

# Variance Request 3219 Manor Rd. by Mid-City Development



3219 Manor Rd.  
purchased by  
**Mid-City Development in November 2018**

## What We Hope To Achieve

**According to the US Census Bureau, about 105 people move to Austin everyday. City council is working to create capacity for 400,000 new homes in the next 10 years.**

- ❖ Address Austin's growing housing shortage by increasing the number of available quality residences
- ❖ Provide housing in a high transit area with access to public transportation
- ❖ Provide local business owners walkable live/work space



# 3219 Manor Rd. Site Conditions

- **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 and multiple heritage trees.
- **Flood Plain:** Does not fall into the Greater Austin FEMA floodplain
- **Zoning:** The land parcel is currently zoned CS-V-CO-NP with MU option. Zoning allows for 2.0 FAR with 72,222.50 sf resulting in 144,444.96 sf maximum FAR



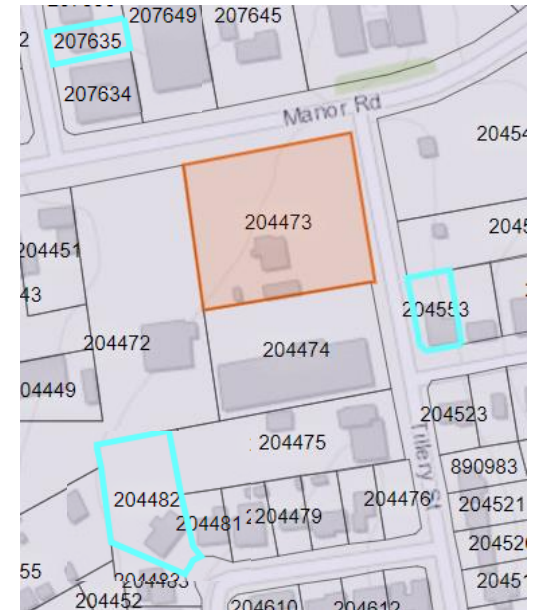
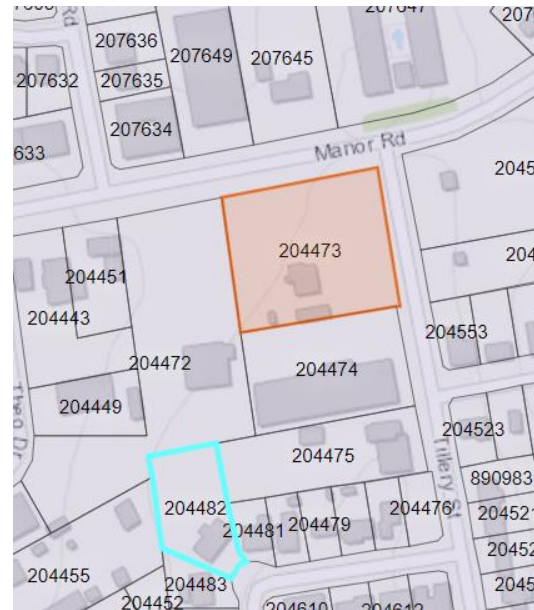
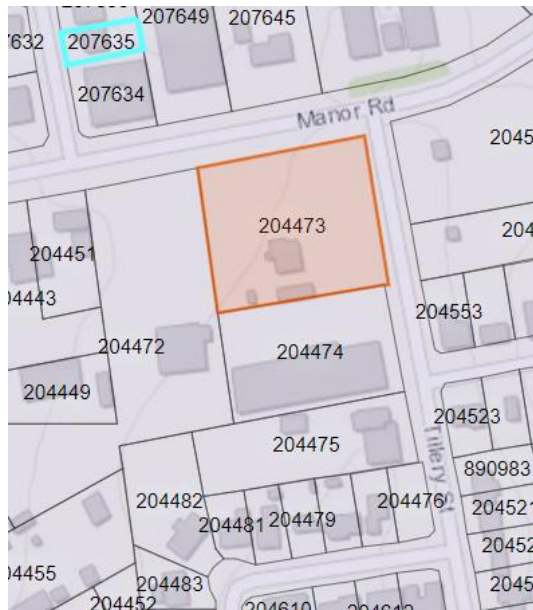
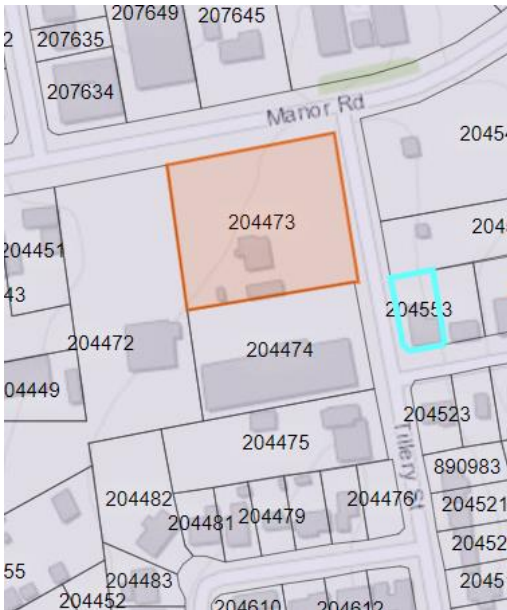
# 3219 Manor RD: Triggering Properties Setbacks

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

**NW:** Northwestern compatibility setback due to SF3 across street, diagonal, and behind another building from subject property

