

ZONING CHANGE REVIEW SHEET

CASE: 2108 and 2110 East 22nd Street (C14-2025-0092)

DISTRICT: 1

ADDRESS: 2108 and 2110 East 22nd Street

ZONING FROM: SF-3-NP

TO: LR-CO-NP

SITE AREA: approximately 0.515 acres (approximately 23,600 square feet)

PROPERTY OWNER: 2110 East 22nd Street LLC

AGENT: Drenner Group, PC (Drew Raffaele)

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMEDATION:

Staff recommends granting neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district zoning. *See the basis of recommendation section below for more information.*

The Conditional Overlay would prohibit the following 17 uses:

- Alternative Financial Services
- Club or Lodge
- Consumer Convenience Services
- Consumer Repair Services
- Custom Manufacturing
- Financial Services
- Food Services > 3,000 square feet
- General Retail Services (Convenience) > 3,000 square feet
- General Retail Services (General)
- Hospital Services (Limited)
- Medical Offices > 5,000 square feet
- Medical Offices < 5,000 square feet
- Pedicab Storage and Dispatch
- Printing and Publishing
- Service Station
- Software Development
- Theater

The Conditional Overlay would conditionally allow the following 5 uses:

- Bed & Breakfast (Group 2)
- College and University Facilities
- Communication Service Facilities
- Off Site Accessory Parking
- Pet Services

PLANNING COMMISSION ACTION:

December 9, 2025: The case is scheduled to be heard by Planning Commission.

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER:

N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The subject tract is located at the northwest corner of East 22nd Street and Coletto Street. It is a ½ block south from Manor Road. The tract is currently the Este community garden. To the north is the Este restaurant and bar Toti which front Manor Road to the north. To the east (*across Coletto Street*) are three single family homes. To the south (*across East 22nd Street*) are three single family homes. To the west is one single family home.

The applicant seeks to preserve a community garden on a portion of the site. Staff noted that the site is also encumbered by a capitol view corridor.

The subject tract is located approximately 168 feet south of Manor Road which is an Imagine Austin Activity Corridor and part of the ASMP Transit Priority Network. The site is also approximately ¼ mile from the MLK Station Imagine Austin Activity Center and approximately 2/5 mile from the Downtown Imagine Austin Activity Center. There is also a high frequency MetroRapid service stop (CapMetro Route 837) within 500 feet of the subject tract.

BASIS OF RECOMMENDATION:

Zoning should allow for reasonable use of the property

It is reasonable to allow LR base zoning proximate to an Imagine Austin Activity Corridor, two Imagine Austin Activity Centers, and high-quality public transportation assets. Staff has proposed a conditional overlay that further restricts over 20 additional uses.

The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission

This rezoning is consistent with Imagine Austin which envisions a mix of uses within ¼ mile of Manor Road, since it is an Imagine Austin Activity Corridor. Imagine Austin describes such corridors and their ¼ mile walksheds as, “allow[ing] people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.”

Granting of the request should result in an equal treatment of similarly situated properties.

Within three blocks east and west of the subject tract there are other instances of CS, LO, MF-2 and MF-3 base zoning districts north of East 22nd Street adjacent to SF-3 zoned properties. This precedent illustrates a transition zone between more intense uses along Manor Road and the predominantly single-family zoned properties. Granting this request would result in equal treatment of this site, which can serve as a buffer between more intense CS zoned properties fronting Manor Road and SF-3 zoned properties south of East 22nd Street.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Este community garden
<i>North (across alley)</i>	CS-V-CO-NP	Este restaurant and bar Toti, an approximately 5,000 square foot single story building constructed/renovated in 2022.
<i>South (across East 22nd Street)</i>	SF-3-NP	Three single family homes constructed between 1939 and 2005.

<i>East (across Coleta Street)</i>	SF-3-NP	Three single family homes constructed between 1947 and 1955.
<i>West</i>	SF-3-NP	One single family home constructed in 1928.

NEIGHBORHOOD PLANNING AREA: Upper Boggy Creek Neighborhood Planning Area

WATERSHED: Boggy Creek Watershed

SCHOOLS: A.I.S.D.

Campbell Elementary School

Kealing Middle School

McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Blackland Neighborhood Association, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Overton Family Committee, Preservation Austin, Upper Boggy Creek Neighborhood Planning Team

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2024-0077 (2002 Manor Road)	The applicant is requesting to rezone approximately 0.66 acres from CS-V-CO-NP to CS-CO-DB90-NP.	11.12.2024: To grant staff recommendation, CS-V-DB90-CO-NP on the consent agenda. Motion by Commissioner Azhar, seconded by Commissioner Skidmore, 12-0 vote. Commissioner Cox absent.	01.30.2025: To grant CS-V-DB90-CO-NP on Council Member Harper-Madison's motion, Council Member Ellis' second 11-0 vote.
C14-2023-0130 (2200 Manor CS-1)	The applicant is proposing to rezone approximately .018 acres from CS-MU-V-NP to CS-1-MU-V-NP.	01.23.2024: To grant CS-1-MU-V-CO-NP on consent by a vote of 11-0. Motion by Commissioner Anderson, seconded by Commission Maxwell. Commissioner Connolly absent, and Commissioner Cox off the dais.	02.29.2024: To grant CS-1-MU-V-CO-NP on Council Member Qadri's motion, seconded by Council Member Harper-Madison on a 11-0 vote.
C14-2018-0100.SH (2107 Alamo)	The Applicant is proposing to rezone	02.26.2019: To grant MF-4-CO-NP as	04.11.2019: To grant MF-4-CO-NP, Motion

