

## ZONING CHANGE REVIEW SHEET

CASE: 2108 and 2110 East 22<sup>nd</sup> Street (C14-2025-0092)

DISTRICT: 1

ADDRESS: 2108 and 2110 East 22<sup>nd</sup> 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 22<sup>nd</sup> Street LLC

AGENT: Drenner Group, PC (Drew Raffaele)

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto: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: Neighborhood postponement request to January 27, 2026, granted. January 27, 2026: Motion by Commissioner Maxwell, seconded by Commissioner Bedrosian to grant staff recommendation of LR-CO-NP (Vote: 9-1) with Commissioner Skidmore voting nay.

### CITY COUNCIL ACTION:

February 26, 2026: Neighborhood postponement request to March 12, 2026, granted.  
March 12, 2026: The case is scheduled to be heard by City Council.

### ORDINANCE NUMBER:

N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The subject tract is located at the northwest corner of East 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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

	<p>approximately 0.22 acres from SF-3-NP to MF-4-CO-NP. Related Case: NPA-2018-0012.02.SH.</p>	<p>Requested by the Applicant, (8-3-1). [G. Anderson-1st, C. Kenney-2nd. (T. Shaw, P. Seegar, K. McGraw-Nay; J. Sheih-Abstain)]</p>	<p>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: • 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.</p>
<p>C14-2009-0104.SH (Fannie Mae Stewart Village)</p>	<p>The applicant is proposing to rezone 0.664 acres from SF-3-NP TO MF-2-NP.</p>	<p>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.</p>	<p>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.</p>

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 22<sup>ND</sup> ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for E 22<sup>ND</sup> 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 <sup>ND</sup> 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](mailto: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