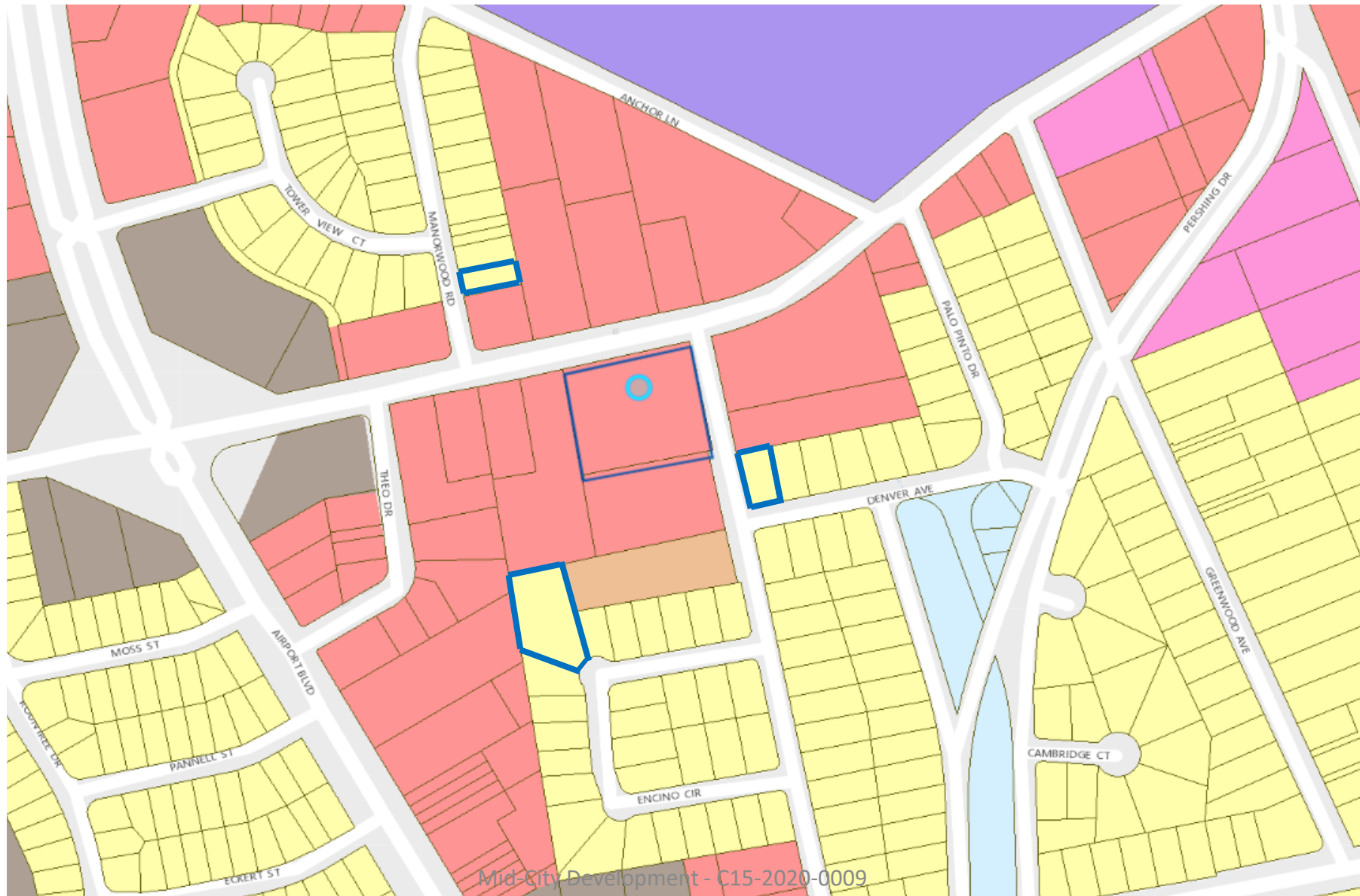
**SW:** Southwestern compatibility setback due to SF3 diagonal and behind another building(s) from subject property

