

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHORHOOD PLAN:** Upper Boggy Creek

**CASE#:** NPA-2025-0012.01      **DATE FILED:** September 4, 2025

**PROJECT NAME:** 2108 and 2110 E. 22<sup>nd</sup> Street

**PC DATE:** January 27, 2026  
December 9, 2025

**ADDRESS/ES:** 2108 and 2110 E. 22<sup>nd</sup> Street

**DISTRICT AREA:** 1

**SITE AREA:** 0.515 acres

**OWNER/APPLICANT:** 2110 East 22<sup>nd</sup> Street, LLC

**AGENT:** Drenner Group, PC (Drew Raffaele)

**CASE MANAGER:** Maureen Meredith      **PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Neighborhood Commercial

**Base District Zoning Change**

**Related Zoning Case:** C14-2025-0092  
**From:** SF-3-NP

**To:** LR-CO-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 1, 2002

**CITY COUNCIL DATE:**

February 26, 2026

**ACTION:** Neighborhood postponement  
request to March 12, 2026

March 12, 2026

**ACTION:** (action pending)

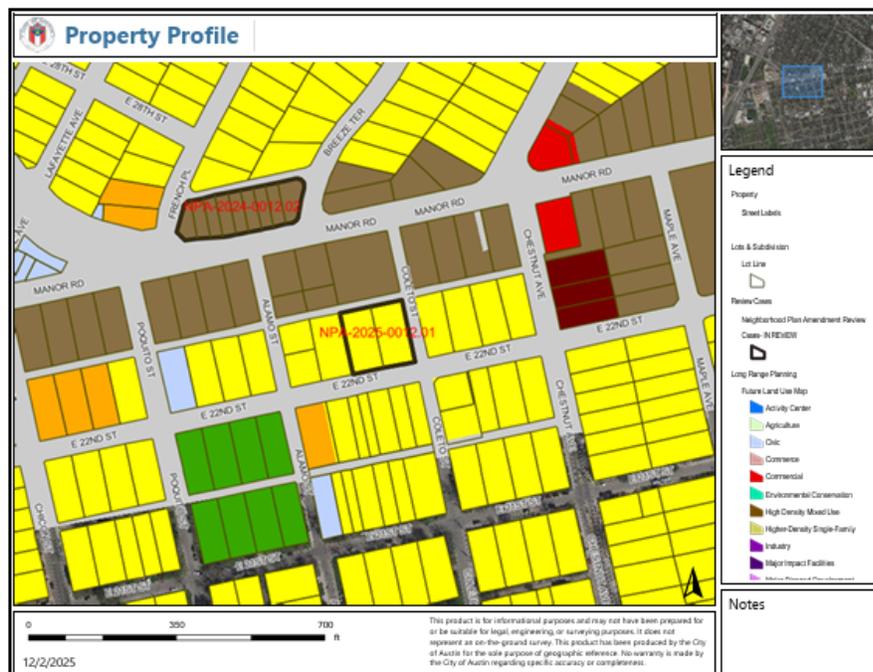
**PLANNING COMMISSION RECOMMENDATION:**

**January 27, 2026** – After discussion, approved Staff recommendation for Neighborhood Commercial land use. [F. Maxwell – 1<sup>st</sup>; B. Bedrosian – 2<sup>nd</sup>] Vote: 9-1 [C. Haney and N. Barrera – Ramirez absent. D. Skidmore voted nay. One vacancy on the dais].

**December 9, 2025** – Postponed to January 27, 2026 at the request of the Neighborhood. [F. Maxwell – 1<sup>st</sup>; J. Hiller – 2<sup>nd</sup>] Vote: 10-0 [A. Wood and P. Howard absent. One vacancy on the dais].

**STAFF RECOMMENDATION:** Staff supports the applicant’s request for Neighborhood Commercial land use.

**BASIS FOR STAFF’S RECOMMENDATION:** The applicant proposes to change the land use on the future land use map for the properties from Single Family to Neighborhood Commercial land use to build a small-scale restaurant with office space and a garden. Neighborhood Commercial land use is appropriate in this location because it can serve as a transition buffer between the single family land uses to the south and the Mixed Use land uses to the north. The property is approximately 150 feet south of Manor Road, which is an Activity Corridor. The property is near multiple public transportation routes along Manor Road, E. MLK Jr. Blvd, and Chicon Street. The property is less than a mile from the MLK Rail Station.



The Upper Boggy Creek Neighborhood Plan supports neighborhood-scale local businesses, although it does not support converting residential properties to commercial development.

Although the property is zoned SF-3-NP, there is no existing single family home on the site but is currently a garden and parking for an adjacent restaurant. Staff believes the location of these properties adjacent to the properties that front onto Manor Road will service as a buffer between the single family uses to the south and the commercial uses along Manor Road.

## **Goal One COMMUNITY CHARACTER**

*Preserve the character of each neighborhood in the Upper Boggy Creek Neighborhood Planning Area.*

**Objective 1.1:** Commercial or institutional uses adjacent to residential uses in the Upper Boggy Creek Neighborhood Planning Area should be complementary and compatible in scale. For example, the University of Texas should be encouraged to meet with the affected neighborhood associations when designing or expanding their facilities.

**Objective 1.3:** The residential neighborhoods in the Upper Boggy Creek Neighborhood Planning Area should retain and enhance their character.

**Objective 1.4:** The existing, single family character of the Blackland Neighborhood (south of Manor Road, east of Comal Street, north of MLK Boulevard, and west of Chestnut Avenue) should be preserved to the greatest extent possible.

