

**From:** Adria & Ron <

**Sent:** Tuesday, February 15, 2022 9:18 AM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

**Cc:** gayle goff (2) <>; >; King, Micah <>; Rachel McClure <>

**Subject:** Re: 1100 Manlove Rezoning Cases

Good Morning!

The neighborhood agrees to the postponement to March 24th. Our agreement to not oppose the postponement is conditional to A) The case being heard by Council on March 24th with no further postponements, and B) The Applicant's Agent agreeing to host a meeting with the neighborhood on or before March 1, 2022 to present the applicant's proposal, which allows ample time for a series of follow up meetings to discuss potential solutions. It has been 16 months since the Agent last met with the neighborhood on October 15, 2020. The Agent has made no attempt to meet in recent weeks despite multiple requests. Agent has, however, had time to meet with Council Aides and others to discuss his proposal. Micah has mentioned he will try to make time to meet with the neighborhood, but as of today no meeting has been scheduled. We look forward to meeting with him.

Thank you!

On Tue, Feb 15, 2022 at 8:16 AM Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)> wrote:  
Adria and Ron,

I've taken over as case manager on this rezoning case since Kate Clark has moved to a different department. Maureen Meredith is still the case manager on the related NPA case.

If you agree with Micah's email below, please let me and Maureen know that the neighborhood does not object to the applicant's postponement to March 24<sup>th</sup>. We will relay that information to Council.

Thanks,  
Heather Chaffin

**From:** King, Micah <>

**Sent:** Tuesday, February 15, 2022 8:11 AM

**To:** Adria & Ron <>

**Cc:** gayle goff (2) <>; Vive Griffith <>; Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>

**Subject:** Re: 1100 Manlove Rezoning Cases

\*\*\* External Email - Exercise Caution \*\*\*

Hi Adria and Ron,

That works for us—thank you for being willing to meet. I will go through my calendar and propose a few times and see when is best for you.

Best,  
Micah

**Micah J. King**  
**Senior Associate**

**HUSCH BLACKWELL LLP**  
111 Congress Avenue,  
Suite 1400  
Austin, TX 78701-4093  
Direct: 512-370-3468

On Feb 14, 2022, at 6:45 PM, Adria & Ron <> wrote:

[EXTERNAL EMAIL]

Hi Micah,

Thank you for your response. The neighborhood would welcome your next available appointment. We would appreciate the opportunity to meet about this case to learn about the changes to your proposal from last year.

In the meantime, the neighborhood has agreed that we would be willing to support the postponement to March 24th on the condition that you agree to meet with the neighborhood in a timely manner to present the applicant's proposal, and to allow ample time for a series of follow up meetings where we can discuss potential solutions. Please let me know if this is acceptable and we will inform the City that we will not oppose the postponement request. If this is not acceptable, we may wish to ask the City to deny the request and proceed with the case.

Thank you!

-----Original Message-----

From: BARBARA LIGHTHEART <>  
Sent: Wednesday, February 16, 2022 8:53 AM  
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
Subject: Letter to council re Manlove

Dear Heather,  
I'm having trouble sending my letter, below. Can you assist me, please?  
Barbara Lighthouse

RE: Permit/Case: 2020-108085 ZC  
Reference File Name: C14-2020-0081  
Sub Type Zoning/Rezoning

PROJECT NAME. 1100 Manlove Street  
Description:  
the Applicant proposes to rezone .36 acres from SF-3-NP to NO-MU-NP. Related Case, NPA-2020-0021.02

Mr Mayor, and Members of the Council,

I respectfully and strongly request the Council to deny both the rezoning listed above, and the Neighborhood Plan Amendment.

My home is in the neighborhood close to the contested property at 1100 Manlove.

The person who has tried for years to achieve the changes to local zoning and to the plan, has indicated he plans to use the property for a business.

We in the neighborhood are dedicated to keeping our homes undisturbed, and have attended meetings to work for the protection of our quiet lifestyle.

Please consider my request and reject the proposed changes.  
Thank you for your careful consideration.

