

SECOND/THIRD READINGS SUMMARY SHEET

CASE: C14-2024-0107

DISTRICT: 1

ADDRESS: 2967 Manor Road

APPLICANT: 2967 Manor AGV, LLC

AGENT: Thrower Design, LLC (Victoria Haase)

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

REQUEST:

Approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 2967 Manor Road from transit oriented development-neighborhood plan (TOD-NP) combining district zoning to general commercial services-density bonus 90-neighborhood plan (CS-DB90-NP) combining district zoning, with no reduction of the ground floor commercial requirement.

PREVIOUS CITY COUNCIL ACTION:

January 30, 2025: Staff postponement request to February 27, 2025, granted.

February 27, 2025: Staff postponement request to March 6, 2025, granted.

March 6, 2025: Staff postponement request to April 10, 2025, granted.

April 10, 2025: Neighborhood Postponement request to May 8, 2025, granted.

May 8, 2025: To grant CS-DB90-NP combining district zoning, with no reduction of the ground floor commercial requirement on first reading only, vote 11-0.

May 22, 2025: To grant CS-DB90-NP combining district zoning, with no reduction of the ground floor commercial requirement on second reading only.

June 5, 2025: To grant neighborhood postponement request to July 2, 2025.

ISSUES: A petition was submitted on this case however it only reached 16.90% of the property owners within a 200 foot buffer. Several signatures were submitted electronically and signatures must be original. When the petition was requested staff did advise of this department policy regarding "wet" signatures via email. That email and the petition as submitted are included as *exhibit G*.

CASE: C14-2024-0107 (Manor Road Revision Rezone) DISTRICT: 1

ADDRESS: 2967 Manor Road

ZONING FROM: TOD-NP

TO: CS-DB90-NP

SITE AREA: approximately 0.68 acres (approximately 29,620 square feet)

PROPERTY OWNER: 2967 Manor AGV, LLC

AGENT: Thrower Design, LLC (Victoria Haase)

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

STAFF RECOMMEDATION:

Staff recommends granting general commercial services-density bonus 90-neighborhood plan (CS-DB90-NP) combining district zoning.

Staff also recommends granting the applicant's request for a waiver under Section 25-2-652(F)(3)(b) (the ground-floor commercial requirement of DB90) as allowed under Section 25-2-652(F)(3)(e) requested in an applicant letter dated December 20, 2024 found in *exhibit D*. *For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

January 14, 2025: Staff postponement request to January 28, 2025, granted.

January 28, 2025: Planning Commission granted a postponement to February 11, 2025.

February 11, 2025: Applicant postponement request to March 11, 2025.

March 11, 2025: Recommended staff recommendation of CS-DB90-NP without the waiver to the ground-floor commercial requirement of DB90. Motion by Commissioner Anderson, seconded by Commissioner Haney (9-0).

CITY COUNCIL ACTION:

January 30, 2025: Staff postponement request to February 27, 2025, granted.

February 27, 2025: Staff postponement request to March 6, 2025, granted.

March 6, 2025: Staff postponement request to April 10, 2025, granted.

April 10, 2025: Neighborhood postponement request to May 8, 2025, granted.

May 8, 2025: To grant CS-DB90-NP combining district zoning, with no reduction of the ground floor commercial requirement on first reading only, vote 11-0.

May 22, 2025: To grant CS-DB90-NP combining district zoning, with no reduction of the ground floor commercial requirement on second reading only.

June 5, 2025: To grant neighborhood postponement request to July 2, 2025.

July 2, 2025 Case is scheduled to be heard by City Council on third reading.

ORDINANCE NUMBER:

N/A

ISSUES:

N/A

CASE MANAGER COMMENTS:

The property in question is currently a one-story service garage/auto repair use within the Martin Luther King Jr. Blvd. TOD Station Area Plan, which was adopted in 2009 (see *area*

case histories section below). The subject tract is at the southwest corner of the intersection of Manor Road and Airport Boulevard. To the east of the tract is a convenience store/gas station, to the south of the tract is a drainage easement and three single-family homes, to the west of the tract is a very small one-story office building, to the north of the tract (across Manor Road) is another one-story service garage/auto repair use.

Both Manor Road and Airport are Imagine Austin Corridors, Austin Strategic Mobility Plan (ASMP) level 3 corridors, and identified as part of the ASMP Transit Priority Network. This site is between the MLK Station Imagine Austin Activity Center (approximately 250 feet to the west) and the Mueller Imagine Austin Activity Center (approximately 1,500 feet to the northeast). Capital Metro's new MetroRapid Route 800 Pleasant Valley and 837 Expo Center both have stops within walking distance of the site. These routes connect riders to many destinations including but not limited to the University of Texas and Medical School, the State Capitol Complex, Downtown Austin, Mueller, University Hills, ACC Eastview, Riverside Drive, Dove Springs, and Colony Park.

It is important to note that the rezoning of this site to greater intensity is not displacing any residential units. The current use of the site is not transit supportive, it is autocentric, and if the site were to develop under the dated MLK TOD regulating plan, there is not an incentive for income-restricted housing units to be provided. The site is within the Corridor Mixed Use subdistrict of the regulating plan and already has a base maximum building height of 60 feet. There is no development incentive within the MLK TOD regulating plan for a building of greater height in exchange for providing income-restricted affordable units. In other words, income-restricted affordable units, near high frequency transit would be left on the table if this rezoning was not granted.

Income-restricted affordable units are particularly important near high frequency transit because a deeper level of affordability is achieved by helping low- to moderate-income households reduce what is typically their second largest expense after housing, transportation costs.

BASIS OF RECOMMENDATION:

Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing

Granting the requested rezoning and removing the property from the TOD regulating plan would promote clearly-identified community goals. It would support the Imagine Austin Comprehensive Plan, the Austin Strategic Housing Blueprint, Austin Climate Equity Plan, and Austin Strategic Mobility Plan (ASMP) by increasing the supply of market rate and income-restricted affordable housing near high frequency transit, as the Metro Rapid Route 800 Pleasant Valley and 837 Expo Center, both have stops within walking distance of the site.

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

The Austin City Council and Planning Commission have recognized the importance of adopting and implementing Imagine Austin, the Austin Strategic Housing Blueprint, the Austin Climate Equity Plan, and the Austin Strategic Mobility Plan (ASMP) to both current

and future Austinites. These plans highlight the importance of encouraging new development and transit supportive housing density along major roadways and along Imagine Austin Activity Corridors where future public capital improvements can be focused. This includes public transportation, bike lanes, sidewalks and other infrastructure which can provide more transportation alternatives. This site is between the MLK Station Imagine Austin Activity Center (approximately 250 feet to the west) and the Mueller Imagine Austin Activity Center (approximately 1,500 feet to the northeast). Both Manor Road and Airport Boulevard are Imagine Austin Corridors and identified as part of the ASMP Transit Priority Network.

Intensive multi-family zoning should be located on major arterials and highways.

Manor Road and Airport Boulevard are major arterials, they are identified as ASMP level 3 roadways in the Austin Strategic Mobility Plan and are also identified as part of the ASMP Transit Priority Network. Granting this request would locate intensive multi-family zoning on a major arterial and support the principles of this adopted plan and several other Council adopted plans.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	TOD-NP	Service garage/auto repair, one-story building of approximately 4,000 square feet constructed in approximately 1984. Approximately 17,400 square feet of paved area.
<i>North (across Manor Road)</i>	TOD-NP	Service garage/auto repair, one-story building of approximately 2,000 square feet constructed in approximately 1964. Approximately 16,000 square feet of paved area.
<i>South</i>	SF-3-NP	Three single family homes constructed in approximately 1948. Ranging in size from approximately 800-965 square feet.
<i>East</i>	TOD-NP	Convenience store/gas station, approximately 1,650 square feet constructed in approximately 1966. Paved area of approximately 20,000 square feet.
<i>West</i>	TOD-NP	Small one-story office of approximately 720 square feet constructed in approximately 1981. Paved area of approximately 20,000 square feet.

NEIGHBORHOOD PLANNING AREA: Rosewood 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 Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Homeless Neighborhood Association, MLK Jr. Blvd TOD Staff Liaison, Neighborhood Empowerment Foundation, Neighbors United for Progress, Overton Family Committee , Preservation Austin, Rosewood Neighborhood Plan Contact Team, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-06-0211 (Valdez Zoning)	To rezone 0.918 acres from LR-MU-NP to CS-MU-CO-NP	01.30.2007: Approved staff recommendation of CS-MU-CO-NP	04.05.2007: Granted CS-MU-CO-NP
C14-2007-0258 (East MLK Combined Neighborhood Planning Area Vertical Mixed Use)	The applicant is proposing vertical mixed use.	01.15.2008: Approved the neighborhood's request to exclude all tracts from the vertical mixed use overlay district (7-0)	03.20.2008: Granted Vertical Mixed Use (V) zoning regulations to all properties and adopting a 60% MFI approved on Council Member McCracken's motion, Council Member Cole's second on a 7-0 vote
C14-2008-0031 (MLK Jr. Blvd Station Area Plan)	To adopt the Draft MLK Station Area Plan and change the base district for all properties within the boundary of the station area to TOD zoning.	03.25.2008: Planning Commission voted unanimously to approve the Draft MLK Station Area Plan as presented by Staff and associated amendments to neighborhood plans with amendments.	03.12.2009: Approved the Station Area Plan and granted TOD zoning on Council Member Cole's motion, Council Member Morrison's second on a 6-0 vote. Mayor Pro Tem McCracken was off the dais.
C14-2011-0088 (Tillery Street)	To rezone approximately 1.217 acres from LO-MU-NP to CS-MU-CO-NP	03.13.2012: To grant staff's recommendation of CS-MU-CO-NP with the addition of conditions agreed to by the applicant and the neighborhood on consent (7-0).	06.28.2012: To grant CS-MU-CO-NP was approved on consent on Council Member Spelman's motion, Mayor Pro Tem Cole's second on a 7-0 vote.