## **Goal Two LAND USE**

*Ensure that the new businesses and commercial development within the Upper Boggy Creek Neighborhood Planning Area is neighborhood-appropriate, neighborhood-scaled, neighborhood-friendly, and serves the nearby neighborhoods.*

Commercial development in the established residential areas is discouraged and new commercial development and redevelopment should be focussed on the planning area's commercial corridors. Property currently zoned for single or multi-family development should not be changed to allow for commercial uses unless those locations are designated as mixed-use. Commercial uses will remain along the existing commercial corridors. Those that are neighborhood-friendly and neighborhood-compatible, and offer convenient access to pedestrians and bicyclists are welcome along the less intensive commercial corridors in the planning area—Manor Road, East 38<sup>th</sup> ½ Street, and MLK Boulevard.

### **LAND USE DESCRIPTIONS:**

#### **EXISTING LAND USE:**

**Single family** - Single family detached or up to three residential uses at typical urban and/or suburban densities.

**Purpose**

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

**Application**

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

**PROPOSED LAND USE:**

**Neighborhood Commercial**

Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.

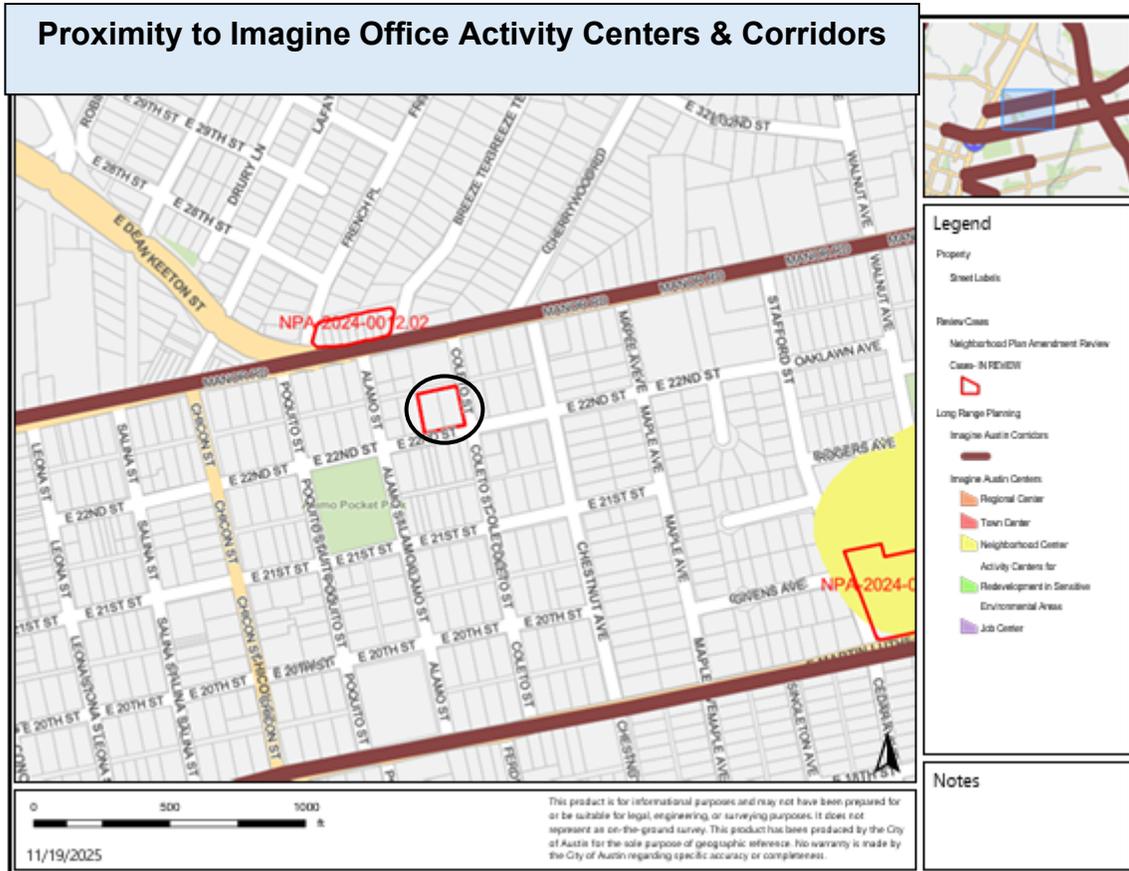
**Purpose**

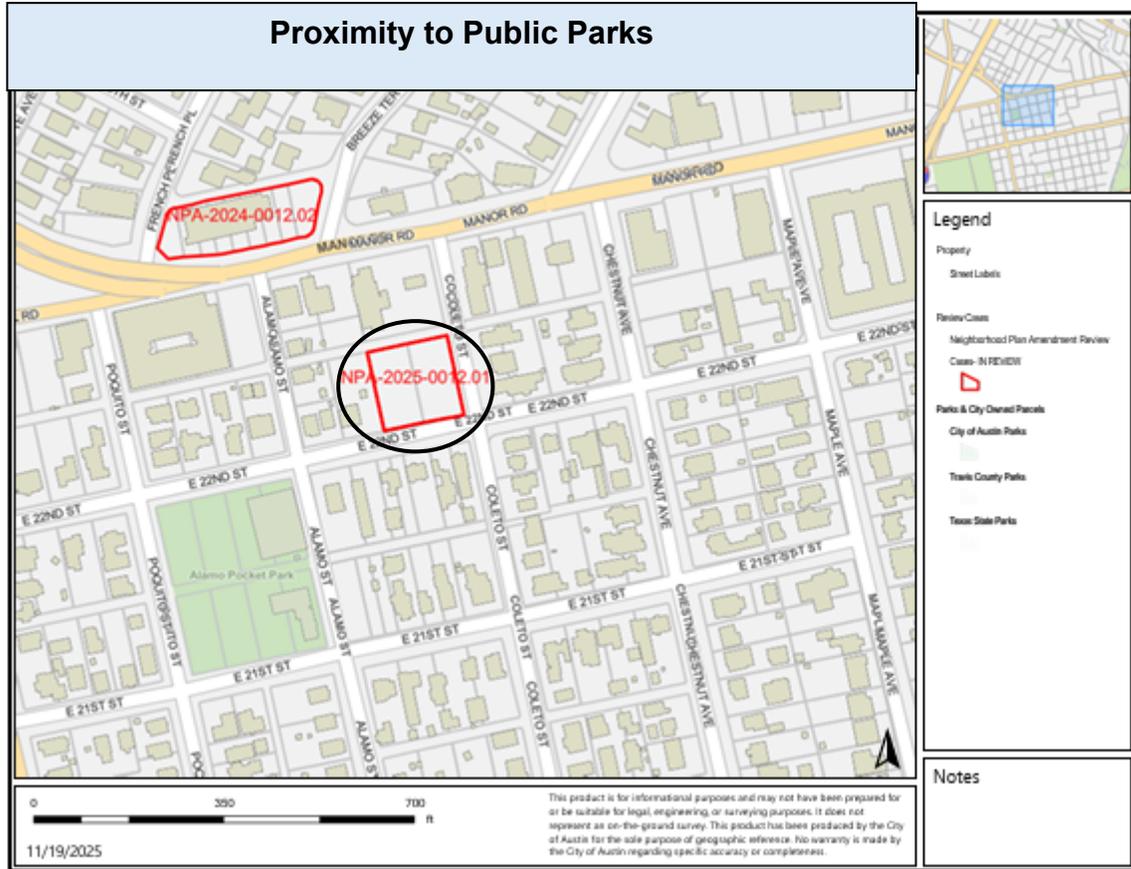
1. Accommodate low-intensity commercial services that serve surrounding neighborhoods; and
2. Encourage small-scale retail within walking distance from residential areas.

