

## SECOND AND THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2020-0081 -- 1100 Manlove Street

DISTRICT: 5

REQUEST: Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 1100 Manlove Street (Harper's Branch Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to neighborhood office-mixed use- neighborhood plan (NO-MU-NP) combining district zoning, as amended. First reading approved on May 19, 2022. Vote: 9-0. Council Member Renteria was off the dais; Council Member Tovo recused. Owner: Schuler Family Trust of 1998 (John Schuler). Applicant: Husch Blackwell LLP (Nikelle Meade). City Staff: Heather Chaffin, 512-974-2122. A valid petition has been filed in opposition to this rezoning request.

DEPARTMENT COMMENTS: On April 1, 2022 the rezoning request was amended by reducing the site area from 0.3567 acres to 4,090 sq. ft. On October 9, 2020 staff received a petition against the rezoning of this property. The petition was validated at 24.47%. Staff is recalculating the petition based on the reduced site area.

OWNER/APPLICANT: Schuler Family Trust of 1998 (John Schuler)

AGENT: Husch Blackwell LLP (Nikelle Meade)

DATE OF FIRST READING: First reading approved on May 19, 2022.

CITY COUNCIL HEARING DATES/ACTION:  
June 16, 2022:

May 19, 2022: To grant NO-MU-NP, as amended, on 1st reading only, on consent. Vote: 9-0. Council Member Renteria was off the dais; Council Member Tovo recused.

May 5, 2022: Postponed to May 19, 2022 at the request of the applicant and the neighborhood. April 21, 2022 Postponed to May 5, 2022 at the request of the applicant and the neighborhood. Vote 9-0-1. N. Harper-Madison -1st, S. Renteria- 2nd; K. Tovo- Recused, L. Pool- Off the dais. March 24, 2022 Postponed to April 21, 2022 at the request of the applicant.

February 17, 2022: Postponed to March 24, 2022 at the request of the applicant. [L. Pool – 1st; P. Ellis – 2nd] Vote: 11-0

March 25, 2021: Postponed indefinitely at the applicant's request. [P. Ellis – 1st; M. Kelly –2nd] Vote: 10-0 [K. Tovo recused]

January 27, 2021: Postponed to March 25, 2021 at the request of the applicant. [A. Kitchen – 1st; P. Ellis – 2nd] Vote: 9-0 [K. Tovo recused. G. Cesar off the dais].

December 10, 2020: Postponed to January 27, 2021 at the request of the neighborhood. [A. Kitchen- 1st; P. Ellis –2nd].Vote: 11-0

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin  
e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

## ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0081 – 1100 Manlove Street

DISTRICT: 9

FROM: SF-3-NP

TO: NO-MU-NP, as amended

ADDRESS: 1100 Manlove Street

SITE AREA: 0.3567 acres (**Note: On April 1, 2022 the area was reduced to 4090 sq. ft.**)

PROPERTY OWNER:

Schuler Family Trust of 1998 (John Schuler)

AGENT:

Husch Blackwell LLP  
(Nikelle Meade)

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

STAFF RECOMMENDATION:

**Staff supports the applicant's request of NO-MU-NP, as amended April 1, 2022.** *Summary of the basis of staff's recommendation on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

**December 8, 2020 To forward to City Council without a recommendation.**

November 24, 2020 Approved neighborhood's request to postpone to December 8, 2020.

Vote: 9-0. [Commissioner Seeger –1<sup>st</sup>, Commissioner Howard – 2<sup>nd</sup>; Commissioners Flores, Shieh and Chair Shaw were absent, 1 vacancy on Commission].

CITY COUNCIL ACTION:

June 16, 2022:

May 19, 2022: To grant NO-MU-NP, as amended, on 1<sup>st</sup> reading only, on consent. Vote: 9-0. Council Member Renteria was off the dais; Council Member Tovo recused.

May 5, 2022: Postponed to May 19, 2022 at the request of the applicant and the neighborhood.

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Vote 9-0-1. N. Harper-Madison -1<sup>st</sup>, S. Renteria- 2<sup>nd</sup>; K. Tovo- Recused, L. Pool- Off the dais.

March 24, 2022 Postponed to April 21, 2022 at the request of the applicant.

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December 10, 2020: Postponed to January 27, 2021 at the request of the neighborhood. [A. Kitchen- 1<sup>st</sup>; P. Ellis –2<sup>nd</sup>].Vote: 11-0

ORDINANCE NUMBER:

## ISSUES

On April 1, 2022 the rezoning request was amended by reducing the site area from 0.3567 acres to 4,090 sq. ft. Staff did not support the initial rezoning request but supports the amended request.

On October 9, 2020 staff received a petition against the rezoning of this property. The petition was validated at 24.47%. Staff is recalculating the petition based on the reduced site area. A map and list of property owners of the petition area and the signatures received to date are included in *Exhibit D: Formal Petition*.

## CASE MANAGER COMMENTS:

The proposed rezoning request is for a property located southeast of the I-35 and E. Riverside Drive intersection. It is surrounded by ERC – Neighborhood Mixed Use zoning to the north, SF-3-NP zoning to the east and south and GR-MU-CO zoning to the west, please see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*. The property is also located within the East Riverside/Oltorf Combined Neighborhood Planning Area and is designated as single-family on the future land use map (FLUM).

The applicant is requesting NO-MU-NP in order to use the existing structure on the property as additional office space to support their current business operations at 1317 E. Riverside Drive, the property adjacent to the north. Concurrently with this rezoning request, the applicant has also filed a request to change the FLUM to neighborhood mixed use (case no. NPA-2020-0021.02).

## BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Our current Land Development Code (LDC) defines the neighborhood office (NO) district as: *the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic.*

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3-NP	Single-Family Residential
North	ERC (Neighborhood Mixed Use)	Office
South	SF-3-NP	Single-Family Residential
East	SF-3-NP	Single-Family Residential
West	GR-MU-CO	Undeveloped

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf (East Riverside)

TIA: should be deferred to the time of site plan application when land uses, and intensities will be known

WATERSHED: Harper's Branch (urban)

OVERLAYS: Residential Design Standards, Scenic Roadways Overlay (Riverside Drive).

SCHOOLS: Travis Heights Elementary, Lively Middle and Travis High Schools.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Homeless Neighborhood Association
Austin Lost and Found Pets	Neighborhood Empowerment Foundation
Austin Neighborhoods Council	Pleasant Valley
Bike Austin	Preservation Austin
Crossing Gardenhome Owners Assn. (The)	SELTexas
Del Valle Community Coalition	Sierra Club, Austin Regional Group
East Austin Conservancy	South Central Coalition
East Riverside Corridor Staff Liaison	South River City Citizens Assn.
East Riverside/Oltorf Neighborhood Plan	Southeast Austin Neighborhood Alliance
Friends of Austin Neighborhoods	Waterfront Condominium Homeowners
Friends of Riverside ATX Neighborhood	Zoning Committee of South River City Citizens
Greater South River City Combined	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2012-0111 East Riverside Corridor Regulating Plan-East Riverside Oltorf Combined Neighborhood	To rezone approximately 700 acres from various to ERC	To grant ERC.	Approved ERC zoning. (5/9/13)
C14-2011-0129 East Riverside Corridor Regulating Plan	To rezone 1,000 acres from various to ERC	Case expired.	Case expired.
C14-06-0117 Time Insurance Two  1317 E. Riverside Dr. and 1220 South IH-35	GR-MU to LI-PDA	To grant LI-PDA with a set of prohibited land uses, altered various site development regulations and impose residential requirements.	Approved GR-MU- CO; CO was for a set of prohibited land uses, maximum impervious cover of 85%, and altered sited development regulations. (1/10/08)
C14-04-0030 Time Insurance, Inc.  1405 & 1415 E. Riverside Dr.	LO & SF-3 to GR- MU	To grant GR-MU-CO; CO was to prohibit a set of land uses, altered various site development regulations and impose residential requirements.	Approved GR-MU- CO; CO was for a set of prohibited land uses, maximum impervious cover of 85%, and altered sited development regulations. (1/10/08)

RELATED CASES:

NPA-2020-0021.02: this is the neighborhood plan amendment (NPA) case that is currently being reviewed with this rezoning case. The applicant is requesting to change the FLUM from single-family to neighborhood mixed use.

NPA-2012-0021.01: this NPA case requested to change the FLUM from single-family to neighborhood mixed use, a rezoning case was never filed to accompany this NPA case. The case

was withdrawn on April 23, 2013, no actions were voted on at Planning Commission or City Council.

C14-05-0112: this was the City initiated East Riverside Neighborhood Plan Rezoning case (Ordinance No. 20061116-057). This property's base district zoning did not change with this process.

EXISTING STREET CHARACTERISTICS:

Street	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Manlove Street	~52' - 90'	Existing	29' - 54'	1	1	No	No

OTHER STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Harper's Branch 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. At this time, site specific information is unavailable regarding 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 square feet cumulative is exceeded, and onsite control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### PARD

PR1. Parkland requirements, either parkland dedication or fees, will be required at the time of subdivision or site plan for any additional residential units; existing units are exempt. There are currently no parkland requirements for non-residential or non-hotel developments at the time of subdivision or site plan.

### Site Plan

SP 1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. The site is subject to compatibility standards. Along the south and east property lines, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. 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.

SP 3. Additional design regulations will be enforced at the time a site plan is submitted.

### Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies existing right-of-way as sufficient for Manlove Street. The traffic impact analysis should be deferred to the time of site plan application when land uses, and intensities will be known.

### Austin Water Utility

AW1. 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. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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

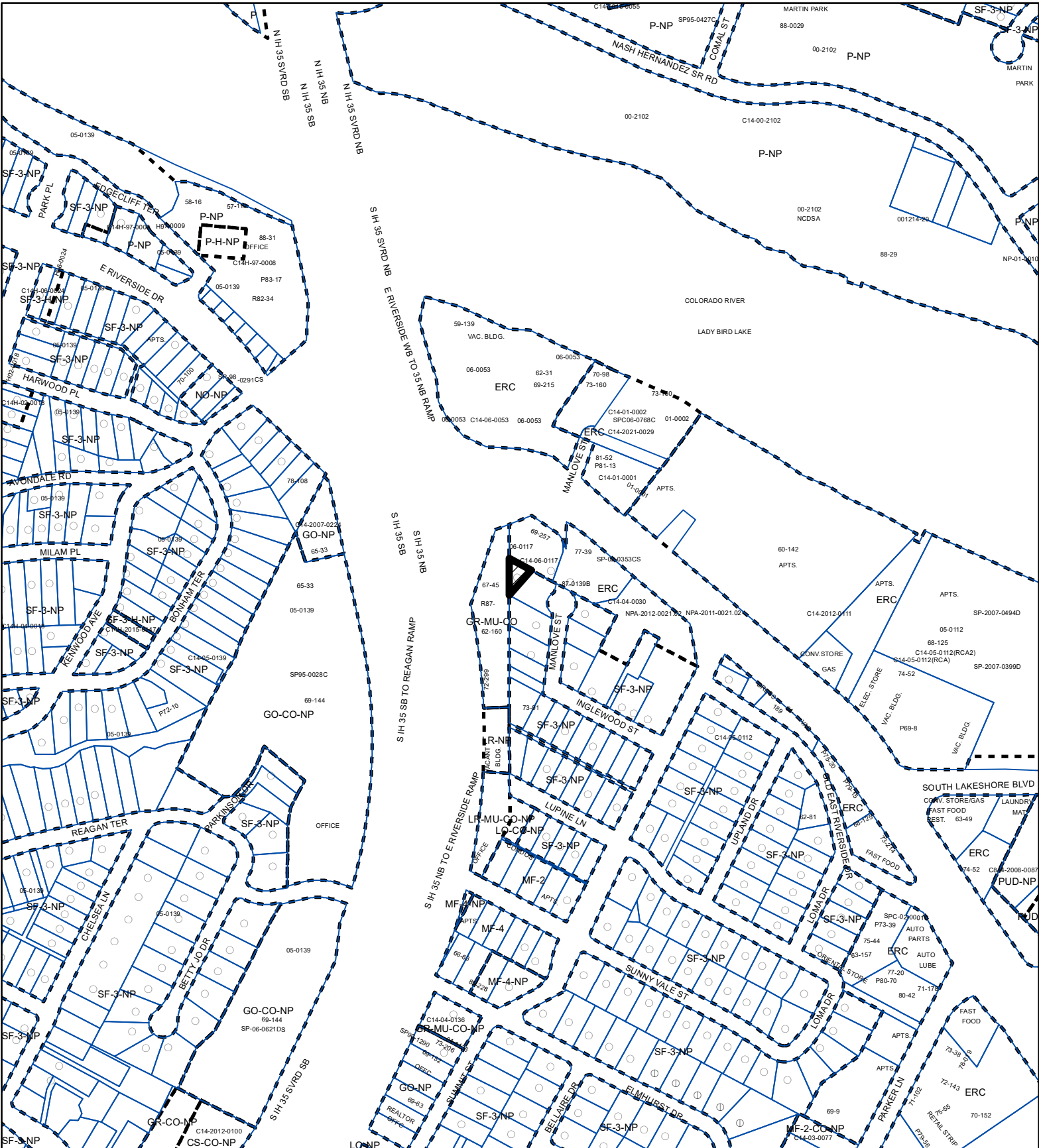
Exhibit A: Zoning Map




Exhibit B: Aerial Map

Exhibit C: Correspondence Received

Exhibit D: Formal Petition





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2020-0081

1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 4/6/2022







## Clark, Kate

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**From:** Chris Cavello  
**Sent:** Saturday, August 8, 2020 1:47 PM  
**To:** Clark, Kate  
**Subject:** C14-2020-0081

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

Ms. Clark,

I am writing of my concern about the request to change an SF-3 property at 1100 Manlove to a commercial type property. I am fully aware of the restrictions (today) of NO-MU. I still consider it a type of commercial zoning. The business (Time Insurance) is not serving this neighborhood. This property does not fit the preferred location of being on a feeder. In fact, it is the opposite of that. Placed at the very end of a residential cul de sac.

More important, this property zoning change needs to be taken into the context of the history of the property owner who has bought up residential properties that are part of our neighborhood and successfully converted them to commercial use. Our property at 1500 Inglewood was adjacent to SF-3 lots far from Riverside Drive that after a battle, are now rezoned commercial. The home at 1100 Manlove was bought by the property owner from an elderly gentleman at the end of our shared cul de sac (Inglewood and Manlove are really one street) because the applicant's larger commercial property has a narrow kink in it that makes it difficult to develop. This property links the two halves of his large commercial property and having more area at this kink will make it more attractive for development should they be joined some day in the future. This is his goal. I see the changing of this property as a Trojan Horse leading to it being wrapped into his larger commercial property which will run the risk of our dead end street being an access to the backside of a large future commercial development.

The property owner claims that he needs the space during Covid which I believe is a ruse. He has a lot of space in his current office buildings and I never look at why a zoning change is made now, but rather what it COULD be for a future owner. The larger commercial property is for sale. He has already tried to sub divide this 1100 Manlove residential property with a part that is contiguous to his commercial property being changed to commercial. That failed. This property has been used only as a warehouse for his stuff taking a needed residential property out of circulation for close to a decade.

There is little to no reason for allowing this zoning change that will further challenge the character and zoning of this quiet residential street. It is also a property with one of the most majestic Live Oaks in the city. A zoning change will encourage the building of new structures with as much parking as possible and as much commercial building area as possible. This will only risk this amazing tree's health.

I strongly ask that you side with the reasonable neighbors who are not comfortable with the drip, drip, drip of encroachment on this quiet residential street.

I cannot go to a hearing for health reasons and ask that this letter be entered into the record and read by the people deciding this case.

