

From: Jennifer Cisneros <>

Sent: Monday, March 10, 2025 2:32 PM

To: Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Daniela Valle <>; Mark Hilton <>; Steve Hunt <>; John Bambas <>; Vinny Calzone <>

Subject: Opposition to Proposed Rezoning at 2967 Manor Rd.

My name is Jennifer Cisneros, and I am a resident of District 1.

I am reaching out to express my opposition to the proposed rezoning of 2967 Manor Rd, located at the southwest corner of the Manor Rd./Airport Blvd. intersection. Thrower Design is lobbying to rezone this property to DB90, effectively fragmenting the existing MLK TOD framework. To my understanding, this is the first time a DB90 request has been submitted within a TOD, setting a concerning precedent with unknown long-term consequences.

A key benefit of the 60-foot height restriction within the TOD is its role in protecting single-family dwellings from encroachment by large scale development. At this time, there is no publicly available site plan for the proposed project, yet we do know that a 90-foot structure directly abutting our neighborhood is not in line with those protections.

Beyond zoning concerns, I also want to highlight the serious drainage issues in the area. I invite you to review the attached images and video (link below) showing the impact of rainstorms on the drainage creek that runs alongside my residence. Our neighborhood has not received any information about how the proposed development will address environmental impacts, stormwater management, or infrastructure strain.

<https://photos.app.goo.gl/moyz1pawSB5n19jo6>

Victoria Haase of Thrower Design has stated that "a detailed review of drainage matters and engineering of this site will occur at the time of site plan. If it is found that there are additional considerations to be made downstream, that will be addressed at that time." This vague assurance does little to alleviate the concerns of those of us who live here and will be directly affected by these changes.

I urge you to oppose this rezoning request and advocate for responsible development that aligns with the existing TOD guidelines and prioritizes the well-being of our community.

Thank you for your time and consideration. I appreciate your leadership and look forward to your response.

Sincerely,

Jennifer Cisneros

2203 Rountree Dr.

Austin, TX 78722







From: Nicolas Webster <>

Sent: Tuesday, March 11, 2025 11:45 AM

To: Land Use Liaison <LandUseLiaison@austintexas.gov>

Subject: I support Items 2 + 3 for today's (03/11) council meeting

Hi there,

I am a property owner near the proposed DB90 rezoning revision at Manor Road (my wife and I own property on Eckert St nearby). I am unable to attend the meeting today but I wanted to reiterate my support for this rezoning. I want to see as much housing as possible built in our community to ease affordability and improve the viability and usefulness of public transit in our area.

Thank you for your consideration,
Nicolas Webster
Eckert St, 78722