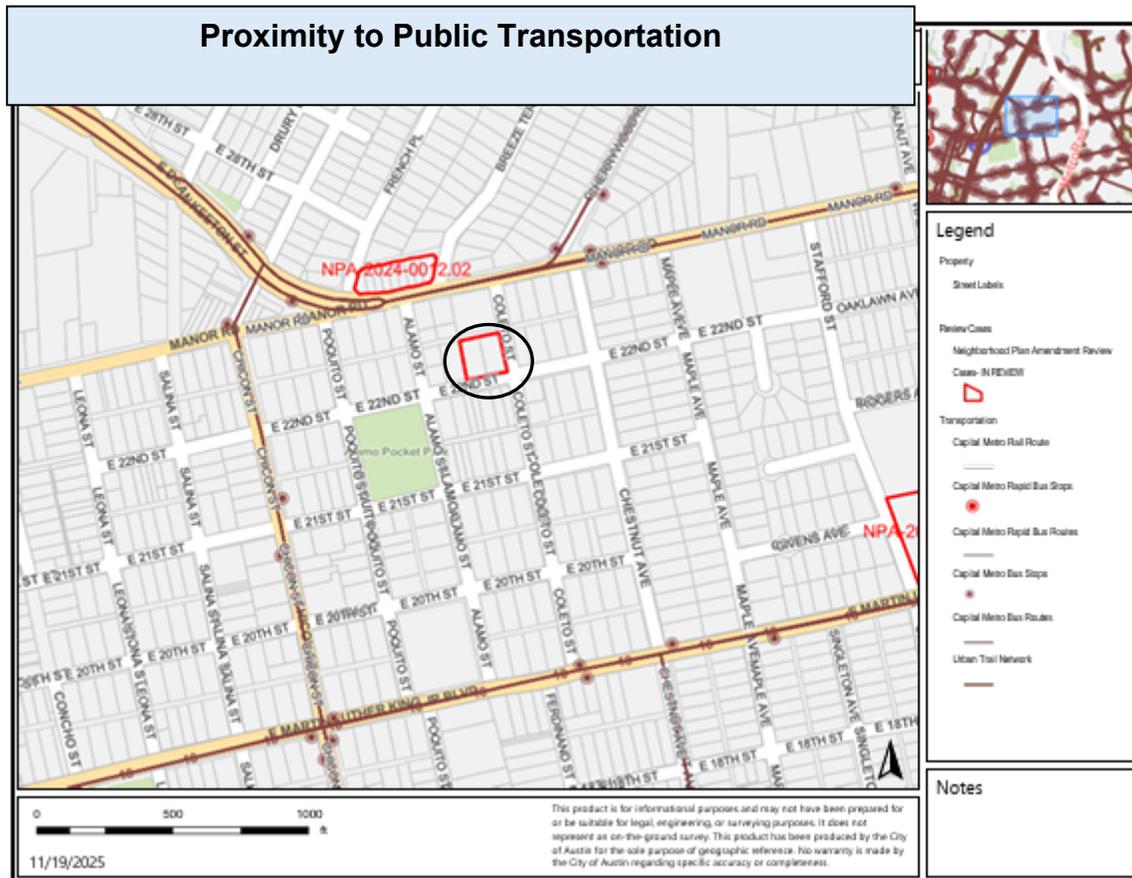
**Application**

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single-family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used to encourage high intensity commercial to transition to residential uses.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• <b>Near Manor Road, an activity corridor</b></li> <li>• <b>Approx. 0.9 miles from MLK Station Neighborhood Activity Center</b></li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>Bus routes along Manor Road, Chicon Street, E. MLK Jr. Blvd</b></li> <li>• <b>Approx. 0.8 miles from MLK Station</b></li> </ul>
Yes	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
No	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Yes	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.5 miles from Lee Lewis Campbel Elementary School</b></li> </ul>
Yes	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.1 mile from Alamo Recreation Center and Pocket Park</b></li> </ul>
No	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
No	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
No	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
No	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
No	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
No	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
No	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	<b>Industrial Land:</b> Preserves or enhances industrial land.
6	<b>Number of “Yeses”</b>







## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although

fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to

another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The applicant proposes to change the future land use map (FLUM) from Single Family to Neighborhood Commercial land use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence district – Neighborhood Plan) to LR-CO-NP (Neighborhood Commercial district – Conditional Overlay combining district – Neighborhood Plan) for an office, café, parking, and garden.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on October 29, 2025. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 218 meeting notices were mailed to people who have utility account or owned property within 500 feet of the property in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members from Austin Planning attended, Maureen Meredith and Mark Waters. Drew Raffaele and Tori Kuntz from Drenner Group, PC attended along with seven people from the neighborhood.