  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY

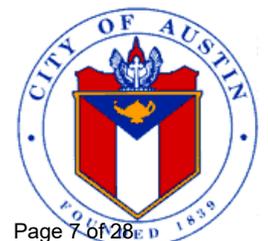
**ZONING**

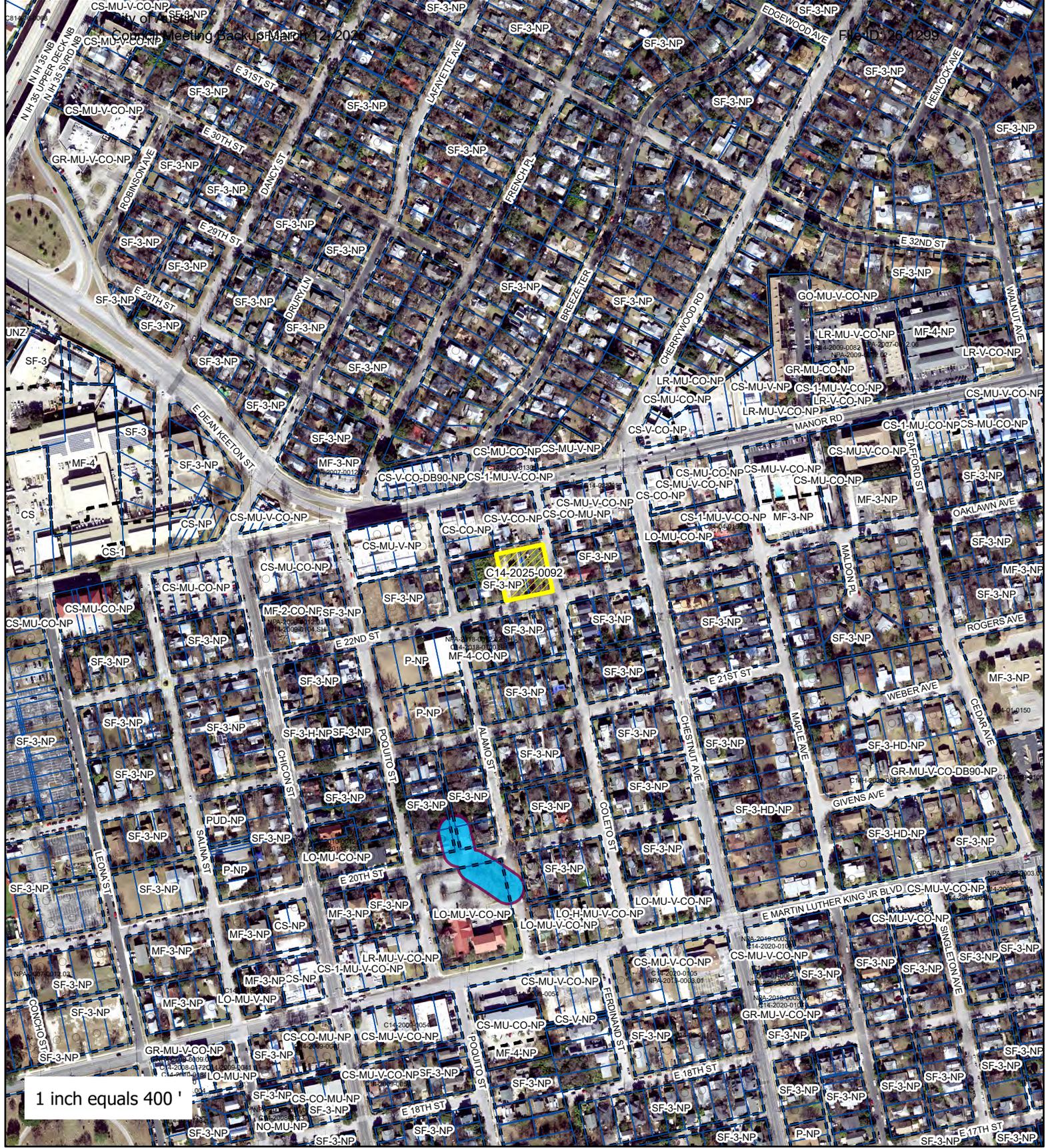
ZONING CASE#: C14-2025-0092



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



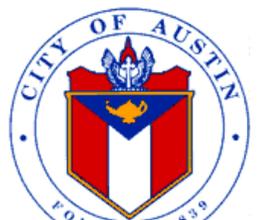


**2108 and 2110 E 22nd Street**



-  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



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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 22<sup>nd</sup> Street – Applicant’s first amendment letter for the rezoning application for a 0.515-acre property located at 2108 and 2110 E 22<sup>nd</sup> 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 22<sup>nd</sup> 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.

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 extending to the right.

Drew Raffaele

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



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**Case Number C14-2025-0092**

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**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]".

**From:** Robert Kaye <[REDACTED]>  
**Date:** January 15, 2026 at 6:02:11 PM CST  
**To:** [REDACTED]  
**Subject:** rec letter for rezoning

To Whom It May Concern:

I wanted to write a few words in support of the proposed rezoning of the Este Garden from SF-3-NP to LR-CO-NP.

My name is Robert Kaye and I live right next door to Este, at 2102 E. 22nd St.

My main concern in Oct. 2022 when Este first opened was that the new restaraunt/bar/garden would not fit in with the general feel of the Blackland neighborhood. I was also concerned there might be issues with noise, and parking availability for Blackland residents.

The Este restaurant and garden, as well as Cafe Toti, have turned out to be a pleasant addition to the neighborhood. The aesthetics definitely keep with the overall vibe of the area, and are a plus. There have been few, if any, issues with noise and/or parking, of which I am aware.

I trust Sam Hellman-Mass and his team will be able to continue contributing to the overall vibrancy of the Blackland neighborhood with their new project, which is dependent on the rezoning request.

Sincerely,  
Robert Kaye  
2102 E. 22nd St.

Don Smith and Alberto Esparza  
2109 East 22<sup>nd</sup> Street  
Austin, TX 78722

January 16, 2026

To: City of Austin Planning and Zoning Department

Re.: Zoning Case # C14-2025-009  
Rezoning of 2108 and 2110 East 22<sup>nd</sup> Street

Dear Commissioners:

We are writing to express our support for the rezoning of 2108 and 2110 East 22<sup>nd</sup> Street. We have lived directly across the street from the land since June 1, 2006.