**Combined SE, NW, and SW:** Three triggering properties on almost all sides of the subject property



# 3219 Manor Rd. Land Use Map - Highlighting Triggering Properties

*Subject Property zoned CS-V-CO-NP with MU option*

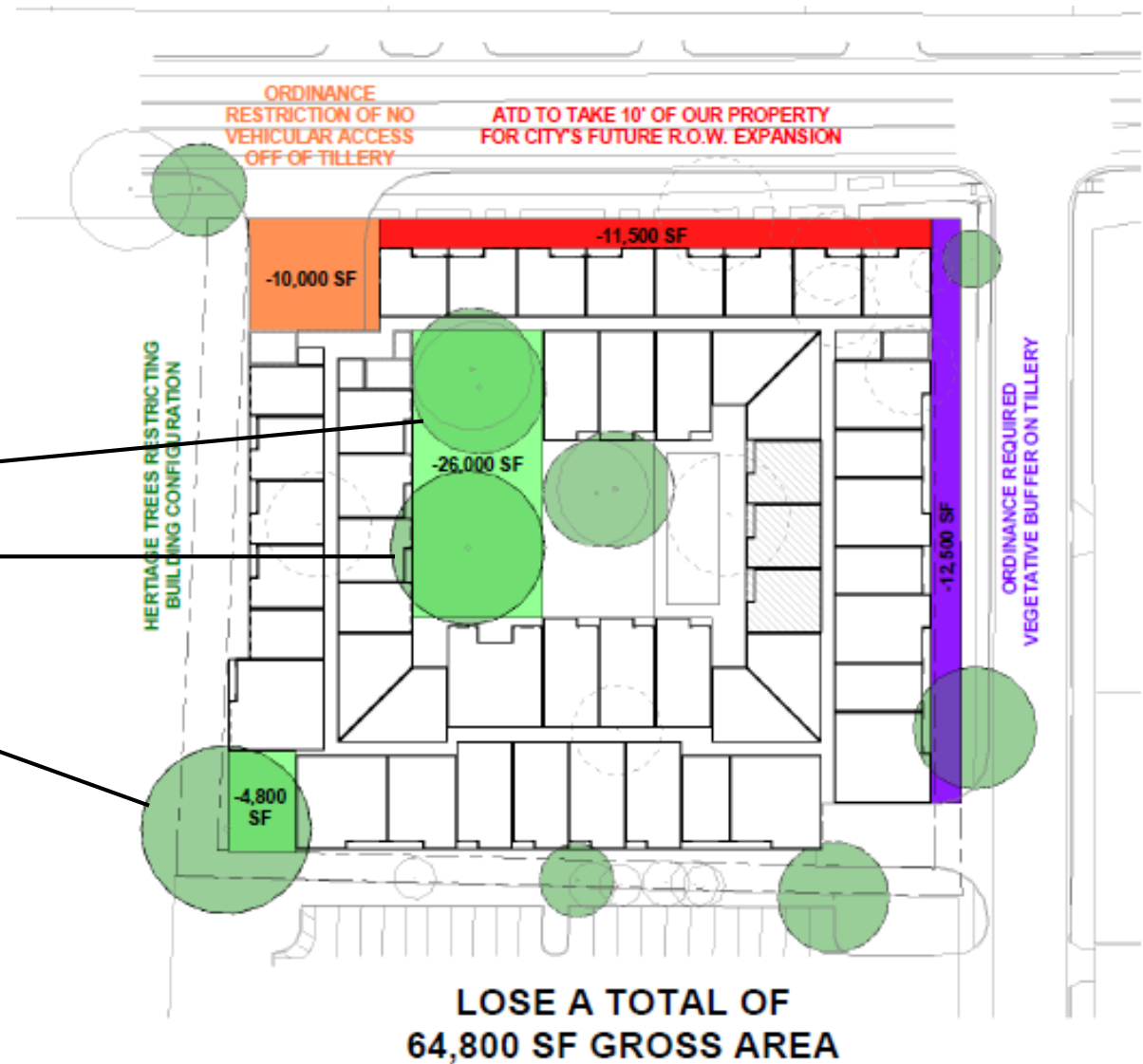


# SITE SPECIFIC HARDSHIP

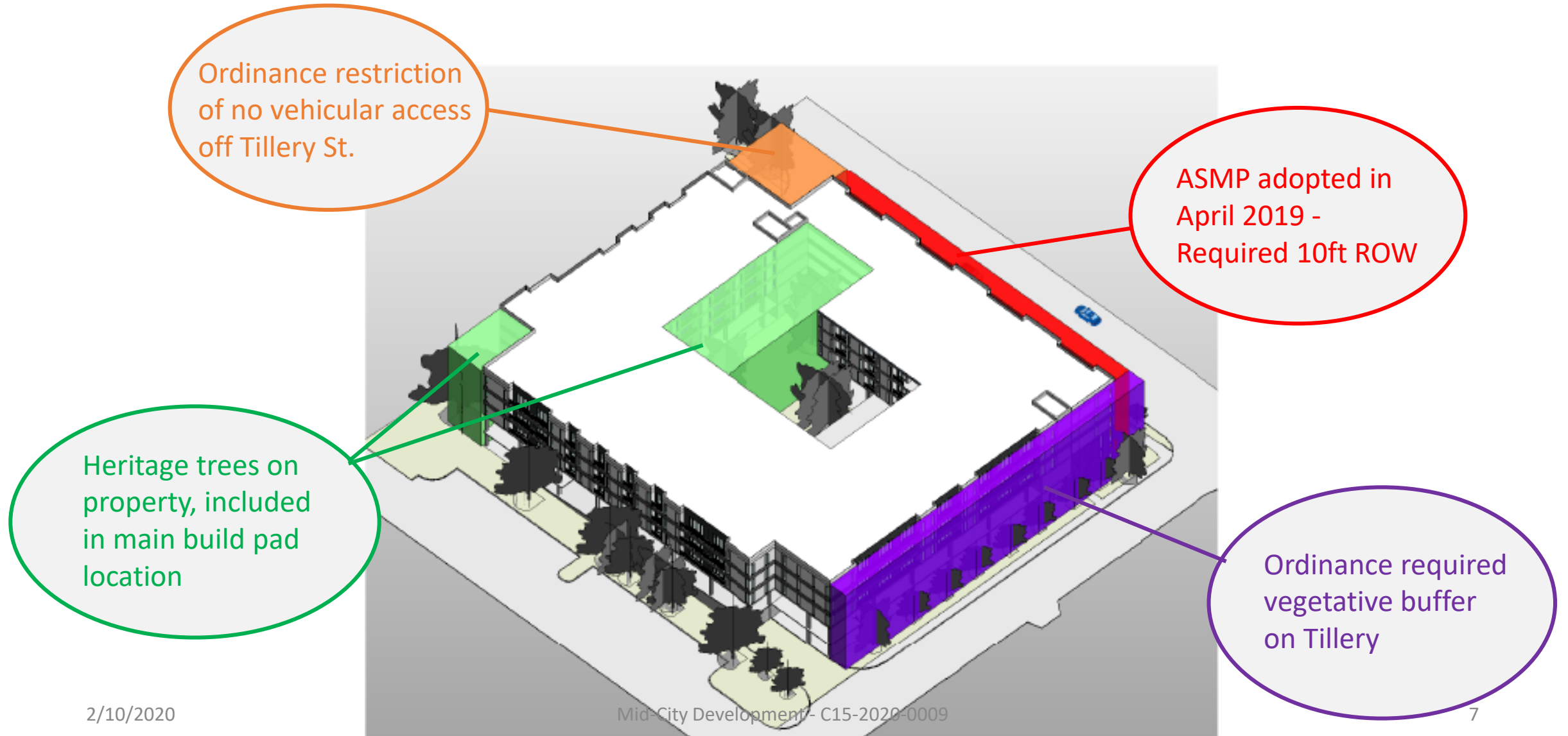
Section 25-8-646 (A) requires a variance be sought to eliminate the need to remove heritage trees.

Heritage trees on property, included in main build pad location.