Below are highlights from Drew Raffaele’s presentation:

- The property is two tracts, which is a garden and garden support area.
- SF-3-NP to LR-CO-NP, with a conditional overlay that mirrors the CO on the property to the north for what applies to the LR zoning. The prohibited and conditional uses are:
  - Prohibited: Service Station
  - Conditional: College and University Facilities, Communication Services Facilities, Local Utility Services, Off-Site Accessory Parking, and Pet Services.
- We will continue to work with the Blackland Neighborhood Association on the conditional overlay.
- The LR zoning is similar to other sites along E. 22<sup>nd</sup> Street. The LR zoning district has restrictions on uses.
- The NPA request is for Neighborhood Commercial land use which is compatible with the LR zoning that is requested.
- The property is about half an acre. There is good transit in close proximity to the property and the property is near Manor Road, which is an Imagine Austin activity corridor and is also a future core transit corridor.

- The rezoning is for a small restaurant that will focus on morning and lunch service. The restaurant will be about 2,800 sq. ft. with a 500 a sq. ft outdoor patio. There will be an open-air garden that is approx. 4,000 sq. ft. Also, an upper office space approx. 3,500 sq. feet.
- The building will be approx. 30 feet in height and two stories.
- Hours of operation will be approx. 7:00 am to 3:00 pm. The Este restaurant to the north has dinner and weekend service.

***Q: There is limited parking for Este and the owner has said he would have off-site parking which he never did. So parking is a major problem in front of my home. Also, Manor Road is congested. Drivers use E. 22<sup>nd</sup> Street as a cut-through street. What has the owner done to examine the potential impact of traffic and parking from early in the morning, throughout the day and into the evening?***

A: The restaurant will serve breakfast and lunch which has off-set hours with Este Restaurant that has dinner service, with the exception of some overlap on the weekends when Este is open for lunch. Currently the parking on the property we are rezoning has about 20 undefined parking spaces which Este uses as valet parking for free, which they can get in about 25 cars, with their site is about 50 parking spaces. With paving and striping we could get 28 spaces and with valet up to 35 cars on the lot which increases to 65 parking spaces.

***Q: No traffic impact study is required for your zoning change. How many other sites on Manor Road did not require a traffic impact study?***

A: Staff: We don't know the answer to this.

Applicant: Transportation impacts will be looked at for this property at the site plan stage.

***Q: Why does the applicant think this site is good for commercial use outside of the Manor Road corridor?***

A: There are properties along E. 22<sup>nd</sup> Street that have commercial zoning, like the Vortex to the east of us. We feel like the zoning request for LR is consistent with what is along Manor Road and E. 22<sup>nd</sup> Street. We are keeping the garden and adding office and restaurant space is neighborhood scale.

***Q: Were the owners aware of the zoning when they bought the property?***

A: The property has been zoned SF-3 for a long time, and I suspect the owners were aware of the zoning. The property has always been associated with the East Side Café, and other uses after that, that fronts on Manor Road. The UBC Neighborhood Plan has a section on Blackland and we looked at those goals.

***Q: Does the property owner own other properties along Manor Road? There is so much congestion and use of public streets with people parking on the street in front of people's homes.***

A: I don't know what other properties they own.

***Q: Is there any brainstorming or research on public/private partnerships for more parking for businesses along Manor Road?***

A: We are early in the process and haven't done a full site design, but we will be able to get more parking spaces once the parking lot is paved and striped. The office building will be two-story so there will tuck-under parking. That is how we are able to be efficient with the parking. Eventually we can look at other parking options.

***Q: Is there any involvement with your client and other Manor Road merchants trying to alleviate the parking? Do you have data on how the neighbors have benefited?***

A: When we look at the neighborhood plans, there is a principle to have uses next to each other that is walkable and near transit, so people don't need a car. This is another mix of uses in the neighborhood.

***Q: Is it true that the owner of Este also owns the motel on Manor Road that already has the zoning? If that's true, it would be better for them to put the office there and maybe put the café on the Este property.***

A: I would have to talk to them about that. I'm not aware that they own the hotel property.

**Comments:**

- There are no offices along E. 22<sup>nd</sup> Street and what you are proposing is to add an office use that is not there already.
- I would like to request a traffic study for E. 22<sup>nd</sup> Street and Coletto Street because we really need to know where all the cars are coming from and how fast they are going.

## Applicant Summary Letter from Application

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

**DRENNER**  
**GROUP**

September 3, 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 – Rezoning and Neighborhood Plan Amendment applications 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 the enclosed rezoning and corresponding Neighborhood Plan Amendment (NPA) application packages. The project is titled 2108 and 2110 E 22<sup>nd</sup> Street and is 0.515 acres of land, located at the northwest corner of 22<sup>nd</sup> Street and Coletto Street, approximately 170 feet from Manor Road—an Imagine Austin Corridor and Future Core Transit Corridor. The Property is within the Full Purpose Jurisdiction of the City of Austin and the Cherrywood Equitable Transit Oriented Development (ETOD) Station Area.