C14-2021-0042 (3115 Manor Road Residences)	To rezone approximately 0.4683 acres from CS-MU-NP to CS-MU-V-NP	05.11.2021: To grant CS-MU-V-NP as recommended by Staff, on consent. (11-0) [Commissioner Cox- 1st, Commissioner Azhar- 2nd; Commissioner Hempel- Recused; Chair Shaw- Absent]	06.10.2021: To grant CS-MU-V-NP) on Council Member Ellis' motion, Mayor Pro Tem Harper-Madison's second on an 11-0 vote.
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RELATED CASES:

NPA-2024-0008.02 Associated Neighborhood Plan Amendment Case seeking a FLUM change from Specific Regulating District to Mixed Use and to be removed from the MLK Jr. Blvd. TOD Station Area Plan.

ADDITIONAL STAFF COMMENTS:

Urban Design

The subject property located at 2967 Manor Road is within the MLK TOD (Transit-Oriented Development) and currently developed as automotive repair services on a 0.68-acre site with a one-story metal building approximately 4,000 square feet in area.

The site is along a Future Core Transit Corridor (see *Land Use and Design Concept Plan*) and within one of two TOD Corridor Mixed Use areas along Airport Boulevard not contiguously connected to the rest of the TOD plan area.

The MLK TOD Station Area and Regulating Plans are clearly in need of a comprehensive update, having been adopted over 15 years ago; it appears the zoning capacity established in the plans was not ambitious enough to encourage the subject property and others like it to redevelop and fulfill the intent of the plan through the creation of transit-supportive, higher-density mix of uses.

The zoning request appears to be consistent with the intent of the MLK TOD Station Area Plan as well as urban planning and design best practices primarily by increasing intensity and density of a mix of land uses in the urban core along a transit route within 200-250 feet of two bus stops and a ¼ mile radius of the Red Line MetroRail MLK Station shown in the *Circulation Concept Plan*.

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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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 square feet 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 will be required for the new applicable uses proposed by this development, multifamily with CS-DB90 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

DB90 Rezoning

- SP4. This site must meet affordability minimums to be eligible for DB90. A signed approval letter from the Housing Department will be required with site plan submittal.
- SP5. The principal street will be determined at time of site plan. Any buildings fronting this street will be required to have 75% of the ground floor as commercial uses.
- SP6. This site is adjacent to a site that contains one to three dwelling units and is zoned SF-5 or more restrictive. A compatibility buffer 25’ in width, designed to 25-8-700 and 25-2-652(G) will be required.

FYI, this site is within the Rosewood Neighborhood Plan.

FYI, this site is within the MLK BLVD TOD.

Transportation and Public Works (TPW) Department – Engineering Review

- ATD 1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].
- ATD 2. MANOR RD has sufficient right of way to comply with the Austin Strategic Mobility Plan (ASMP). [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)
MANOR RD	Corridor Mobility - Level 3	80 feet	106 feet	52 feet	Existing 5 feet sidewalks	Bike Lane - Protected One-Way	Yes

TIA:

A traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

Austin Water Utility

AW1. No comments on zoning change.

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

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

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

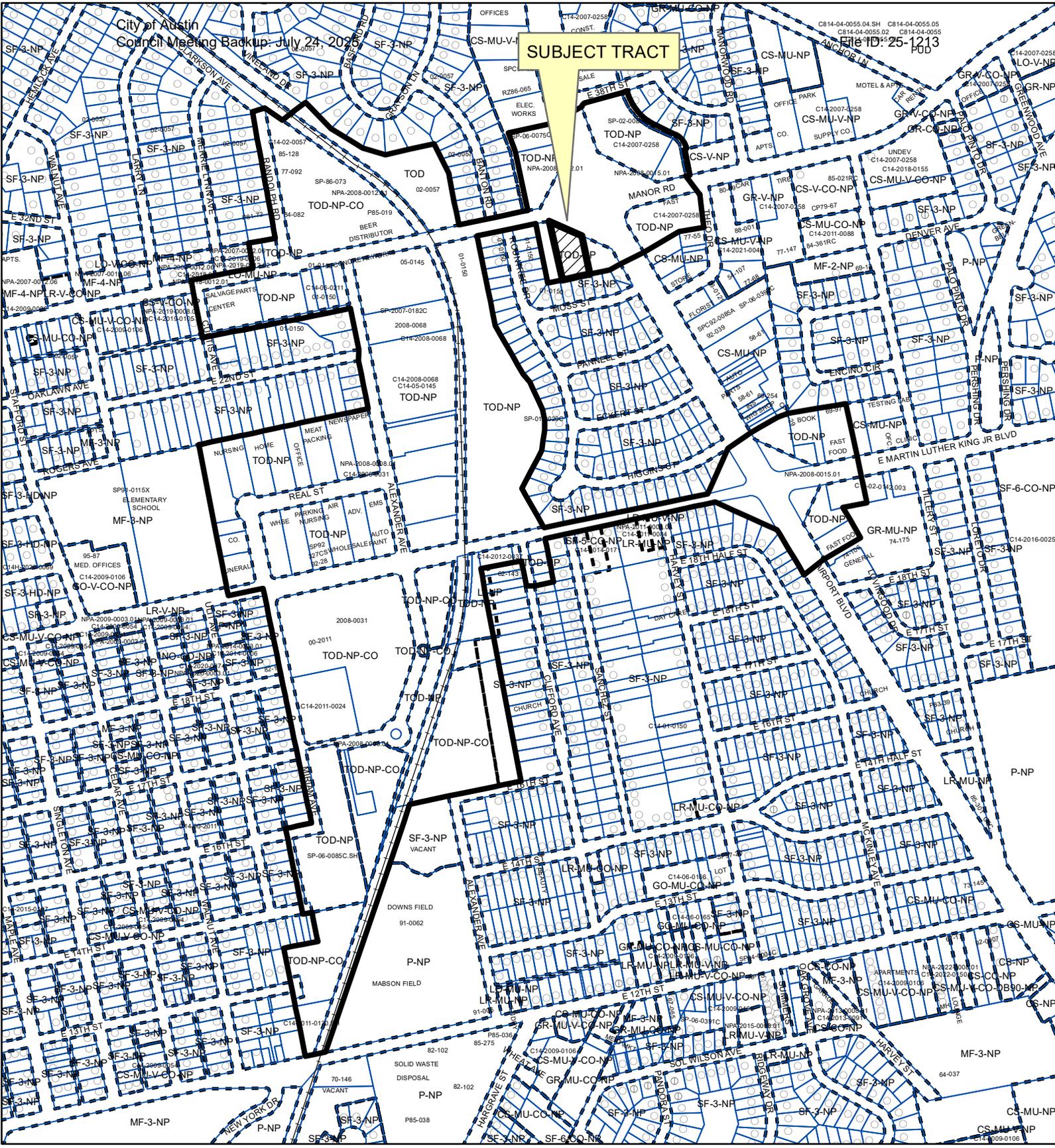
A. Zoning Map

- . Aerial Map
- . Applicant's Original Summary Letter dated July 1, 2024
- . Applicant's Revised Request dated December 20, 2024
- . Applicant's Additional Agreements dated January 3, 2025
- . Correspondence from Interested Parties