- 25" Post Oak
- 29" Post Oak
- 32" Post Oak

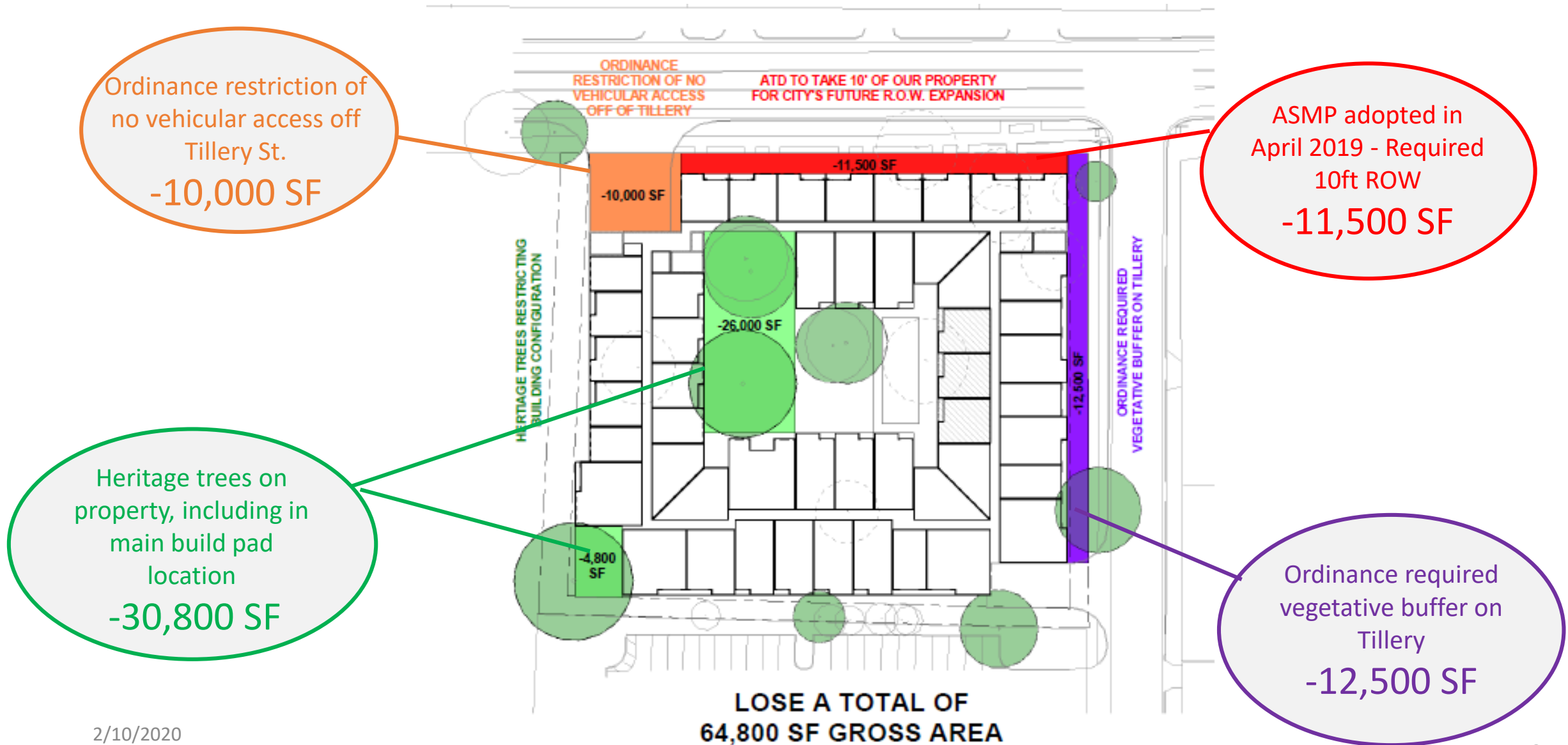


# SITE SPECIFIC HARDSHIP & UNATTAINABLE AREA DUE TO SITE CONDITIONS AND RESTRICTIONS



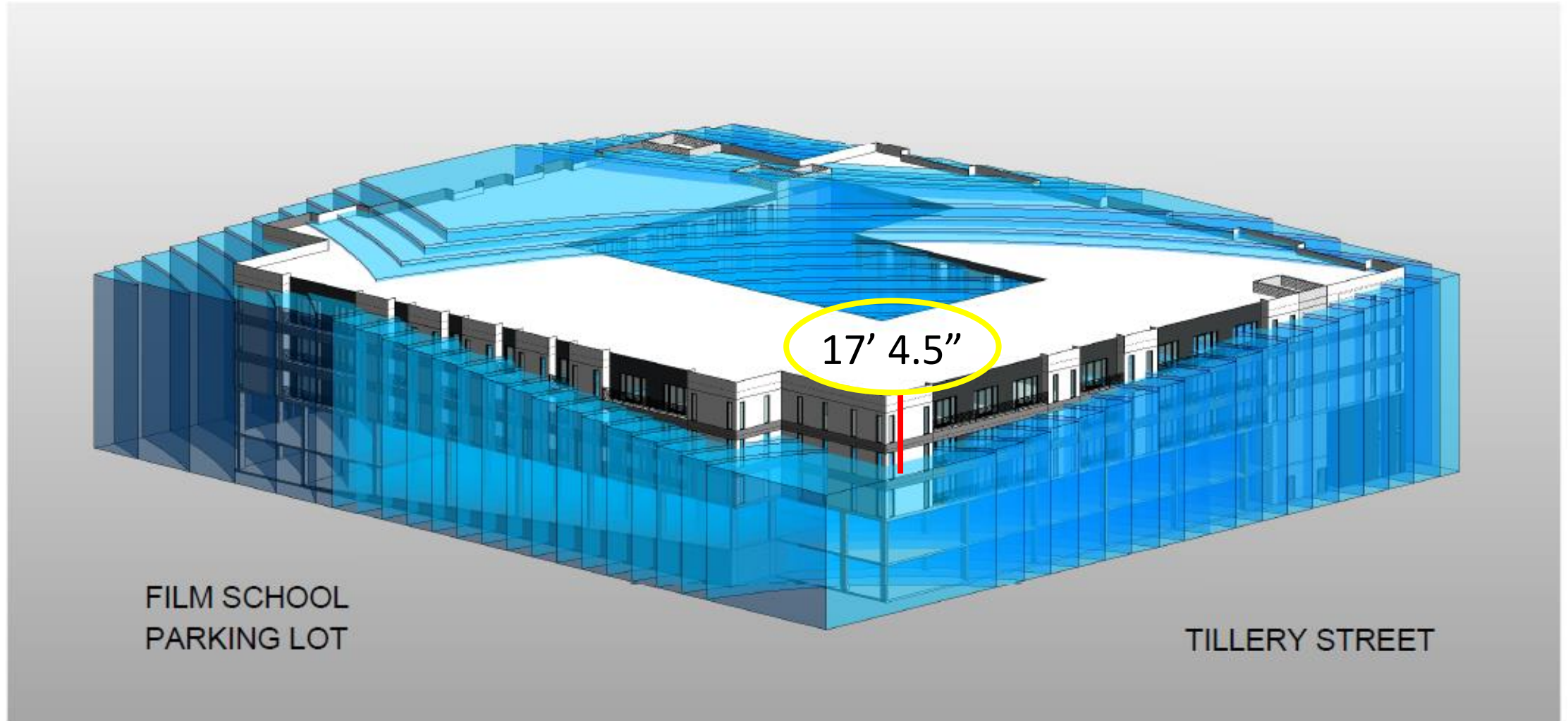
# Site Specific Restriction Impact

## UNATTAINABLE AREA DUE TO SITE CONDITIONS AND RESTRICTIONS

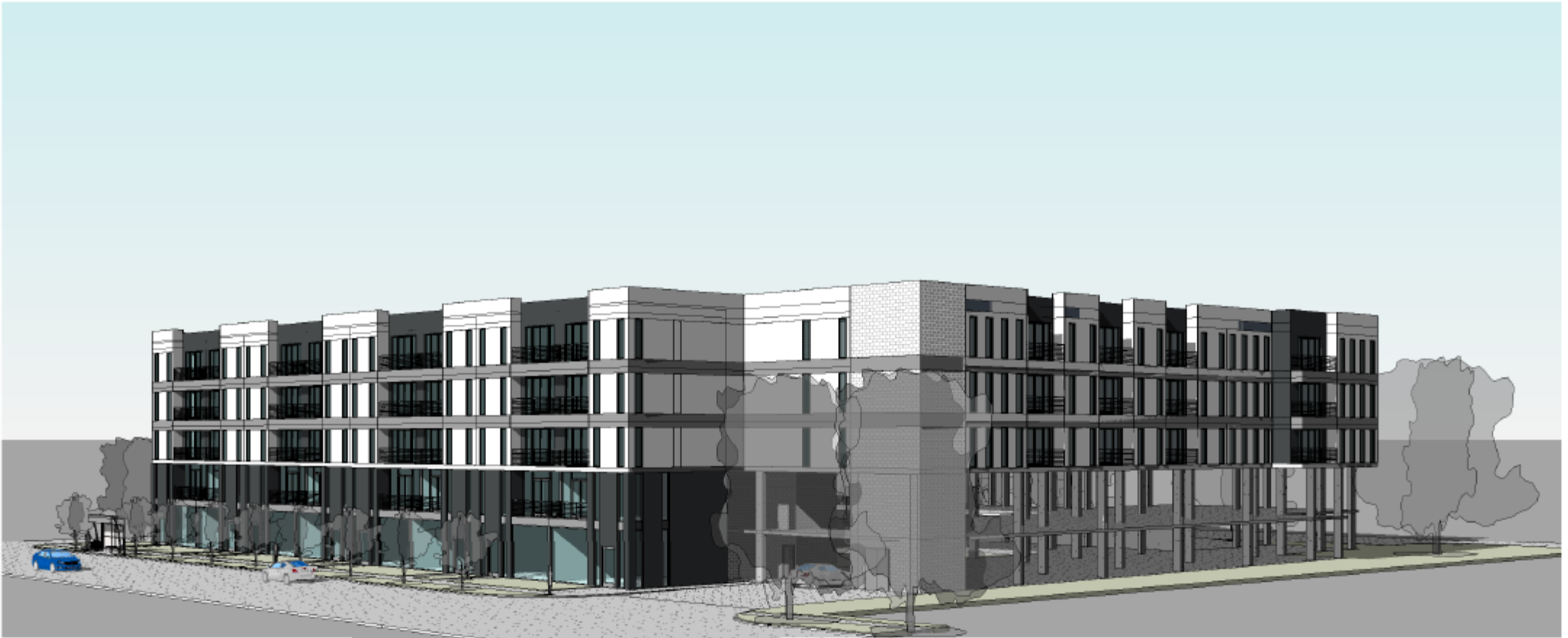




# Allowable Height Per Compatibility Setback (in blue)



# Building Design (Manor Rd)



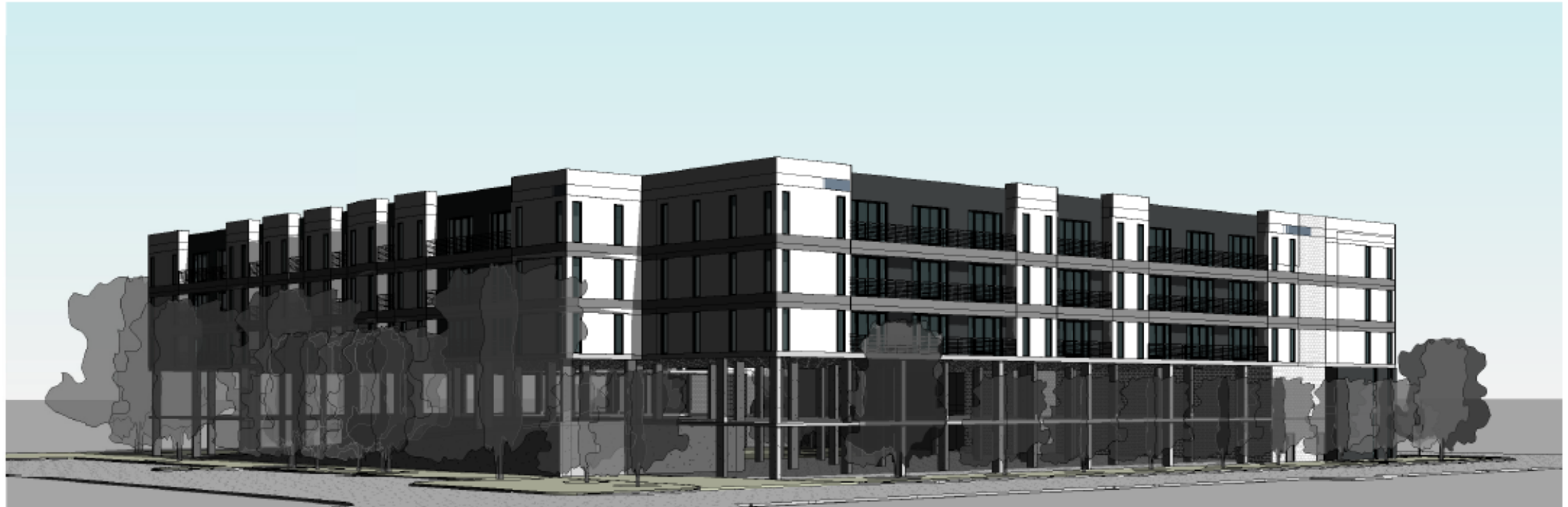