When we selected our lot, the main attraction to the neighborhood was the abundance of restaurants, bars, and coffee shops. We realized at the time we decided to build that the same businesses that attracted us to the neighborhood also generated a lot of traffic and made parking a bit of a challenge, but that goes with living in an urban neighborhood. In addition to the vehicular traffic, the businesses generate a lot of pedestrian activity that makes the neighborhood vibrant, interesting, and, we believe, safer.

We were sad to see East Side Café go away but were pleased to see Este take its place. We were especially happy to know that the owners would continue to garden on the site. The plan that has been developed for the property includes, in addition to a small restaurant that will serve breakfast, a greenhouse and small building for cleaning/packing the vegetables from the garden. We don't believe that what is planned will have a significant impact on traffic in the neighborhood.

We know that some of our neighbors have concerns about setting a precedent by rezoning land that is zoned single-family residential, but this land has been a garden space associated with restaurants for almost forty years. It has been a commercial use for as long as we can remember. We think that on future requests for rezoning the argument that this property sets a precedent could be easily refuted.

We are unable to attend the hearing but if anyone would like to discuss this with us we can be reached by phone. Don's number is (512)799-1162 and Alberto's number is (512)740-7270.

Thank you considering our position and for all the work you do for the citizens of Austin.

A handwritten signature in blue ink that reads "Donald R. Smith". The signature is written in a cursive style with a horizontal line at the end.

**From:** Josh Miceli <[REDACTED]>  
**Date:** January 19, 2026 at 2:40:48 PM CST  
**To:** [REDACTED]  
**Subject:** Re-zoning of 2108/2110 East 22nd Street

January 19, 2026

To: City of Austin Planning and Zoning Department  
Re: Zoning Case # C14-2025-009  
Rezoning of 2108 and 2110 East 22nd Street

Dear Commissioners,

We are writing to express our support for the rezoning of 2108 and 2110 East 22nd Street. We live across the street at 2105 East 22nd Street and feel fortunate to call this neighborhood home.

One of the reasons we chose to live in this area was the local restaurants and coffee shops. Este and Bar Toti, in particular, have become very meaningful places to us—we dine there often and have always felt welcomed and cared for by the staff. Jake, who is usually our server at Bar Toti, consistently makes our visits special, and we recently had the pleasure of meeting the owner, Sam, whose passion for his work and for this neighborhood is truly inspiring. These spaces mean so much to us that we chose to take our engagement photos at Bar Toti and in the Este garden!

We appreciate that the proposed plan continues the long tradition of this property being connected to food, community, and gardening. The addition of a small breakfast restaurant, greenhouse, and facilities to support the garden feels like a natural extension of what already exists here. We do not believe this plan will create a significant impact on traffic and feel it will instead continue to contribute to the character, walkability, and vitality of our neighborhood.

Thank you for considering our perspective - we appreciate your time and thoughtful consideration.

Sincerely,

**Josh and Abbey Miceli**  
2105 East 22nd Street  
Austin, TX 78722

Alex Moreland and Kevin Urrutia-O'Reilly  
3102 Lafayette Ave  
Austin, TX 78722

January 21, 2026

To: City of Austin Planning and Zoning Department

Re.: Zoning Case # C14-2025-009 Rezoning of 2108 and 2110 East 22nd Street

Dear Planning Commission,

We are writing to express our support for the rezoning of 2108 and 2110 East 22nd Street. We live just down the road from Este on Lafayette Avenue. Our family has deep roots in this neighborhood: my mother lives five houses away from us, and my grandparents lived in the house across the street from us in the 1950s. Individually and collectively, we have witnessed the neighborhood's changes over many decades.

When Eastside Cafe sold, we were delighted to learn that the new owner planned to rebuild the restaurant and revive the garden after years of neglect. We have long enjoyed watching the Purple Martins, North America's largest swallow, return year after year from South America to their thriving colony at the corner of 22nd and Coletto. Our appreciation for this space led us to volunteer as caretakers of the Purple Martin houses; this will be our sixth season volunteering at the site.