G. Petition Submission and mail regarding planning department's Wet Signature policy

SUBJECT TRACT

File # 25-1213
POD



ZONING

ZONING CASE#: C14-2024-0107

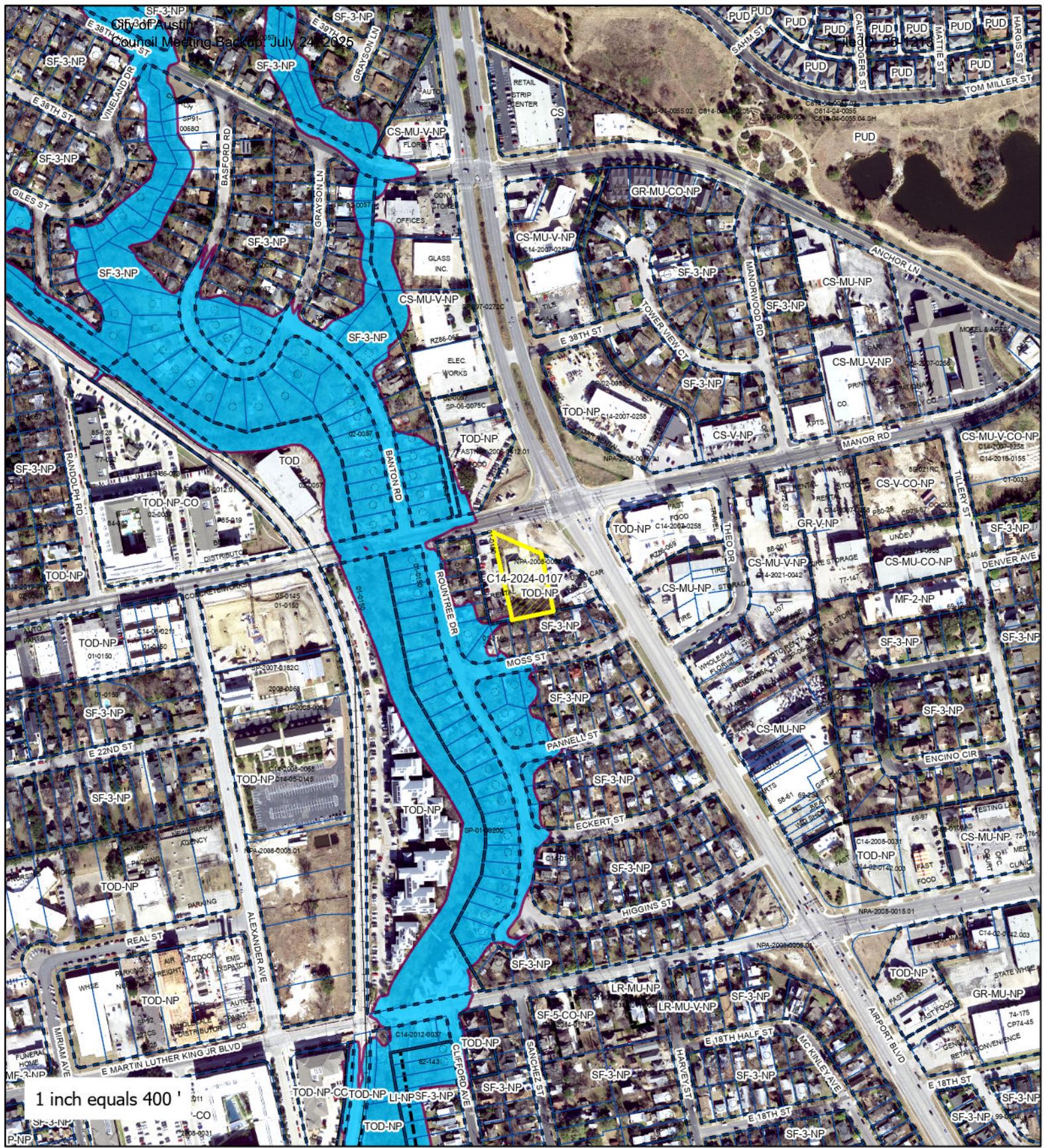
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  MLK_TOD

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



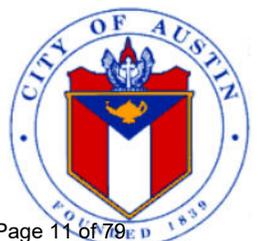
1" = 600'



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

Manor Road Revision Rezone

ZONING CASE#: C14-2024-0107
 LOCATION: 2967 Manor Rd.
 SUBJECT AREA: 0.68 Acres
 MANAGER: Jonathan Tomko



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.



July 1, 2024

Ms. Lauren Middleton-Pratt
Director, Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning Application – 2967 Manor Road Revision – Rezoning & Neighborhood Plan Amendment

Dear Ms. Middleton-Pratt:

On behalf of the Owner(s) of the properties referenced above, we respectfully submit the enclosed rezoning & Neighborhood Plan (FLUM) Amendment applications. The subject property is a legally platted lot of 0.68 acres and is located within Council District 1, represented by Council Member Natasha Harper-Madison and in the Rosewood Neighborhood Planning Area and the MLK TOD regulating plan.

Being on the edge of the MLK TOD, the property has TOD-NP zoning and a FLUM designation of *Specific Regulating District*. Presently the property has an auto repair use in a one-story, 4,000 sf metal building. The request made herein is to rezone the property to CS-DB90-NP and amend the FLUM to *Mixed Use* in preparation for a mixed-use building/development. While the MLK TOD Regulating Plan provides a density bonus program to encourage affordable housing, that plan is now outdated and the newly adopted DB90 overlay stands to provide a greater number of total units, comparatively.

A rezoning to increase density at this location will bring development that aligns with the goals of increasing housing in proximity to transit, resulting in a more sustainable Austin now and for generations to come. As such, we respectfully request Staff's support.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

A handwritten signature in black ink, appearing to be "Victoria Haase".

Victoria Haase

Throuwer Design LLC
LAND PLANNERS

December 20, 2024

Ms. Lauren Middleton-Pratt
Director, Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning Application – 2967 Manor Road Revision – Rezoning C14-2024-0107

Dear Ms. Middleton-Pratt:

The request for rezoning, as per application C14-2024-0107 is hereby amended to ADD a request for a waiver to Section 25-2-652(F)(3).

Pursuant to Section 25-2-652(F)(3)(e), a rezoning to add DB90 can modify Section 25-2-652(F)(3)(b) that requires Pedestrian Oriented uses along certain Principal Streets. In the case of the subject property, the land immediately adjacent, fronting the subject property is undeveloped right-of-way that was originally acquired by TXDOT through eminent domain and then transferred to the City of Austin. Until the City's plans are known for this portion of ROW, it is unclear if pedestrian-oriented uses will be best suited for the frontage of the subject property. As the property is located on an Urban Roadway which is a qualifying Principal Roadway to waive the requirement, we request said waiver which will not preclude the ground-floor commercial component, rather, it will allow the flexibility to do what is most appropriate at the time of development, without the benefit of knowing the City's plans at this time.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,



Victoria Haase



January 3, 2025

Mr. Jonathan Tomko
Zoning Planner, Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning Application – 2967 Manor Road Revision – Rezoning C14-2024-0107

Dear Jonathan:

The intent of rezoning the subject property is to gain additional housing units, beyond what is possible under the current TOD Regulating Plan. However, it is noted that rezoning out of the TOD Regulating Plan, as requested, could cause an inconsistent pedestrian and sidewalk environment due the varying requirements of the MLK TOD vs Commercial Design Standards by roadway type.

Per the MLK TOD Regulating Plan, since the property is located on the periphery, development of the subject property can choose to meet the requirements of the TOD Core Transit Corridor Sidewalk Improvements - 15ft minimum width, consisting of 8ft planting zone + 7ft clear zone, or requirements of TOD Pedestrian Priority Streets - 12ft minimum width, consisting of 7ft planting zone + 5ft clear zone. Pedestrian Priority Street requirements are consistent with Commercial Design Standards, Subchapter E requirements for Urban Roadway classification, which is all that would be required, should the requested rezoning be approve by City Council.

To provide a consistent and cohesive pedestrian experience, the landowner is voluntarily requiring adherence to the Core Transit Corridor Sidewalk Standards of the MLK TOD if the requested rezoning is achieved and will do so by whatever means City Legal deems necessary to memorialize the matter. Also worth noting, the property is not required to adhere to the more stringent TOD CTC Standards today and therefore, the voluntary mandate is a significant gain.

Kind regards,

A handwritten signature in black ink, appearing to be "Victoria Haase".

Victoria Haase

**P. O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741**



Outlook

Case number C14-2024-0107

From Mark Hilton [REDACTED]
Date Thu 7/25/2024 6:06 PM
To Tomko, Jonathan [REDACTED]

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

External Email - Exercise Caution

Hi Jonathan,

We are homeowners located at 2930 Moss Street, which backs onto the proposed development.

We are very concerned regarding this proposed development as the renderings we have found online regarding this property are wildly disproportionate than the scale of the lot and any neighbouring properties within the area.

This build looks like it belongs at the Domain or Mueller and is far from desirable to have backing onto our property. The foundation work alone is of great concern to us and our neighbours.

Please keep me abreast of this planning development.

Best regards
Mark Hilton



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www.markhilton.co

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]".



Re: Speaker Registration: January 14, 2025 Planning Commission Meeting

From Marty Combs <[REDACTED]>
Date Tue 1/14/2025 12:32 PM
To Meredith, Maureen <[REDACTED]>
Cc Tomko, Jonathan <[REDACTED]>; Hadri, Cynthia <[REDACTED]>; Harden, Joi <[REDACTED]>; Thomas, Eric <[REDACTED]>; Walters, Mark <[REDACTED]>

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Meredith,

RE: Case C14-2024-0107 / NPA-2024-0008.02

Thank you for replying and further clarifying the reason for the zoning change request.

I watched the video of last week's meeting with the applicant (<https://publicinput.com/a4768>) and I concur with the concerns expressed.

I strongly prefer amending the City of Austin's TOD designation to accommodate higher density and taller buildings over carving out exceptions on a per-lot basis.