The Property is currently zoned SF-3-NP (Family Residence – Neighborhood Plan). The requested rezoning is from SF-3-NP to LR-CO-NP (Neighborhood Commercial – Conditional Overlay – Neighborhood Plan). The purpose for this rezoning is to support the expansion of a neighborhood-scale restaurant use that will operate primarily during morning and lunch hours, along with an ancillary office use. The proposed conditional overlay carries over the following applicable prohibited uses and conditional uses established on the owner’s adjacent property at 2113 Manor Road with this request:

- Prohibited Uses:
  - Service Station
- Conditional Uses:
  - College and University Facilities
  - Communication Service Facilities
  - Local Utility Services
  - Off-Site Accessory Parking
  - Pet Services

The garden on the Property remains an integral part of the development, and this rezoning will allow a local business to continue growing within the neighborhood in a way that preserves its character and ensures compatibility in scale with its surroundings. By keeping the garden, the proposed development demonstrates that new commercial uses can be integrated naturally into the neighborhood, and this rezoning request enables that integration by allowing the business to succeed while continuing to serve nearby residents.

September 3, 2025  
Page 2

The Property is located in the Upper Boggy Creek Combined Neighborhood Planning Area – Blackland subdistrict and has a Future Land Use Map (FLUM) designation of Single Family. A Neighborhood Plan Amendment (NPA) is required with this rezoning request to change the FLUM from Single Family to Neighborhood Commercial. The development supports the neighborhood plan’s Land Use Goal No. 2, to “[e]nsure that the new businesses and commercial development within the Upper Boggy Creek Neighborhood Planning Area is neighborhood-appropriate, neighborhood-scaled, neighborhood-friendly, and serves the nearby neighborhoods.”

A Traffic Impact Analysis (“TIA”) is not required with this rezoning request, per the attached zoning TIA Determination executed by Manar Hasan dated July 21, 2025.

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*)

**Letter of Recommendation from the Neighborhood  
Plan Contact Team (NPCT)**

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.

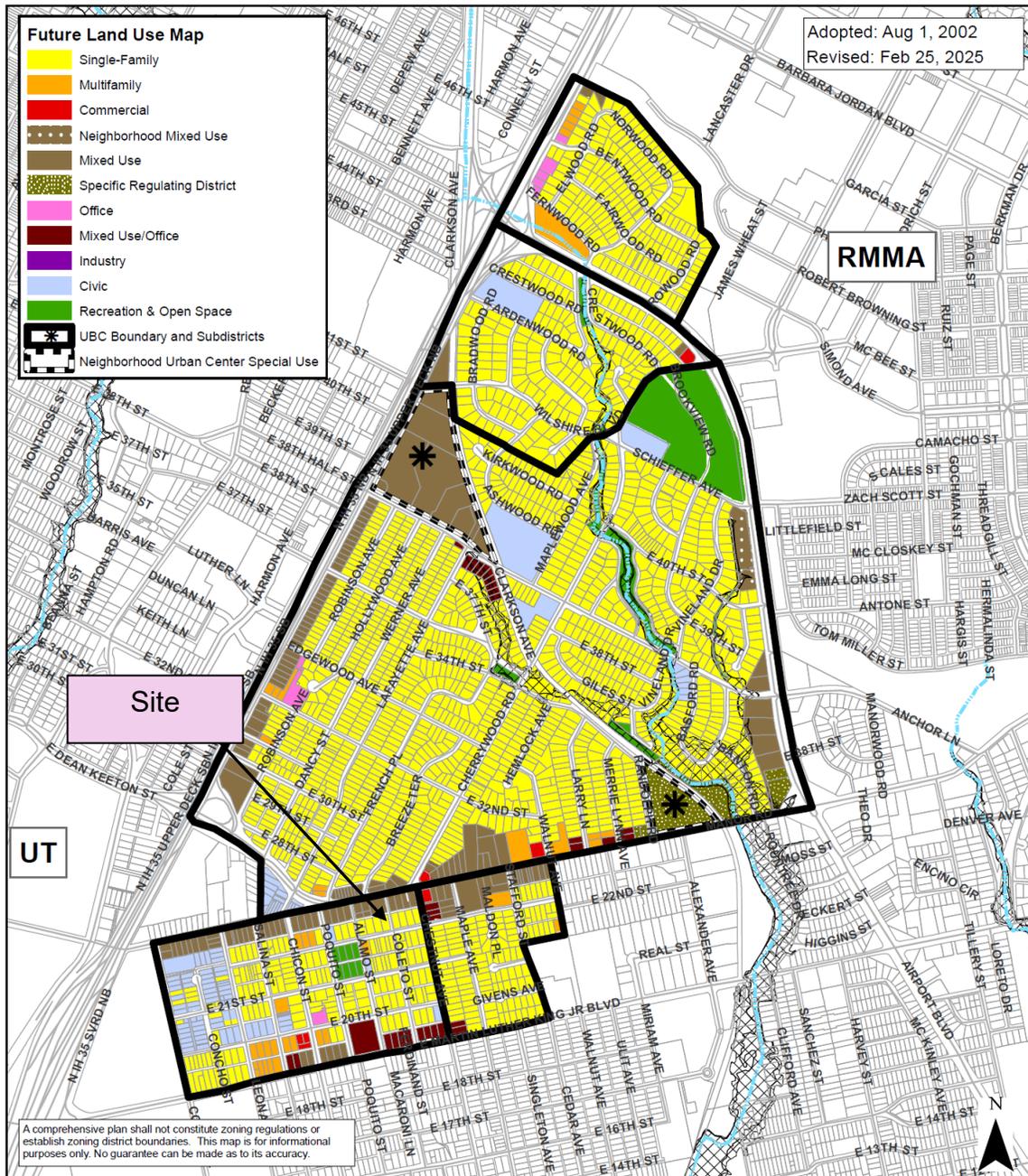
The Contact Team would like to express its preference for a comprehensive small area plan update along the Manor Road corridor from I-35 to Airport Blvd, almost all of which is within the 2002 Upper Boggy Creek Neighborhood Plan. A comprehensive update would enable an appropriate corridor-scale view 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.