Sincerely,  
Barbara Lighheart  
1610 Sunnyvale St.  
Austin 78741

**From:** Taylor Coppock  
**Sent:** Tuesday, February 8, 2022 7:20 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Opposition to 1100 Manlove St - NPA-2020-0021.02 and C-14-2020-0081

\*\*\* External Email - Exercise Caution \*\*\*

Hi Heather,  
I'm copying the email I sent to City Council members to make sure you have a copy to include as a back-up in the case.

Thank you!

*Hello,*

*I've been in Austin since 2003 and my wife and I recently moved to a house on Sunnyvale street in beautiful neighborhood east of Travis Heights. We love the history and the community that lives here in the hills. It's especially nice having a clear separation between all the offices on the feeder/Riverside and the homes of many families near us.*

*It has come to our attention that the house at 1100 Manlove has been brought up again to rezone from a single-family home to Neighborhood Office Mixed Use. Apparently it's been brought up before and denied in cases C14-2020-0081 and NPA-2020-0021.02. I strongly oppose this rezoning. I've walked this street many times and it makes no sense to break up the cul-de-sac and the houses to try to combine with the office building below, that doesn't connect to the street. While the house at 1100 Manlove and the office building next to it look to be close, there are so many geographical characteristics that create a clear divide between the neighborhood and the offices.*

*I'm an active member of the SRCC neighborhood group and they strongly oppose this re-zoning request as well. The re-zoning request is not compatible with the Goals, Objectives and Recommendations of the neighborhood plan because the request is commercial encroachment into an established residential*

*area, which the plan does not support. The property is located at the end of a cul-de-sac in an established residential area.*

*There is no need to remove another house from the neighborhood to support re-zoning for a larger business. The entire SRCC/EROC neighborhoods should continue offering homes and apartments for Austin residents.*

*There is an active petition from the neighborhood to block this re-zoning. You will probably hear many of the same reasons because we are aligned on our goals for the neighborhood.*

*A few reasons for rejection that really speak to me are:*

*\* There is no valid reason to upzone this property. Commercial building changes can be made/added to the adjoining property should this owners goal be expansion*

*\* The subject property is only accessible via residential streets, through a thriving neighborhood of 22 homes/families*

*\* Zoning change and NPA conflict with EROC NP Future Land Use Map*

*\* and most importantly - The proposed use does not serve a neighborhood need.*

*Thank you for the opportunity to speak up. I hope you deny this request again at your upcoming City Council meeting.*

-----Original Message-----

From: Francis Preve <>

Sent: Tuesday, February 15, 2022 12:50 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: PLEASE VOTE NO TO REZONING - Permit/Case 2020-108085 ZC

Hello,

I have also submitted this email to the City Council and Steve Adler, via the AustinGov website, so I am providing copies for your reference in advance of tomorrow's meeting — so that it is included in the record.

As a 20+ year homeowner in the South River district, I am requesting that you vote NO on the following case listed below.

This is a residential neighborhood with many children and pets. Commercial traffic is accessible on the frontage road nearby -- and also Riverside.

Thus, there is NO NEED for any commercial traffic within our neighborhood, as it would create hazards for the children in our neighborhood and dramatically reduce our quality of life.

Reference File Name: C14-2020-0081

Address: 1100 Manlove St

Sincerely,  
Francis Preve  
1603 Sunnyvale St  
Austin, TX 78741

**From:** Jeffrey Watson <>  
**Sent:** Monday, February 14, 2022 8:49 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** Sarah Miracle <>  
**Subject:** 1100 Manlove Rezoning - Permit/Case 2020-108085 ZC

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Meredith and Ms. Chaffin,

We are writing to request that you deny the rezoning and Neighborhood Plan Amendment for the property 1100 Manlove Street. (Reference file name C14-2020-0081, Permit/Case number 2020-108085 ZC.)

As homeowners in this neighborhood, we are concerned about the amount of traffic that would result from the rezoning of this property.