I noted a few things not discussed in that meeting:

Just because the current property owner is amenable to implementing pedestrian and bike friendly amenities at the street does not mean future property owners will do the same. Unless codified in law, nothing would prevent a future renovation which negatively impacts all the positives of what's in the existing TOD designation.

No one discussed what is required to amend the TOD. Is it really so onerous that carving out piecemeal exceptions is the only solution?

If removing a lot from the TOD is the only possibility for increasing building height and housing density, why not extract all the lots at the corners of Manor and Airport, keeping all the TOD's requirements for pedestrians and bicyclists and simply increase building height and density of residential units?

I would love to see more taller buildings at this intersection. It would increase pressure to walk, bike, or ride the bus over driving. We might also get enough housing density to support more local commercial on the ground floors which serve the community such as a minimart, small hardware, restaurant or cafe.

Regards,

On Jan 10, 2025, at 17:23, Meredith, Maureen <[REDACTED]> wrote:

Dear Applicants, Agents, and Interested Parties.

You have received this email because you expressed interest in one or more cases scheduled for the January 14, 2025 Planning Commission hearing date. The attached agenda has notations if cases are proposed to be postponed to future Planning Commission hearing dates. If you would like to sign up to speak at the public hearing, you can use this link: <https://forms.office.com/g/irmTaGAqPp>. Below are the deadlines to sign up to speak. The attached agenda has additional information about speaking at the public hearing.

<image001.png>

Maureen

<image002.png> **Maureen Meredith** (she/her)
Senior Planner, Long-Range Planning
Planning Department
512-974-2695
[REDACTED]

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

Por Favor Tome En Cuenta: La correspondencia y la información enviada a la Ciudad de Austin está sujeta a la Ley de Información Pública de Texas (Capítulo 552) y puede ser publicada en línea.

<Planning Commission Agenda 1.14.2025.pdf>

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



-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION

Case#: C14-2024-0107

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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.

1" = 600'

Page





Re: Filing a petition - 2967 Manor Rd.

From Vinny Calzone <[REDACTED]>
Date Thu 2/27/2025 1:41 PM
To Tomko, Jonathan <[REDACTED]>

 1 attachment (133 KB)
Zoning Petition.pdf;

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

External Email - Exercise Caution

Hi Jonathan,

Thanks again for getting back to me so quickly yesterday. Please see the attached petition. I'm not sure what the File Number for this zoning request is, but I included the address of the property. If you can point me in the right direction for the File Number I can add it, if needed.

Thanks,

Vinny

On Wed, Feb 26, 2025 at 12:04 PM Tomko, Jonathan <[REDACTED]> wrote:

Hi Vinny,

[Here](#) is a link to file a petition regarding a rezoning. You will need to obtain signatures of property owners comprising 20% of the property within 200 feet of the rezoning. If you send me a few signatures I can get a map started which will be helpful in the process. If the signatures are delivered (in person, they have to be physical signatures - not electronic) to our offices, and validated ie. a valid petition this case will require a supermajority of Council Members to be approved.

Let me know if you have any questions.

Jonathan

From: Vinny Calzone <[REDACTED]>
Sent: Wednesday, February 26, 2025 11:36 AM
To: Tomko, Jonathan <[REDACTED]>
Subject: Filing a petition - 2967 Manor Rd.

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

Hi Jonathan,

My name is Vincent Calzone. I'm looking for more information on filing a petition in opposition to a zoning change at 2967 Manor Rd. Please let me know if there is someone else I should contact.

It's my understanding that we need to obtain a file number for the change and a map of which properties are within a 200ft radius of the property, and are therefore eligible to sign the petition. Can you assist with this? The zoning request is for DB90 at 2967 Manor Rd.

I appreciate your help,

Vinny

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[REDACTED]
203-258-5140

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Case Number:
C14-2024-0107

PETITION

Date: 7/3/2025
Total Square Footage of Buffer: 4103755.651
Percentage of Square Footage Owned by Petitioners Within Buffer: 16.90%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0210120509	1604 MIRIAM AVE AUSTIN 78702	1213 TAYLOR LLC	no	6888.37	0.00%
0212120908	1812 CLIFFORD AVE AUSTIN 78702	1812 CLIFFORD AVENUE LLC	no	8817.53	0.00%
0212130309	1814 HARVEY ST 78702	1814 HARVEY LLC	no	12038.71	0.00%