NW ELEVATION

# Building Design (Manor & Tillery St.)



NE ELEVATION

# Building Design (Tillery St.)



SE ELEVATION

# Building Design (Tire Shop)



SW ELEVATION

# Building Design Street View (Manor St.)



2/10/2020

NW STREET VIEW

# Building Design Street View (Tillery St.)



SE STREET VIEW

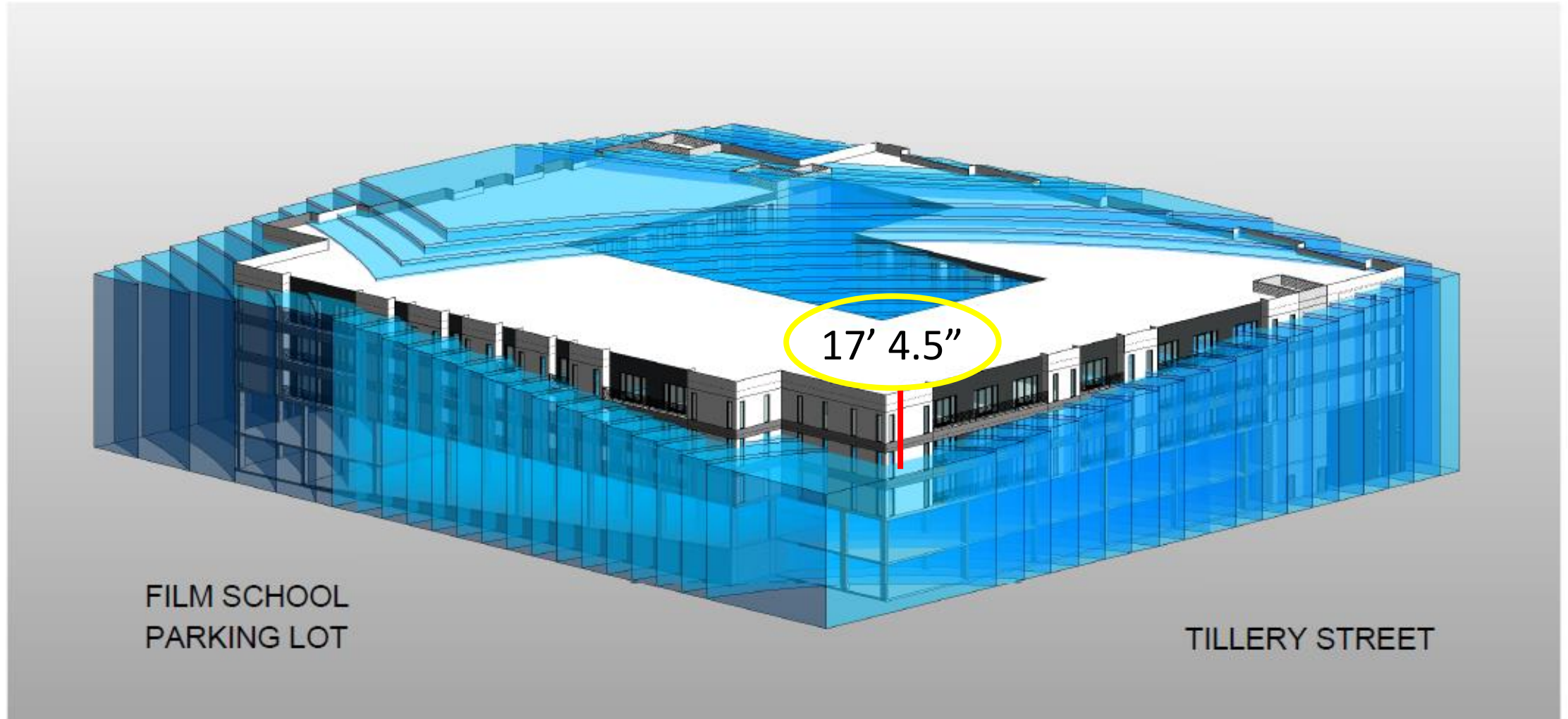
Mid-City Development - C15-2020-0009

# Restricted vs Proposed Development Housing Comparison

	Restricted Development	Proposed Development Update Design Option	Difference	Notes
Total Stories	5	5	0	
Roof Height	56'5"	56'5"	0	
Height Allowed Per Zoning	60'	60'	0	
<b>Total Unit Qty</b>	<b>114</b>	<b>153</b>	<b>39</b>	
Live/Work	7	7	0	
Standard Unit Qty	107	146	39	More Homes
Affordable Unit Qty	12	15 - 20	3 - 8	Affordable Homes
Parking Required	119	155	37	More Spaces Required
Parking Provided	156	210	54	More Spaces Provided
Parking Over Requirement	37	55	18	More Spaces over Requirement