Throughout our time in the garden, we have met countless neighbors and passersby who are excited to learn what is currently growing and what will be planted next. Este garden hosts tours, classes, and sunflower-picking days. It has truly become a pillar of the Blackland and Cherrywood neighborhoods. And like all gardens, much like our city, it is ever evolving and always changing.

While we understand that some neighbors have concerns about parking, it is prudent to consider the realistic alternatives if this business did not exist in this space. This project represents a thoughtful use of the property: it preserves the existing garden, maintains parking, and strengthens the neighborhood in ways that many other potential developments would not. The positive impact on the local economy, neighborhood vibrancy, and sense of community should not be overlooked.

In addition to being garden volunteers, we are regular patrons of both Este and Bar Toti. Over the three years of visiting these restaurants, we have seen remarkably little staff turnover. It is clear that the owner, Sam, values and respects his employees, and that care is returned in kind. It is rare to see development carried out with such thoughtfulness and genuine concern for the surrounding area, as demonstrated by the entire Este team.

We are incredibly fortunate to have such a beautiful, living green space that is open to all, right here in central Austin. With the addition of a daytime restaurant, Este will continue to share this special piece of land not only with neighbors and garden volunteers, but with the broader Austin community and our many visitors alike.

Thank you for your time and consideration,

Alex and Kevin

To: City of Austin Planning and Zoning Department  
Re.: Zoning Case # C14-2025-009 and Neighborhood Plan Amendment Case # NPA-2025-0012.01  
Rezoning of 2108 and 2110 East 22nd Street

Dear Commissioners

I am writing to express my strong support for the rezoning and Neighborhood Plan Amendment of 2108 and 2110 East 22nd Street in the Blackland neighborhood. I have lived in East Austin for many years and currently reside just eight blocks away. I also own 2107 Alamo Street, located approximately fifty yards from the Este Garden.

This property holds deep personal meaning for me. I first began visiting the former Eastside Café garden nearly twenty-five years ago when I was a graduate student. I spent many afternoons studying behind the restaurant, and as a vegetarian at the time, Eastside Café was an important and beloved dining space for me. The garden was my place of respite—quiet, peaceful, and uniquely Austin.

When Eastside Café was sold, I was worried about the future of the garden and whether the space would be lost to development. Instead, what has happened under Sam and the Este team has exceeded every expectation. They have not only preserved and maintained the garden—they have nurtured it, expanded it, and made it more beautiful, more accessible, and more welcoming to the neighborhood. Their stewardship demonstrates genuine care for the community and the land, and it is clear that they take seriously their role as long-term contributors to the cultural fabric of East Austin.

I have gotten to know Sam personally, and I could not be more confident in his intentions for the property and his commitment to honoring his word. The proposed plan—to preserve the garden, operate a small daytime restaurant with breakfast and lunch service, and construct a greenhouse and small building for washing and packing vegetables—is thoughtful, modest in scope, and entirely aligned with the history and character of the space. It balances the needs of an actively farmed garden with a neighborhood-serving café, without imposing the impacts associated with larger-scale commercial development.

We are extraordinarily fortunate to have a functioning garden, greenhouse, and restaurant ecosystem in the heart of central Austin. The educational programming, volunteer activity, tours, and community interactions that take place in the Este Garden strengthen the neighborhood, support the local economy, and enrich the daily life of residents and visitors alike. Few projects strike such a balanced and community-minded approach to land stewardship.

For these reasons, I respectfully ask that you approve the rezoning and Neighborhood Plan Amendment for 2108 and 2110 East 22nd Street. This project represents a rare opportunity to preserve a beloved neighborhood asset while enabling a thoughtful, appropriately scaled daytime restaurant that will serve the broader community for many years to come.

Thank you for your consideration and for your service to the citizens of Austin.

