

Meredith, Maureen

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HPD

To: Joy Gilcrease
Subject: RE: The zoning case set for City Council on Thursday, February 17, 2022.

Sent: Sunday, February 6, 2022 11:56 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: The zoning case set for City Council on Thursday, February 17, 2022.

*** External Email - Exercise Caution ***

I am writing to urge a NO vote on upzoning the property at 1100 Manlove. I live at 1205 Summit St., and believe the upzoning being suggested would be a very bad thing for our small residential neighborhood. Please vote NO!

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From: peg treadwell

Sent: Tuesday, February 8, 2022 9:07 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Clark, Kate
<Kate.Clark@austintexas.gov>

Subject: Rezoning case number:C14-2020-0081

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Please do not, not, not rezone this property at 1100 Manlove St. There are dozens of reasons for denying this request including that this house is on a neighborhood cul de sac, there is no way to accommodate office traffic, there is a spectacular heritage oak in the front yard. There are zero reasons for zoning this neighborhood house as an office. This applicant has tried to rezone this property for years despite the fact that he owns about 2 acres of undeveloped land that abuts Riverside Drive and is already zoned for this office. I urge you to deny this request for rezoning.

Thank you,

Margaret Treadwell

Neighborhood resident

512-789-0973

From: Sheldon Pacotti
Sent: Monday, February 7, 2022 9:30 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: opposition to 1100 Manlove rezoning

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Zoning Case #C14-2020-0081

Dear Ms. Clark and Ms. Meredith,

I have heard that both of you are involved in the rezoning application for 1100 Manlove? I wanted to share the comments I just sent to the City Council.

I know that you've already heard from other neighborhood residents. Just adding my two cents. :-)

Thanks,

Sheldon Pacotti

1503 Lupine Lane
Austin, TX 78741
(512) 900-0790

Thank you for indulging this public email channel.

I'm writing to assert that the zoning application for 1100 Manlove, to be heard on February 17, greatly misrepresents current commercial needs as well as the likely impact on the residential neighborhood. A vote for "YES" would open up a quiet downtown neighborhood to I-35 and Riverside traffic as well as to future, encroaching commercial developments.

The application misconstrues the intent of Zone NO, Neighborhood Office District. This classification brings to mind a neighborhood barber shop, located on a well-trafficked street and directly serving neighborhood residents. By contrast, the proposal to make an office of 1100 Manlove, a single-family home on a dead-end street, would, at most, move some administrative functions of an insurance company up a hill and over a retaining wall onto a quiet residential street. Proceeding point-by-point, taking quotes from the zoning description:

"serving neighborhood or community needs": Residents have little need to window-shop at Time Insurance Agency, in particular at a neighbor's house.

"typically locate on collector streets": Manlove is an isolated street with a half cul-de-sac at one end and a retaining wall at the other end.

"not unduly affect traffic in the area": Manlove itself could not comfortably accommodate the business's customers. More importantly, once the zoning is changed the current and future owners will have the

right to connect the two properties, thus bringing commercial traffic directly through the neighborhood, not to mention the rush-hour speed demons who will arrive once Google Maps is updated.

“small single-use offices”: The zoning change creates a large commercial lot under a single owner. This is not a small craftsman looking to open a shop in the town square.

“preserve compatibility with existing neighborhoods”: Again, by letting a large business annex part of a neighborhood, the city would be opening the door for a large development and street modification in the future.

Adding the Mixed Use (MU) designation to this lot only encourages the future bulldozing of the “neighborhood office” to make room for commercial development.

Thank you for considering these remarks. I and my neighbors would greatly appreciate it if you took our views under consideration, as the Council has on many occasions in the past, and deny the 1100 Manlove zoning application.

Best regards,

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