Christopher Cavello  
1500 Inglewood St.  
Austin, TX 78741  
512 769-1717

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## Clark, Kate

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**From:** Meredith, Maureen  
**Sent:** Tuesday, August 18, 2020 12:49 PM  
**To:**  
**Cc:** Clark, Kate  
**Subject:** RE: Concerns regarding Case Number NPA-2020-0021.02

Mr. Snow:

Thank you for your comments. We will add them to our staff case reports. Eventually a community meeting will be scheduled and you will be able to participate in the discussion of these cases with the applicant, staff and other attendees. You will receive a notice in the mail when finalized.

When the cases are scheduled for Planning Commission and City Council public hearing notices will be mailed to people who live within 500 feet of the property. You will have the opportunity to voice your concerns at those public hearings.

Maureen

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**From:**  
**Sent:** Monday, August 17, 2020 4:43 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:**  
**Subject:** Concerns regarding Case Number NPA-2020-0021.02

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

Hi Maureen, it seems like just yesterday that you sent me a similar request from the Schuler Family Trust to change the zoning of 1100 Manlove Street from Single family-3 to Mixed-Use (Case# NPA-2012-0021.01...1100 Manlove St. [the case numbers are almost the same 😊 ]). Of course, that was back in 2012 (now time flies) and after a large negative response from the neighborhood, Mr. Schuler withdrew his request. At the time, his reason for the change was to allow the property to be combined with the land that he controls on IH-35 and Riverside in such a way to allow an exit from his planned 4-story mammoth mixed-use structure to the IH-35 north bound feeder road. Today nothing is said about this mammoth building in this request. Rumor in the neighborhood is that Schuler “wants to allow more social distancing in the other buildings that he uses for insurance offices just north of 1100 Manlove that face on Riverside” by using 1100 Manlove as a third office building. A Covid-19 justification sounds good in today’s environment! 😊. Of course, I wonder if the real future reason is his plans for the mammoth structure that was mentioned back in 2012 that are described here...

<http://www.austintexas.gov/edims/document.cfm?id=187611>

As an owner of a home in the neighborhood, I would like to express my strongest concerns at this proposal. This request should be denied for the reasons noted below. Could you pass these concerns on to those in the City Planning Office and perhaps the City Council who will be considering this case?

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 my mom and dad (Azalee and Ruel Snow) purchased it in 1946. They built a garage apartment there in 1948, added a house in 1953, and added on to the house in the early 1960s. My wife and I remodeled the house in 2010 and remodeled and rented the garage apartment in 2011. During this 70-plus year period, the entire neighborhood has been devoted to single family housing originally built 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 and young couples who see value and character in the well-constructed homes of this area. In the last few years, we have also seen new homes being added on empty lots. For example in the Inglewood and Manlove corridor, we have new homes at 1502 Inglewood St. (two homes built in 2007), two homes at 1504 Inglewood St. (2018), at 1491 Inglewood St. (2000), at 1495 Inglewood St. (1999), four homes at 1499/1501 Inglewood St. (2019), at 1507 Inglewood (2017), at 1509 Inglewood (2019), at 1511 Inglewood St. (2017), at 1104 Manlove St. (2017) and at 1106 Manlove St. (2018). We also have had a recent sale of an empty lot at 1103 Manlove St. (across the street from the home under discussion) that is having two homes built on it.

As noted above, my fear is that the real long term reason for this request is that Mr. Schuler, the owner of 1100 Manlove St. (at the end of the Inglewood/Manlove corridor), will want to combine this land with the land immediately to the north that is accessed only from Riverside and/or the land immediately to the west that is accessed from IH-35 which are zoned commercial/mixed use to provide either parking and/or commercial access to that land. The lands north and west already have access from major roads Riverside and IH-35 and do not need access from Manlove and Inglewood generating additional traffic through this residential area. Even if a business is built at 1100 Manlove St. separate from the land to the north and west, it will still generate unwanted traffic along this long residential access path (Summit/Inglewood/Manlove). And if the current owner assures the neighbors that he has no need to provide access to Manlove, once a Mix-Use zoning is approved, a subsequent owner could have differing ideas on the subject and do whatever Mixed-Use zoning allows. The land has a perfectly good residential home on it today and should be left as residential single-family zoning.

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

The request to change the zoning violates all these principles. There is an existing house on this lot. The house is accessed from Riverside following three residential roads (Summit, Inglewood and Manlove) which has no non-residential usage. And the existing neighborhood has been growing by the infill development of new single-family housing.

Yes, the property does border on mixed use zoning areas which themselves were set up as a transition space to the noted single-family housing neighborhood. However, this home/lot has no direct access to major streets (Riverside and IH-35) that provides 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. And a subsequent owner would probably not abide with any informal agreement that Mr. Schuler makes. Please deny the request and keep 1100 Manlove zoned as single-family residential.

Thank you for considering my concerns and I know you will listen to the concerns of the residents in the neighborhood as you did back in 2012/2013 and keep this house/lot as single-family zoning.

David L. Snow  
1506 Lupine Lane  
Austin, Texas 78741

408-550-4435

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## Clark, Kate

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**From:** Meredith, Maureen  
**Sent:** Thursday, October 15, 2020 3:54 PM  
**To:** skye olsen  
**Cc:** Clark, Kate  
**Subject:** RE: Case #: NPA-2020-0021.02 // Zoning Case #: C14-2020-0081 // 1100 Manlove St.

Thank you for your comments. We will add them to staff case reports and forward them to the applicant's agents.  
Maureen

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**From:** skye olsen  
**Sent:** Thursday, October 15, 2020 3:41 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Case #: NPA-2020-0021.02 // Zoning Case #: C14-2020-0081 // 1100 Manlove St.

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

Hello,

I hope you are well. I am emailing in regards to my concern about the proposed rezoning of 1100 Manlove Street and hope that this email can be presented during tonight's meeting.

The residents of our neighborhood are **AGAINST** the rezoning of 1100 Manlove Street for many reasons. First, allowing this property to be rezoned would disrupt the quiet neighborhood that we have all come to love and call our home. If this property is allowed to be rezoned, there is potential for the entire property owned by the same owner (all along the IH 35 frontage road combined with the property that his current insurance business is on- see attached photos) to be developed. This could lead to major disruption throughout our neighborhood, especially considering the property at risk of being rezoned is located on a dead end street.

The owner of the property has used the pandemic as an excuse to get the property rezoned, despite his previous attempt to rezone the same property to multi-use (to build a 4 story building) a few years ago which included putting a club at the corner of Summit and Riverside, the same location as the entrance to our quiet, peaceful neighborhood. (Please see attached proposal from the City of Austin in 2013) The owner of 1100 Manlove is needing the property rezoned to allow for an exit onto 35 north however the current house that is there is empty and in great condition. It would be much better off being resold as a residential property to a family who will love and enjoy our neighborhood like we have all grown to. We do not need non-residential uses ruining our neighborhood.

The owner of 1100 Manlove has had past violations of city zoning laws as well and is using our current crisis as an excuse to turn the private residential home into part of a massive development. Allowing this property to be rezoned will only disrupt the neighborhood and prevent the established families living there from residing in a quiet, peaceful neighborhood like we are accustomed.

Please consider blocking this rezoning attempt and his efforts to destroy the neighborhood. Thank you for your time.

Best,

Skye Olsen  
Resident at 1101 Manlove Street



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## Clark, Kate

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**From:** Meredith, Maureen  
**Sent:** Thursday, October 15, 2020 5:49 PM  
**To:** Adria & Ron  
**Cc:** Clark, Kate  
**Subject:** RE: NPA-202-0021-02 1100 Manlove C14-2020-0081

Thank you for your comments. We can add them to our staff case reports and I will forward them to the applicant's agents.  
Maureen

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**From:** Adria & Ron  
**Sent:** Thursday, October 15, 2020 3:34 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** NPA-202-0021-02 1100 Manlove C14-2020-0081

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

Hi, in case of technical difficulties tonight, I'd like to submit my feedback on the proposed rezoning of 1100 Manlove.

We (myself and my husband) own the property at 1101 Manlove, directly across the street from 1100 Manlove Street. We are AGAINST the rezoning for the following reasons:

- 1). The property in question is at the end of a cul-de-sac in a 100% residential neighborhood with NO OUTLET. This is a dead end street.
- 2) The area is a quiet neighborhood with children, neighbors and pets abound. There are no sidewalks, so additional traffic would be a safety issue for the kids that ride bikes and play ball, neighbors that jog, walk pets, etc.
- 3). Multi-use property in this location would negatively impact both the quality of life and property values that we and our neighbors have invested our lives in. We bought our home in a residential neighborhood at the end of a cul-de-sac because of the privacy and seclusion that brings from the city. This would impact our quality of life immensely.
- 4) The owner of 1100 manlove owns the property on 3 sides of our home. He has expressed plans in the past to develop the property and needed access from the I35 frontage road to do so, access he could only get by rezoning 1100. He, in the past, intended to create a parking structure where the home currently stands.
- 5) The owner uses the home in an illegal fashion now, having workers park in the driveway and using the garage as storage for his adjacent commercial property. Any statements made by his agent that Inglewood and Manlove will not be used to access future mixed use offices is just false.
- 6) The owner claims he needs more space for his employees due to Covid. This is a weak and transparent excuse to permit a zoning change. This change is simply intended to make his property portfolio more valuable. We should not rezone residential homes because of a temporary need. The existing commercial property on Riverside could easily be developed/remodeled for more space. There are people living full time in the "offices", those people could be moved into the house to open more office space. The owner and his children could easily work from 1100, as he owns the home, so he would be working from home, thus creating additional space.
- 7) It is very clear given his past attempts that the owner wishes to develop (or sell) the entire property portfolio that spans Manlove, Riverside, Inglewood and Summit Streets and making 1100 manlove mixed use will open

the door to more lucrative deals. As it stands, the home is literally “in his way”. However mixed use in this location would change the dynamic of our community and of our neighborhood in a very negative way.

8) Ultimately this would cause serious negative impacts to the 20+ families in the immediate area, plus all the families on Summit as well. We should be preserving single family neighborhoods in Austin and ensuring that children and families have safe, quiet places to grow, to walk, to play, and to build communities. We should not have to worry about offices and office buildings popping up next door when we buy or rent homes in residential areas. This change would only benefit 1 person while it would harm, at minimum, 50+ lives and set a precedent that would allow other residential zoned neighborhoods to be taken over by offices and businesses that do not need to be in residential areas.

Please help save our neighborhood by recommending this change be denied.

I have attached a Next Door petition, and while I know it can't be submitted in an official capacity, I thought it would be helpful for you to know that all those who signed are against this change as well.

Thank you very much! We hope to see you tonight!

Adria Escalante & Ronnie Woodall

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## Clark, Kate

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**From:** [REDACTED]  
**Sent:** Thursday, October 15, 2020 4:17 PM  
**To:** Clark, Kate  
**Subject:** Case : 2020-108085ZC

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

Hi Kate, I live in the neighborhood at 1615 Lupine 78741 and oppose allowing rezoning from residential home to business .primarily on the basis of encroachment into the neighborhood.

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## Clark, Kate

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**From:** Hans G  
**Sent:** Sunday, October 25, 2020 7:40 PM  
**To:** Thompson, Jeffrey - BC; Anderson, Greg - BC; Schneider, Robert - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC  
**Cc:** aureen.meredith@austintexas.gov; Clark, Kate  
**Subject:** 1100 Manlove Street - Zoning Case

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

Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and  
NPA Case No. NPA-2020-0021.02

Note re October 15, 2020 Community Meeting re changing zoning from SF-3 (single- family) to NO-MU (Neighborhood Office – Mixed Use)

Dear Planning Commission Members et al.

My name is Hans Granheim and my wife is Mary Anne Duprey. We have lived and owned our home at 1505 Lupine Ln. (one street south of 1100 Manlove Street where the zoning change is sought) since 1989. This is not the first time Mr. Schuler, through various agents, has sought this zoning change. The first was I believe in 2012 when Mr. Schuler began using the single family home he owns at 1100 Manlove as a supplemental office (violating its zoning designation) to his adjacent business fronting Riverside Dr. When challenged, Mr. Schuler denied he was using the space commercially. That turned out not to be the case. Neighborhood homeowners, including myself, observed the comings and goings at the residence and it became very clear the property was being used as an office. Mr. Schuler's motivations for a zoning change have little to do with his professed need for additional office space. His adjacent property and its structures are more than able to satisfy those needs. His real goal is to affect favorable zoning status that would eventually allow him to divide the Manlove property and add a portion of it to his existing properties along the northbound IH35 service road to give him additional ingress/egress for his entire holdings in that area. I don't begrudge Mr. Schuler's desire to maximize the value of his properties. I have a real problem when he attempts to do so with obfuscation and false statements, and at the expense of our quality of life in a decidedly single-family home neighborhood.

Respectfully,  
Hans Granheim  
512/590-5284  
[REDACTED]

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## Clark, Kate

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**From:** Ann Kettner Haraguchi  
**Sent:** Sunday, November 8, 2020 10:17 AM  
**To:** Ann Haraguchi  
**Cc:** Clark, Kate; Meredith, Maureen; Dean Haraguchi  
**Subject:** Neighborhood Opposition: Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02, 1100 Manlove Street, Austin, TX

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

Dear Planning Commission Member,

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, and applicant for the zoning change, argues that he needs to use the existing residential home at 1100 Manlove Street as an office space. I think he 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. I believe changing the zoning from residential to "neighborhood office" is the first step in this direction.

It makes no sense to me that the applicant's business space is so crowded with employees during the COVID-19 pandemic that he requires overflow into the space of 1100 Manlove Street, a house on a quiet cul-de-sac. If he needs to encourage social distancing among his employees, he can use the other residential building next to Time Insurance, or he can have his employees work remotely from home during the COVID pandemic crisis, as have many other Austin businesses. There is no need to rezone 1100 Manlove Street as an office building for this temporary public health situation.

Our neighborhood is a 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. In short, rezoning would go against one of the stated goals of the EROC NP:

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

I worry 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 the neighborhood. In the two 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.

Ann Haraguchi, Homeowner  
1106 Manlove Street  
Austin, TX 78741  
(415) 939-5745

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## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: C14-2020-0081**

**Contact: Kate Clark, 512-974-1237**

**Public Hearing: November 24, 2020, Planning Commission  
December 10, 2020, City Council**

Christopher Cavello  
Your Name (please print)

1500 Inglewood St.  
Your address(es) affected by this application

Chm Cavello 11/10/20  
Signature Date

Daytime Telephone: 512 769-1717

Comments: This property is at the end  
of a residential cul de sac. There  
is no practical reason to inject  
commercial zoned property here.  
The owner's reasons for making it  
commercial are disingenuous. He is  
trying to ultimately meld this property  
into his larger commercial property  
on Riverside. This does not serve  
community needs. This is NOT a collector

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

City of Austin, Housing & Planning Department Street. It is  
**Kate Clark** at the end of a  
P. O. Box 1088, Austin, TX 78767 quiet cul de sac.

Or email to:

**Kate.Clark@austintexas.gov**

☐ I am in favor  
☒ I object

**Clark, Kate**

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**From:** [REDACTED]  
**Sent:** Thursday, November 12, 2020 10:24 AM  
**To:** Thompson, Jeffrey - BC; Anderson, Greg - BC; Schneider, Robert - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC  
**Cc:** [REDACTED] Meredith, Maureen; Clark, Kate  
**Subject:** Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St

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

**From:** Dave Snow [REDACTED]  
**Sent:** Wednesday, November 11, 2020  
**To:** Austin Planning Commission members  
**Cc:** Dave Snow  
**Subject:** 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 Mixed Use (Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02) that will be heard at the Planning Commission on November 24, 2020. I'd 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 my mom and dad (Azalee and Ruel Snow) purchased it in 1946. They 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 and building by families who see value and character in the well-constructed homes in this area of Austin.

In the last few years, we have also seen new homes being added on empty lots. For example in the Inglewood and Manlove corridor, 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 homes under construction at 1103 Manlove St (across the street from 1100 Manlove).

The property under question has a 1900 sq. ft. home on it in 1952 at the end of a residential corridor (Summit to Inglewood to Manlove) on a cul-de-sac. The owner 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. His representatives have mentioned in on-line discussion groups and in a meeting with neighbors that the owner wishes 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.