Sincerely,  
Anmol Mehra  
2107 Alamo St  
Austin TX 78722

To: Maureen Meredith  
Senior Planner  
City of Austin Planning

Jonathan Tomko  
Planner Principal  
City of Austin Planning

Planning Commission

From: Marva Overton  
President  
Blackland Neighborhood Association

Re: Zoning Case: NPA-2025-0012.01 and C14-2025-0092

Date: January 27, 2026

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On behalf of the Blackland Neighborhood Association (BNA) I am writing to state that the association does not support the zoning request referenced above. While there have been various meetings and conversations with Drew Raffaele, Drenner Group, and/or the property owner, Sam Hellman-Mass, it did not ultimately yield a solution that the association felt it could support. Below are the concerns, some of which were previously expressed, that resulted in the no vote:

**Encroachment of commercial buildings into residential portion of the neighborhood–**

While the existing FLUM supports the development of businesses along the Manor Road corridor, the proposed rezoning will allow commercial development on interior streets which the plan does not support. This action could set a precedent for similar requests in the future. City Planning states that this request results in “equal treatment of similarly situated properties”. However, there is a major difference in that multi-family dwellings and service oriented businesses do not create the same degree of traffic that another restaurant will.

**Parking and Traffic** – The neighborhood is already inundated with restaurant goers parking on the streets in the neighborhood. Nearby neighbors are challenged with having space for guests to park. Adding a building to serve breakfast and lunch, and offices, will compound the parking problem.

The applicant states that approximately 8 parking spaces will be added to the area along the alley that is currently used for parking and that there will be approximately 52 spaces in total. We asked the applicant to do a trips per day study to help the neighborhood gauge

what the potential increase in vehicle traffic and street parking will be. It is our position that most customers drive to the restaurant and are not walking or taking public transportation. The application stated they would not do a trips per day study prior to the zoning case decision being made because the City only requires this during the site plan review, after the layout and access are finalized. This seems counterintuitive in that the zoning change would already be approved without understanding the traffic impact.

**Safety** – Some neighbors expressed concern regarding the increase in car traffic that another eating establishment would bring to the neighborhood given the current amount of pedestrian traffic. You frequently see parents pushing strollers and dog walkers in the neighborhood. There are limited sidewalks in Blackland and COA's Alamo park and recreation center are nearby. The additional structures would bring more congestion to an already busy neighborhood.

**No Estimation of Customer Count** – We asked what the expected number of customers will be and the response was that this cannot be predicted at this stage. In regard to maximum occupancy, it was stated that that is not finalized because the interior layout has not been started. The current estimate is 70-100.

**No estimation of staff occupancy** – Applicant is unable to answer how many staff will be occupying the offices. It is not clear if the offices will be used by others in addition to the applicant's staff.

**Concern regarding use beyond breakfast and lunch** – The applicant is willing to put in a restrictive covenant that the "general restaurant" hours would be limited to 7 a.m. – 4 p.m. but this would exclude "private dining and general pre- and -post business activities". The exception leaves open the possibility of an unlimited number of occasions where the restaurant would actually be open beyond 4 p.m. The City code allows operation until 10 p.m. The applicant is not willing to negotiate on this point, which is a clear indication that he has in mind uses beyond just breakfast and lunch hours. There could be times when customers are at both properties which would further intensify the traffic problem. Even with breakfast and lunch ending at 4 p.m., Este opens at 5 p.m., Mon-Thursday and 12 p.m. Friday - Sunday, thus there would really be no point, until after closing at 10 p.m., when parking and increased traffic will not be an issue.

**Lack of community benefits** - Este is a high-end restaurant which is reflected in its pricing. The neighborhood association has nothing against that. The Blackland neighborhood, like most of East Austin, has experienced gentrification. However, it still retains residents with a diversity of income levels ranging from upper and middle income to families living in transitional housing operated by the Blackland Community Development Corporation. To be a good neighbor, serious thought must be given to how a business operating with a Neighborhood Commercial designation truly benefits the entirety of the neighborhood in which it exists. The definition of LR given by the City of Austin states "it is

intended for neighborhood shopping facilities which provide limited business service and office facilities **predominately for the convenience of residents of the neighborhood.”**

**There are other options for this venture** – It is known that the applicant owns property at 2627 Manor Road, the old Ace Motel. While we realize we cannot dictate what he does with other property he owns, we do wonder why this cannot be utilized for this project as it is already zoned commercial and is along the Manor Road corridor. The response was “that property is a separate site and is not associated with this project.”