The property is located at the back of a very quiet residential cul-de-sac. The cul-de-sac opens onto Summit Street, a residential street running parallel to I-35. Already, many drivers use Summit as a cut-through to avoid traffic along I-35. Unfortunately, the drivers are typically frustrated by traffic and speed down a street on which many vulnerable persons - both young children and elderly - live, in addition to many pets. The dead-in and cul-de-sac streets also already incur a fair amount of non-local traffic from drivers looking for a shortcut back to I-35.

By adding a potentially commercial destination to the neighborhood, we can only reason the traffic would increase, posing safety concerns to the neighborhood as well as frustration for the residents of a long-time quiet neighborhood.

We thank you for taking the time to consider our request to deny this rezoning.

Sincerely,  
Jeff Watson and Sarah Miracle

1204 Summit Street  
Austin, Tx 78741  
214.289.0444

**From:** Barbie Clifton <>  
**Sent:** Monday, February 14, 2022 5:15 PM  
**To:** Adler, Steve <Steve.Adler@austintexas.gov>  
**Cc:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Deny Permit/case: 2020-108085 ZC

Mayor Adler:

Please deny Deny both rezoning and NPA for  
Permit/case: 2020-108085 ZC

Reference file name: C14-2020-0081  
1100 Manlove St.  
Thank you.

**From:** Rae Goldring <>  
**Sent:** Wednesday, February 9, 2022 6:09 PM  
**To:** Clark, Kate <[Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** Re-zoning of 1100 Manlove (case number: C14-2020-0081)

\*\*\* External Email - Exercise Caution \*\*\*

Hi Kate and Maureen,

I am a long term resident of the neighborhood and oppose the re-zoning of 1100 Manlove (case number: C14-2020-0081) for the following reasons:

1. Change would set an undesirable precedent for the similarly-situated properties within the neighborhood.
2. There is no valid reason to upzone the property from residential to commercial; applicant knew the property was zoned residential when he purchased it.
3. Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he will comply with any conditional overlay or restrictive covenant to which he might agree in the future.

Kind regards,

Allison R. Goldring

**From:** Anna Bourland <  
**Sent:** Tuesday, February 8, 2022 11:00 PM  
**To:** Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>  
**Subject:** Opposition to 1100 Manlove Rezoning (NPA-2020-0021.02 and C14-2020-0081)

Hello Heather:

*Copying the email that I sent to all council members via .gov. Wanted to make sure you had a copy AND would like to request that my email be included in back-up for the case.*

I am writing in opposition to (what appears to be) the never-ending rezoning request for 1100 Manlove. As I understand it, this request has been denied before. The new (or updated?) application should also be denied, as nothing at all has changed about this situation. While I do not live on Manlove, I am an involved neighbor just around the corner.

There are many reasons to deny this request, only a few of which I'm listing here. These will not be new to you, as everyone in the neighborhood feels the same way. Other neighbors are likely sending you the same reasoning, which is proof that we are aligned:

- Neighbors have a valid petition opposing the requested re-zoning

- There is no valid reason to upzone this property. Commercial building changes can be made/added to the adjoining property should this owners goal be expansion
- The subject property is only accessible via residential streets, through a thriving neighborhood of 22 homes/families
- Conversion of single-family homes to non-residential further reduces residential options, affordable or otherwise
- Zoning change and NPA conflict with EROC NP Future Land Use Map
- Zoning change and NPA conflict with EROC NP #1 goal: preserve few remaining residential neighborhoods in this area.
- The proposed use does not serve a neighborhood need.

Thank you - please deny this request....again!

Anna Bourland  
1601 Sunnyvale

**From:** Taylor Coppock

**Sent:** Tuesday, February 8, 2022 7:20 PM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>

**Subject:** Opposition to 1100 Manlove St - NPA-2020-0021.02 and C-14-2020-0081

\*\*\* External Email - Exercise Caution \*\*\*

Hi Heather,

I'm copying the email I sent to City Council members to make sure you have a copy to include as a back-up in the case.

Thank you!