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 this land 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 land. That land already has access from IH-35 and from Riverside. It does not need access from Manlove and Inglewood generating additional traffic through this residential area. Even if a business is built at 1100 Manlove St. completely separate 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.

History is many times a predictor of the future. Back in 2012/2013 the owner of 1100 Manlove tried to change the zoning of 1100 Manlove to Neighborhood Mixed Use in order to combine it with the Time Insurance Agency land to the north, land on Riverside to the east of the Time Insurance Land that he controlled, and land in 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 <http://www.austintexas.gov/edims/document.cfm?id=187611> ). After a meeting with the owner and 30 objecting neighbors, the owner removed his request and it never came to the Planning Commission. I fear that this is another effort to get the zoning changed now or in the future to Neighborhood Mixed Use such that the owner (or possibly a successor if he sales the land) can in the future ask to use 1100 Manlove 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. 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. Commercial use is inconsistent with the neighborhood.

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

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 provides 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. Please deny the request and keep 1100 Manlove zoned as single family residential.

Thank you for considering my concern and I truly hope you will listen to the concerns of the many residents in the neighborhood and keep this house/lot as single family zoning.

David L. Snow  
1506 Lupine Lane  
Austin, Texas 78741

408-550-4435

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To: Case Managers Maureen Meredith, Kate Clark

Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

In response to the referenced zoning and NPA cases, the EROC NPCT has voted to oppose the Neighborhood Plan Amendment and to support the neighborhood in its opposition to the zoning change.

The Contact Team does not support a *permanent change* to its Future Land Use Map in order to address a *temporary issue* for the sole benefit of the property owner. The granting of these Applications will set a bad precedent, not just for the EROC NPA, but for all neighborhood planning areas in Austin.

The zoning change would be a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood.

During the October 15, 2020 Community Meeting, Applicant failed to adequately explain why such a change is truly necessary. Applicant owns three acres of ERC-zoned property directly below 1100 Manlove. Most of the ERC property is undeveloped except for the structures he is currently using for his business. There is ample room for him to expand his business on the already ERC-zoned property.

The requested NPA and zoning change conflict with the EROC NP FLUM and the EROC NP's No. 1 goal to "[p]reserve and enhance the character of existing residential neighborhoods."

Furthermore, 1100 Manlove is not a collector street. The fact that Applicant's business is located directly below Manlove clearly shows that the proposed use does not serve a neighborhood need.

As to applying a conditional overlay or restrictive covenant to the property, there is no guarantee that any CO or RC with the City would be enforced in the future, much less remain in force should the property be sold.

Applicant's claim that the house hasn't been used as a residence during the ten years he's controlled it was his choice. The addition of 17 new dwellings on Manlove and Inglewood since 1999 proves that the best use of the property is residential. The two newest additions to Manlove sold within days of being posted.

Please deny both the NPA and zoning applications and include this email in the back-up for the referenced zoning and NPA cases. Thank you.

November 19, 2020

Austin Planning Commission  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Project Location: 1100 Manlove Street  
Owner: Schuler Family Trust of 1998  
Case Number: C14-2020-0081 Applicant: Thrower Design, Ron Thrower  
Case Number: NPA-2020-0021.02 Agent Husch Blackwell

Dear Planning Commission Members:

I am writing in regards to the filing of application for rezoning and application to amend a neighborhood plan.

My husband and I are long term residents of the neighborhood and do not support the change to allow a single family home to be transformed into a neighborhood office.

- This is not a compatible use for the neighborhood and to suggest this neighborhood office is needed to serve our neighborhood is laughable. The owner has multiple buildings off E. Riverside to serve any customers that may need assistance, which generally appears fairly empty. What's more the property is far up the hill from E Riverside at the end of a dead-end street.

- This is the second time the landowner had made a petition to change this lot from residential to commercial. It is not reasonable to assume that he has decided against developing the large commercial lots facing IH-35 and E. Riverside. The last idea was to create a back entrance to his commercial property (enter/exit) through our neighborhood.

- The owner has made no effort to rent or sell the house as a home. Homes in the city core are highly desirable. It is not reasonable to suggest he is facing financial difficulty because he cannot make a profit renting or selling this home.

- Finally, it is not in the best interest of the neighborhood, nor does it create greater certainty for the neighborhood for the home to be transitioned to a neighborhood office. It would bring certainty and comfort to the neighbors to put a resident (or family) in that home.

I would also like to mention the notification process. While I understand that 200 feet and 500 feet are dictated by code and law, there should be a mechanism for correction when most of the notification area is IH-35 and E. Riverside. Impacted neighbors on Summit were not notified of this request for a change that would greatly impact the traffic in front of their homes and their safety if walking in the neighborhood. (our neighborhood does not have sidewalks)

Please deny these two petitions that offer an incompatible land use on a corner lot on a dead-end street.

Thank you for your time and consideration.

Regards,

Rachel McClure  
1508 Lupine Lane, Austin, TX 78741  
512-326-5572

**Clark, Kate**

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**From:** Toni [REDACTED]  
**Sent:** Friday, November 20, 2020 11:37 AM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Fw: 11/24/20 Hearing: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

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

**From:** Toni [REDACTED]  
**Sent:** Sunday, November 8, 2020 6:12 PM  
**To:** Todd Shaw <bc-todd.shaw@austintexas.gov>; bc-Jeffrey.Thompson@austintexas.gov <bc-Jeffrey.Thompson@austintexas.gov>; bc-Greg.Anderson@austintexas.gov <bc-Greg.Anderson@austintexas.gov>; bc-robert.schneider@austintexas.gov <bc-robert.schneider@austintexas.gov>; bc-Patricia.Seeger@austintexas.gov <bc-Patricia.Seeger@austintexas.gov>; bc-patrick.howard@austintexas.gov <bc-patrick.howard@austintexas.gov>; bc-claire.hempel@austintexas.gov <bc-claire.hempel@austintexas.gov>; bc-awais.azhar@austintexas.gov <bc-awais.azhar@austintexas.gov>; bc-Carmen.Llanes@austintexas.gov <bc-Carmen.Llanes@austintexas.gov>; bc-James.Shieh@austintexas.gov <bc-James.Shieh@austintexas.gov>; bc-Yvette.flores@austintexas.gov <bc-Yvette.flores@austintexas.gov>; BC-Ann.Teich@austintexas.gov <BC-Ann.Teich@austintexas.gov>  
**Cc:** Kathie Tovo <kathie.tovo@austintexas.gov>  
**Subject:** 11/24/20 Hearing: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

Dear Chairman Shaw and Commission Members:

Please do not grant the requested zoning change and neighborhood plan amendment (NPA). Applicant owns three and a half acres just a few feet below the property at issue. This commercially zoned property does not require a zoning change or an NPA. Applicant has ample room to expand or renovate the existing buildings on his commercially zoned property, which fronts E. Riverside to the north and I-35 to the west.

Applicant has failed to adequately explain why it is necessary to rezone 1100 Manlove to NO-NMU. Using the pandemic as an excuse simply does not ring true. He could easily move the people living in one of his buildings on E. Riverside into the house on Manlove to address this temporary need. Applicant has failed to explain why he should be exempt from making the same sacrifices so many other Austin employers have made and provide the few employees he would have work out of the Manlove house with the tools they need to work from home.

Another rationale Applicant has posed is that the house hasn't been utilized as a residence. Since 1999, 15 new dwellings have been built on Inglewood and Manlove. The two most recent additions are listed for sale at \$1+ million and \$500,000+, respectively. These are located at 1103 Manlove. Applicant could have easily recouped whatever he paid for 1100 Manlove by simply making repairs and maintaining the property and either renting it or selling it. Applicant's concern over losing money by not using it for its intended purpose is at best disingenuous. It was Applicant's choice.

Applicant purchased the Manlove property in 2010. He knew it was zoned single-family. The property fronts onto Manlove, a dead-end street that can be reached only by going down Inglewood, which dead-ends into Manlove. Manlove and Inglewood are not collector streets. The Inglewood/Manlove neighborhood comprises part of the northern end of one of the few remaining single-family neighborhoods in the Riverside NPA.

Applicant's suggested consideration of agreeing to a conditional overlay (CO) or restrictive covenant (RC) on the Manlove property is without merit. There has been no explanation by Applicant of how he could prevent access to the property via Summit to Inglewood to Manlove. Even more concerning, once adopted the proposed new CodeNEXT will void existing public COs and RCs in our neighborhood, so any such agreements are worthless. Private RCs are not acceptable because the neighborhood would have to bear the cost of legal fees incurred in connection with the preparation and enforcement of same.

Applicant's business model does not serve neighborhood needs, and even if it did, the business is accessible from E. Riverside, which is one block north of Inglewood.

Additional reasons to refuse to grant the zoning change:

The zoning change will make a *permanent* change to the EROC FLUM to address a *temporary* issue *affecting one property owner*.

Wouldn't this be a *grant of special privilege to an individual owner* which would result in spot zoning within the neighborhood?

This would set a terrible precedent within the EROC NPA.

Such a change conflicts with the EROC FLUM.

Such a change conflicts with the EROC NP No. 1 Goal.

Such a change conflicts with the City's zoning principles.

Such a change conflicts with the City's intent of SF-3 zoning.

Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he would comply with any CO or RC in the future.

Prior to the October 15<sup>th</sup> Community Meeting, I submitted several questions to City Staff, which they forwarded to the Applicant's agents for response. To date, those questions remain unanswered.

Please deny the zoning application and the NPA application. Thank you for your time and attention.

Sincerely,

/s/ Toni House

1503 Inglewood St.

Austin, TX 78741

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## PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to participate in the public hearings, you are not required to participate. However, if you do participate, you have the opportunity to speak FOR or AGAINST the proposed amendment. These public hearings will be virtual. You must register in advance to speak.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Housing and Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by participating in the Public Hearings and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

[www.austintexas.gov/department/neighborhood-planning](http://www.austintexas.gov/department/neighborhood-planning).

## PUBLIC HEARING COMMENT FORM

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

City of Austin  
Housing and Planning Department  
Maureen Meredith  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

**Case Number:** NPA-2020-0021.02

**Contact:** Maureen Meredith, Ph: 512-974-2695

**Public Hearing** Dec 10, 2020 - City Council

Christopher Cavello

Your Name (please print)

☐ I am in favor  
☒ I object

1500 Inglewood St Austin, TX

Your address(es) affected by this application

Ch Cavello

Signature

11/25/2020

Date

Comments: The subject address is not an appropriate area for mixed use. It is at the end of a quiet cul de sac of single family homes. The applicant will not serve a market at neighborhood scale. This change request is a Trojan Horse to try and merge it to applicant's commercial

property. It is needed to increase market value.

## Clark, Kate

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**From:** Landis C.  
**Sent:** Tuesday, December 1, 2020 2:42 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** Thompson, Jeffrey - BC; Anderson, Greg - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC; Toni Manlove; Alexandra Aponte  
**Subject:** Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

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

Good afternoon all,

My name is Landis Coulbourn. My wife and I intend to close on single family residence, 1103 Manlove Street, this month. We were able to meet some pretty wonderful neighbors already. We learned that one of the residents is trying to rezone their single family residence for commercial purposes. The news was very discouraging to us as we decided to move into the neighborhood because the house is located in a quiet cul-de-sac. We have an infant son and wanted to move away from the busy street that we currently live on. Allowing ingress/egress for business traffic in front of our new residence would completely ruin our hopes of moving into a quiet neighborhood/street for our child to grow up on.

I'm writing to oppose the plans to change the zoning from single-family to NO-MU on Manlove. Please consider our position on this proposal, and include it in the record for the applicable cases (stated in subject).

V/r,

Landis Coulbourn  
1103 Manlove Street  
Austin, TX 78741

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## Clark, Kate

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**From:** [REDACTED]  
**Sent:** Thursday, December 3, 2020 5:20 PM  
**To:** Meredith, Maureen  
**Cc:** Clark, Kate  
**Subject:** Re: Case Number C14-2020-0081 and Amendment Number NPA-2020-0021.02

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

Maureen and Kate,

Please support the Neighborhood and its Petition in denying the request to rezone the property at 1100 Manlove owned by the Schuler Family Trust.

And please include this email in the supporting documents.

Thank you!

Jan Long  
2411 Riverisde Farms Rd.

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## Clark, Kate

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**From:** Adria & Ron  
**Sent:** Thursday, December 3, 2020 8:34 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Notice of Opposition to 1100 Manlove - Zoning Case #C14-2020-0081;NPA Case #NPA-2020-0021.02

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

Hello, we have previously emailed regarding our opposition to this zoning case, but wanted to do so again in preparation for the planning commission messaging on December 8th.

We own the property directly across from 1100 Manlove. Our address is 1101 Manlove Street. We are opposed to the zoning change for the following reasons:

- 1) This is a dead end / cul-de-sac with no outlet that is 100% residential.
- 2) Rezoning a home on this street to Neighborhood Office Mixed Use would not benefit the residents of this neighborhood in any way.
- 3) This street is extensively used by pedestrians, including older folks and very young children, to walk, bike, exercise and play with pets. Additional traffic would create a safety issue as there are no sidewalks and no outlet.
- 4) Permanently rezoning an existing Single Family Home to NO-MU to solve a temporary pandemic related space issue is not an appropriate solution and sets a dangerous precedent.
- 5) We, and other both new and long-time residents, purchased our homes here with the expectation that we would live in a residential neighborhood. This change would impact both our quality of life, as well as our property values.
- 6) Mr. Schuler has a massive amount of viable and usable space in his current commercial property off Riverside that could be used to create temporary office space that would not encroach upon or effect the residential nature of this neighborhood. While it is not our place to say, we do not believe he needs this home to solve his "space issue".
- 7) Mr. Schuler has, in the past, attempted to rezone this property in an effort to make his larger property portfolio more appealing to developers. He has also expressed his desire to do so directly in person. We strongly believe this is the true motive of this re-zoning request. We are not anti-development. In fact, we'd love to see Mr. Schuler develop his existing, appropriately zoned, commercial property. However, there certainly needs to be an effort to protect and maintain residential neighborhoods and not allow unnecessary zoning changes undermine the value of Austin's single family neighborhoods. We should take great caution in approving any permanent zoning changes that may benefit 1 business, yet will adversely impacts dozens, if not hundreds, of residents, their homes, their children, their pets, and the sense of community we have worked so hard to build with our neighbors.

Thank you!

Adria Escalante & Ronnie Woodall + our children and our dogs. :)

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## Clark, Kate

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**From:** Meredith, Maureen  
**Sent:** Monday, December 7, 2020 2:51 PM  
**To:** Kathleen Peana  
**Cc:** Clark, Kate; Rivera, Andrew  
**Subject:** RE: Owner of 1105 Manlove Street

Kathleen:  
We will add this email as late back up for Planning Commission.

Also, when we get the statement that you mailed, we will add it to our case reports, which will probably be for the City Council, unless you want to email that statement to us either as just a typed email or a scanned document that you already sent via U.S. Mail.

Maureen

---

**From:** Kathleen Peana  
**Sent:** Monday, December 07, 2020 2:44 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** Owner of 1105 Manlove Street

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

Good afternoon Maureen,  
I just wanted to make sure you have heard from myself Kathleen Peana and my husband Stefan Peana that we are against any new zoning for the Manlove Street rezoning. I have also sent out a written statement in the mail. But wanted to make sure you have heard from us.