Catherine and Daniel Tucek

Dear Planning Commission:

Blackland Neighborhood has always supported growth on the corridors: businesses, restaurants on MLK Jr. Blvd. and Manor Rd. in our Neighborhood Plan. We have and support residential building on E 20th, 21st, 22nd – whether market rate, affordable housing with BCDC's multifamily and SF-3, or condo regimes, and worked with UT to get Grad student residential housing on our west boundary.

The lots in question are also zoned residential which Sam Hellman-Mass knew when he purchased it.

It's not a “neighborhood benefit” in zoning for us to have:

- a commercial office incursion into the housing areas; another restaurant used for 7am-4pm PLUS prep and clean up time before and after *AND use for special events in the evenings;*

*Within 7/10 of a mile - we have 22 other restaurants & bars on Manor Road alone with 7/10 of Este and Bar Toti - not including Sam's new restaurant venture in the commercially zoned former Ace Motel. On E. MLK Jr Blvd - Blackland's south boundary - 8 more coffee shops, restaurants and bars.*

*Count them: 32 in less than 5 blocks north and south*

I checked all along MLK to Alexander Street - not one incursion into the interior neighborhood next to residences except apartments and the old United Way). On Manor Road, only apartments and the backyard of the Vortex (fenced off. Just like Enfield in West Austin - everything on the corridors. What I didn't see in West Austin was 32 restaurants/bars/trailers/ice cream shops on those corridors (not including Lamar to I35).

The planning team said precedent was: an residential apartment complex at Stafford; and the Drenner Group cited to Blackland Neighborhood Association the Blackland Community Development Center's Stewart Conservatory; a single story 1930s' home now zoned MF and about to have affordable Housing tiny homes surrounding it.

What we get:

- increased traffic all morning/evening plus whenever they want to book private events in the space. I personally believe the new restaurant will be used for frequent evening events.
- ore crowded streets and only 8 additional parking spots. The “party room” will compete for the same spaces as Este and Bar Toti. And valet parking – always full – will simply park further into the neighborhood. Trying to have a party on from Thurs-Sun. Evening is impossible - no where for friends to park.
- I agree that the park a block away and all our intersections east of Chicon will become more dangerous for pedestrians and children - and vehicle accidents. This is not a “single case” of a new restaurant: they are not the “only” restaurant on Manor and MLK that impacts the neighborhood.

• We don't know what is going to be there: they're renderings, a "maybe this or that," "These hours only - oh, but plus special events."

What about this is neighborhood friendly or benefiting us? Isn't 32 options enough when you're hungry?

Este's owner, Sam Hellman Mass, owns the former ACE motel on Manor Road so I oppose the desire for the garden property to be rezoned to commercial where he plans to add another restaurant (source for Ace Motel property): Austin Business Journal) . Keep businesses on the corridor not in the interior of the neighborhood.

The precedent will creep into the inner streets and destroy an African-American Cultural Heritage neighborhood). Why do I think that: because they gave precedent already from an apartment complex built in the 190s or 1980s when Austin valued East Austin even less.

Please tell me that neighborhood plans still means something. Please tell me that it's OK for us to be a neighborhood that is not overrun by businesses and traffic, worrying about safety in the streets. Please tell me that you care that we are inundated with restaurants and UT traffic. Please tell me that we will not see more incursions into the neighborhood and what was a neighborhood street.

Please hear that we are already pushed on all sides: UT to the West. They agreed not to come further east than Leona St. in the 1980s to preserve the mostly African American Blackland neighborhood. Will you agree to keep us a neighborhood in the interior? Please.

Sincerely,  
Catherine and Daniel Tuček



**From:** W Williams <

**Sent:** Tuesday, January 13, 2026 4:53 PM

**To:** Love, Danielle <[danielle.love@austintexas.gov](mailto:danielle.love@austintexas.gov)>

**Subject:** I am requesting your support to stop commercial development in the Blackland Neighborhood

Please help protect the Blackland Neighborhood from unjust commercialization because once one lot is rezoned "commercial", dominos will fall and this part of the Historic African American Cultural Heritage District will disappear.