	approximately 0.22 acres from SF-3-NP to MF-4-CO-NP. Related Case: NPA-2018-0012.02.SH.	Requested by the Applicant, (8-3-1). [G. Anderson-1st, C. Kenney-2nd. (T. Shaw, P. Seegar, K. McGraw-Nay; J. Sheih-Abstain)]	by Council Member Harper-Madison, seconded by Council Member Renteria. An amendment was approved on Council Member Kitchen's motion on a 10-1 vote. Council Member Flannigan voted nay. The amendment was to include the following conditions: <ul style="list-style-type: none"> • Short-Term Rental is a prohibited use on the Property. • Trash receptacles on the Property are prohibited within 124 feet of the northern property line. • Onsite drainage detention on the Property shall be required, and alternative compliance may include French drains and rain gardens.
C14-2009-0104.SH (Fannie Mae Stewart Village)	The applicant is proposing to rezone 0.664 acres from SF-3-NP TO MF-2-NP.	11.10.2009: Motion to grant staff's recommendation of MF-2-CO-NP. The Conditional Overlay would limit the number of dwelling units to 17 per acre.	12.10.2009: To grant MF-2-CO-NP on consent on Council Member Morrison's motion, Council Member Shade's second on a 6-0 vote.

RELATED CASES:

NPA-2025-0012.01 (FLUM Change from Single Family to Neighborhood Commercial)

ADDITIONAL STAFF COMMENTS:Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
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 s.f. cumulative is exceeded, and on site 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.

Fire

No comments on rezoning.

PARD – Planning & Design Review

PR1: Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Zoning Cases

1. Site plans will be required for any new development except for residential only project with up to 4 units.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

3. The site is subject to compatibility standards due to the proximity of SF-3-NP zoning to the south, east, and west. (i.e., the triggering property). *Reference 25-2-1051, 25-2-1053*
4. Any structure that is located:
 - a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
 - b. Less than 50 feet from any part of a triggering property may not exceed 40 feet *Reference 25-2-1061*
5. This site is bisected by the Robert Mueller Airport Capitol View Corridor. A height analysis will be required with site plan submittal.

Transportation and Public Works (TPW) Department – Engineering Review

- TPW 1. A transportation assessment/traffic Impact analysis shall be required at the time of site plan **if triggered**, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

- TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for COLETO ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for COLETO ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
- TPW 3. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for E 22ND ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for E 22ND ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
COLETO ST	Level 1	58'	39'	31'	Yes	No	Yes
E 22 ND ST	Level 1	58'	47'	30'	No	No	Yes

TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.

Austin Water Utility

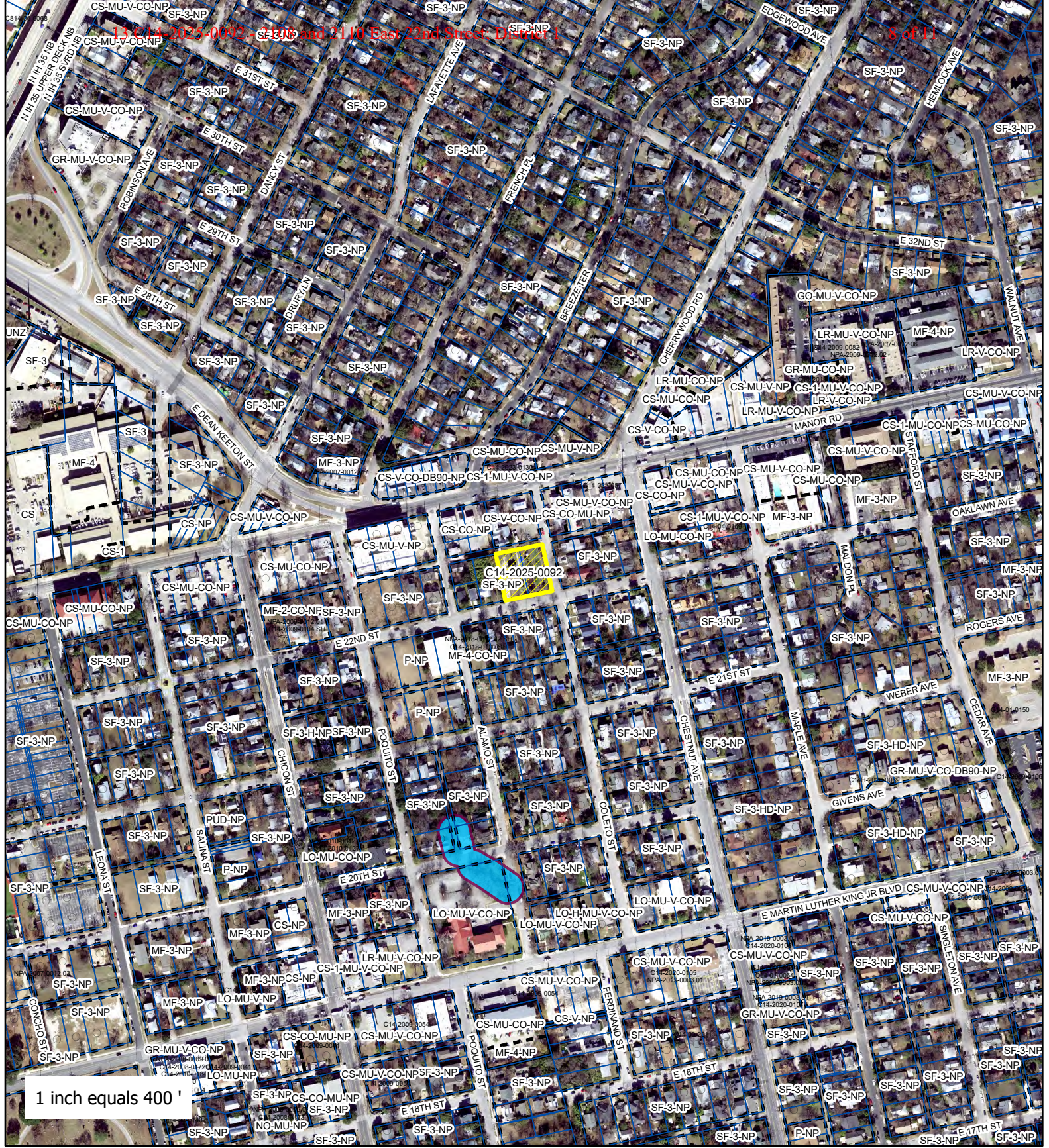
AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Correspondence from Interested Parties