Thanks

Kathleen Peana

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## Clark, Kate

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**From:** gayle goff  
**Sent:** Tuesday, December 8, 2020 9:48 AM  
**To:** Anderson, Greg - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC; Thompson, Jeffrey - BC  
**Cc:** Clark, Kate; Meredith, Maureen  
**Subject:** 1100 Manlove -- C14-2020-0081 and NPA-2020-0021.02

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

Planning Commissioners –

**I am writing to oppose the above zoning/npa changes for the following reasons:**

This street with cul-de-sac (Inglewood/Manlove) is a cohesive residential area with duplexes and single family homes;

The subject property is only accessible through residential streets;

From the map you have, it may be difficult to understand that the subject property sits at least 6 feet above applicant's other commercial adjacent properties making it accessible only by foot from these other properties; this height, in turn, sets this residential area above and apart from the commercial tracts along Riverside Dr, helping to make it a cohesive unit of residential homes;

Conversion of single-family homes to non-residential further reduces residential options, affordable or otherwise.

For these reasons at a minimum, I ask that you reject this request for a zoning change.

Gayle Goff

1106 Upland Dr for 43 years, 1 block from subject property

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## Clark, Kate

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**From:** Linda Land  
**Sent:** Tuesday, December 8, 2020 1:31 PM  
**To:** Anderson, Greg - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC; Thompson, Jeffrey - BC  
**Cc:** Clark, Kate; Meredith, Maureen  
**Subject:** 1100 Manlove -- C14-2020-0081 and NPA-2020-0021.02

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

Planning Commissioners –

I am writing to request that you vote to deny the zoning/npa changes referenced above

This property is in a residential area with access only by traveling on multiple residential roads. It is on a cul-de-sac with occupied single family & duplex homes all along it and along the residential roads leading to it.

The applicant has commercial property available to him to meet his “office” needs. Applicant has historically proven to be an unreliable neighbor, breaking city code in his use of this building and sending employees to park and garbage/delivery trucks through the neighborhood to this single family house. He has allowed his commercial property and its large trees to deteriorate from neglect. The Riverside and I35 frontage, including the entrance to the neighborhood at Summit, have been left overgrown, with falling fences and trash for years.

This cul-de-sac sits above Riverside Drive and IH 35, but also several feet above the applicant’s commercially zoned property. It is a part of an active and thriving residential community.

Please vote to deny the requested zoning and npa changes.

Linda Land

Neighbor, SRCC Member, EROC Contact Team Member

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**Clark, Kate**

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**From:** Toni [REDACTED]  
**Sent:** Monday, January 18, 2021 12:03 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** Huff, Nicole; Brinsmade, Louisa; Hartnett, Lauren  
**Subject:** 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 1/27/2021

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

Pasted in below FYI is a copy of the email I sent to the Mayor and City Council Members today regarding the referenced Rezoning and Neighborhood Plan Amendment cases today. Please include this email in the cases' backup. Thank you.

Toni House  
1503 Inglewood St.  
Austin, Tx 78741  
512.447.8090

-----  
Dear Mayor Adler and Council Members:

Please deny the requested zoning change and neighborhood plan amendment (NPA). Applicant owns three and a half acres just a few feet below the residential property at issue. Applicant's property along I-35 and E. Riverside is already zoned NMU-ERC-CO (on E. Riverside) and GR-MU-CO (on the I-35 southbound frontage road on the west) and does not require a zoning change or an NPA. Applicant has ample room to expand or renovate the existing buildings on his commercially zoned property.

Since filing his application, Applicant has apparently abandoned his initially-stated, and the sole reason advanced, for his need to rezone 1100 Manlove from SF-3 to NO-NMU as being due to the pandemic. At the Planning Commission hearing, Applicant's position was that because he has not utilized the property as residential during the 10 years he has owned 1100 Manlove, he should be allowed to introduce a commercial component into one of the few remaining residential neighborhoods in the Riverside NPA.

Applicant purchased the Manlove property (an owner-occupied residence) in 2010. He knew it was zoned single-family. The property fronts onto Manlove, a dead-end street that can be reached only by going down Inglewood, which dead-ends into Manlove. ***Manlove and Inglewood are not collector streets.***

Since 1999, 17 new dwellings have been built on Inglewood and Manlove, including condos and duplexes in addition to single-family residences. Applicant could have easily recouped whatever he paid for 1100 Manlove by simply making repairs and maintaining the property and either renting it or selling it. Applicant's concern over losing money by not using it for its intended purpose is at best disingenuous. It was Applicant's choice. Our neighborhood should not be forced to suffer the consequences of Applicant's poor judgment.

The entire neighborhood, from I-35 to Parker Lane and E. Riverside to Oltorf is undergoing a residential redevelopment in line with what City leaders and staff claimed they want, with single-family homes being replaced by multiple dwellings on single lots. ***Granting Applicant's applications would be a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood.***

Applicant's suggested consideration of agreeing to a conditional overlay (CO) or restrictive covenant (RC) on the Manlove property is without merit. The City can always, and has not once, but twice, removed public COs and RCs on Applicant's commercially-zoned property in the past. Private RCs are not acceptable because the neighborhood would have to bear the cost of legal fees incurred in connection with the preparation and enforcement of same.

Applicant's business model does not serve neighborhood needs, and even if it did, the business is accessible from E. Riverside, which is one block north of Inglewood.

Additional reasons to refuse to grant the zoning change:

- Such a change conflicts with the City's zoning principles;

- Such a change conflicts with the City's intent of SF-3 zoning;

- Such a change conflicts with the EROC FLUM;

- This would set a terrible precedent within the EROC NPA;

- Such a change conflicts with the EROC NP No. 1 Goal of preserving and enhancing the few remaining residential neighborhoods within EROC (due to an unhealthy over-abundance of multi-family rentals, acknowledged by City Council during the EROC Neighborhood Planning process);

Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he would comply with any CO or RC in the future.

Please deny the zoning application and the NPA application. Thank you for your time and attention.

Sincerely,

/s/ Toni House

1503 Inglewood St.

Austin, TX 78741

512.447.8090

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**Clark, Kate**

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**From:** Landis C. [REDACTED]  
**Sent:** Monday, January 18, 2021 12:40 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** Landis Coulbourn  
**Subject:** 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 1/27/2021

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

Good afternoon Kate and Maureen,

As suggested by our community organizer, Toni, I'm writing you again to oppose the zoning cases listed in the subject line. Please see below. Thanks!

My name is Landis Coulbourn. My wife and I had closed on single family residence, 1103 Manlove Street, last month. We were able to meet some pretty wonderful neighbors already. We learned that one of the residents is trying to rezone their single family residence for commercial purposes. The news was very discouraging to us as we decided to move into the neighborhood because the house is located in a quiet cul-de-sac. We have an infant son and wanted to move away from the busy street that we just moved from. Allowing ingress/egress for business traffic directly in front of our new residence would completely ruin our hopes of moving into a quiet neighborhood/street for our child to grow up on.

I'm writing to oppose the plans to change the zoning from single-family to NO-MU on Manlove. Please consider our position on this proposal, and include it in the record for the applicable cases (stated in subject).

V/r,

Landis Coulbourn  
1103 Manlove Street, Unit #1  
Austin, TX 78741

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**Clark, Kate**

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**From:** Adria & Ron [REDACTED]  
**Sent:** Monday, January 18, 2021 5:12 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Homeowner Opposition to C14-2020-0081 / NPA-2020-0021.02 1100 Manlove Street.

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

Hello Kate and Maureen, we wanted to forward the email we send to Mayor Adler and the City Council for your records. Thank you!

Sent via:

<http://www.austintexas.gov/email/all-council-members>

<http://www.austintexas.gov/email/steveadler>

Dear Mayor Adler and Council Members:

We are writing you today to express our opposition to the requested zoning change and neighborhood plan amendment (NPA) for 1100 Manlove Street (C14-2020-0081 / NPA-2020-0021.02) and to urge the council to support the neighborhood's residents and deny the applicant's request for rezoning.

We would like to start off by saying that we appreciate your time, especially during such a trying period in all our lives. We fully understand how difficult it must be to step away from literally saving the city from a pandemic to deal with rezoning issues, which must feel a bit unimportant right now. So thank you, we appreciate you, and we will try to keep this brief.

My husband and I own and live in the home directly across the cul-du-sac from the property in question, which is 1100 Manlove Street. Our address is 1101 Manlove Street. We are opposed to the zoning change for the following reasons:

**1) The property in question does not meet the requirements of Neighborhood Office (NO) per the City's definition.**

Manlove is a dead end residential cul-de-sac accessible only by navigating through multiple residential streets including Summit, Inglewood and Manlove. The property in question is at the very end of this residential cul-de-sac and does not meet the requirements of NO per the City's definition of Neighborhood Office (NO) District Designation, "Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic..." (Source: Section 13-2-61; Ord. 990225-70; Ord. 031211-11) *because:*

*a) given the close proximity and accessibility to a plethora of businesses on East Riverside, rezoning the existing SFR to Neighborhood Office Mixed Use would NOT benefit residents or meet any community need gaps in any way,*



*b) is NOT located on a collector street, and*

*c) given the location of the property in question, WOULD in fact unreasonably affect traffic.*

Regardless of the applicant's attempt to promise residents that the office would not be accessed via Manlove, the case manager has confirmed that the city cannot legally prohibit the applicant or a future developer from using Manlove Street (via Summit and Inglewood) to access the property.

Due to the low traffic nature of residential cul-de-sacs, Manlove is used extensively by pedestrians, including older folks and very young children, to walk, bike, exercise, play with pets and interact with neighbors. Additional traffic would create a safety issue as there are no sidewalks in this neighborhood.

**2) The applicant has an abundance of space to develop, expand or renovate structures on the existing adjacent 3+ acre commercial property.**

The applicant owns over 3 acres of commercial property adjacent to the residential property in question. The applicant's existing commercial property fronts I-35 and E. Riverside and much of this commercial property is undeveloped. The applicant has an abundance of space to develop, expand or renovate the structures on his existing adjacent commercial property without encroaching on designated SFR neighborhood zoning.

The applicant's claim that he needs additional space for his existing employees is flimsy at best. The applicant has been quite vocal about his desire to sell his property portfolio and about the fact that he purchased the SFR property in question with the sole purpose of re-zoning to make the property portfolio more valuable. He purchased the property in question as an SFR over 10 years ago, has let it sit empty, and has made multiple re-zoning attempts. Any claim by the applicant of loss of use or loss of value should be dismissed, as it was the applicant's choice to leave an SFR abandoned for over a decade, when he easily could have remodeled and rented, lived in, or sold the home at any time.

**3) We fully support the applicant in the development of his existing commercial property and the development of the SFR property in question, *within their current zoning.***

We fully support the applicant in the development of his existing commercial property and the development of the SFR property in question, **within their current zoning** but want to point out that zoning changes to this property would directly conflict with EROC NP Future Land Use and its goal to preserve remaining residential neighborhoods; any zoning change would directly contradict the city's own definition of Neighborhood Office; and any zoning change would set a dangerous precedent for other neighborhoods with similar situations. It would give developers the green light to buy up scarce SFR homes, especially those adjacent to commercially zoned properties, and hold them empty until they too can get the SFRs rezoned commercial. This is simply not in the best interest of the residents of this city.

While the applicant purchased the property in question hoping someday he may be granted rezoning, the homeowners of more than 2 dozen homes on Inglewood and Manlove alone purchased their homes within a designated SF-3 zoned neighborhood on a dead-end street with the reasonable expectation that commercially zoned properties would not suddenly appear in between their homes. The financial interests of a single commercial property owner should not outweigh the lifelong investment of dozens of homeowners, it should not be allowed to bypass the city's own zoning rules, and it should not be allowed to set precedence for other SFR's to be similarly rezoned.

In closing, we would like to share with the council that we, and other homeowners in our neighborhood, have put our life's savings into our homes. We are not here, like the applicant, to sit on empty homes while values increase and then turn those homes into commercial properties. We are here to create memories, raise children, tend gardens, waive to neighbors, celebrate birthdays, grill on game days, enjoy retirement, play with grandkids, and LIVE in our homes.

Before making a decision on this case, we ask that you take a moment to imagine (if you live in a residential neighborhood) that this was happening on your street. Close your eyes and imagine your neighborhood, your home, your family. Now imagine the house across the street is gone, and in its place is an office building. Consider how that might impact your quality of life, the quality of life of your children and of the quality of life of your neighbors.

We sincerely hope that you will join EROC, City Staff, the residents of Manlove, Inglewood and the surrounding neighborhoods and vote to oppose the zoning change for 1100 Manlove Street.

Sincerely,  
Adria Escalante & Ronnie Woodall

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**Clark, Kate**

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**From:** Adria & Ron [REDACTED]  
**Sent:** Monday, January 18, 2021 5:17 PM  
**To:** Toni  
**Cc:** Brinsmade, Louisa; Clark, Kate; Huff, Nicole; Hartnett, Lauren; Meredith, Maureen  
**Subject:** Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 1/27/2021

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

Hello, below is the email we sent to Mayor Adler and the City Council. Thank you!

Dear Mayor Adler and Council Members:

We are writing you today to express our opposition to the requested zoning change and neighborhood plan amendment (NPA) for 1100 Manlove Street (C14-2020-0081 / NPA-2020-0021.02) and to urge the council to support the neighborhood's residents and deny the applicant's request for rezoning.

We would like to start off by saying that we appreciate your time, especially during such a trying period in all our lives. We fully understand how difficult it must be to step away from literally saving the city from a pandemic to deal with rezoning issues, which must feel a bit unimportant right now. So thank you, we appreciate you, and we will try to keep this brief.

My husband and I own and live in the home directly across the cul-du-sac from the property in question, which is 1100 Manlove Street. Our address is 1101 Manlove Street. We are opposed to the zoning change for the following reasons:

**1) The property in question does not meet the requirements of Neighborhood Office (NO) per the City's definition.**

Manlove is a dead end residential cul-de-sac accessible only by navigating through multiple residential streets including Summit, Inglewood and Manlove. The property in question is at the very end of this residential cul-de-sac and does not meet the requirements of NO per the City's definition of Neighborhood Office (NO) District Designation, "Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic..." (Source: Section 13-2-61; Ord. 990225-70; Ord. 031211-11) *because:*

*a) given the close proximity and accessibility to a plethora of businesses on East Riverside, rezoning the existing SFR to Neighborhood Office Mixed Use would NOT benefit residents or meet any community need gaps in any way,*

*b) is NOT located on a collector street, and*

*c) given the location of the property in question, WOULD in fact unreasonably affect traffic.*

Regardless of the applicant's attempt to promise residents that the office would not be accessed via Manlove, the case manager has confirmed that the city cannot legally prohibit the applicant or a future developer from using Manlove Street (via Summit and Inglewood) to access the property.

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**2) The applicant has an abundance of space to develop, expand or renovate structures on the existing adjacent 3+ acre commercial property.**

The applicant owns over 3 acres of commercial property adjacent to the residential property in question. The applicant's existing commercial property fronts I-35 and E. Riverside and much of this commercial property is undeveloped. The applicant has an abundance of space to develop, expand or renovate the structures on his existing adjacent commercial property without encroaching on designated SFR neighborhood zoning.

The applicant's claim that he needs additional space for his existing employees is flimsy at best. The applicant has been quite vocal about his desire to sell his property portfolio and about the fact that he purchased the SFR property in question with the sole purpose of re-zoning to make the property portfolio more valuable. He purchased the property in question as an SFR over 10 years ago, has let it sit empty, and has made multiple re-zoning attempts. Any claim by the applicant of loss of use or loss of value should be dismissed, as it was the applicant's choice to leave an SFR abandoned for over a decade, when he easily could have remodeled and rented, lived in, or sold the home at any time.

**3) We fully support the applicant in the development of his existing commercial property and the development of the SFR property in question, *within their current zoning*.**

We fully support the applicant in the development of his existing commercial property and the development of the SFR property in question, **within their current zoning** but want to point out that zoning changes to this property would directly conflict with EROC NP Future Land Use and its goal to preserve remaining residential neighborhoods; any zoning change would directly contradict the city's own definition of Neighborhood Office; and any zoning change would set a dangerous precedent for other neighborhoods with similar situations. It would give developers the green light to buy up scarce SFR homes, especially those adjacent to commercially zoned properties, and hold them empty until they too can get the SFRs rezoned commercial. This is simply not in the best interest of the residents of this city.