Native Austin residents  
Willie Williams

[REDACTED]

[REDACTED]

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**From:**

**Sent:** Monday, January 12, 2026 6:25 PM

**To:** Love, Danielle <[danielle.love@austintexas.gov](mailto:danielle.love@austintexas.gov)>

**Subject:** Blackland Neighborhood

I am a native Austinite. I am against the re-zoning of the Blackland Neighborhood. Please leave our neighborhoods alone.

Mrs. Nancy Thompson

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**From:** Stuart King <

**Sent:** Tuesday, January 13, 2026 4:37 PM

**To:** Love, Danielle <[danielle.love@austintexas.gov](mailto:danielle.love@austintexas.gov)>

**Subject:** No more zoning Changes

We have had enough of cars on East 21st-East 22nd Street. Density is crazy.

**Mr. Stuart King, F.D.I.C.**

***Funeral Director/Owner***

*King Tears Mortuary, Inc.*

*"The Place for A Perfect Tribute"*

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**From:** Rosalie Boldin <  
**Sent:** Tuesday, January 20, 2026 12:36 PM  
**To:** Love, Danielle <[danielle.love@austintexas.gov](mailto:danielle.love@austintexas.gov)>  
**Subject:** re-zoning request for 2108 East 22nd Street

We have been notified that you have been requested to re-zone 2108 East 22<sup>nd</sup> Street from single family residential to commercial. We oppose this re-zoning request.

We believe that this request erodes and will continue the erosion of the Blackland Neighborhood, part of the African American Cultural Heritage District, a significant part of Austin and its history.

We strongly believe it is important for the City of Austin to respect and retain its history. We Do Not support the erosion of DEI in today's US and Texas politics. We Do Not support efforts to edit our history to prevent future generations from understanding the challenges the United States, and thereby, Texas, have confronted to hold onto its founding principles.

As residents of the Barton Hills neighborhood, we also highly value the ability of neighborhoods to maintain their integrity! Should the owner of Este Restaurant be allowed to pursue his commercial interests at the expense of the (historic) neighborhood's residents, then we will no longer dine at Este, one of our favorite restaurants.

Rosalie and Jim Boldin  


Via Electronic Delivery

January 26, 2026

Re: NPA-2025-0012.01 - 2108 and 2110 E. 22nd Street

Dear Planning Commissioners,

At a Special Called Meeting on January 26<sup>th</sup>, 2026, the Upper Boggy Creek Neighborhood Plan Contact Team discussed and took action to join the Blackland Neighborhood Association in their opposition to the requested Future Land Use Map (FLUM) change from Single Family to Neighborhood Commercial for the properties at 2108 and 2110 E. 22nd Street.

The Contact Team would like to express its preference for a comprehensive small area plan update along the Manor Road corridor from I-35 to Airport Blvd, almost all of which is within the 2002 Upper Boggy Creek Neighborhood Plan. A comprehensive update would enable an appropriate corridor-scale view and broad resident and merchant engagement for issues like creative off-site parking management (that would address concerns with projects such as this one) and design guidelines for commercial development encroaching on interior streets and pedestrian safety enhancements such as additional sidewalks. In addition, a plan update would identify how to make best use of existing housing stock along the corridor but also encourage any future redevelopment to add transit-supportive density, including affordable housing.

We appreciate your consideration of this letter and our position on this case.

Jim Walker, acting UBC NPCT Chair

Cc: Maureen Meredith, Planning and Zoning Department

The Upper Boggy Creek Neighborhood Plan area includes six neighborhood associations:  
Blackland NA, Cherrywood NA, Delwood II NA, Roger Washington-Holy Cross NA,  
Scheiffer-Willowbrook NA, and the Wilshire Wood/Delwood I NA.