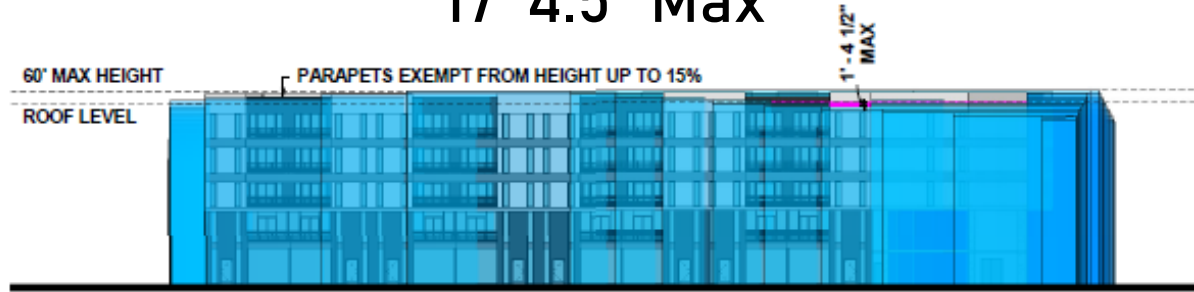


# Allowable Height Per Compatibility Setback (in blue)

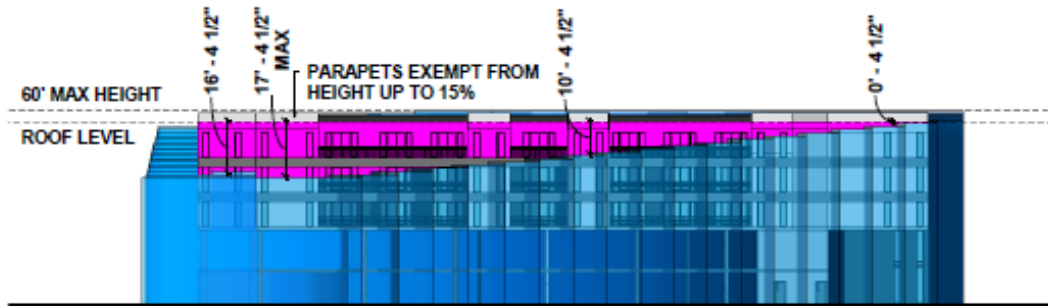


# Allowable Height Per Compatibility Setback (in blue) Height Requested (in fuchsia)

17' 4.5" Max



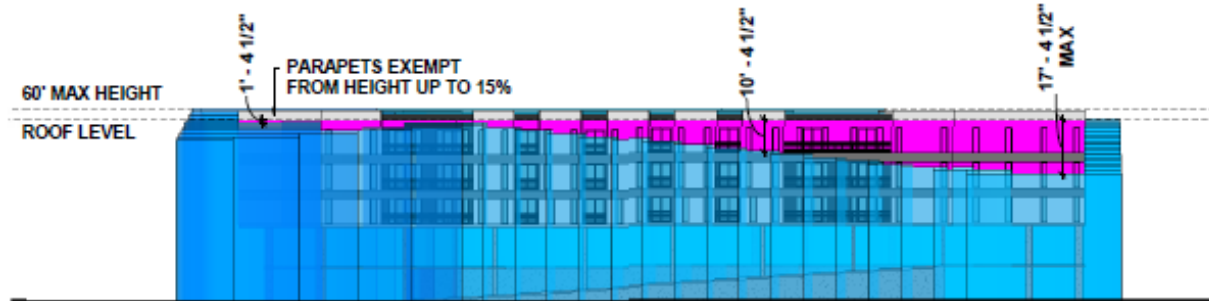
**NORTH - MANOR ROAD**



**EAST - TILLERY STREET**



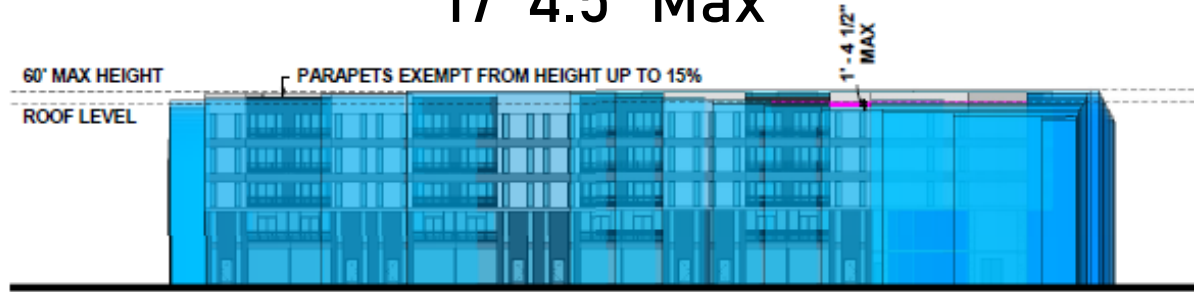
**WEST - TIRE SHOP**



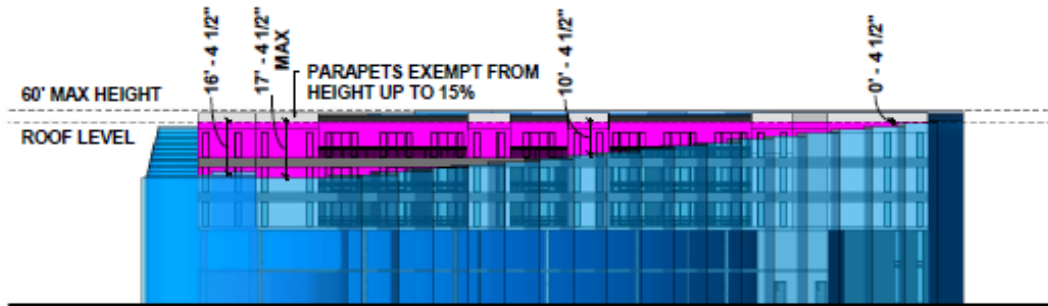
**SOUTH - FILM SCHOOL**

# Allowable Height Per Compatibility Setback (in blue) Height Requested (in fuchsia)

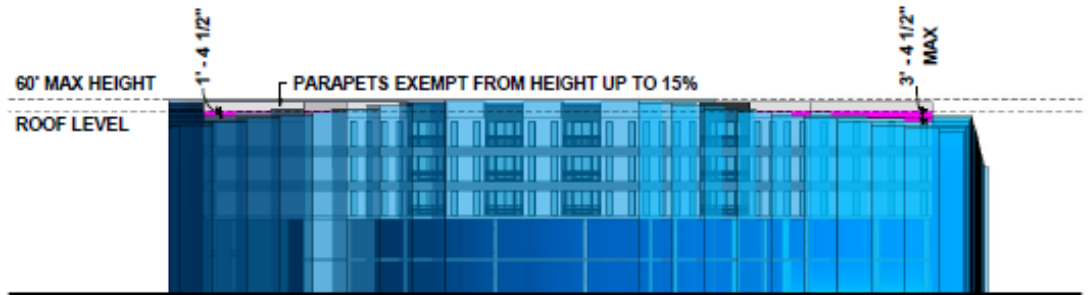
17' 4.5" Max



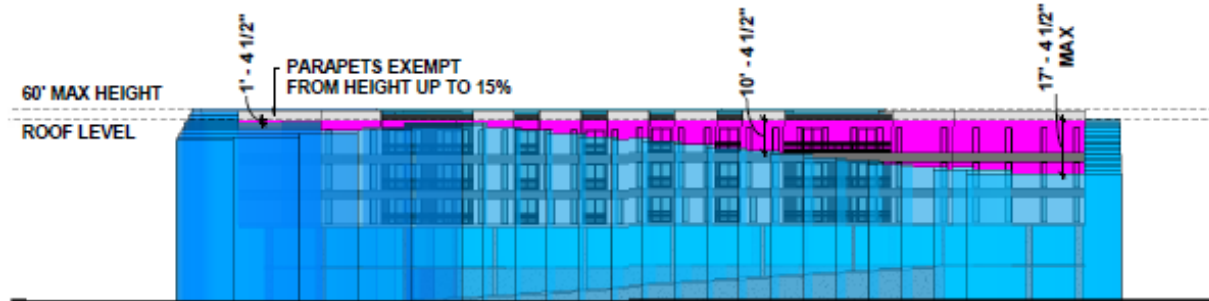
**NORTH - MANOR ROAD**



**EAST - TILLERY STREET**



**WEST - TIRE SHOP**



**SOUTH - FILM SCHOOL**



# 3219 Manor Rd. Neighborhood Meetings

Neighborhood concerns from meetings held on  
July, 08<sup>th</sup> - August 13<sup>th</sup> - August 21<sup>st</sup> - August 27<sup>th</sup>  
September 10<sup>th</sup>  
2020 - January 16<sup>th</sup> - January 29<sup>th</sup>

- **Building Design and Parking Garage**
- **Traffic**
- **Neighborhood Diversity**
- **JJ Seabrook Neighborhood Park**
- **ASMP New Required ROW**

# 3219 Manor Rd. Neighborhood Meetings

Neighborhood concerns from meeting held on  