While the applicant purchased the property in question hoping someday he may be granted rezoning, the homeowners of more than 2 dozen homes on Inglewood and Manlove alone purchased their homes within a designated SF-3 zoned neighborhood on a dead-end street with the reasonable expectation that commercially zoned properties would not suddenly appear in between their homes. The financial interests of a single commercial property owner should not outweigh the lifelong investment of dozens of homeowners, it should not be allowed to bypass the city's own zoning rules, and it should not be allowed to set precedence for other SFR's to be similarly rezoned.

In closing, we would like to share with the council that we, and other homeowners in our neighborhood, have put our life's savings into our homes. We are not here, like the applicant, to sit on empty homes while values increase and then turn those homes into commercial properties. We are here to create memories, raise children, tend gardens, waive to neighbors, celebrate birthdays, grill on game days, enjoy retirement, play with grandkids, and LIVE in our homes.

Before making a decision on this case, we ask that you take a moment to imagine (if you live in a residential neighborhood) that this was happening on your street. Close your eyes and imagine your neighborhood, your home, your family. Now imagine the house across the street is gone, and in its place is an office

building. Consider how that might impact your quality of life, the quality of life of your children and of the quality of life of your neighbors.

We sincerely hope that you will join EROC, City Staff, the residents of Manlove, Inglewood and the surrounding neighborhoods and vote to oppose the zoning change for 1100 Manlove Street.

Sincerely,  
Adria Escalante & Ronnie Woodall

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## Clark, Kate

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**From:** Rae Goldring [REDACTED]  
**Sent:** Monday, January 18, 2021 6:55 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Permit/Case 2020-108085 ZC

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

Hi Kate Clark and Maureen Meredith,

Please deny rezoning the application for Permit/Case 2020-108085 ZC (1100 Manlove).

1. Zoning change and NPA is a grant of special privilege to an individual owner which would result in a spot zoning within the neighborhood.
2. There is no valid reason to upzone 1100 Manlove from residential to commercial; applicant knew the property was zoned residential when he purchased it.
3. Change would set an undesirable precedent for similarly situated properties within the neighborhood.
4. 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. Golding

Sent from iCloud

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## Clark, Kate

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**From:** Eric Gustafson [REDACTED]  
**Sent:** Monday, January 18, 2021 9:06 PM  
**To:** Clark, Kate  
**Subject:** About the 1100 Manlove zoning

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

Hi Kate,

In the span of this last year my wife and I bought our first home, got married (end of February, right before COVID) and two months ago found out she is pregnant. All in one year. Ontop of all that obviously COVID and the challenges it brings with: reduction in hours and salary at work, unsure if we bit off more than we could chew with a mortgage, adjusting to how we see family remotely to getting groceries every other day, etc. etc.). But i'm definitely not complaining - we're ultimately so grateful for the life we have here now, and the future one that we're trying to build. We're proud to call Austin home and when I had lived here previously for almost 10 years from 2005 - 2014 I knew this city was special, and chose to bring my now wife back here for us to plant ourselves.

I'll try to not make this too long but it's important that you know us. We're real people and decisions like this have real consequences. I've never taken the time to write to anyone concerning a matter like this and realize you probably have hundreds of emails just like this to read through that never actually get read. The fact is - I've never had so much at stake. This is a place where our child will play in the front yard of our condo (we have no back yard). Where we will teach him or her to ride a bike.

In looking into the proposed changes, and hearing both sides of the arguments, attending virtual meetings, speaking with neighbors and ultimately talking with my wife about it so we're making our voice heard about what WE believe (and not just following what other people are saying) - I can absolutely say that allowing either of these measures to pass would be a huge mistake for our community and the people who ACTUALLY do the living here. On a larger scale, Austin is a community. And on a very local scale - this is OUR community.

I am all for change. Nothing can stay the same forever, especially a city that has sustained such rapid growth for as many years as Austin has. But we have to be careful about how we change things when we have some measure of control (unlike Shady Grove, RIP). There are so many reasons, many of which will be put in front of you. For us primarily there is no valid reason to upzone 1100 Manlove from residential to a commercial property. When they purchased it, it was zoned for residential. He has had 10 years to maintain the property and treat it like an actual home, but he chose not to. There is so much growth and development and it's a shame not to further add to our neighborhood with more good people.

As Toni, our next door neighbor, has pointed out: The neighborhood should not have to suffer because of Applicant's poor business judgment; he alone is responsible for and should bear that burden; if he wants to expand his commercial buildings, he has over three acres of commercially zoned property on which to do so.

My wife and I are trying to build something special here. There will be no good that will come of making this street a thoroughfare where access from 35 and Riverside can be directly accessed. It will, for us, change why we chose this city, this area of Austin (we are all in for the other development on Riverside) and this STREET with these neighbors (two of whom we talked to prior to closing and immediately felt welcomed in). Think of how you would feel, wherever you live, if the things you grew to love about your house, street, and community were all to change and ruin the integrity of your

community? Please find some empathy for us who are fighting not only to preserve the life we have now, but also our future selves that we want to get to.

And for functional purposes - this is in regards to the zoning Case #C14-2020-0081 and NPA case #NPA-2020-0021.02. We are 100% against this.

Thank you for listening,

Eric Gustafson  
1501 Inglewood Street #1  
Austin, TX 78741

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## Clark, Kate

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**From:** Chloe DeMars [REDACTED]  
**Sent:** Tuesday, January 19, 2021 7:55 AM  
**To:** Clark, Kate  
**Subject:** We are 100% against the zoning Case #C14-2020-0081 and NPA case #NPA-2020-0021.02.

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

Hello Ms. Clark,

As a new homeowner on Inglewood Street off of Riverside, I am kindly asking you to stand against the zoning Case #C14-2020-0081 and NPA case #NPA-2020-0021.02.

We purchased our home in October 2019 and it was zoned for residential, which largely went into our decision to purchase. We are hoping to grow our family here for years to come and trust our city officials to maintain our community.

The residents of Inglewood should not have to suffer because of this applicant's poor business judgment; he alone is responsible for and should bear that burden; if he wants to expand his commercial buildings, he has over three acres of commercially zoned property on which to do so.

What gives him the right to mow a street directly through our quiet cul-de-sac? Interrupting the lives of Inglewood for his own selfish gain. It's not our fault he wasn't planning ahead, or worse, that he is carrying out a calculated move.

I please ask, fine, I'll beg, please do not choose business over people.

Thank you for your time,  
Chloe

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## Clark, Kate

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**From:** Mark patton [REDACTED]  
**Sent:** Tuesday, January 19, 2021 11:10 AM  
**To:** Clark, Kate; Meredith, Maureen; Rui Patton  
**Subject:** Opposition to Zoning upgrade to Commercial for 1100 Manlove Street! see email sent to city Council below

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

Please vote against the zoning upgrade for 1100 Manlove street on 27 January. I believe this would damage the quality of life for the area by bringing commercial traffic into our quiet neighborhood. I am very concerned about the safety issue with commercial vehicles going thru the area which has no sidewalks which forces the residents to walk on the side of the street. Also it may open a additional avenue of approach into the neighborhood for criminals.

Mark & Rui Patton

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## Clark, Kate

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**From:** Joe Barbano  
**Sent:** Tuesday, January 19, 2021 7:38 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** 1000 Manlove Street Rezoning Case

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

Hi Kate and Maureen,

My wife and I have been following the rezoning case at 1100 Manlove (we are kitty corner on Inglewood) for the last several months. It has become abundantly clear that the intentions of the applicant are not what was presented to the entire neighborhood during our community meetings in October- the whole neighborhood heard the reasoning behind the rezoning, and it has not been consistent. This would act as a huge detriment to the neighborhood, and as new home-owners, my wife and I want to express our extreme caution and opposition. I hope you'll consider the will of the neighborhood when considering this case.

There are a myriad of other reasons we do not support this rezoning, and one of our neighbors, Toni, has sent a full list. We fully agree with her sentiment and hope you'll consider this.

Best,  
Joe

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**Clark, Kate**

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**From:** [REDACTED]  
**Sent:** Tuesday, January 19, 2021 8:51 PM  
**To:** Clark, Kate  
**Subject:** 1100 Manlove rezoning

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

Hi Kate,

I'm writing to you to request that you **deny** the rezoning and the Neighborhood Plan Amendment for [1100 Manlove St.](#)

1100 Manlove is part of an established and historic neighborhood close to the city's core. Introducing a commercial component will have a chilling effect on the commercial redevelopment and encourage the applicant or future owner to encroach directly into the residential neighborhood.

I live a few houses down at [1501 Inglewood St. #2](#).

Thanks,  
Nick Bonetti

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**Clark, Kate**

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**From:** [REDACTED]  
**Sent:** Tuesday, January 19, 2021 11:49 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** [REDACTED]  
**Subject:** Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St

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

Kate and Meredith, here is an email that I have just sent to the mayor and City Council members regarding "Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St" to be heard on January 27<sup>th</sup>.

David L. Snow  
1506 Lupine Lane  
Austin, Texas 78741  
[REDACTED]  
408-550-4435

-----  
**From:** Dave Snow [REDACTED]  
**Sent:** Wednesday, January 20, 2021  
**To:** Austin City Council members  
**Cc:** Dave Snow  
**Subject:** 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 Mixed Use (Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02) that will be heard at the City Council meeting on January 27, 2021. 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 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. Over the last six months his representatives have mentioned in on-line discussion groups and in a meeting with neighbors that the owner wishes 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 have also suggested he might tear the home down and build new office space, and at other times his representatives have 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 the change in zoning has changed several times depending on the forum his representatives have been using 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 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 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 <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.

In December, this request was heard by the 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 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



408-550-4435

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## Clark, Kate

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**From:** Catherine Cubbin  
**Sent:** Wednesday, January 20, 2021 1:31 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Rezoning and NPA - 1100 Manlove St.

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

I am writing to let you know that I emailed City Council and the Mayor, asking them to deny both the rezoning and the NPA. I live in this neighborhood and I do not want businesses inside our neighborhood.

Thank you...catherine cubbin  
1619 Sunnyvale St, Austin, TX 78741

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South River City Citizens Inc.  
P O Box 40632  
Austin TX 78704  
[www.srccatx.org](http://www.srccatx.org)

Megan Spencer, Vice President  
Cynthia Milne, Co-vice President  
Will Andrews, Treasurer  
Dan Fredline, Secretary  
Mary Friedman, Membership Secretary

Ms. Kate Clark, Case Manager & Ms. Maureen Meredith, Senior Planner  
City Hall  
301 W. 2nd St.  
Austin, TX 78701

January 20, 2021

RE: SRCC opposition to rezoning 1100 Manlove from SF-3 to NO-NMU, case C14-2020-0081 and Case No. NPA 2020-0021.02

Dear Ms. Clark and Ms. Meredith:

On November 17, 2020 the general membership of the South River City Citizens (SRCC) neighborhood association voted unanimously to oppose the rezoning and Neighborhood Plan Amendment of 1100 Manlove from SF-3 to NO-NMU. Our opposition stems from the following main issues:

- The adverse effects that NO-NMU use on this site will have on the quality of life for the residents of the neighboring residential properties.
- NO-NMU use next to residential properties is not compatible with neighborhood and City of Austin planning principals.
- The project is inappropriate for the site both aesthetically and in terms of its negative impacts on traffic and pedestrian use of the area. Inglewood dead-ends into Manlove. These are not collector streets.

Please include this email in the case file. Thank you for your consideration.

Sincerely,

Megan Spencer  
Vice President  
[vicepresident@srccatx.org](mailto:vicepresident@srccatx.org)

## Clark, Kate

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**From:** Joy Gilcrease  
**Sent:** Wednesday, January 20, 2021 3:27 PM  
**To:** Clark, Kate  
**Subject:** Meeting Jan 27,2021

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

I have sent emails to Mayor Steve Adler and to all Council Members as follows:

- *I reside at 1205 Summit St , Austin TX 78741. I am opposed to the request to change the zoning at 1100 Manlove St from Single Family to Neighborhood Mixed Use. I understand that this will be discussed at meeting Jan27, 2021.*

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## Clark, Kate

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**From:** Randy Meek [REDACTED]  
**Sent:** Thursday, January 21, 2021 4:13 PM  
**To:** Clark, Kate; Meredith, Maureen; Tovo, Kathie  
**Subject:** Permit/Case 2020-108085 ZC

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

To whom it may concern,

The project at 1100 Manlove Street should not be rezoned. It will allow access to a commercial site through our already busy but wonderful residential neighborhood. All access to these properties owned by Applicant Shuler should be from the I-35 Access Road or East Riverside Drive.

Thank you for your consideration.

Randy Meek  
1605 Old East Riverside Drive  
Austin, TX 78741

C: 512-426-1182

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## Clark, Kate

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**From:** Ann Kettner Haraguchi  
**Sent:** Saturday, January 23, 2021 10:38 AM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Opposing Proposed Rezoning of Property at 1100 Manlove Street

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

Dear Kate and Maureen,

I have sent my letter of opposition (copied below) to all City Council Members and Mayor Steve Adler.

Ann Haraguchi

*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, and applicant for the zoning change, argues that he needs to use the existing residential home at 1100 Manlove Street as an office space. I think he 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. I believe changing the zoning from residential to "neighborhood office" is the first step in this direction.*

*It makes no sense to me that the applicant's business space is so crowded with employees during the COVID-19 pandemic that he requires overflow into the space of 1100 Manlove Street, a house on a quiet cul-de-sac. If he needs to encourage social distancing among his employees, he can use the other residential building next to Time Insurance, or he can have his employees work remotely from home during the COVID pandemic crisis, as have many other Austin businesses. There is no need to rezone 1100 Manlove Street as an office building for this temporary public health situation.*

*Our neighborhood is a 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. In short, rezoning would go against one of the stated goals of the EROC NP:*

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

*I worry 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 the neighborhood. In the two 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.*

*Ann Haraguchi, Homeowner  
1106 Manlove Street  
Austin, TX 78741  
(415) 939-5745*

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## Clark, Kate

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**From:** Vive Griffith  
**Sent:** Monday, January 25, 2021 10:32 AM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** Toni; Chris C  
**Subject:** Copy of letter to Mayor Adler + Council: Please deny Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02

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

Dear Kate and Maureen --

Below is the letter I sent to Mayor Adler and Council regarding Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02. Toni House asked us to share our correspondence with you. I am also registered to speak at the Council Meeting on 1/27.

Thanks so much --  
Vivé Griffith

Dear Mayor Adler and City Council Members Harper-Madison, Fuentes, Renteria, Casar, Kitchen, Kelly, Pool, Ellis, Tovo, and Alter,

I am writing to ask that you deny the above zoning change and Neighborhood Plan Amendment (NPA) requests.

My husband, Chris Cavello, and I have lived at 1500 Inglewood Street, adjacent to the applicant's large commercially-zoned property, since 2005. We purchased our property in the midst of another zoning case with the applicant, one in which he arrived at the City Council meeting with elaborate plans for what he would design and develop on the property. Sixteen years later he has not made a single change to his property. In fact, he has let fences that separate the property from Riverside fall down and left a vacant swimming pool to gather fetid water. Most of the property is an untended tangle of weeds and trees.

He purchased the 1100 Manlove Street property in 2010 and has left it vacant since, having tried unsuccessfully in the past to rezone it to commercial. Then when the pandemic struck, he used Covid-19 as an argument for why he needed to upzone the property to a neighborhood office. By the time he reached the Planning Commission, he had changed his reasons again. He will show up before Council again with pretty pictures and plans, but based on more than 15 years of experience with the applicant, the neighborhood has no reason to believe they will come to be.

The applicant is simply trying to make his property as valuable as possible for sale. The cost of that to the neighborhood is placing a commercial property at the end of the residential cul de sac for



an office that does not in any way serve the community. It is changing the established EROC NPA. It is risking commercial traffic on our residential streets. **In order to reach that property by car, an individual would drive past 23 residential houses.** And while the applicant claims he can guarantee that the property would only be accessed from the commercial property below, there is a 10-foot drop off between them, making ADA accessibility difficult and not impossible. An agreement about access cannot be enforced by the City.