### 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 both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>



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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C14-2025-0092**  
**Contact: Jonathan Tomko, 512-974-1057**  
**Public Hearing: February 26, 2026, City Council**

David Allen

Your Name (please print)

78722

2107 Coleto Unit 1 Austin

Your address(es) affected by this application

David Allen

Signature

2/11/2026

Date

I am in favor  
 I object

Daytime Telephone (Optional): \_\_\_\_\_

Comments: parking on our street is a huge  
problem and will only get worse with  
this. Also a commercial space in a  
residential zoned area makes no sense  
where do you stop? Can my neighbor wife  
Drenner to rezone and open a bar? There  
are plenty of spaces on Manor this can

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

City of Austin  
Austin Planning  
**Jonathan Tomko**  
P. O. Box 1088, Austin, TX 78767

Or email to:  
[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

William Mass  
1605 S. 3<sup>rd</sup> Street, Austin TX 78704  
February 15, 2026

To: City of Austin Planning and Zoning Department  
Re.: Zoning Case # C14-2025-009 Rezoning of 2108 and 2110 East 22nd Street

Dear City Council Members,

I am 76 years old and live in Bouldin Creek. I have volunteered and worked in Este Garden on most Wednesdays except during the hottest weather since 2021. I am a retired [economics] professor who taught Sustainable Development for over 20 years, I have enjoyed gardening for most of my adult life, and I am Sam Hellman-Mass' father.

I am writing in support of rezoning the organic Este Garden project which will be sustained beside the newly proposed restaurant. Every Wednesday, groups of volunteers, usually ranging from five to twelve people, join for the pleasure of the activity, learning more about gardening from a very knowledgeable staff person Anamaria Gutierrez, sharing knowledge and camaraderie with each other, and the restful beauty of the setting.

Beyond the exercise benefits, I have greatly enjoyed the social interaction and discussions with the broad range in age, interests, and backgrounds of the many volunteers I have met. Many return repeatedly for extended periods. Many appreciate Este Garden because they do not have a garden where they live. Some volunteers are unable to regularly sustain one, so they enjoy gardening at Este when their erratic schedules allow. Others garden at home but seek the advantages of gardening as a social activity and/or learning experience which they cannot find at home.

I have regularly spent much of two years of my volunteer time digging along or near the fence line of the garden on both the Coleto Street and 22<sup>nd</sup> Street sides of the garden. Because of the fence, heavier equipment was too bulky to use; so these tasks, principally digging up invasive and unwanted seedlings and young trees, required time consuming hand work. I would frequently have the opportunity to talk with neighbors and others walking by. My conversations about the gardens were quite varied and far ranging. However, there are a few main topics: Many of the most common viewers appreciated watching the variation in plants and garden appearance. Others were most impressed with the role of community volunteers. Lastly, the site hosting of purple martin nests ensures low incidence of bug bites, as I responded to questions that I had never been bitten while gardening on this site. A benefit also shared with the surrounding neighbors.

Last, I am surprised by how near and far the volunteers come to participate in the garden, from both nearby homes and throughout Austin. The current proposal before the City Council will maintain the garden as a small neighborhood feature, but a city wide resource supporting social and learning benefits for the community. Thank you for your attention. I welcome answering any and all questions about volunteering at Este Gardens.



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**Mike and Sherry Greenberg Shefman**

420 Towne Park Trail  
Austin, Texas 78751

February 20, 2026

To: City of Austin Planning and Zoning Department

Re: Zoning Case #C14-2025-009  
Rezoning of 2108 and 2110 East 22nd St.

Dear Commissioners:

As UT students in the 60s on to business and community support up to the present day we have loved our city and learned to embrace constructive change. This proposal is a great example of such change and is in the spirit of respectful community betterment. We had been regulars at East Side for years and love everything Sam Hellman-Mass has done to sustain the neighborhood and its special quality of life. Understanding the traditions and culture of this area and the concerns of developmental encroachment, this proposed zoning change both with respect to that culture as well as traffic impact is a win for all interests. This is a unique property and its special history will endure to the benefit of the neighborhood and our city as a result of this thoughtful approach.

Over the many years we have lived in and loved Austin, we have had the good fortune of knowing many of its most renowned citizens and political leaders. Their names are on our parks, trails, bridges and schools. Since his coming to Austin we have gotten to know Sam and his generous style in the same way. He is a good businessman but is first and foremost a good citizen. This project is a reflection of that tradition.

We thank the Commissioners for considering our views in this matter and all of the difficult work they take on every day.

Respectfully, Mike and Sherry Greenberg Shefman