*Hello,*

*I've been in Austin since 2003 and my wife and I recently moved to a house on Sunnyvale street in beautiful neighborhood east of Travis Heights. We love the history and the community that lives here in the hills. It's especially nice having a clear separation between all the offices on the feeder/Riverside and the homes of many families near us.*

*It has come to our attention that the house at 1100 Manlove has been brought up again to rezone from a single-family home to Neighborhood Office Mixed Use. Apparently it's been brought up before and denied in cases C14-2020-0081 and NPA-2020-0021.02. I strongly oppose this rezoning. I've walked this street many times and it makes no sense to break up the cul-de-sac and the houses to try to combine with the office building below, that doesn't connect to the street. While the house at 1100 Manlove and the office building next to it look to be close, there are so many geographical characteristics that create a clear divide between the neighborhood and the offices.*

*I'm an active member of the SRCC neighborhood group and they strongly oppose this re-zoning request as well. The re-zoning request is not compatible with the Goals, Objectives and Recommendations of the neighborhood plan because the request is commercial encroachment into an established residential area, which the plan does not support. The property is located at the end of a cul-de-sac in an established residential area.*

*There is no need to remove another house from the neighborhood to support re-zoning for a larger business. The entire SRCC/EROC neighborhoods should continue offering homes and apartments for Austin residents.*

*There is an active petition from the neighborhood to block this re-zoning. You will probably hear many of the same reasons because we are aligned on our goals for the neighborhood.*

*A few reasons for rejection that really speak to me are:*

*\* There is no valid reason to upzone this property. Commercial building changes can be made/added to the adjoining property should this owners goal be expansion*

*\* The subject property is only accessible via residential streets, through a thriving neighborhood of 22 homes/families*

*\* Zoning change and NPA conflict with EROC NP Future Land Use Map*

*\* and most importantly - The proposed use does not serve a neighborhood need.*

*Thank you for the opportunity to speak up. I hope you deny this request again at your upcoming City Council meeting.*

**From:** Adria & Ron <

**Sent:** Tuesday, February 8, 2022 2:21 PM

**To:** micah.king@huschblackwell.com

**Cc:** gayle goff (2) <>; Vive Griffith <>; Rachel McClure <>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

**Subject:** 1100 Manlove Rezoning Cases

\*\*\* External Email - Exercise Caution \*\*\*

Hello Micah,

We are members of the neighborhood and are helping to coordinate the neighborhood's response to the 1100 Manlove rezoning cases.

We were hoping you might be able to answer a few questions.

1) Are you planning to request a postponement?

2) Given that it's been a while and we have had some new folks move into the neighborhood, would you be willing to meet with neighbors to discuss the plans so that we have a better understanding of what is being proposed? Alternatively, if your schedule does not permit a meeting, would you be willing to share your planned presentation with the neighborhood prior to the city council meeting?

Thank you!

**From:** peg treadwell

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

**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Clark, Kate <[Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov)>

**Subject:** Rezoning case number:C14-2020-0081

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](mailto:Kate.Clark@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** opposition to 1100 Manlove rezoning

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

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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,

**From:** Alexandra Aponte <>

**Sent:** Monday, February 7, 2022 3:35 PM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>

**Subject:** 1100 Manlove (NPA-2020-0021.02 and C14-2020-0081).

Good afternoon,

I would like to request that my letter (below) be included in back-up for the case above.

Dear Mayor Adler and Council Members:

**This email is to encourage denial of both requests for rezoning and the Neighborhood Plan Amendment (NPA) for 1100 Manlove Street.**

I am writing as a mother of young children and resident of 1103 Manlove St. Unit 1 — which is located across from the aforementioned property. In fact, we admire its beautiful massive Heritage Oak from our windows daily. I would like to express to you our disappointment when we learned of the rezoning

issue — which after months of looking for the perfect home was dropped on us like a ton of bricks a few weeks prior to closing (Dec 2020).