0212150237	1916 TILLERY ST AUSTIN 78723	1916 TILLERY	no	14251.90	0.00%
0212120614	2818 E 22 ST 78722	2024-ATX-DEV LLC	no	10837.24	0.00%
0212130708	2210 AIRPORT BLVD 78722	2204 AIRPORT BLVD LLC	no	11927.43	0.00%
0214150105	3112 MANOR RD 78723	2522 YALE REALTY LTD	no	33759.43	0.00%
0212120204	2707 E 22 ST 78722	2707 E 22ND LLC	no	818.39	0.00%
0210120111	2708 E 13 ST 78702	2708 13TH SERIES	yes	11213.11	0.27%
0212120313	2712 E 22 ST 78722	2712 VENTURE INC	no	5226.46	0.00%
0212120308	2717 MANOR RD 78722	2715 MANOR LLC	no	48071.34	0.00%
0212120243	2807 E 22 ST 78722	2807 E 22ND STREET TRUST	no	10475.07	0.00%
0212130307	2933 E M L KING JR BLVD 78702	2933 E MLK LLC	no	8208.95	0.00%
0212131039	2131 THEO DR 78723	3115 MANOR MU LTD	no	10808.28	0.00%
0212131042	3121 MANOR RD 78723	3115 MANOR MU LTD	no	9639.48	0.00%
0212131004	3115 MANOR RD 78723	3115 MANOR MU LTD	no	43366.86	0.00%
0212150203	3207 MANOR RD 78722	3115 MANOR MU LTD	no	1466.19	0.00%
0214120637	2802 MANOR RD	3200 MERRIE LYNN LLC	no	10756.17	0.00%
0214120701	2804 MANOR RD 78722	3201 MERRIE LYNN LLC	no	10070.68	0.00%
0214120702	3203 MERRIE LYNN AVE 78722	3203 MERRIE LYNN LLC	no	9429.20	0.00%
0212150234	1900 TILLERY ST 78723	3218 E MLK LLC	no	23745.53	0.00%
0212150238	3218 E M L KING JR BLVD 78721	3218 E MLK LLC	no	21129.39	0.00%
0214130617	3701 TOWER VIEW CT AUSTIN 78723	3701 TOWER VIEW LLC	no	1262.29	0.00%
0214130503	3811 AIRPORT BLVD AUSTIN 78722	3811 AIRPORT 2017 LP	no	46605.01	0.00%
0212150108	1811 AIRPORT BLVD AUSTIN 78702	4015 LIMITED PARTNERSHIP	no	96884.36	0.00%
0214130104	3511 GRAYSON LN AUSTIN 78722	ABRAHAM ANNA M	yes	6365.10	0.16%
0212130413	2956 HIGGINS ST AUSTIN 78722	AERO MORTGAGE LOAN TRUST 2019-1	no	16805.41	0.00%
0212130111	2116 ROUNDTREE DR 78722	ALEXANDER CURLEY M	no	7636.74	0.00%
0212120312	2714 E 22 ST 78722	ALLEN JASON & KRISTIN	yes	8316.24	0.20%
0210120814	1606 CLIFFORD AVE 78702	ALLEN LUCILLE B ETAL	no	8893.74	0.00%
0210120815	1604 CLIFFORD AVE 78702	ALLEN LUCILLE B LIFE ESTATE & ROSALIND V TOWNSEND	no	10448.62	0.00%
0212120412	1804 MIRIAM AVE AUSTIN 78702	ALVAREZ YOLANDA	no	6061.62	0.00%
0210120210	1400 ULIT AVE 78702	ALWYN DESIGN & CONSTRUCTION LLC	no	4507.99	0.00%
0210120105	1207 WALNUT AVE AUSTIN 78702	ANAYA MARTIN V & CONNIE C	no	4909.12	0.00%
0212130103	2212 ROUNDTREE DR 78722	ANDRADE DANIEL	yes	7280.03	0.18%
0210120612	1700 MIRIAM AVE AUSTIN 78702	ARCE DOMINGO R	no	11656.30	0.00%
0212130305	2929 E M L KING JR BLVD 78702	ARCOTTA JOE	no	14000.07	0.00%
0210150102	1709 MC KINLEY AVE 78702	ARNOLD PHILIP	no	7406.45	0.00%
0212150106	3235 E M L KING JR BLVD 78721	AROM HOLDINGS	no	16749.18	0.00%
0212120244	2809 E 22 ST 78722	AUSBOS CAPITAL LLC -	no	9526.22	0.00%
0212120214	2805 E 22 ST 78722	AUSTIN HEIGHTS TRUST	yes	9775.17	0.24%
0212120224	2613 ROGERS AVE 78722	AUSTIN INDEPENDENT SCHOOL	no	145692.40	0.00%
0210120115	1303 WALNUT AVE AUSTIN 78702	AUSTIN WALNUT AVENUE LLC	no	859.81	0.00%
0212150225	2004 ENCINO CIR AUSTIN 78723	BAINÉ RACHAEL LYNETTE	no	8340.91	0.00%
0214120718	3406 RANDOLPH RD AUSTIN 78722	BAKER ROSIE M	no	7593.94	0.00%
0212130122	2004 ROUNDTREE DR 78722	BAMBAS JOHN GUS & MELISSE C RICHARDS & JOHN CONSTANTINE BAMBAS	yes	7221.07	0.18%
0212131502, 0212131503	3010 E 18 1/2 ST A, 3010 E 18 1/2 ST B	BAQUEDANO MARTIN ALONSO, MILLS CASPER	no	7449.98	0.00%
0214150102	3702 TOWER VIEW CT 78723	BARRETT ARCHIE D SR	no	9459.72	0.00%
0214120719	3404 RANDOLPH RD AUSTIN 78722	BARRON ALEXANDRA	no	7320.25	0.00%
0212130207	1802 SANCHEZ ST AUSTIN 78702	BATSELL STEWART WYNNE	no	6150.55	0.00%
0210120129	1409 ULIT AVE 78702	BEDOLLA JOHN & ANNA	no	7499.84	0.00%
0212150220	2014 ENCINO CIR AUSTIN 78723	BELL ROBERT & WILLIA J LIFE ESTATE	yes	13508.61	0.33%
0212130603	2931 MOSS ST AUSTIN 78722	BENDELE MARVIN CHARLES JR	yes	11104.34	0.27%
0212120910	1804 CLIFFORD AVE AUSTIN 78702	BLAISDELL BENJAMIN TOLK	no	11370.48	0.00%
0212132002, 0214121603	2935 MOSS ST 1, 2935 MOSS ST 2	BONG KOESMANTO L & LINDSAY N, GONZALES ALYSSA R	no	2903.29	0.00%
0210120609	1706 MIRIAM AVE	BONYUET-LEE DERRICK	no	6001.84	0.00%
0210120502	1603 ULIT AVE 78702	BRADEN SCOTT EUGENE & JANA MICHELE BRADEN	no	7946.82	0.00%
0214130101	3505 GRAYSON LN 78722	BRADLEY RYAN & MICHEALA CORREIA	yes	13679.28	0.33%
0210120155	2712 E 12 ST 78702	BREIHAN WILLIAM TAYLOR	no	4852.72	0.00%
0212130104	2210 ROUNDTREE DR 78722	BREN JACOB & KATHERINE	no	7081.19	0.00%
0212130808	1804 MC KINLEY AVE 78702	BRENTON LANCE R	no	8337.05	0.00%
0212130420	2942 HIGGINS ST 78722	BREWER-VOGT ROYCE R &	no	2788.07	0.00%
0214130112	3402 BANTON RD AUSTIN 78722	BRILEY ROONE WARRICK	no	8075.46	0.00%
0212131202, 0212131203	2931 ECKERT ST A, 2931 ECKERT ST B	BRISTOW LISA K, KAUFMAN ERIN E	no	6141.17	0.00%
0212120237	2106 ALEXANDER AVE 78722	BURKLEY MAXINE BEDFORD	no	9290.71	0.00%
0212130411	2947 ECKERT ST 78722	BURKS DESHAY CORA JEAN	no	818.33	0.00%
0212120208	2715 E 22 ST 78722	BURTON RUBY	yes	9998.41	0.24%
0212130321	1811 SANCHEZ ST AUSTIN 78702	BYRD CORNELIUS	yes	3929.64	0.10%
0210150103	1707 MC KINLEY AVE 78702	CALDERON JOANATTAN EMANULE	no	1742.53	0.00%