It will be tempting to look at a map of this property and see only its proximity to Riverside and I-35. But if you were to visit the property, you would see how it sits in a residential neighborhood, where people walk their dogs and children ride bicycles and scooters up and down the street. In the years that we've lived here, 13 new houses have been built on Inglewood and Manlove Streets. The neighborhood has become more dense and reflective of the City's goals for the urban core. For us, that has meant the creation of a vibrant community, where neighbors know each other and "old Austin" and "new Austin" meet and mingle.

I ask you to not be swayed by the pretty pictures the applicant will show at City Council on January 27, as the applicant has no track record of developing—or even keeping up—his property. The applicant is entirely entitled to develop the 3+ acres he already owns in whatever way he sees fit, but he should not be allowed to turn a single family home into more commercial property to increase his possibilities of sale. As a long-term resident and community member, I ask you to deny these requests.

Sincerely yours,  
Vivé Griffith  
1500 Inglewood Street  
Austin, TX 78741  
512-736-3594

--

**Vivé Griffith**  
**Writer | Educator | Advocate**

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## Clark, Kate

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**From:** Alexandra Aponte  
**Sent:** Monday, January 25, 2021 12:36 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

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 you as a new mother and resident 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 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.

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 where we pictured teaching our son how to ride a bike and play without the dangers of busy street traffic. If my husband and I would have known sooner about the possibility of our lovely cul-de-sac hill being disrupted by a busy unsafe street, we would have likely continued our search instead of selecting this home.

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 attraction of growing families.

**Please deny the zoning change requests.**

Thank you so much for your time,

Alexandra Aponte Coulbourn

(Concerned mother and new Resident at 1103 Manlove Unit 1)

# Form Thank You Page

Here is your message:



Your Name: *Don Simpson Jr*

Your e-mail address: [REDACTED]

Subject: *Rezoning 2020-108085 ZC-100 Manlove Case*

Message: *As a residential neighbor of the site of the proposed re-zoning I would like to register my objection to the continued commercialization of our residential neighborhood.*

*Already the traffic on Suffolk Dr has hazardously increased with drivers by passing Riverside and I-35, and this would only make it worse. Neighborhood density has already been increased by the permits for multi-family housing on single lots in a neighborhood not designed to handle it traffic wise.*

*I am reminded that neighbors have a valid petition opposing the requested re-zoning;*

- Because the applicant requesting the zoning change also owns the commercial property that wraps the SE corner of IH35 and E Riverside (excluding the TXDOT staging area on the immediate corner), the rezoning would be a stepping stone for a future combination of this residential piece with the other commercial property;*
- From a 2-dimensional map, it may be difficult to understand that the subject property (and other homes on Manlove) sits at least 6 feet above applicant's other commercial adjacent properties making it accessible only by foot from these other properties; this height, in turn, sets this residential area above and apart from the commercial tracts along Riverside Dr & IH35, helping to make it a cohesive*

*neighborhood of residential homes;*

- The subject property is only accessible via residential streets, through a thriving neighborhood of families;*
- Conversion of single-family homes to non-residential further reduces residential options, affordable or otherwise.*

Street Address: 1106 UPLAND DR, AUSTIN, TX, 78741

Council District: 9

[Return to Department Page](#)

E-mail successfully sent!

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## Clark, Kate

---

**From:** Sarah Miracle  
**Sent:** Wednesday, January 27, 2021 3:17 PM  
**To:** Meredith, Maureen; Clark, Kate  
**Cc:** Jeff Watson  
**Subject:** 1100 Manlove Street

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

Dear Ms. Meredith and Ms. Clark,

This email is to request that you deny both requests for rezoning and the Neighborhood Plan Amendment (NPA) for 1100 Manlove Street.

1100 Manlove is on a short street, at the end of a cul-de-sac, high above E Riverside and IH-35. Manlove is a quiet street with beautiful heritage oak trees. Our family lives just around the corner on Summit Street - the main thoroughfare through our neighborhood. When we look for a quiet street to let our four-year-old daughter practice riding her bike or scooter, we walk down to Manlove for the security of the cul-de-sac.

As a parent of a young child, I do not want to introduce higher traffic onto our street by introducing access to a commercial property through the neighborhood.

We fully appreciate and value the growth of Austin, particularly in the East Riverside corridor. The coming development in this area is one of the reasons we purchased our home less than 2 years ago as a lifetime investment, however, the peace and quiet of the neighborhood was an equally, if not more, important reason for our decision to purchase here.

We love walking south on Summit Street from Riverside. As you climb the hill, the noise from Riverside is replaced by bird song. We are so close to everything, but once you step into the neighborhood, it feels as though I-35 and Riverside were miles away. Introducing commercial access onto Manlove will drastically change the peace of our neighborhood.

That said, we ask that you please deny the zoning change requests.

Thank you very much for your time and attention,

Sarah Miracle and Jeffrey Watson

(Parents and residents at 1204 Summit Street)

Council District: 9

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## Clark, Kate

---

**From:** Toni  
**Sent:** Monday, March 15, 2021 1:03 PM  
**To:** //www.austintexas.gov/email/steveadler  
**Cc:** Clark, Kate; Meredith, Maureen  
**Subject:** 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 3/25/2021

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

Dear Mayor Adler:

Please support the valid petition and deny Applicant's requests to rezone this residential property and change the EROC FLUM.

Since Applicant requested a postponement of the January 27 Council hearing date, supposedly in order to attempt to reach a compromise with the neighbors, no effort to schedule a meeting has been made by Applicant. It is obvious Applicant has no intention of budging from his position. For your convenience, I have pasted in below my previous letter to you setting forth the numerous reasons why this rezoning and NP Amendment should be denied.

-----  
Please deny the requested zoning change and neighborhood plan amendment (NPA). Applicant owns three and a half acres just a few feet below the residential property at issue. Applicant's property along I-35 and E. Riverside is already zoned NMU-ERC-CO (on E. Riverside) and GR-MU-CO (on the I-35 southbound frontage road on the west) and does not require a zoning change or an NPA. Applicant has ample room to expand or renovate the existing buildings on his commercially zoned property.

Since filing his application, Applicant has apparently abandoned his initially-stated, and the sole reason advanced, for his need to rezone 1100 Manlove from SF-3 to NO-NMU as being due to the pandemic. At the Planning Commission hearing, Applicant's position was that because he has not utilized the property as residential during the 10 years he has owned 1100 Manlove, he should be allowed to introduce a commercial component into one of the few remaining residential neighborhoods in the Riverside NPA.

Applicant purchased the Manlove property (an owner-occupied residence) in 2010. He knew it was zoned single-family. The property fronts onto Manlove, a dead-end street that can be reached only by going down Inglewood, which dead-ends into Manlove. ***Manlove and Inglewood are not collector streets.***

Since 1999, 17 new dwellings have been built on Inglewood and Manlove, including condos and duplexes in addition to single-family residences. Applicant could have easily recouped whatever he paid for 1100 Manlove by simply making repairs and maintaining the property and either renting it or selling it. Applicant's concern over losing money by not using it for its intended purpose is at best disingenuous. It was Applicant's choice. Our neighborhood should not be forced to suffer the consequences of Applicant's poor judgment.

The entire neighborhood, from I-35 to Parker Lane and E. Riverside to Oltorf is undergoing a residential redevelopment in line with what City leaders and staff claimed they want, with single-family homes being

replaced by multiple dwellings on single lots. ***Granting Applicant's applications would be a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood.***

Applicant's suggested consideration of agreeing to a conditional overlay (CO) or restrictive covenant (RC) on the Manlove property is without merit. The City can always, and has not once, but twice, removed public COs and RCs on Applicant's commercially-zoned property in the past. Private RCs are not acceptable because the neighborhood would have to bear the cost of legal fees incurred in connection with the preparation and enforcement of same.

Applicant's business model does not serve neighborhood needs, and even if it did, the business is accessible from E. Riverside, which is one block north of Inglewood.

Additional reasons to refuse to grant the zoning change:

- Such a change conflicts with the City's zoning principles;

- Such a change conflicts with the City's intent of SF-3 zoning;

- Such a change conflicts with the EROC FLUM;

- This would set a terrible precedent within the EROC NPA;

- Such a change conflicts with the EROC NP No. 1 Goal of preserving and enhancing the few remaining residential neighborhoods within EROC (due to an unhealthy over-abundance of multi-family rentals, acknowledged by City Council during the EROC Neighborhood Planning process);

Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he would comply with any CO or RC in the future.

Please deny the zoning application and the NPA application. Thank you for your time and attention.

Sincerely,

/s/ Toni House

1503 Inglewood St.

Austin, TX 78741

512.447.8090

cc: [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov)  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

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## Clark, Kate

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**From:** Toni  
**Sent:** Monday, March 15, 2021 1:06 PM  
**To:** //www.austintexas.gov/email/all-council-members  
**Cc:** Clark, Kate; Meredith, Maureen  
**Subject:** 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 3/25/2021

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

Dear Council Members:

Please support the valid petition and deny Applicant's requests to rezone this residential property and change the EROC FLUM.

Since Applicant requested a postponement of the January 27 Council hearing date, supposedly in order to attempt to reach a compromise with the neighbors, no effort to schedule a meeting has been made by Applicant. It is obvious Applicant has no intention of budging from his position. For your convenience, I have pasted in below my previous letter to you setting forth the numerous reasons why this rezoning and NP Amendment should be denied.

-----  
Please deny the requested zoning change and neighborhood plan amendment (NPA). Applicant owns three and a half acres just a few feet below the residential property at issue. Applicant's property along I-35 and E. Riverside is already zoned NMU-ERC-CO (on E. Riverside) and GR-MU-CO (on the I-35 southbound frontage road on the west) and does not require a zoning change or an NPA. Applicant has ample room to expand or renovate the existing buildings on his commercially zoned property.

Since filing his application, Applicant has apparently abandoned his initially-stated, and the sole reason advanced, for his need to rezone 1100 Manlove from SF-3 to NO-NMU as being due to the pandemic. At the Planning Commission hearing, Applicant's position was that because he has not utilized the property as residential during the 10 years he has owned 1100 Manlove, he should be allowed to introduce a commercial component into one of the few remaining residential neighborhoods in the Riverside NPA.

Applicant purchased the Manlove property (an owner-occupied residence) in 2010. He knew it was zoned single-family. The property fronts onto Manlove, a dead-end street that can be reached only by going down Inglewood, which dead-ends into Manlove. ***Manlove and Inglewood are not collector streets.***

Since 1999, 17 new dwellings have been built on Inglewood and Manlove, including condos and duplexes in addition to single-family residences. Applicant could have easily recouped whatever he paid for 1100 Manlove by simply making repairs and maintaining the property and either renting it or selling it. Applicant's concern over losing money by not using it for its intended purpose is at best disingenuous. It was Applicant's choice. Our neighborhood should not be forced to suffer the consequences of Applicant's poor judgment.

The entire neighborhood, from I-35 to Parker Lane and E. Riverside to Oltorf is undergoing a residential redevelopment in line with what City leaders and staff claimed they want, with single-family homes being

replaced by multiple dwellings on single lots. ***Granting Applicant's applications would be a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood.***

Applicant's suggested consideration of agreeing to a conditional overlay (CO) or restrictive covenant (RC) on the Manlove property is without merit. The City can always, and has not once, but twice, removed public COs and RCs on Applicant's commercially-zoned property in the past. Private RCs are not acceptable because the neighborhood would have to bear the cost of legal fees incurred in connection with the preparation and enforcement of same.

Applicant's business model does not serve neighborhood needs, and even if it did, the business is accessible from E. Riverside, which is one block north of Inglewood.

Additional reasons to refuse to grant the zoning change:

- Such a change conflicts with the City's zoning principles;

- Such a change conflicts with the City's intent of SF-3 zoning;

- Such a change conflicts with the EROC FLUM;

- This would set a terrible precedent within the EROC NPA;

- Such a change conflicts with the EROC NP No. 1 Goal of preserving and enhancing the few remaining residential neighborhoods within EROC (due to an unhealthy over-abundance of multi-family rentals, acknowledged by City Council during the EROC Neighborhood Planning process);

Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he would comply with any CO or RC in the future.

Please deny the zoning application and the NPA application. Thank you for your time and attention.

Sincerely,

/s/ Toni House

1503 Inglewood St.

Austin, TX 78741

512.447.8090

cc: [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov)

[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)

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## Clark, Kate

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**From:** gayle goff  
**Sent:** Tuesday, March 16, 2021 2:37 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** Toni House  
**Subject:** C14-2020-0081 and NPA-2020-0021.02 –(1100 Manlove St)

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

Please include the letter below (sent by group email via the city website) in the backup materials for this case.

C14-2020-0081 and NPA-2020-0021.02 –(1100 Manlove St)

Mayor and Council Members –

I am writing to urge you **to oppose** the above zoning/npa change request for the following reasons:

Neighbors have submitted **a valid petition** opposing the changes;

This street with cul-de-sac (Inglewood/Manlove) is a **cohesive residential area** with duplexes and single family homes;

The subject property is **only accessible through residential streets**;

From the map you have, it may be difficult to understand that the **subject property sits at least 6 feet above applicant's other commercial adjacent properties** making it accessible only by foot from these other properties; this height, in turn, sets this residential area above and apart from the commercial tracts along Riverside Dr, helping to make it a cohesive unit of residential homes;

Conversion of single-family homes to non-residential further **reduces residential options, affordable or otherwise**.

These reasons make it clear that this zoning/npa change is inappropriate and unreasonable. Please oppose the request.

Gayle Goff

1106 Upland Dr for 43 years, 1 block from subject property

Member EROC Contact Team and SRCC

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## Clark, Kate

---

**From:** Toni  
**Sent:** Tuesday, March 16, 2021 2:54 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** 3/25/2021 Agenda Items 101 & 102; 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

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

Dear Kate and Maureen:

Pasted in below is a copy of the letter I just submitted to the Mayor and City Council Members regarding the referenced zoning/NPA case. Please include this letter in the hearing backup materials. Thank you.

-----  
Please support the valid petition and deny Applicant's requests to rezone this residential property and change the EROC FLUM.

Since Applicant requested a postponement of the January 27 Council hearing date, supposedly in order to attempt to reach a compromise with the neighbors, no effort to schedule a meeting has been made by Applicant. It is obvious Applicant has no intention of budging from his position. For your convenience, I have pasted in below my previous letter to you setting forth the numerous reasons why this rezoning and NP Amendment should be denied.

-----  
Please deny the requested zoning change and neighborhood plan amendment (NPA). Applicant owns three and a half acres just a few feet below the residential property at issue. Applicant's property along I-35 and E. Riverside is already zoned NMU-ERC-CO (on E. Riverside) and GR-MU-CO (on the I-35 northbound frontage road on the west) and does not require a zoning change or an NPA. Applicant has ample room to expand or renovate the existing buildings on his commercially zoned property.

Since filing his application, Applicant has apparently abandoned his initially-stated, and the sole reason advanced, for his need to rezone 1100 Manlove from SF-3 to NO-NMU as being due to the pandemic. At the Planning Commission hearing, Applicant's position was that because he has not utilized the property as residential during the 10 years he has owned 1100 Manlove, he should be allowed to introduce a commercial component into one of the few remaining residential neighborhoods in the Riverside NPA.

Applicant purchased the Manlove property (an owner-occupied residence) in 2010. He knew it was zoned single-family. The property fronts onto Manlove, a dead-end street that can be reached only by going down Inglewood, which dead-ends into Manlove. ***Manlove and Inglewood are not collector streets.***

Since 1999, 17 new dwellings have been built on Inglewood and Manlove, including condos and duplexes in addition to single-family residences. Applicant could have easily recouped whatever he paid for 1100 Manlove by simply making repairs and maintaining the property and either renting it or selling it. Applicant's concern over losing money by not using it for its intended purpose is at best disingenuous. It was Applicant's choice. Our neighborhood should not be forced to suffer the consequences of Applicant's poor judgment.