Since the last request for rezoning was postponed (10 months ago), we have enjoyed the ability to have our 2 year old son play outside and ride his new bike without fear of speeding cars and busy foot traffic. Over the last year alone we have seen several neighbors who have welcomed new children to the neighborhood. They are seen peacefully walking alongside the streets with their children in strollers (since there are no sidewalks). All these growing families would all benefit from a safe and secure neighborhood street to grow up on.

In addition to this, we have not heard anything from the applicant with regards to intentions for property as a “mixed use” development and how this would affect the surrounding families in the neighborhood. During our time on Manlove we have become increasingly aware that the owner of the 1100 Manlove St. residence does nothing to maintain the property. It is such a beautiful lot that could easily be sold to another single family or residential developer with plans to renovate. This would surely maintain the integrity of the neighborhood more so than rezoning this single property – which is clearly separated by a cul de sac and fence from the adjacent mixed use business along Riverside Drive.

To be clear, this email is not to express disapproval of growth — we are very familiar with the area and know it is poised for growth; especially after the recent passing of the rail line. We selected this home mainly because of the beautiful quiet community and unobstructed downtown views. This is truly a special location of single family homes in an area where multifamily/commercial mixed spaces consistently encroach upon the neighborhood.

Our family has worked very hard to be able to obtain a home that is both in a great location — close to everything this wonderful city has to offer, as well as nestled in a community with established, quiet residents. These communities are becoming more rare near Austin’s center. Allowing the re-zone to occur will strip this unique community of its current peaceful vibe and detour the attraction of growing families.

**Please deny the zoning change requests and Manlove is clearly a RESIDENTIAL STREET and should remain as such.**

Thank you so much for your time,  
Alexandra Aponte Coulbourn  
1103 Manlove Street Unit 1

**From:** Joy Gilcrease < >

**Sent:** Sunday, February 6, 2022 11:56 AM

**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>

**Subject:** The zoning case set for City Council on Thursday, February 17, 2022.

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!

-----Original Message-----

From: Garrison Goodman < >

Sent: Sunday, February 6, 2022 1:32 PM

To: Clark, Kate <[Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov)>; [maureen.meredith@austintexas.com](mailto:maureen.meredith@austintexas.com)

Subject: Case: C14-2020-0081 Manlove rezoning

Hello representatives - my wife and I recently moved to the riverside neighborhood at 1103 upland drive in 78741. We have invested our life savings into our new home and are hoping to live here for a long time as the neighborhood continues to go through a wonderful transformation as seemingly a new home goes through renovations every month.

I view the rezoning of 1100 manlove to commercial within our neighborhood as a major risk and will be precedent for other businesses to move in.

Our home is an investment to us, and with further development we believe riverside can be a very similar neighborhood to Travis heights and other neighborhoods in 78704.

By moving businesses into neighborhoods, I you will Start to erode what makes Austin so special; that it's people are able to live so close to the downtown community. My wife and will most likely leave the neighborhood if this rezoning is passed as it is clear that representation doesn't view the opportunity to develop riverside into a housing-first community.

With meta and other companies moving in so close, you can help Austin citizens increase their value in the city as property prices and taxes increase. By moving businesses in, you will drive the value of the homes down.

Please consider the opportunity to increase riverside value to the community and please do not rezone homes in our neighborhood

- Garrison

**From:**

**Sent:** Sunday, February 6, 2022 2:53 PM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>

**Cc:**

**Subject:** 1100 Manlove St--NPA-2020-0021.02 and C-14-2020-0081

Heather, I just send the attached email to the City Council members and the Mayor opposing Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St scheduled for the February 17<sup>th</sup> City Council meeting.

Dave Snow 408-550-4435  
1596 Lupine Lane  
Austin, TX 78741

=====

Dave Snow

Sunday, February 6, 2022

Austin City Council members

Dave Snow

Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St

This letter is in regards to the request to change the zoning for 1100 Manlove St. from SF3 to Neighborhood Office (Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02) that will be heard at the City Council meeting on February 17, 2022. I would like to state my strongest objections to this proposal. This request should be denied for the reasons noted below.