0212130607	2939 MOSS ST AUSTIN 78722	CALZONE VINCENT & LYNN MURPHY	yes	3059.81	0.07%
0105000103		CAPITAL METROPOLITAN	no	11904.43	0.00%
0212130206	1808 SANCHEZ ST AUSTIN 78702	CARLETON BRADLEY & MARY CHAUVIN	yes	6255.76	0.15%
0212130211	1805 CLIFFORD AVE AUSTIN 78702	CAROTHERS PEGGY A	no	5856.05	0.00%
0214120634	3206 MERRIE LYNN AVE AUSTIN 78722	CARTER JIMMIE MAE	no	3014.04	0.00%
0210124102, 0210124103	1710 MIRIAM AVE 1, 1710 MIRIAM AVE 2	CASLIN LAURA B & JESUS M MORENO, GRASSO STEPHANIE M	no	10282.57	0.00%
0214120729	3401 MERRIE LYNN AVE 78722	CATLEDGE LANEY C & SEAN P CALL	no	4646.63	0.00%
0214130213	3405 BANTON RD 78722	CHESTER TRUST	no	8426.30	0.00%
0214121502, 0214121503	3207 MERRIE LYNN AVE A, 3207 MERRIE LYNN AVE B	CHIU BRYSON & CHRISTINA NGUYEN, L PHILLIPS INVESTMENTS L P	no	9333.63	0.00%
0212120911	1802 CLIFFORD AVE 78702	CHOI JAE YOUNG	no	11527.87	0.00%
0212120416	1813 ULIT AVE 78702	CHOUDHARY ASHISH & MANISHA TIKARIHA	yes	12823.49	0.31%
0212130713	2936 MOSS ST 78722	CHOW THOMAS & YOKO TRUST	no	7210.72	0.00%
0212130601	2109 ROUNDTREE DR 78722	CISNEROS RITA M	no	5768.79	0.00%
0214120311	VINELAND DR 78722	CITY OF AUSTIN	no	22964.27	0.00%
0210120813	2816 E 12 ST 78702	CITY OF AUSTIN	no	184803.24	0.00%
0208120824	HARGRAVE ST 78702	CITY OF AUSTIN	no	728.03	0.00%
0208120820	2801 E 12 ST 78702	CITY OF AUSTIN	no	38179.33	0.00%
0208111701	NEW YORK DR 78702	CITY OF AUSTIN	no	11460.56	0.00%
0210121103	2901 E 16 ST 78702	CITY OF AUSTIN	no	11734.69	0.00%
0210121102	1409 ALEXANDER AVE 78702	CITY OF AUSTIN	no	7187.74	0.00%
0210121101	1407 ALEXANDER AVE 78702	CITY OF AUSTIN	no	6052.52	0.00%
0212120913	E M L KING JR BLVD 78702	CITY OF AUSTIN	no	75931.33	0.00%
0212130208	1800 SANCHEZ ST AUSTIN 78702	CLARK KATHY MARIE & CAROLYN IRENE POWELL	no	3709.96	0.00%
0214120705	3209 MERRIE LYNN AVE 78722	COHAN JEFFREY & HEATHER TRAEGER	no	7889.18	0.00%
0214120725	3306 RANDOLPH RD AUSTIN 78722	COLLINS JAMES O & RUBY	no	9225.76	0.00%
0212130117	2104 ROUNDTREE DR 78722	COLUNGA RICHARD ALEMAN IN TRUST	yes	7387.07	0.18%
0212130124	2000 ROUNDTREE DR AUSTIN 78722	COMFORT THOMAS & CHRIS COMFORT	yes	10125.67	0.25%
0212130318	1807 SANCHEZ ST 78702	COMMUNITY COLLABORATIVE	no	4417.64	0.00%
0212120211	2721 E 22 ST 78722	COPENHAVER ASHLYNN KAYE TIEDE	yes	10026.41	0.24%
0212120210	2719 E 22 ST 78722	COPENHAVER TRICIA	yes	9946.42	0.24%
0212120209	2717 E 22 ST 78722	COPENHAVER TRICIA TIEDE	yes	9980.09	0.24%
0212130127	2924 HIGGINS ST 78722	COPELMAN ALYSSA	no	8216.14	0.00%
0212130212	1807 CLIFFORD AVE AUSTIN 78702	COX ELIZABETH	no	5764.87	0.00%
0210120802	1710 CLIFFORD AVE 78702	COX LAURA	no	16019.22	0.00%
0210123702, 0210123703	1609 ULIT AVE A, 1609 ULIT AVE B	CRANE LAURA D & THOMAS LEE CRANE, SRNR ULIT HOUSE LLC	no	3484.96	0.00%
0210123702, 0210123703	1609 ULIT AVE A, 1609 ULIT AVE B	CRANE LAURA D & THOMAS LEE CRANE, SRNR ULIT HOUSE LLC	no	8432.73	0.00%
0214130621	3709 TOWER VIEW CT AUSTIN 78723	CRENSHAW JUNE MARIE	no	2063.90	0.00%
0212130422	2938 HIGGINS ST 78722	CRIBBS AMANDA K	no	2859.90	0.00%
0212130706	2213 ROUNDTREE DR AUSTIN 78722	DALBY WILLIAM C	yes	8760.90	0.21%
0212130912	3004 E 18 1/2 ST 78702	DALRYMPLE GILES M & JENNA ROCKWOOD BECK	yes	3818.23	0.09%
0212130130	2929 HIGGINS ST 78722	DATTA ADITYA	no	9974.17	0.00%
0212130606	2937 MOSS ST 78722	DAUGHETY MARY EVELYN	no	2999.65	0.00%
0214120709	3307 MERRIE LYNN AVE AUSTIN 78722	DAVID BRITTANY P	yes	4577.76	0.11%
0210121107	2915 E 16 ST 78702	DAVIDSON THOMAS AARON & ANN ELIZABETH MOORE	no	7063.13	0.00%
0212120912	1800 CLIFFORD AVE AUSTIN 78702	DEARTEAGA PATRICIA	no	11547.06	0.00%
0214130807	3712 TOWER VIEW CT AUSTIN 78723	DENMON GLENNIS M	yes	11184.88	0.27%
0212130610	2945 MOSS ST AUSTIN 78722	DEO DUCE LLC	no	3019.51	0.00%
0214130806	1917 E 38 ST 78723	DICKSON TIFFANY & MATTHEW J JOINER	yes	9154.91	0.22%
0210121105	2911 E 16 ST 78702	DISTEFANO ANDREW	no	7173.02	0.00%
0214130110	3406 BANTON RD 78722	DITTLINGER REALTY INC	no	8313.61	0.00%
0212130423	2936 HIGGINS ST AUSTIN 78722	DOBBLAERE FIEN KARINE	yes	2837.72	0.07%
0210120142	2803 E 14 ST 78702	DOHERTY JAMES	no	8271.04	0.00%
0214130619	3705 TOWER VIEW CT 78723	DOLAN LIVING TRUST	no	2667.88	0.00%
0210120117	1307 WALNUT AVE AUSTIN 78702	DOMINEY GARRETT W	no	1650.34	0.00%
0212130501	2101 ROUNDTREE DR 78722	DOONAN RYAN & MIKEL BENNETT	yes	7315.57	0.18%
0210120114	1301 WALNUT AVE 78702	DOUBLE ARROW DESIGN LLC	no	1325.92	0.00%
0212130416	2950 HIGGINS ST AUSTIN 78722	DOVE ROSIE LEE	yes	4673.50	0.11%
0212120213	2803 E 22 ST 78722	DURRETT GREGORY	no	9988.74	0.00%
0212130119	2100 ROUNDTREE DR AUSTIN 78722	DYER KATHRYN	no	7298.67	0.00%
0212130109	2200 ROUNDTREE DR 78722	DYER NICHOLAS JAMES DYER & DON PHILLIP DYER	no	7976.21	0.00%
0212120219	2817 E 22 ST 78722	E-135 PROPERTIES LLC	no	9994.42	0.00%
0214120603	3205 LARRY LN	EASLEY JOSEPH	no	6301.87	0.00%
0212120612	2200 ALEXANDER AVE 78722	EFATPANAH KEYAVASH	no	8601.62	0.00%
0212120909	1806 CLIFFORD AVE AUSTIN 78702	EL-AZZI ZEINA A	no	13612.10	0.00%
0212130126	2926 HIGGINS ST AUSTIN 78722	EMERY SUE	no	8661.08	0.00%
0212130201	1801 CLIFFORD AVE 78702	E-MLK PROPERTIES LLC	no	4864.33	0.00%
0212130903	1805 MC KINLEY AVE 78702	ESTATE OF WARREN LEE GRANT	no	6159.22	0.00%
0212150222	2010 ENCINO CIR 78723	EVOLUTION REAL ESTATE LLC	no	9745.98	0.00%
0212130602	2111 ROUNDTREE DR AUSTIN 78722	FACKLER MARGARET T & THOMAS J	no	3112.79	0.00%
0210120205	1410 ULIT AVE 78702	FAULKNER DARREN & JENNIFER	no	4205.85	0.00%
0212120609	2206 ALEXANDER AVE 78722	FAUTSCH ALEJANDRO	no	5875.17	0.00%
0212130704	2209 ROUNDTREE DR 78722	FEHREBACHER MATTHEW & JULIA PLAIA	no	7099.26	0.00%
0214120335	3506 BASFORD RD 78722	FINAL PURCHASE LLC	no	12712.42	0.00%
0214120636	3202 MERRIE LYNN AVE 78722	FINAL PURCHASE LLC	no	8992.21	0.00%
0212130107	2204 ROUNDTREE DR 78722	FINK LATHAM	yes	7760.39	0.19%
0214120708	3305 MERRIE LYNN AVE 78722	FINK MANFRED	yes	4461.50	0.11%
0212150223	2008 ENCINO CIR AUSTIN 78723	FLEMING LOLA D & SHIRLEY A FOWLER	no	8620.80	0.00%
0214150103	3700 TOWER VIEW CT 78723	FOLKERTH DIANNE & CHRISTOPHER JOSEPH PARKER	yes	4345.36	0.11%
0214120312	3501 VINELAND DR 78722	FRANKLIN BILLY LEWIS & MARY LUCRETIA FRANKLIN	no	9055.43	0.00%
0210120806	1700 CLIFFORD AVE AUSTIN 78702	FRASER JAMES	no	9982.30	0.00%

