   ☐ No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
   ☐ No parking or driveways are allowed within 25 feet of the property line.
   ☐ A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
   ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
   ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

TRANSPORTATION

TR1. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a Protected is recommended for Manor Rd. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day.

TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR4. Existing Street Characteristics:
FYI – the existing driveways and sidewalks along Manor Rd. may be required to be removed and/or reconstructed at the time of the site plan application.

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bicycle Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Merrie Lynn Avenue</td>
<td>50'</td>
<td>30'</td>
<td>Local</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Manor Road</td>
<td>60'</td>
<td>40'</td>
<td>Core transit corridor</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

WATER UTILITY

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

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Exhibit
3200 MERRIE LYNN
ZONING CASE#: C14-2018-0087
LOCATION: 3200 MERRIE LYNN AVE.
SUBJECT AREA: .2069 ACRES
GRID: K24
MANAGER: HEATHER CHAFFIN

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made...