My wife and I own the home at 1506 Lupine Lane, a block and a half south of the proposed change. Our land (two city lots) has been in my family since 1946. My parents built a garage apartment there in 1949, added a house in 1953, and added on to the house in the early 1960s. My wife and I remodel the house in 2010 and remodeled and rented the garage apartment in 2011. My wife and I live half the year in this home. During this 70-plus year period, the entire neighborhood has been devoted to single family housing built largely in the 1940s, 1950s and 1960s. Today the neighborhood is occupied by a few original homeowners but in recent years, we have seen a renaissance of home remodeling by families who see value and character in the well-constructed older homes in this neighborhood of Austin.

Recently we have also seen new homes (infill) being built on the few remaining empty lots. For example in the Inglewood and Manlove corridor which is affected by this proposal, we have new homes at 1502 Inglewood St. (two homes built in 2007), at 1491 Inglewood St. (2000), at 1495 Inglewood St. (1999), at 1499 Inglewood St (two homes built in 2019), at 1501 Inglewood St (two homes built in 2019), at 1504 Inglewood St. (two homes built in 2014), at 1507 Inglewood St (2013), at 1509 Inglewood (2019), at 1511 Inglewood (2013), at 1106 Manlove St. (2016), at 1104 Manlove St (2018), and two new homes at 1103 Manlove St (across the street from 1100 Manlove).

The property under question has a 1900 sq. ft. home on it built in 1952 at the end of a residential corridor (Summit to Inglewood to Manlove) on a cul-de-sac. The current owner of over 10 years has done little to maintain the house and has left it empty most of this period. He currently also owns the land immediate to the north consisting of two former homes facing onto Riverside which he has turned into an insurance business (Time Insurance Agency) with no direct access to Manlove. During 2020 (yes, two years ago when this chapter began) his representatives mentioned in on-line discussion groups and in a meeting with neighbors that the owner wished to use the home at 1100 Manlove as added workspace for his insurance business rather than expanding the structures that he already has to the north that face onto Riverside. At times his representatives suggested he might tear the home down and build new office space, and at other times his representatives mentioned his need for more social distancing space for his folks to work in the Pandemic era rather than letting them work from home. His reasoning for this change in zoning has changed several times depending on the forum his representatives have used to address the subject.

My fear is that the real reason for this request is that in the future the owner of 1100 Manlove St. will want to combine 1100 Manlove St. with the land immediately to the north that he owns (the Time Insurance Agency land) that is accessed only from Riverside and is zoned as GR-MU-CO to eventually provide either parking and/or commercial access to that commercial land. His commercial land already has access from IH-35 and from Riverside. Access from Manlove and Inglewood would generate additional traffic through this residential area. Even if a business is built at 1100 Manlove St. completely separated from the land to the north, it will still generate unwanted traffic along this long residential access path (Summit/Inglewood/Manlove). None of this is consistent with the current SF3 zoning as described below. He obviously bought this residence 10+ years ago with the intention of someday rezoning it away from SF3 to Neighborhood Office or Mixed Use. If he really needs more office space, he has plenty of empty land on the lots he already controls where he could build new office space.

History is many times a predictor of the future. Back in 2012/2013 this same owner of 1100 Manlove St. tried to change the zoning from SF3 to Neighborhood Mixed Use in order to combine it with the Time Insurance Agency land to the north along with land on Riverside to the east of the Time Insurance Land that he controlled, and with land on IH-35 to the southwest of the Time Insurance Agency land that he controlled to build a very large, 4-story multi-use structure (see Case Number NPA-2012-0021.01 from that time period). There is still on City websites plans for that very large structure (see page 16 of <http://www.austintexas.gov/edims/document.cfm?id=187611> ). In 2013 after a meeting between the owner and 30 objecting neighbors, the owner removed his request and it never came to the Planning Commission or City Council. I fear that this is another effort to get the zoning changed now or in the future such that the owner (or possibly a successor owner if he sales the land) can at a future time ask to use 1100 Manlove St. in a large development effort.