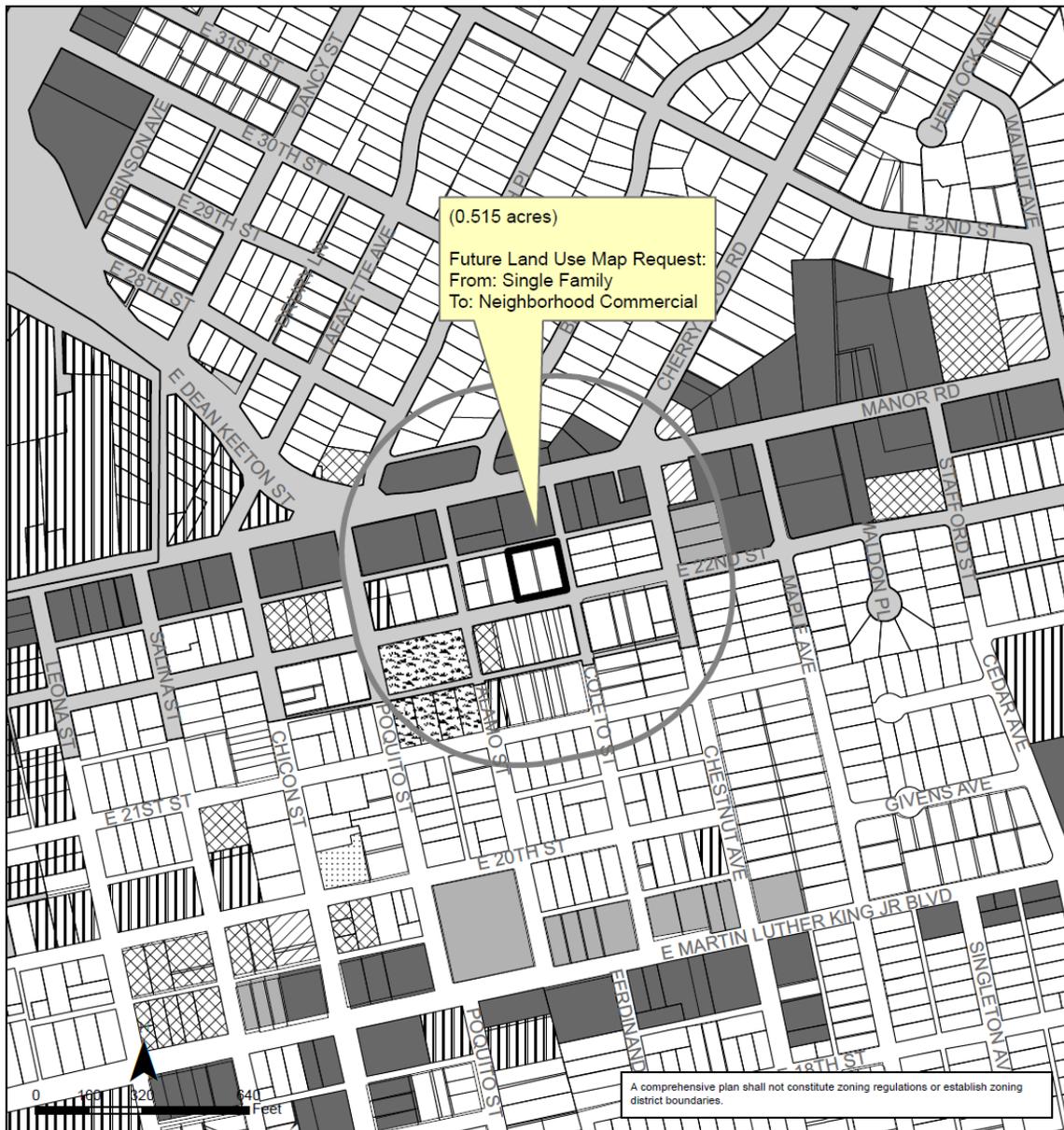
### Upper Boggy Creek Neighborhood Planning Area: Future Land Use Map



City of Austin  
 Housing and Planning Department

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 completeness.



**Upper Boggy Creek Neighborhood Planning Area  
 NPA-2025-0012.01**

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 City of Austin  
 Planning Department  
 Created on 9/15/2025, by: MeeksS

Future Land Use			
	Subject Tract		Multi-Family
	500 ft. notif. boundary		Neighborhood Mixed Use
	Civic		Office
	Commercial		Recreation & Open Space
	Mixed Use		Single-Family
	Mixed Use/Office		Transportation