0212120610	2204 ALEXANDER AVE AUSTIN 78722	FREEMAN KELLEN & RACHEL COHEN	yes	5940.87	0.14%
0212120611	2202 ALEXANDER AVE 78722	FREEMAN KELLEN DAVID & RACHEL ANNE COHEN	yes	5916.93	0.14%
0212130106	2206 ROUNDTREE DR 78722	FULCHER MYRNA ROSE NICELY	no	7219.73	0.00%
0214120721	3400 RANDOLPH RD AUSTIN 78722	FUNG KEVIN & MONICA CHOW	no	7520.79	0.00%
0210120608	1708 MIRIAM AVE AUSTIN	GAETJEN JEFFREY SCOTT ETAL	no	6422.20	0.00%
0212130911	3006 E 18 1/2 ST 78702	GALLOWAY DANNY K	no	3884.02	0.00%
0212120615	2816 E 22 ST 78722	GARCIA JIMMY JR & STELLA LOPEZ	no	9457.79	0.00%
0212130142	2953 HIGGINS ST 78722	GARFIELD TAMARA LOUISE	no	7245.52	0.00%
0212120110	1810 ULIT AVE 78702	GASYNA IAN	no	557.98	0.00%
0212130135	2939 HIGGINS ST 78722	GENESIS 1 1-2 LLC	no	6956.70	0.00%
0212130424	2934 HIGGINS ST AUSTIN 78722	GEORGES DELEIR S & AUBREY J	yes	3360.74	0.08%
0214130803	3708 TOWER VIEW CT AUSTIN 78723	GERVAIS JONATHAN LEE	no	9932.66	0.00%
0212130140	2949 HIGGINS ST AUSTIN 78722	GIVENS LENORA R	no	7928.07	0.00%
0212130414	2954 HIGGINS ST AUSTIN 78722	GIZDICH JOHN GEORGE III	no	6887.79	0.00%
0210120605	1709 ULIT AVE AUSTIN 78702	GLENN ERIKA	no	3961.49	0.00%
0212130121	2006 ROUNDTREE DR 78722	GODWIN GECOVER TERRY & BARBARA L GODWIN	yes	7132.84	0.17%
0210123602, 0210123603	1408 ULIT AVE A, 1408 ULIT AVE B	GOETTEL CHRIS TRUST, LYNCH KYLIE MICHELE	no	2835.51	0.00%
0214120340	3503 GRAYSON LN AUSTIN 78722	GOKTEPELI SINAN	no	13542.80	0.00%
0212130714	2934 MOSS ST AUSTIN 78722	GOMEZ-REJON JULIO	no	7125.77	0.00%
0210120818	1708 CLIFFORD AVE 78702	GONZALES CHILDREN'S TRUST	no	10710.91	0.00%
0212130105	2208 ROUNDTREE DR 78722	GONZALES ENRIQUE & MAGDALENA	no	7224.30	0.00%
0210120803	1706 CLIFFORD AVE 78702	GONZALES JACKLYN CAPRI	yes	11891.63	0.29%
0212130711	2940 MOSS ST AUSTIN 78722	GONZALEZ OSCAR	no	7137.56	0.00%
0210121111	2923 E 16 ST 78702	GRADY ALBERTA LEE	no	3549.22	0.00%
0212130807	3013 E 18 1/2 ST 78702	GREGG RUTH	no	1717.80	0.00%
0212120217	2813 E 22 ST 78722	GRIESHABER MICHELE MARIE & MICHAEL ANTHONY KLUG	yes	9972.10	0.24%
0212120310	2718 E 22 ST 78722	GROVER CHRISTOPHER M & ANN W	no	15399.49	0.00%
0212120311	2716 E 22 ST 78722	GROVER CHRISTOPHER M & ANN W BANCHOFF 2002 TRUST	no	9887.97	0.00%
0214130802	3710 TOWER VIEW CT AUSTIN 78723	GUERRERO BERTHA PRADO	no	11450.27	0.00%
0214130620	3707 TOWER VIEW CT 78723	GUERRERO JAMIE	yes	2056.72	0.05%
0212130123	2002 ROUNDTREE DR 78722	GULLEY JESSICA GAIL	yes	7207.83	0.18%
0212130317	1805 SANCHEZ ST AUSTIN 78702	HALLMARK JONATHAN & HANNAH	yes	3343.98	0.08%
0212130314	1711 SANCHEZ ST 78702	HALLMARK JONATHAN & HANNAH	yes	1847.83	0.05%
0212120205	2709 E 22 ST 78722	HAMBLIN TIM W	no	5854.90	0.00%
0214130232	3810 AIRPORT BLVD 78722	HAMILTON & ASSOCIATES	no	14313.37	0.00%
0214130217	3503 BANTON RD 78722	HAMILTON & ASSOCIATES	no	9389.29	0.00%
0214130228	3800 AIRPORT BLVD AUSTIN 78722	HAMILTON ASSOCIATES	no	61641.38	0.00%
0210120156	2710 E 12 ST 78702	HANEY KIRA & TODD	no	4764.61	0.00%
0210120209	1402 ULIT AVE AUSTIN 78702	HARIANI NEIL	no	2842.18	0.00%
0212130131	2931 HIGGINS ST 78722	HART CORRINA M	yes	9599.31	0.23%
0212120616	2814 E 22 ST 78722	HARVEY WILLIAM ALEXANDER & JESSICA D JENNINGS	no	9777.73	0.00%
0210120118	1309 WALNUT AVE AUSTIN 78702	HAUX DAMION	no	1073.73	0.00%
0210150101	1711 MC KINLEY AVE 78702	HAYMAN CHARMAINE	no	11190.49	0.00%
0212130143	2955 HIGGINS ST AUSTIN 78722	HAYNIE SAMUEL	no	11365.26	0.00%
0212130604	2933 MOSS ST 78722	HAZARI JAYESH	no	3296.48	0.00%
0214130109	3408 BANTON RD 78722	HEINRICH ALBERT J JR & SARAH C	no	8157.49	0.00%
0212151009	2003 ENCINO CIR 78723	HEMPHILL CAROLYN K	no	947.18	0.00%
0212130502	2103 ROUNDTREE DR AUSTIN 78722	HENRY KEVIN	no	3950.09	0.00%
0212131602, 0212131603	1810 HARVEY ST A, 1810 HARVEY ST B	HERNANDEZ EDWARD JR, SEKEROVA ZUZANA	no	9613.28	0.00%
0212130108	2202 ROUNDTREE DR 78722	HERNANDEZ GILBERT	no	7694.85	0.00%
0214120922	3500 GRAYSON LN AUSTIN 78722	HERNANDEZ RAMONA D	yes	2691.52	0.07%
0210120208	1404 ULIT AVE 78702	HICKS LOUIS C	no	2808.25	0.00%
0214130804	3706 TOWER VIEW CT 78723	HICKSON LARRY W & JANET E HICK	no	9290.81	0.00%
0212130210	1810 SANCHEZ ST 78702	HIEBERT SIMON L & CAROLYN LEIGH POWELL	no	6466.59	0.00%
0212130919	3009 E M L KING JR BLVD 78702	HODGE ASHANTIA IVA	no	5060.48	0.00%
0214130113	3400 BANTON RD AUSTIN 78722	HODGE CHARLES & LILLIE	yes	9457.95	0.23%
0212150221	2012 ENCINO CIR AUSTIN 78723	HODGE JAMES B & HATTIE	no	12989.72	0.00%
0212130138	2945 HIGGINS ST AUSTIN 78722	HOLMES RICHARD L	yes	7116.06	0.17%
0212120905	1808 CLIFFORD AVE 78702	HORTON VIRGIE ETAL	no	9041.38	0.00%
0212120239	2102 ALEXANDER AVE AUSTIN 78722	HOUSTON FRANCES L	no	5818.61	0.00%
0210120130	1411 ULIT AVE 78702	HUERTA RAYMOND	no	10784.67	0.00%
0214150101	3704 TOWER VIEW CT 78723	HUGHES LAND HOLDING TRUST	no	12885.66	0.00%
0212120619	2808 E 22 ST 78722	HUGHES-CROUCHER THOMAS HENRY & ANNAMARIE CELESTE CERVANTES	no	9898.63	0.00%
0210121108	2917 E 16 ST 78702	HUMANROV LLC	no	6864.52	0.00%
0210120125	1401 ULIT AVE AUSTIN 78702	HUSTACE JOHN	no	6341.29	0.00%
0212120411	1806 MIRIAM AVE AUSTIN 78702	HWANG YEO JONATHAN	no	5974.98	0.00%
0215131201	E 38 ST 78722	INTREPID EQUITY INVESTMENTS LLC	no	3460.71	0.00%
0212130910	3008 E 18 1/2 ST 78702	IVERSON SHANNON DUGAN	no	5573.89	0.00%
0210120124	2802 E 14 ST 78702	JACKSON ERNESTINE	yes	5138.09	0.13%
0214130630	3804 TOWER VIEW CT AUSTIN 78723	JACKSON JAMES CILE	no	1809.54	0.00%
0210120101	2720 E 12 ST 78702	JACKSON RAY SR	no	18755.16	0.00%
0212130710	2942 MOSS ST AUSTIN 78722	JAIMES LEONEL	yes	12849.48	0.31%
0212120212	2801 E 22 ST 78722	JAIN ALOKA	no	10041.94	0.00%
0212130417	2948 HIGGINS ST AUSTIN 78722	JAMES SARAH & NATHAN HESSLER	no	3101.48	0.00%
0210120135	2707 E 14 ST 78702	JENKINS JOHN	no	8409.69	0.00%
0214130103	3509 GRAYSON LN AUSTIN 78722	JENSEN DANE	no	10831.87	0.00%
0212130322	2925 E M L KING JR BLVD 78702	JOHNSON JOSEPHINE LIFE ESTATE	no	9870.28	0.00%
0212150218	2018 ENCINO CIR 78723	JONES NATHAN THOMAS & SHANNON NICOLE STOKES	no	192.08	0.00%
0212120402	1803 ULIT AVE AUSTIN 78702	JORDAN VERNON & JULIANA GILCHRIST	yes	3271.72	0.08%
0210120603	1705 ULIT AVE 78702	JOVER JAVIER A	no	4064.28	0.00%