The land has a perfectly good residential home on it today and should be left as residential single-family zoning. The owner bought the house in 2010 knowing that this was a residential area. If the house has degraded since 2010, that is because the owner chose to not maintain it. The house on the land should be either re-modeled to be an updated residence or a new house should be built on the land. Either approach would allow the owner to make a fine return on his investment. Changing the zoning to allow commercial use is inconsistent with the rest of this mature, established neighborhood.

If you look at the city SF3 zoning description, it exists on the city website to...

- Preserve the land use pattern and future viability of existing neighborhoods.
- Encourage new infill development that continues existing neighborhood patterns of development.
- Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Its application should be...

- Existing single-family areas should generally be designated as single family to preserve established neighborhoods.

There is an existing house on this lot. The house is accessed following three residential roads (Summit, Inglewood and Manlove) which have no non-residential usage. And the existing neighborhood is growing by the infill development of new single-family housing as noted above. This is an established and thriving Austin neighborhood with no in-neighborhood commercial needs.

Yes, the property does border on mixed use zoning areas which themselves were set up as a transition space with setbacks to the noted single-family housing neighborhood. However, this home/lot has no direct access to the streets (Riverside and IH-35) that provide access to this mixed-use area. It would be inconsistent with the usage of this neighborhood to allow mixed use zoning to intrude for the first time into the neighborhood for the purpose of using the house as a commercial building or to negate existing setbacks.

There is a neighborhood petition against this request. In December 2020, this request was heard by the city Planning Commission with the neighborhood speaking out against the request. The city staff recommended against the request. The Planning Commission overwhelmingly voted against the request but could not make this "against recommendation" to the City Council since they did not have the required seven no votes.

I ask you to please deny the request and keep 1100 Manlove St. zoned as single family residential and protect our thriving Austin neighborhood.

Thank you for considering the neighborhood residents' and my concerns.

David L. Snow  
1506 Lupine Lane  
Austin, Texas 78741

**From:** Ann Kettner Haraguchi  
**Sent:** Sunday, February 6, 2022 8:38 AM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Opposition to Rezoning at 1100 Manlove (NPA-2020-0021.02 and C14-2020-0081)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Chaffin,

I live at 1106 Manlove Street and am writing to express my **opposition to the proposed rezoning of the property at 1100 Manlove Street**, which is three doors down from my home. (Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02)

The owner of this property, the Applicant for the zoning change, argues that he needs to use the existing residential home at 1100 Manlove Street as an office space. From all appearances, I believe the Applicant desires to incorporate this residential piece of land into a much larger commercial development plan for the large swath of property he owns along the I-35 access road and Riverside Drive. His desire to change the zoning of his property at 1100 Manlove street from residential to "mixed-use neighborhood office" is the first step in this direction. It makes no sense to rezone 1100 Manlove Street for use as a business office in a cul-de-sac on a quiet street of residential homes.

This is not the Applicant's first attempt to change the zoning of his property. Earlier, at the beginning of the COVID-19 pandemic, the Applicant suggested that his business space at Time Insurance was so crowded with employees that he required overflow into the space of 1100 Manlove Street, located a few steps away from his Time Insurance office. This argument was absurd, as many businesses at that time were able to function with employees working in a remote capacity.

Our street is part of an established residential neighborhood with single-family homes. Having a "neighborhood office" on a cul-de-sac does not contribute in any way to the quality of the neighborhood and would benefit nobody but the applicant. I feel it would result in increased traffic, both pedestrian and vehicular, and would go against one of the stated goals of the EROC NP:

**Preserve and enhance the character of existing residential neighborhoods.**

I am very concerned that if the property at 1100 Manlove is rezoned as a "neighborhood office," it will lead to other similar rezoning attempts that will change the **fundamental residential nature** of this neighborhood and others nearby. In the nearly four years that I have lived on Manlove Street, I have witnessed healthy growth of the neighborhood, with new homes built and new families moving in. Our

neighborhood consists of single-family homes in a larger area of commercial and multi-family residences and should be preserved as such.

Thank you for your consideration of this matter.