The entire neighborhood, from I-35 to Parker Lane and E. Riverside to Oltorf is undergoing a residential redevelopment in line with what City leaders and staff claimed they want, with single-family homes being replaced by multiple dwellings on single lots. ***Granting Applicant's applications would be a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood.***

Applicant's suggested consideration of agreeing to a conditional overlay (CO) or restrictive covenant (RC) on the Manlove property is without merit. The City can always, and has not once, but twice, removed public COs and RCs on Applicant's commercially-zoned property in the past. Private RCs are not acceptable because the neighborhood would have to bear the cost of legal fees incurred in connection with the preparation and enforcement of same.

Applicant's business model does not serve neighborhood needs, and even if it did, the business is accessible from E. Riverside, which is one block north of Inglewood.

Additional reasons to refuse to grant the zoning change:

- Such a change conflicts with the City's zoning principles;

- Such a change conflicts with the City's intent of SF-3 zoning;

- Such a change conflicts with the EROC FLUM;

- This would set a terrible precedent within the EROC NPA;

- Such a change conflicts with the EROC NP No. 1 Goal of preserving and enhancing the few remaining residential neighborhoods within EROC (due to an unhealthy over-abundance of multi-family rentals, acknowledged by City Council during the EROC Neighborhood Planning process);

Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he would comply with any CO or RC in the future.

Please deny the zoning application and the NPA application. Thank you for your time and attention.

Sincerely,

/s/ Toni House

1503 Inglewood St.

Austin, TX 78741

512.447.8090

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## Clark, Kate

---

**From:** Landis C.  
**Sent:** Tuesday, March 16, 2021 4:39 PM  
**To:** Landis Coulbourn  
**Cc:** Clark, Kate; Meredith, Maureen; Thompson, Jeffrey - BC; Anderson, Greg - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC; Alexandra Aponte  
**Subject:** 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

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

Good afternoon all,

My name is Landis Coulbourn. My wife and I live at 1103 Manlove Street, #1, Austin. We were able to meet some pretty wonderful neighbors already. We learned that one of the residents is trying to rezone their single family residence for commercial purposes. The news was very discouraging to us as we decided to move into the neighborhood because the house is located in a quiet cul-de-sac. We have an infant son and wanted to move away from the busy street that we currently live on. Allowing ingress/egress for business traffic in front of our new residence would no longer make this a quiet communal neighborhood/street for our child to grow up on.

I'm writing to oppose the plans to change the zoning from single-family to NO-MU on Manlove. Please consider our position on this proposal, and include it in the record for the applicable cases (stated in subject).

V/r,

Landis Coulbourn  
1103 Manlove Street, Unit #1  
Austin, TX 78741

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## Clark, Kate

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**From:** [REDACTED]  
**Sent:** Thursday, March 18, 2021 3:36 PM  
**To:** Clark, Kate  
**Subject:** C14-2020-0081 and NPA-2020-0021.02

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

Kate,

Please deny the above NPA and Zoning changes...both conflict with the East Riverside/Oltorf Neighborhood Plan and its primary goal of preserving the few residential structures remaining due to the over-abundance of rental apartment units.

Jan Long  
2411 Riverside Farms Rd  
Austin, Texas 78741

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## Clark, Kate

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**From:** Cari Jean Beal  
**Sent:** Saturday, March 20, 2021 3:53 PM  
**To:** Clark, Kate; Meredith, Maureen; Adler, Steve  
**Subject:** Zoning from residential to commercial 1100 Manlove 78741

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

Hello all,

Please forward this to all city council members.

An individual owner of commercial property on the corner of East Riverside/I-35 wishes to change the zoning of a residential house which sits several feet above the commercial property he owns into a commercially zoned property.

He wishes to do this so he can sell the property to developers.

- This property at 1100 Manlove is at the end of a cul-de-sac in a neighborhood that is experiencing renewed residential improvements.
- The property sits several feet above the existing commercial property owned by the individual. To develop the property would require major structural changes to the existing hillside which sits on the frontage road of I-35. This would create run off and corrosion issues for the neighborhood.
- The rest of the street would remain residential with the exception of this new multi-story office space. The owner knew the property was residential when he purchased it. He has been attempting to run a business out of the residence without proper permitting. He has already violated city code and there is zero confidence he will comply with any agreement he makes with the city.
- There is no need for this change. The owner has had years to improve the existing 3+ acres of current commercial space but has not kept up on improvements nor utilized the land for better use of the space. The neighbors should not have to suffer because of his poor business decisions and management. If he wants to expand his business he should have done so with the existing property he already owns. There is ample space to build multiple commercial units at the existing commercially zoned land.
- Allowing the land owner to make a change at the end of the cul-de-sac does not serve the neighborhood needs or safety. Extending the road into the business will create extensive traffic issues and greatly increase the amount of drivers cutting through the neighborhood hoping to save time on I-35 and Riverside commute.
- This is a family neighborhood. It is not a main thoroughfare for traffic. The amount of traffic currently happening on Summit to Riverside for commuters trying to find a way to bypass downtown traffic snarls has already been a problem. Allowing the cul-de-sac to be opened will be a terrible change and makes no practical sense.
- The only reason the owner has requested this zoning change is to make money, not to create a better use of the land for the city or the neighborhood. This has no benefit for the city nor the residents of Austin.
- Allowing new commercial components in residential neighborhoods has a major impact on future residential redevelopment of Austin. Families will not invest in homes that are next door to office space or retail.

We should all agree that we do not want business traffic inside quiet neighborhood streets. Please REFUSE this request for a zoning change. Austin citizens count on our City Council and managers to make the best decisions for all of us, and not to pander to the request of a business owner who wants to sell to a developer and destroy the neighborhood in the process.



Thank you for your time.

Ms. Bell,  
Proud Texan and Austin Citizen.

-

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## Clark, Kate

---

**From:** Catherine Cubbin  
**Sent:** Monday, March 22, 2021 1:00 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** 1100 Manlove St.

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

FYI. I sent the following emails to the mayor and city council:

I oppose the upzoning of 1100 Manlove Street and the Neighborhood Plan Amendment. I live in the neighborhood and do not want to see a residential property being re-zoned as commercial.

The change would be a special privilege, the address is not on a collector street, it is in conflict with the EROC NP Future Land Use Map and No. 1 goal to preserve residential neighborhoods, and the proposed use does not serve a need of the neighborhood. This neighborhood is already undergoing intense redevelopment with multiple units on each property and this change would introduce a commercial component. There is already quite a bit of traffic on Summit Street from commuters and this would further increase commercial traffic. Finally, the owner has also knowingly violated city code at the location.

Regards...catherine cubbin  
1619 Sunnyvale St, Austin, TX 78741

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## Clark, Kate

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**From:** peg treadwell  
**Sent:** Tuesday, March 23, 2021 7:46 AM  
**To:** Clark, Kate  
**Subject:** upzoning at 1100 Manlove St

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

Please say NO to this request. This is a neighborhood. This house has a heritage tree in the front yard. The applicant has no reason to change this from a neighborhood home except to breach our neighborhood to additional access to his property. He does not need this access. and it would severely damage the neighborhood. Please do not recommend this.

Margaret Treadwell  
1615 Sunnyvale St.

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## Clark, Kate

---

**From:** Anna Skinner  
**Sent:** Wednesday, March 24, 2021 1:58 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Emails to Mayor and City Council requesting denial of rezoning of 1100 Manlove

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

Dear Ms. Clark and Ms. Meredith:

This email is to let you both know that I've just sent the email message, below, to both Mayor Adler and all the Austin City Council Members. I oppose the request to rezone 1100 Manlove property from residential to commercial. Thank you for your attention to this matter.

Please deny the rezoning request by the owner of 1100 Manlove, who wants to change the property from residential to commercial. I've lived in this neighborhood since 2004, and we're rightly adjusting to the need for residential redevelopment, with new multi-unit housing, which has increased the traffic on Summit St., of course. A major problem with rezoning the 1100 property is that it opens the way for the owner's commercial traffic on Summit, already a very busy, somewhat dangerous street because of traffic. The multi-unit redevelopment that is occurring on Inglewood St. and Manlove St. would be unlikely to continue if 1100 Manning is rezoned as a commercial property, another major problem. There is no justification for rezoning the property.

Sincerely yours,  
Anna Skinner

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E RIVERSIDE DR  
E RIVERSIDE DR

E RIVERSIDE DR  
E RIVERSIDE DR

S IH 35 NB

S IH 35 SVRD NB




S IH 35 SB

MANHOUST

## PETITION

Exhibit D

Case#: C14-2020-0081

-  BUFFER
-  PROPERTY\_OWNER
-  SUBJECT\_TRACT

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" = 100'

Case Number:

**C14-2020-0081****PETITION**

Date: 1/4/2021

Total Square Footage of Buffer: 236535.7788

Percentage of Square Footage Owned by Petitioners Within Buffer: 24.47%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0302061502	1103 MANLOVE ST UNIT 1 78741	1101 MANLOVE LLC	yes	10852.71	4.59%
0302061503	1103 MANLOVE ST UNIT 2 78741				
0302060243	1405 A E RIVERSIDE DR AUSTIN 78741	CAMERON PAUL TRUSTEE OF	no	36480.48	0.00%
0302060201	1317 E RIVERSIDE DR 78741	CAMERON PAUL TRUSTEE OF	no	87376.21	0.00%
0302060216	INGLEWOOD ST 78741	CAMERON PAUL TRUSTEE OF	no	2497.72	0.00%
0302060244	1405 B E RIVERSIDE DR 78741	CAMERON PAUL TRUSTEE OF	no	37604.86	0.00%
0302060205	1507 E RIVERSIDE DR	CAMERON PAUL TRUSTEE OF	no	2051.80	0.00%
0302060236	1500 INGLEWOOD ST AUSTIN 78741	CAVELLO CHRISTOPHER	yes	1149.59	0.49%
0302060246	1106 MANLOVE ST 78741	HARAGUCHI DEAN & ANN KETTNER HARAGUCHI	yes	5965.99	2.52%
0302060245	1104 MANLOVE ST AUSTIN 78741	MURRAY JOHN & STACY KEESE	no	9890.89	0.00%
0302060217	1105 MANLOVE ST 78741	PEANA KATHLEEN & STEFAN PEANA	yes	10936.08	4.62%
0302060221	1102 MANLOVE ST 78741	TAYLOR JEFFREY T & JOHN T LACA	yes	15826.17	6.69%
0302060256	1101 MANLOVE ST 78741	ESCALANTE ADRIA C & RONNIE WOODALL	yes	13151.29	5.56%
<b>Total</b>				<b>233783.79</b>	<b>24.47%</b>

## PETITION AGAINST REZONING

Date: Jan. 4, 2021

Case No. C14-2020-0081

Address of Rezoning Request: 1100 Manlove Street, Austin TX 78741

To: Austin City Council

We, the undersigned owners of the property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3 Single Family Residence. The reasons for our opposition to the rezoning include, but are not limited to, the following reasons:

1. The number one goal of the E. Riverside/Oltorf Combined Neighborhood Plan is to "Preserve and enhance the character of existing residential neighborhoods." This goal was established due to the imbalance of housing types in the EROC area as a whole and to the Riverside NPA in particular due to the amount of land devoted to rental apartments.
2. Our neighborhood is thriving. Since 1999, 13 new homes have been built on Inglewood Street, two new homes have been built on Manlove, and two additional homes are under construction on a formerly empty lot on Manlove. This type of SF redevelopment is occurring throughout the neighborhood. It is not limited to our two streets.
3. The proposed use of the subject property does not meet the criteria for NO-MU because the office use does not serve a neighborhood need, the property is not located on a collector street, the zoning change is a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood and would set an undesirable precedent for similarly-situated properties in the neighborhood
4. The proposed rezoning is in conflict with the City's Zoning Principles:  
Zoning should be consistent with the Future Land Use Map (FLUM) or adopted neighborhood plan. (The proposed rezoning conflicts with both the EROC Neighborhood Plan and the E. Riverside Corridor Plan.)  
Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.  
Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.
5. The City's website reflects that the intent of SF-3 zoning is to:

Date: Jan. 4, 2021

Contact Name: Toni House  
Phone Number: 512.447.8090

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.

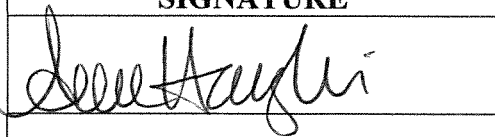
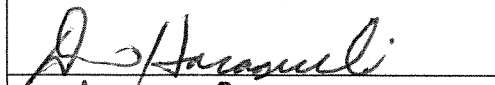



The City website reflects the purpose of SF-3 zoning: Existing single-family areas should generally be designated as single-family to preserve existing neighborhoods.

6. Introducing a commercial component into our neighborhood will have a chilling effect on the residential redevelopment of our neighborhood.

7. The E. Riverside Corridor boundaries were carefully vetted and set after input from the numerous participants in the planning process. Austinites from throughout the City, not just EROC residents, participated in the planning process and the Corridor boundaries should be respected. Granting Applicant's rezoning will simply push Corridor zoning into one of the few remaining single-family neighborhoods in the Riverside NPA.

8. Applicant claims he needs the rezoning due to Covid-19 restrictions. Considering the property Applicant owns adjacent to 1100 Manlove, such a claim is nonsensical. Should this rezoning be granted, Applicant, or a future owner of Applicant's existing commercial property, could use the 1100 Manlove property to create backdoor access to the larger commercial properties fronting E. Riverside and the I-35 frontage road. Rezoning 1100 Manlove will essentially turn our two residential streets into a commercial driveway and parking lot for commercial enterprises. (Applicant's I-35 and E. Riverside properties have been publicly posted for sale as recently as last summer, and may still be on the market.)