C14-2025-0092, SF-3-NP and 2110 East 22nd Street District 1

8 of 11

1 inch equals 400'

2108 and 2110 E 22nd Street



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0092
 LOCATION: 2108 and 2110 E 22nd St
 SUBJECT AREA: 0.5 Acres
 MANAGER: Jonathan Tomko



This product has been produced by Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 9/24/2025

Drew Raffaele
draffaele@drennergroupp.com
512-807-2913



November 18, 2025

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Via Electronic Delivery

Re: 2108 and 2110 E 22nd Street – Applicant’s first amendment letter for the rezoning application for a 0.515-acre property located at 2108 and 2110 E 22nd Street, Austin, Travis County, Texas (the “Property”).

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit this letter to amend the zoning application currently under review, assigned zoning case no. C14-2025-0092, for the project titled *2108 and 2110 E 22nd Street*, submitted on September 3, 2025.

The requested rezoning of the Property is from SF-3-NP (Family Residence – Neighborhood Plan) to LR-CO-NP (Neighborhood Commercial – Conditional Overlay – Neighborhood Plan) with a Conditional Overlay prohibiting a Service Station use and making conditional; College and University Facilities, Communication Service Facilities, Local Utility Services, Off-Site Accessory Parking, and Pet Services uses. With this amendment, we would like to further restrict certain uses allowed under LR zoning on the Property with the proposed Conditional Overlay. The following use restrictions shall be incorporated with the original request:

- Prohibited Uses:
 - Alternative Financial Services
 - Club or Lodge
 - Consumer Convenience Services
 - Consumer Repair Services
 - Custom Manufacturing
 - Financial Services
 - General Retail (General)
 - Hospital Services (Limited)
 - Medical Offices > 5,000 square feet
 - Medical Offices < 5,000 square feet
 - Pedicab Storage and Dispatch
 - Printing and Publishing
 - Software Development
 - Theater
- Conditional Uses:
 - Bed & Breakfast (Group 2)
- Additionally, the following conditions apply:
 - Food Sales use on the Property is limited to a maximum of 3,000 square feet.
 - General Retail Services (Convenience) use on the Property is limited to a maximum of 3,000 square feet.

November 18, 2025

Page 2

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew Raffaele". The signature is fluid and cursive, with a long horizontal stroke at the end.

Drew Raffaele

cc: Joi Harden, Planning Department (*via electronic delivery*)
Jonathan Tomko, Planning Department (*via electronic delivery*)
Maureen Meredith, Planning Department (*via electronic delivery*)



Case Number C14-2025-0092

From David Allen [REDACTED]

Date Mon 9/29/2025 9:17 AM

To Tomko, Jonathan [REDACTED]

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Jonathan,

I received an application for rezoning on lot across from my house. Is there a public hearing or how do we voice our opinion? This would create more of a mess than we already have for parking. I hope if this passes they will create a resident parking zone in front of our houses because as I see it they are not adding any parking.

Thank you for your time.



David Allen | President

e: [REDACTED]

o: [REDACTED] | c: [REDACTED]

8868 Research Blvd, #307, Austin, TX 78758

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.

For any additional questions or concerns, contact CSIRT at "[REDACTED]".