Respectfully,

Ann Haraguchi, Homeowner  
1106 Manlove Street  
Austin, TX 78741

**From:** Donna Shands <>  
**Sent:** Monday, January 31, 2022 4:13 PM  
**To:** Clark, Kate <[Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov)>  
**Subject:** 1100 MANLOVE

Hi, Kate! I am, admittedly, new to this process, but we received TWO different Public Hearing notices for 1100 Manlove property...?

What is the difference between Case# C14-2020-0081 & Case# NPA-2020-0021.02?  
What's difference between "Neighborhood Office" & "Neighborhood Mixed Use"?

Looks like the meeting time/date are the same for both, but --if it's the same thing -- why don't the numbers match? :P

Thank you for any advice/guidance. These are both BAD ideas for this TINY cul de sac. We have lots of kids & dogs and ANY traffic increase would be very detrimental, as there is one way in & SAME way out!  
:(

Stay Safe!  
Donna  
Pronouns: she/her

**From:** Vive Griffith  
**Sent:** Tuesday, February 8, 2022 11:31 AM  
**To:** Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>  
**Cc:** Adria & Ron; gayle goff; Malcolm Yeatts; Rachel McClure  
**Subject:** Re: Cases NPA-2020-0021.02 & C14-2020-0081

Hi Heather,

Thanks for the follow up last week. Our neighborhood is getting organized for next week's Council meeting, and we have some follow-up questions we hope you can help us with.

Given that we have a valid petition, we understand that Council will need a super majority to pass the zoning change. Can you explain:

- What constitutes a super majority?
  - What constitutes a super majority if a Council Member recuses herself?
  - What constitutes a super majority if any Council Members are absent?
  - Do we know if any Council Members are expected to be out on 2/17?
- Also, can you tell us how many postponements there have been on the case, from the applicant and from the neighborhood? And how many are allowed?

We appreciate your help!  
Vivé

1500 Inglewood St, Austin, TX 78741

On Tue, Feb 1, 2022 at 11:59 AM Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)> wrote:  
Hi Vive,  
Yes, there is a Valid Petition against this rezoning request. The petition currently stands at 24.47% and will be provided to City Council.  
Heather

**From:** Vive Griffith <>  
**Sent:** Monday, January 31, 2022 1:14 PM  
**To:** Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>; Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>  
**Cc:** Adria & Ron; gayle goff >; Malcolm Yeatts <>  
**Subject:** Re: Cases NPA-2020-0021.02 & C14-2020-0081

Thank you, Joi. And hello, Heather.  
Heather, can we confirm that we have a valid petition on file for this case and any other documentation that would go with the case to City Council? I've copied Malcolm Yeatts and Gayle Goff, both of whom live in the neighborhood and are members of the SRCC.

Best,  
Vivé

On Mon, Jan 31, 2022 at 11:23 AM Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)> wrote:  
Hi, Vive,  
Thanks for writing. Heather Chaffin will be the case manager moving forward for the Manlove rezoning item. Heather is copied on this email and she can address your questions.  
Thanks again!

Best,  
**Joi Harden, AICP**  
Division Manager | Zoning and Urban Design  
City of Austin, Housing and Planning Department  
O: (512) 974-1617



**HOUSING &  
PLANNING**

*Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.*

**From:** Vive Griffith <>

**Sent:** Monday, January 31, 2022 10:35 AM

**To:** Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>

**Cc:** Adria & Ron <>

**Subject:** Cases NPA-2020-0021.02 & C14-2020-0081

\*\*\* External Email - Exercise Caution \*\*\*

Hello, Joi,

I live at 1500 Inglewood St, 78741, and my neighbors and I have received notice of the above cases. In the past, we were working with Kate Clark on these cases, but we understand that she has changed positions. Additionally, the neighbor who organized most of this on our end has also moved. So we are trying to understand how to move forward in a collaborative way.

Can you tell us who we should work with as zoning case manager on these cases? We have a valid petition from March 2021 on this. Is this on file, and how do we ensure that it is made clear to the City Council?

Thanks very much for your help,

Vivé

**Vivé Griffith**

**Writer | Educator | Advocate**