**Drew Raffaele's Presentation at the October 29, 2025 Virtual  
Community Meeting**

# 2108 and 2110 E 22<sup>nd</sup> Street

City of Austin Neighborhood Plan Amendment (NPA) Meeting

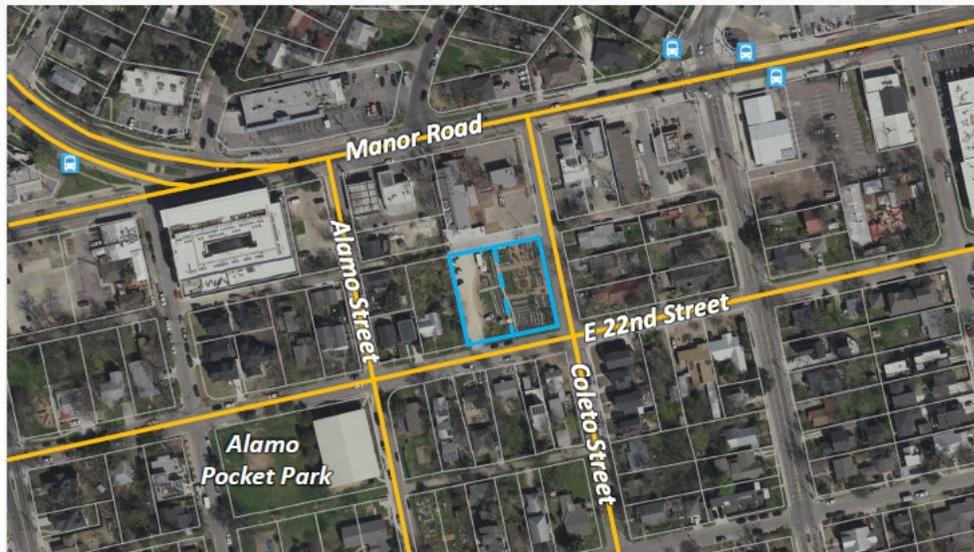
NPA: NPA-2025-0012.01

Zoning: C14-2025-0092

October 29, 2025

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## Neighborhood Aerial



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## Property Details

### Size:

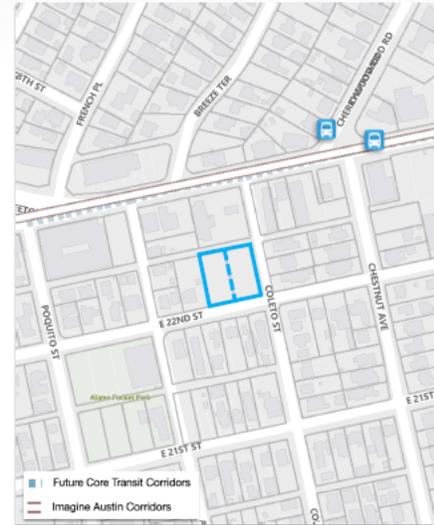
- 0.515 acres, or approximately 22,433 square feet

### Current Use:

- Valet parking and garden

### Transit/Access:

- Manor Road
  - Imagine Austin Corridor
  - Future Core Transit Corridor
- Nearby CapMetro Bus Routes
  - Route 20 Manor Rd/Riverside (*High-Frequency*)
  - Route 322 Chicon/Cherrywood (*Crosstown*)
  - Route 837 Expo Center (*Rapid*)
- All Ages and Abilities Bicycle Priority Network
  - E 22<sup>nd</sup> Street – Neighborhood Bikeway – *Potential*
  - Manor Road – Protected One Way Bike Lane – *Complete*
  - Chestnut Avenue – Protected Two Way Bike Lane – *Potential*



## Proposed Project Details

### Use:

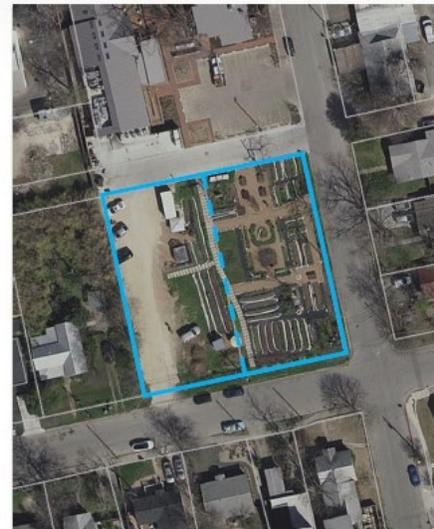
- Restaurant:
  - Approx. 2,800 square feet (*breakfast & lunch only*)
  - Outdoor Patio – 500 square feet
- Open-air Garden:
  - Approx. 4,000 square feet
- Ground-floor Garden Processing and Utility Space:
  - Approx. 1,700 square feet
- Upper-Level Office Space:
  - Approx. 3,500 square feet

### Height:

- Approx. 30 feet
- Two stories

### Hours of Operation:

- Approx. 7 am to 3 pm



## Proposed Conditional Overlay

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Applicable LR conditions from adjacent properties:

- Prohibited Uses:
  - Service Station
  
- Conditional Uses:
  - College and University Facilities
  - Communication Service Facilities
  - Local Utility Services
  - Off-Site Accessory Parking
  - Pet Services

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## City of Austin Restrictions for Restaurant (General) Use

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City's Code limits the following in LR zoning:

- Maximum of 4,000 square feet;
- Maximum outdoor seating 500 square feet;
- Hours of operation between 7:00 am-11:00 pm;
- Prohibits outdoor entertainment use;
- Prohibits outdoor amplified sound;
- Prohibits drive-through facility;
- At least 51% of gross income must be from sale of prepared food; and
- Live entertainment may not exceed 70 decibels.

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## Upper Boggy Creek Neighborhood Plan & Imagine Austin Goals

**Land Use Goal No. 2:** Ensure that the new businesses and commercial development within the Upper Boggy Creek Neighborhood Planning Area is a neighborhood-appropriate, neighborhood-scale, neighborhood-friendly, and serves the nearby residents.

**Parks, Open Space and Environment Objective 5.4:** Open spaces that are currently in a naturalistic state should be preserved to the greatest degree possible.

**LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

**LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

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## Zoning Process – Where We Are



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## Agent Information

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Drew Raffaele

Email: [draffaele@drennergroupp.com](mailto:draffaele@drennergroupp.com)

Phone: 512-807-2913

**Correspondence Received**

**From:** Blackland Neighborhood Association < >  
**Sent:** Friday, December 5, 2025 1:39 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Johnnie Overton <cattucek@gmail.com>; Ora Ann Houston < >; Andrew Bucknall < > < >; Marva Overton < >  
**Subject:** Rezoning cases NPA-2025-0012.01 and C14-2025-0092  
Hello Ms. Meredith,

Thank you for the email indicating the acceptance by the applicant of the request for a postponement. The Blackland Neighborhood Association has met with Drew Raffaele on 9/9/25 and 12/2/25 (the 9/9 meeting was also attended by the property owner, Sam Hellman-Mass) and shared the following concerns regarding the requested rezoning:

**Encroachment of commercial buildings into a residential neighborhood**– While the existing FLUM supports the development of businesses along the Manor Road corridor, the proposed rezoning will push commercial structures into the neighborhood. This not only impacts the residents in the immediate area but also could set a precedent for future requests.