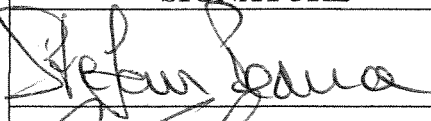

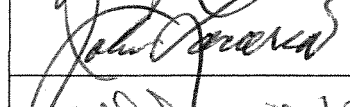



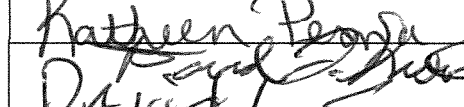
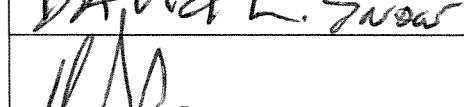
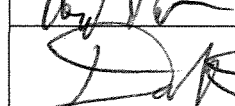


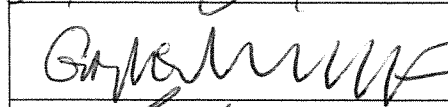
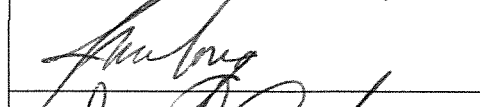



**PLEASE USE BLACK INK WHEN SIGNING**

SIGNATURE	PRINT NAME	ADDRESS
	Ann Haraguchi	1106 Manlove St. Austin, TX 78741
	DEAN HARAGUCHI	1106 MANLOVE ST. AUSTIN, TX 78741
	ADRIA ESCALANTE	1101 MANLOVE ST. AUSTIN, TX 78741
	Ronnie G. Woodell	1101 Manlove St. Austin TX, 78741
	Christopher Cavello	1500 Inglewood St. Austin, TX 78741

Date: Jan 24, 2021

Contact Name: Toni House  
Phone Number: 512.447.8090



SIGNATURE	PRINT NAME	ADDRESS
	STEFAN PEANA	1105 MANLOVE ST. AUSTIN, TX 78741
	Jeff Taylor	1102 Manlove Austin, TX 78741
	John Lacaria	1102 Manlove St Austin TX 78741
	Kathleen L. House	1503 Inglewood St Austin TX 78741
	Erik Gustafson	1501 INGLEWOOD ST. #1 AUSTIN, TX 78741
	Chloe DeMars	1501 Inglewood St. #1 Austin, TX 78741
	KATHLEEN PEANA	1105 MANLOVE ST Austin TX 78741
	David L. Snow	1506 Lupine Lane Austin, TX 78741
	Henry Schmitt	1502 Inglewood / B ATX, 78741
	Danika Kojal	1502 Inglewood 78741
	Nestie Cook	1509 Inglewood St. A, TX 78741
	LINDA LAND	1106 UPLAND DR. Austin, TX 78741
	GAYLE M GOFF	1106 UPLAND DR Austin, TX 78741
	Jan Long	2411 Riverside Farms Austin, TX 78741
	Landis Coulbourn	1103A Manlove Austin TX 78741
	Alexandra Coulbourn	1103A Manlove Austin TX 78741

Date: Jan 4, 2021

Contact Name: Toni House  
Phone Number: 512.447.8090



**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**

-----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

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

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

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

From: BARBARA LIGHTHEART <t>

Sent: Wednesday, February 16, 2022 8:53 AM

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

Subject: Letter to council re Manlove

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

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 Lightheart  
1610 Sunnyvale St.  
Austin 78741  
512-627-1696

**From:** Carol Castlebury

**Sent:** Wednesday, February 16, 2022 10:33 AM

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

**Subject:** OPPOSE rezoning and Neighborhood Plan Amendment re: 1100 Manlove Street

- Here is your message:  
Your Name: *Carolyn Castlebury*  
Your e-mail address: [ccastlebur@aol.com](mailto:ccastlebur@aol.com)  
Subject: *OPPOSE rezoning and Neighborhood Plan Amendment 1100 Manlove Street*  
Message: *Permit/Case: 2020-108085 ZC*  
File Name: *C14-2020-0081*

*We have a small single family home neighborhood. Even though 1100 Manlove is at the edge of our neighborhood, it is on a street with only single family homes. The street has only one way in and out. Changing the home at the dead end of the street to a business would significantly increase traffic along that street. To access the 1100 Manlove Street property requires using Summit Street between Woodland and Riverside Drive through this residential neighborhood. As there are no sidewalks in this neighborhood, residents*

*use Summit Street to walk for exercise, walk their pets and walk to businesses located on Riverside Drive. There are few vehicle options for local residents to get out of the neighborhood except Summit Street. Summit Street has already become the popular alternative to the IH35 northbound frontage road with northbound traffic fleeing the back-up on IH35 main lanes and the frontage road becomes congested. This situation is likely to become even more difficult when work begins on reconstruction of the Riverside Drive overpass. 1100 Manlove is not "contiguous" to the applicants current business location which faces and is accessed from Riverside Drive. The Manlove address can only be accessed from his Riverside offices by climbing a 10-foot hill. Customers will not want to do that, so they will be driving through the neighborhood to park along Manlove. Manlove should not be used to access to and from his commercial properties on Riverside Drive.*

*The applicant has adequate level land at his current address on Riverside Drive to build additional office space to expand his business.*

- Street Address: 1611 SUNNY VALE ST, AUSTIN, TX, 78741  
Council District: 9

**From:** Julie Bowman <>

**Sent:** Wednesday, February 16, 2022 9:39 PM

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

**Subject:** Case # C14-2020-0081 Opposing zoning change

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

This letter was sent to Mayor Adler and City Council Members:

I live in the neighborhood where the owner of 1100 Manlove, which is on a quiet residential street, is requesting a zoning change from SF-3 to NO-MU.

I live on a formerly quiet one-block residential street that is now anchored by a short term rental billed on AirBnB as a "party compound" sleeping 24, with all the extra traffic and noise one would expect. The kids and dogs on leashes that normally walk up and down the street are dodging scooters and drunks enjoying the Austin experience.

Bringing in businesses with traffic on residential streets greatly changes the whole feel of a street, of a neighborhood. Please don't allow this.

Julie Bowman

1203 Upland Dr

Austin, TX 78741

**From:** Chaffin, Heather

**Sent:** Wednesday, February 16, 2022 9:50 PM

**To:** Adria & Ron >; Harden, Joi <Joi.Harden@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

**Cc:** gayle goff >; Vive Griffith <>; King, Micah <>; Rachel McClure <>

**Subject:** RE: 1100 Manlove Rezoning Cases

Based on the correspondence that we have received from the agent and your neighborhood representatives, staff will present the NPA and rezoning cases as a postponement by the applicant to

the March 24<sup>th</sup> Council meeting with the understanding that the applicant will meet with neighborhood representatives before the March 24<sup>th</sup> meeting.

**From:** Adria & Ron <>

**Sent:** Wednesday, February 16, 2022 9:41 PM

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

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

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

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

Hello Heather and Maureen,

Would you be able to confirm that both cases are now consent items tomorrow for postponement to March 24<sup>th</sup>? Thank you!

On Tue, Feb 15, 2022 at 9:18 AM Adria & Ron <[1702cda@gmail.com](mailto:1702cda@gmail.com)> wrote:

Good Morning!

The neighborhood agrees to the postponement to March 24<sup>th</sup>. Our agreement to not oppose the postponement is conditional to A) The case being heard by Council on March 24<sup>th</sup> 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

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  
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Direct: [512-370-3468](tel:512-370-3468)  
[huschblackwell.com](http://huschblackwell.com)

**Husch Blackwell has been named a Tier 1 law firm in the United States for Real Estate by U.S. News – Best Lawyers® for the Ninth Edition of “Best Law Firms”**

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

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!

On Mon, Feb 14, 2022 at 4:52 PM King, Micah <> wrote:

Hi Adria and Ron,

Just to clarify, are you saying you are not willing to an agreed compromise postponement to 3/24?  
Micah

**Micah King**

**Senior Associate**

Direct: [512-370-3468](tel:512-370-3468)

**From:** Adria & Ron <>

**Sent:** Monday, February 14, 2022 4:39 PM

**To:** King, Micah <[Micah.King@huschblackwell.com](mailto:Micah.King@huschblackwell.com)>

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

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

Thank you Micah. We are hearing from others close to this case that you have a proposal that you want to share with the neighborhood - it would be great if you were willing to share said proposal prior to the meeting Thursday. We are very much hoping you can find time to meet with the neighborhood. Thank you!!

On Mon, Feb 14, 2022 at 3:56 PM King, Micah <> wrote:

Hi all, My schedule is entirely slammed tomorrow and Wednesday and I fear that it would be hard to find a good time that works at this point, unfortunately. However, yes, we would be fine with an agreed postponement to March 24 if you would like to have the hearing then instead of this Thursday.

Micah

**Micah King**

**Senior Associate**

Direct: [512-370-3468](tel:512-370-3468)

**From:** Adria & Ron <>

**Sent:** Monday, February 14, 2022 2:09 PM

**To:** King, Micah <>

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

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

Hi Micah, the neighborhood is deciding whether to agree to or oppose the postponement. Time is short, but if you'd like to meet with the neighborhood prior to Thursday's meeting, please email this group with your meeting invite. Lastly, so I can share with the neighborhood, IF we were to agree to the postponement, would you be willing to agree to having the case heard at the March 24th meeting instead of April 7th? I'm not sure if it will sway the decision, but it might help. Thank you!

On Mon, Feb 14, 2022 at 12:25 PM King, Micah < wrote:

Hi Adria and Ron,

Hope you are doing well. I was trying to reach out about 1100 Manlove to discuss the postponement request and discuss trying to set up a meeting with the neighbors (especially since you mentioned there are new neighbors), but could not find your phone number. If you would like to chat briefly today, my cell is [512-351-1106](tel:512-351-1106).

Thank you,

Micah

**Micah King**

**Senior Associate**

Direct: [512-370-3468](tel:512-370-3468)

**From:** King, Micah

**Sent:** Thursday, February 10, 2022 7:05 PM

**To:** Adria & Ron <>

**Cc:** gayle goff (2) <>; Vive Griffith <>; Rachel McClure <>

**Subject:** RE: 1100 Manlove Rezoning Cases

Adria and Ron,

Most welcome, and understood. Let's please stay in touch, and thank you for your consideration.

Micah

**Micah King**

**Senior Associate**

Direct: [512-370-3468](tel:512-370-3468)

**From:** Adria & Ron <>

**Sent:** Thursday, February 10, 2022 7:54 AM

**To:** King, Micah <>

**Cc:** gayle goff (2) <>; Vive Griffith <>; Rachel McClure <>

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

Thank you Micah.

We will reach out to the group to see if there is a majority wanting to support the postponement. The neighborhood is prepared to present its opposition should the postponement not be approved. If you can share any information in the short term that you think might persuade the neighborhood to support the zoning change at the council meeting, we are happy to forward it on to the larger group.

Thank you!

Sent from my iPhone

On Feb 9, 2022, at 1:03 PM, King, Micah < > wrote:

Hi Adria, Ron, and other neighbors,

To follow up, we have now requested a postponement of the 1100 Manlove cases to April 7. We would appreciate your support for this postponement so that we can meet with you and provide an update and introduce the case to new neighbors. Would you be willing to support the postponement and meet with me to go over the case, gather your input, and answer any questions you may have? I am thinking late March if you are willing and have any availability around then.

Thank you,

Micah

**Micah King**

**Senior Associate**

Direct: [512-370-3468](tel:512-370-3468)

**From:** Adria & Ron <

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

**To:** King, Micah < >

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

**Subject:** 1100 Manlove Rezoning Cases

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:** Mark patton hotmail <

**Sent:** Thursday, February 17, 2022 9:55 AM

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

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

**Subject:** Please Vote No on Manlove Rezoning C14-2020-0081

Please vote NO to keep Manlove Street a Residential area, the Commercial and thru traffic would damage our quiet neighborhood.

Mark & Rui Patton

1201 Summit St Unit 1  
Austin Tx 78741

**From:** Adria & Ron <>

**Sent:** Friday, February 25, 2022 11:28 AM

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

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

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

Good Morning Micah,

Thank you for meeting with the neighborhood last night. Please confirm my re-cap to ensure we are sharing the most up to date information.

You are presenting 3 options to the neighborhood on behalf of the applicant:

Option 1: Move forward with current the NO-MU zoning request.

Option 2: Cancel the NO-MU zoning request and instead request that the property in question be "absorbed" into the existing commercial property, thereby eliminating the address of 1100 Manlove.

Option 3: Cancel the NO-MU zoning request and instead request that the rear northwestern corner of property in question be "absorbed" into the existing commercial property and the remaining property at 1100 Manlove will remain SF3.

The applicant's main goal for the 3 options outlined above is to ensure that the northwestern corner of property is available for future use as driveway access connecting the applicants i35 frontage commercial property to the applicant's Riverside frontage commercial property (the TIme Insurance property).

You will provide drawings of what this driveway might look like and allow time for the neighborhood to review the drawings as well as the options you have presented and to meet with you again prior to the March 24th City Council Meeting to discuss whether the neighborhood would support one of these three options.

The neighborhood asked if the applicant would also consider a 4th option of another residential zoning type. You will ask the applicant if this is something he would consider.

If you wouldn't mind confirming the information recap and attaching any additional details you have on each of the proposals that you think would be helpful we would appreciate it.

Thank you!

**From:** Adria & Ron <>

**Sent:** Tuesday, March 1, 2022 7:59 PM

**To:** King, Micah <>

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

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

Hi Micah,

Thank you for your confirmation of the re-cap. The neighborhood is meeting again this Thursday to discuss next steps. We are currently only able to formulate our position based on the existing

request, so it would definitely be helpful to know with certainty if options 2 & 3 are viable, and what the details are around those options. We would like to continue discussions with you over the next 3 weeks, but certainly want to ensure those conversations remain focused on the options that are approved by your client. Do you have a timeline for when you might have more information? We would also like to know your availability for a follow up meeting next week, and/or the week of the 14th. Lastly, if you could forward the meeting recording that would be very helpful for those who were not able to join. Thank you!

On Feb 28, 2022, at 5:00 PM, King, Micah wrote:

Hi Adria,

Sorry to just now respond as I was out most of Friday and am catching up. I think the options are:

Proceed with the current request, which is to rezone the entirety of 1100 Manlove and convert the old house into an office;

1. Same as #1 above, but amend the plat to ensure that commercial access can be completely blocked via a wall and landscaping fronting on Manlove; or
2. Compromise idea of modifying the rezoning request, to keep the house and front of the property in the neighborhood and zoned for single-family as-is, and put back into use as a single-family home, but rezone a portion of the rear of the property and amend the plat and restrictions accordingly to allow for the possibility of a drive to connect the property along I-35 with the property along Riverside.

I am waiting on my client to say whether he wants to further discuss option #3, in which case we would provide you with a drawing ASAP for your review.

Micah

**Micah King**

**Senior Associate**

Direct: [512-370-3468](tel:512-370-3468)

**From:** King, Micah  
**Sent:** Thursday, June 2, 2022 7:10 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Cc:** Meade, Nikelle  
**Subject:** RE: 1100 Manlove

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

Hi Heather,

There are neighbors who originally signed the petition with whom we subsequently reached the compromise solution. While the neighbors did not submit formal petition withdrawal letters, the compromise was negotiated and approved by the key neighbors with whom the applicant and neighbors met for many months. The compromise resulted in a reduction to the area sought to be rezoned as well as a private restrictive covenant, which the SRCC approved via formal vote, and which has been fully executed. Based on the compromise and modified zoning boundary, the petition should no longer be valid. A copy of the SRCC letter of support documenting the agreement with the neighbors is attached.

Micah

**Micah King**  
**Senior Associate**  
Direct: 512-370-3468

**From:** Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>  
**Sent:** Thursday, June 2, 2022 9:23 AM  
**To:** Meade, Nikelle ; King, Micah  
**Subject:** Manlove  
**Importance:** High

[EXTERNAL EMAIL]

This will go back to CC on the 16<sup>th</sup> for 2<sup>nd</sup>/3<sup>rd</sup> reading.

Can you verify that the Valid Petition is no longer valid and/or has been withdrawn? If withdrawn, please send me relevant correspondence from the neighborhood. I'm trying to update the back up.

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).



South River City Citizens, Inc.  
P.O. Box 40632  
Austin, TX 78704  
[www.srccatx.org](http://www.srccatx.org)

Wendy Price Todd, President  
Noah Balch, Vice President  
Ken Burnett, Co-Vice President  
Will Andrews, Treasurer  
Dan Fredine, Secretary  
Mary Friedman, Membership Secretary

May 18, 2022

The Austin City Council Members  
([via email](#))

Re: 1100 Manlove Street support for partial rezoning (rear of property only)  
NPA-2020-0021.02 and C14-2020-0081  
Items 80-81 on the May 19, 2022, City Council Agenda

Dear Mayor, Mayor Pro-Tem and City Council Members:

The general membership of the SRCC Neighborhood Association voted to support the rezoning of 1100 Manlove Street, as amended by the applicant. The neighbors and applicant have accepted a compromise agreement that allows for the rezoning of only the rear portion of 1100 Manlove Street and leaving the street facing, single family residence as-is.

Under the agreement, which will be enforced by a private restrictive covenant, the front portion of the property would remain part of the adjacent residential neighborhood; it would retain its existing SF-3 zoning and Single Family FLUM designation; the applicant would not again seek to rezone the front portion; commercial access to and from the property via Manlove Street would be prohibited; and additional compatibility requirements such as screening would apply. In exchange, as negotiated and requested by the immediate neighbors, SRCC supports the applicant's amended request to rezone 4,090 sq. ft. of the rear portion of the approximately 15,538 sq. ft. property from SF-3-NP to NO-MU-NP and change the FLUM designation of the rear portion from Single-Family to Neighborhood Office-Mixed Use.

Thank you for your consideration.

Sincerely,

*Wendy Price Todd*

Wendy Price Todd  
President, SRCC  
[president@srccatx.org](mailto:president@srccatx.org)