July, 08<sup>th</sup> - August 13<sup>th</sup> - August 21<sup>st</sup> - August 27<sup>th</sup> - September 10<sup>th</sup>  
2020 - January 16<sup>th</sup> - January 29<sup>th</sup>

## Neighborhood Diversity

- **Resident Preference Policy - Giving locals the ability to apply/be reviewed for affordable units before other applicants**
- **Partnership with the Ending Community Homelessness Coalition (ECHO) to help individuals dealing with displacement and homelessness through the affordable units. (Families, Elderly, Medical Emergence)**

## JJ Seabrook Neighborhood Park

- **Meeting and working with the Parks Foundation and JJ Seabrook Neighborhood Association to contribute to the park needs**



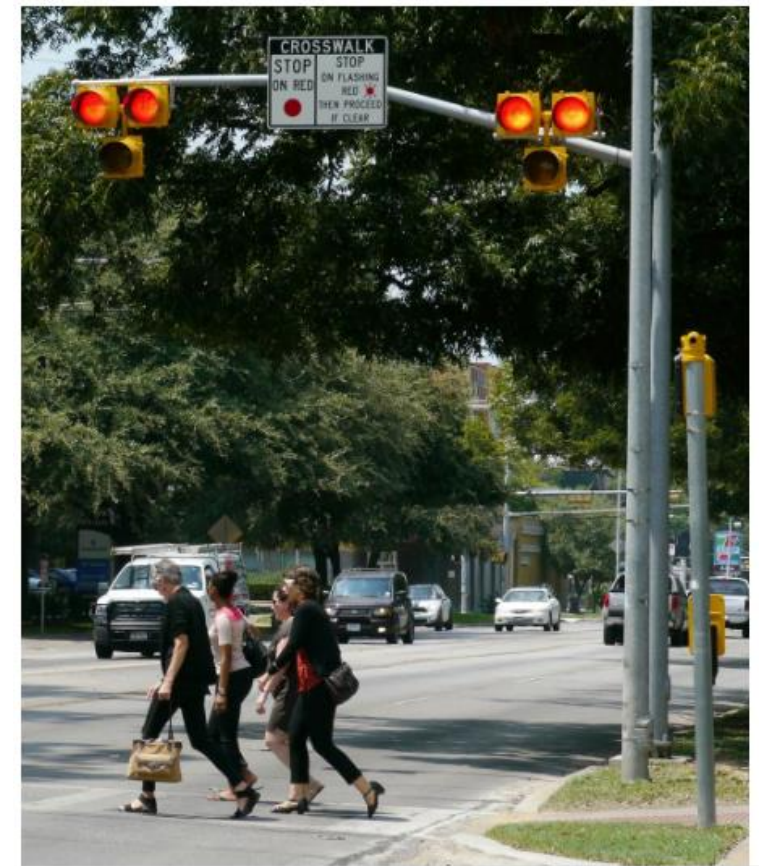
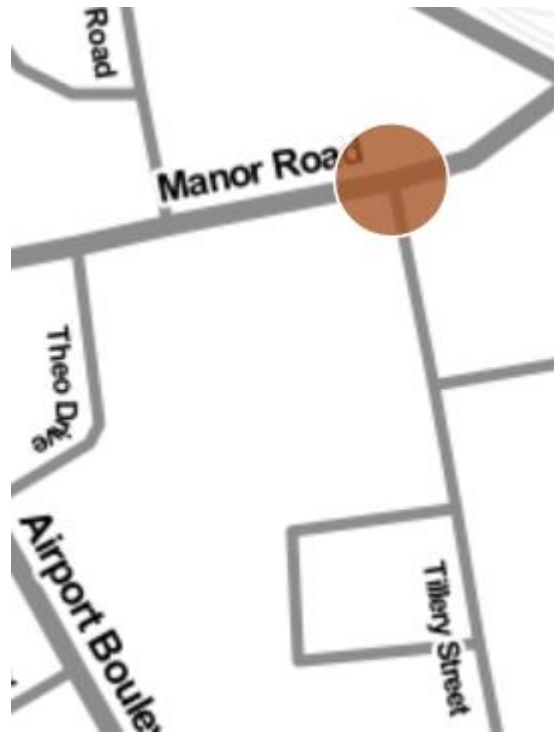
**AUSTIN  
PARKS  
FOUNDATION**

# 3219 Manor Rd. Neighborhood Meetings

Neighborhood concerns from meeting held on  
July, 08<sup>th</sup> – August 13<sup>th</sup> – August 21<sup>st</sup> – August 27<sup>th</sup> – September 10<sup>th</sup>  
2020 - January 16<sup>th</sup> – January 29<sup>th</sup>

## Traffic

- Working with COA, ATD and AE to add a Pedestrian Hybrid Beacon on the corner of Manor Rd. and Tillery St.
- Offering alternative means of transportation to residents
  - Scooters, Bikes, Bus Passes





**Thank You**