



The Cherrywood Neighborhood is bounded by I-35, E. 38 ½ Street, Airport Boulevard, and Manor Road. We are a flourishing neighborhood of homes, businesses, and green spaces in Central Austin.

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January 27, 2025

To: Austin City Council

Re: Council Agenda Jan 30, 2025, Item 94, C14-2024-0077

The Cherrywood Neighborhood Association (CNA) has met several times since May 2024 and discussed the rezoning request (for 2002 Manor Rd) to add the new DB90 zoning option to this property.

We believe we have resolved our concerns as best can be done without benefit of a site plan or future development plan. The Cherrywood NA Steering Committee offers a position of conditional support for this rezoning request.

A primary concern has been height as it relates to design. Good design and connectivity cannot be guaranteed via zoning or building code, but it can be influenced. We understand that DB90 is intended to preserve the entitlements provided by V zoning, but with the many compatibility amendments to the land development code, there is apprehension about how well a future site plan and design will respond to context and site sensitivities (an apprehension held in many neighborhoods hosting DB90 projects), especially parking and traffic, and including the important cultural priority of preserving and ensuring iconic local owned businesses can survive in a densifying Austin. We believe the mutually agreed covenant provides a starting point for future engagement.

We particularly appreciate the applicant limiting future height to 75' and agreeing to substantially comply with the City of Austin Subchapter E, §2.2.2 Core Transit Corridors: Sidewalks and Building Placements for the Manor Rd. frontage.

We also understand that Hoover Alexander and Mike Colonna, the owner of the property, have a long and close relationship. Hoover's Restaurant is and has been a beloved anchor institution in our neighborhood for many years and we look forward to continuing to support him at this location and in whatever chapter comes next.

Nearby residents are concerned about future parking and traffic congestion, so we appreciate the applicant's commitment to structured parking if future development includes 4 or more floors of occupiable space. Nearby residents are also considering pursuing a residential parking district or other mechanism to manage parking.

Additional considerations – This project has also catalyzed the neighborhood to pursue a vision for the Manor Road Corridor from I-35 to Airport Blvd which has been made successful by small, locally owned businesses. Our hope is to formalize commitments to design, as has the applicant in this case, so that potential future rezoning and redevelopment cases on this core transit corridor are cohesive, integrated as best possible with the existing neighborhoods on both sides of Manor Rd. and offer opportunities for these same small businesses to return.

Respectfully,

Jim Walker, Chair
Cherrywood Neighborhood Association

Cc: Mike Colonna via Thrower Design