**Parking and Traffic** – The neighborhood is already inundated with restaurant goers parking on the streets in the neighborhood. Este is open seven days a week and the evening parking during the week, and during the day and evening on weekends, is constant. Nearby neighbors are challenged with having space for guests to park. Adding a building to serve breakfast and lunch will compound the parking problem making it all day and evening.

While the applicant has shared that the proposed design would increase available parking spaces on the property, without a data-driven estimate of the anticipated increase in customers and employees during the breakfast and lunch timeframe, it is impossible for the neighborhood to gauge the potential increase in vehicle traffic and street parking. It is the neighborhood's position that most customers drive to the restaurant and are not walking or taking public transportation.

An inquiry was made at the September meeting regarding a traffic study not having been done. Mr. Raffaele responded in a subsequent communication that per the City's current guidelines, this would occur during the permitting phase after the design is finalized. This seems counterintuitive in that the zoning change would already be approved without understanding the traffic impact.

The request made at the 12/2/25 meeting is for the applicant to have a trips per day study performed to help with analyzing the traffic impact and an estimate of how many customers the on-site parking would accommodate.

**Lack of community benefit** – The community benefit that has been expressed thus far from the applicant is the preservation of the garden. Following the virtual meeting held by the City Planning Department on 10/29/25, Mr. Raffaele stated in an email that they were open to receiving additional input regarding possible benefits. At the 12/2/25 meeting, it was pointed out that while the garden is nice to look at, it currently provides no significant benefit to the neighborhood. The food grown is primarily used by Este and there is no visible signage or communication with the neighborhood indicating that neighbors can access it.

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.**”

**Creation of private agreement with the neighborhood** – If an agreement is established between the Blackland Neighborhood Association and the property owner in regard to preserving a portion of the garden, or any other matter, it would need to be in place before approval is given for a zoning change.

**Other options for office space** – We are aware that the property owner, Mr. Hellman-Mass, 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 office space as it is already zoned commercial and is along the Manor Road corridor.

During the agreed upon postponement, the Blackland Neighborhood Association will be in communication with Mr. Raffaele and Mr. Hellman-Mass to discuss these issues and determine if there is a middle-ground that can be reached that would produce a win-win for both parties.

Best regards,

Marva Overton  
BNA President  
Blackland Neighborhood Association

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

From: Elisa Sepulveda < >

Sent: Monday, December 8, 2025 6:49 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Comment for Case Number: NPA-2025-0012.01

Hello Maureen,

I hope you are well. I'm writing to submit a comment for the Dec 9, 2025 Planning Committee Meeting for case NPA-2025-0012.01. My address affected by this application is 2107 Coletto St #2 78722.

I live adjacent to the proposed property conversion to commercial. The new proposed structure will increase growing parking challenges for people who live in the neighborhood. In the evenings and on weekends, it's difficult to find parking on my street. The traffic at Coletto and 21st St can be difficult to navigate during peak times at the restaurants and bars on Manor. With no solution to parking, like permit only parking, neighbors will be unduly inconvenienced with the increased traffic in the neighborhood.

I would urge the city to consider permit parking for residents of the neighborhood if you approve more commercial space.

Thank you for sharing my comments.

Sincerely,

Elisa Sepulveda

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**From:** Marva Overton < >

**Sent:** Thursday, December 4, 2025 3:23 PM

**To:** Ora Houston < >

**Cc:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>

**Subject:** Re: I object to - Case Number: NPA-2025-0012.01 - Scheduled to be heard on December 9, 2025

Hello Ms. Meredith,

On behalf of the Blackland Neighborhood Association, I am requesting a postponement until January 27, 2026. I will follow-up with an email stating the concerns with this proposed rezoning voiced by neighbors.

Thank you,

Marva Overton  
President  
Blackland Neighborhood Association

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2/4/25, 11:38 AM

(No new emails) - oraann1@yahoo.com - Yahoo Mail

*Read 12/10/25*

To Members of the Planning Commission and Staff:

I object to the change of the 'Future Land Use Map' in this case, based on Goal #2 of the Neighborhood Plan which states, "**Property zoned single family should not be changed to allow for commercial uses unless the property is already designated for mixed use.**"

The property in question is zoned 'single family'.

In addition, East 22nd Street, which is one block South of Manor Road, from Chicon Street to Chestnut Ave., is composed of single family homes; a neighborhood park; a few multi-family homes which are part of the Blackland Community Development Corporation, which was Est. 1983.

Because of the increase in 'single lane' transit on Manor Road, neighbors have seen an increase in traffic as East bound vehicles detour to E. 22nd Street to circumvent the backup on Manor Road.

East 22nd Street is already crowded in the early afternoons with parking for staff and gardeners. Customer parking is added in the afternoon/evenings.

Due to the increased traffic/congestion on E. 22nd Street, a "traffic impact analysis" was requested at the prior meeting. Which, as of this email, the applicant has not agreed to.

**PUBLIC HEARING COMMENT FORM**

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

Maureen Meredith  
City of Austin - PDC  
Austin Planning  
P. O. Box 1088  
Austin, TX 78767-8810  
*Red 12/10/25*

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-2025-0012.01  
Contact: Maureen Meredith, 512-974-2695 or  
*Maureen.Meredith@austintexas.gov*  
Public Hearing: DEC 09, 2025 - Planning Commission

I am in favor  
 I object

*Ms. CIRA Houston*

Your Name (please print)

*2207 E. 22nd St.*

Your address(es) affected by this application

*CIRA Houston*

Signature

*4 Dec 2025*

Date

Comments:

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