0212120620	2806 E 22 ST 78722	KALAI DEENA	yes	9956.88	0.24%
0212130128	2925 HIGGINS ST AUSTIN 78722	KALIFA TAMIR B & BRUCE E	no	10833.72	0.00%
0214120711	3311 MERRIE LYNN AVE 78722	KAPASI MUSHTAQ	no	4719.59	0.00%
0210120120	2705 E 14 ST 78702	KARIMIFAR MOHAMAD	yes	7445.99	0.18%
0214130632	3800 TOWER VIEW CT AUSTIN 78723	KARJOYGHANI NADER & FARIBA KARJOOY	no	14563.40	0.00%
0214120313	3503 VINELAND DR AUSTIN 78722	KATZ EDWARD PHILIP & COURTNEY	no	7465.12	0.00%
0212130102	2214 ROUNDTREE DR AUSTIN 78722	KENNEDY LAURA & NATHAN L	yes	8705.36	0.21%
0214130106	3504 BANTON RD 78722	KNETEN PATRICIA & WALTER J	no	8509.67	0.00%
0210124402, 0210124403	1707 ULIT AVE, 1707 ULIT AVE	KOBILJAK JONATHAN DANIEL & NIKKI MARTIN KOBILJAK, HE SARA & LEE YARBROUGH	no	4129.23	0.00%
0212130810	3014 E 18 ST 78702	KOKINDA INGRID E	no	1.48	0.00%
0212120116	1814 A ULIT AVE 78702	KOLT GAVIN MATTHEW	no	6573.31	0.00%
0212130611	2947 MOSS ST 78722	KONVALINKA WILLIAM L & ALMA V CONTRERAS KONVALINKA	no	7661.57	0.00%
0210120145	2811 E 14 ST 78702	KORETOFF JOHN & AMELIA HERRING	no	5602.63	0.00%
0210120127	1405 ULIT AVE AUSTIN 78702	KOSAR KELLEY MARIE	no	7530.89	0.00%
0212150224	2006 ENCINO CIR 78723	KOSHY MELISSA	yes	8438.12	0.21%
0212130118	2102 ROUNDTREE DR 78722	KOSKAN LEVI H & ALEXANDRA	no	7586.61	0.00%
0210120106	1209 WALNUT AVE 78702	KRAEMER KATHLEEN A & DAVID F PITRE	no	1217.30	0.00%
0210120505	1611 ULIT AVE 78702	KRAMER DAVID & JULIANA	no	5276.49	0.00%
0212120206	2711 E 22 ST 78722	LAMOTTE GINA	no	8322.81	0.00%
0214130622	3801 TOWER VIEW CT 78723	LANDRETH GREG & LAURA T SPAGNOLO MECLLE	no	713.47	0.00%
0210120610	1704 MIRIAM AVE AUSTIN 78702	LEARE BOBBIE JEAN	no	6436.45	0.00%
0210123202, 0210123203	1406 ULIT AVE A, 1406 ULIT AVE B	LEE MICHAEL, LEDWOSINSKA ELZBIETA A & MARK ORCHARD-WEBB	no	2864.09	0.00%
0214121602, 0214121603	3303 MERRIE LYNN AVE 1, 3303 MERRIE LYNN AVE 2	LEE SANG EUN & TAE PARK, HELBIG MATTHEW ROBERT	no	4179.66	0.00%
0210120158	2706 E 12 ST 78702	LEIVA CELENE ANDREE	no	4461.53	0.00%
0212131032	2021 AIRPORT BLVD 78722	LIFE STORAGE LP	no	33564.53	0.00%
0212120207	2713 E 22 ST 78722	LIT MARK A & JOYCE	yes	9494.49	0.23%
0212130914	3000 E 18 1/2 ST 78702	LORD TERESA SUZANNE	yes	6099.89	0.15%
0212120417	1811 ULIT AVE AUSTIN 78702	LUCERO ESTELLA	no	7130.13	0.00%
0214120336	3504 BASFORD RD AUSTIN 78722	LUNA JESSE A	no	14496.31	0.00%
0212120401	1801 ULIT AVE 78702	LYNDEN COMMUNITIES L LC	yes	5473.29	0.13%
0210121602, 0210121603	1211 WALNUT AVE A, 1211 WALNUT AVE B	LYNN RICHARD, MCKEE KRISTIN	no	1683.73	0.00%
0214120337	3502 BASFORD RD AUSTIN 78722	LYONS KORY & CARA LEANNE	no	12017.33	0.00%
0210120157	2708 E 12 ST 78702	MAHMOUD SADDIK	no	4741.47	0.00%
0214130111	3404 BANTON RD 78722	MANULIK MATTHEW C & MARTHA M	no	8332.75	0.00%
0212130906	1811 MC KINLEY AVE 78702	MARKET WHITNEY & SHAWN KLEN	no	9157.24	0.00%
0210120512	1605 ULIT AVE 78702	MARR CAITLIN ELIZABETH	no	7769.56	0.00%
0212132102, 0212132103, 0212132104, 0212132105	E M L KING JR BLVD 1, E M L KING JR BLVD 2, E M L KING JR BLVD 3, E M L KING JR BLVD 4	MARSH AMBERLEE D & BENNETT, MAILAND SAMUEL & AMANDA A ADKINS, HERNANDEZ SILVIA M, BEDI DEEPAK G & RANJANA BEDI REVOCABLE TRUST	no	14047.80	0.00%
0212130902	1803 MC KINLEY AVE 78702	MARTINE LESLIE ANN	no	7030.41	0.00%
0210120501	1601 ULIT AVE AUSTIN 78702	MARTINEZ CLAUDIA H	no	11985.93	0.00%
0212130702	2205 ROUNDTREE DR 78722	MARTINEZ JANAI	no	6916.63	0.00%
0210121802, 0210121803	2707 E 13 ST, 2709 E 13 ST BLDG 1	MAS CATHERINE & ESTEBAN CRUZ, MCKAIG SCOTT & PELIN CUNNINGHAM-ERDOGDU	no	10240.53	0.00%
0214121302, 0214121303	3204 MERRIE LYNN AVE A, 3204 MERRIE LYNN AVE B	MCCRARY NICOLAI & BRIAN MCCRARY, BONELLI GEORGE J & ERIN E MOLLOY	no	9358.89	0.00%
0212130209	2923 E M L KING JR BLVD 78702	MCKEE ROBERT	no	11704.30	0.00%
0212120904	1810 CLIFFORD AVE 78702	MCNEECE THELMA WATSON ETAL	no	8888.23	0.00%
0210120161	WALNUT AVE 78702	MCQUARY MELANIE	no	9.79	0.00%
0214130631	3802 TOWER VIEW CT 78723	MECLLE LAURA SPAGNOLO & GREG W LANDRETH	no	8851.92	0.00%
0212120413	1800 MIRIAM AVE AUSTIN 78702	MEGLESS BRIAN STEVEN & MICHELLE ANNE HARPER	yes	9372.98	0.23%
0212130701	2203 ROUNDTREE DR AUSTIN 78722	MELANCON KRISTIN W & JOSEPH D DURANTINI	no	11452.84	0.00%
0210120144	2807 E 14 ST 78702	MELLON PHILLIP & SARAH	no	5228.02	0.00%
0212121702, 0212121703	1812 ULIT AVE A, 1812 ULIT AVE B	MILLER ALEXIS, MILLER ALEXIS D	no	2358.22	0.00%
0214131102, 0214131103	3505 BANTON RD A, 3505 BANTON RD B	MITCHELL EARL J IV & ROBIN G TODD, ADVANI ARVIND KISHOR	no	9602.45	0.00%
0210120126	1403 ULIT AVE AUSTIN 78702	MITCHELL KATHLEEN	no	7442.05	0.00%
0214120731	3304 RANDOLPH RD 78722	MITTER MATTHEW	yes	7649.33	0.19%
0210120113	2704 E 13 ST 78702	MOBECK INVESTMENTS LLC	no	11612.13	0.00%
0214130216	3501 BANTON RD AUSTIN 78722	MOLLOY ELISSA ANNE	no	9190.96	0.00%
0212130401	2001 ROUNDTREE DR 78722	MONCIVAIS ANTOLIN C JR & MARIA	no	6235.71	0.00%
0214120706	3301 MERRIE LYNN AVE 78722	MOORE CORNELIUS FREDRICK III	no	4375.21	0.00%
0210120507	1610 MIRIAM AVE 78702	MORALES GERARDO T	yes	6810.80	0.17%
0212130113	2112 ROUNDTREE DR 78722	MORRIS SAMUEL	yes	7455.18	0.18%
0210122902, 0210122903	1612 MIRIAM AVE A, 1612 MIRIAM AVE B	MORRISON DREW TERRIS, LEVIHN-COON ANDREW P	no	9845.64	0.00%
0214120710	3309 MERRIE LYNN AVE 78722	MOSIER JEREMY BLAIR	yes	4466.14	0.11%
0210121104	2909 E 16 ST AUSTIN 78702	MOSLEY JAMES	no	15993.26	0.00%
0212130421	2940 HIGGINS ST AUSTIN 78722	MUELLER KAI U & LILLIAN E MUELLER	yes	2934.84	0.07%
0212131111	2201 AIRPORT BLVD 78722	MUELLER VILLAGE LLC	no	71273.04	0.00%
0214130618	3703 TOWER VIEW CT AUSTIN 78723	NACE RICHARD & JORDAN SMITH	no	4476.72	0.00%
0210120510	1602 MIRIAM AVE AUSTIN 78702	NAQVI SYED M	no	6775.14	0.00%
0212130609	2943 MOSS ST 78722	NEGLEY JESSICA	yes	2865.04	0.07%
0214130220	3509 BANTON RD AUSTIN 78722	NEWSOM MARIANNE	no	1434.55	0.00%
0212121502, 0212121503, 0212121504, 0212121505	1805 ULIT AVE A, 1805 ULIT AVE B, 1807 ULIT AVE A, 1807 ULIT AVE B	NGUYEN ANDREW & HUONG LE, CHOW FAMILY TRUST, WESTBROOK JESS LITT IV, MAGNER JOHN & PAIGE HOLLIDAY	no	7065.41	0.00%
0212130133	2935 HIGGINS ST 78722	NIYOGI NIVEDITA & ANUP KHANDALWAL	no	7136.24	0.00%
0212130412	2949 ECKERT ST 78722	NUNEZ NICK E & MIREYA NUNEZ	no	4469.00	0.00%
0214130108	3500 BANTON RD AUSTIN 78722	OGLESBY PAUL CLARENCE	yes	8307.66	0.20%
0212130705	2211 ROUNDTREE DR 78722	ONEIL TOBY JAMES	no	7138.54	0.00%
0214120724	3308 RANDOLPH RD 78722	OPSVIG RAMINATH TRUST	no	7829.86	0.00%
0212130136	2941 HIGGINS ST AUSTIN 78722	OSBORN JESSICA & CHRISTOPHER	yes	7154.97	0.17%
0210122202, 0210122203	2706 E 13 ST A, 2706 E 13 ST B	OTERO KEITH A, SEIDENBERG LIVING TRUST	no	11244.46	0.00%
0214120314	3505 VINELAND DR AUSTIN 78722	OWENS BRIDGET	no	5422.57	0.00%
0214120703	3205 MERRIE LYNN AVE AUSTIN 78722	PACKER ADAM & BOILAM TRINH	no	9389.46	0.00%
0212130137	2943 HIGGINS ST AUSTIN 78722	PALMA RAMIRO	no	7284.15	0.00%
0212130214	1806 SANCHEZ ST AUSTIN 78702	PANIAGUA RAFAEL	no	6273.70	0.00%

0214120716	3400 CLARKSON AVE AUSTIN 78722	PARMENTER JULIA & JANET BERNSON	yes	10767.76	0.26%
0212150219	2016 ENCINO CIR 78723	PARRA EDNA EDITH & LANCE BRENTON	no	7720.26	0.00%
0212121902, 0212121903, 0212121904, 0212121905	2205 CURTIS AVE 1, 2205 CURTIS AVE 2, CURTIS AVE 1, CURTIS AVE 2	PATTIS MARK & SARAH HORVITZ, BIRD MARY, BOYLE BRENDAN & MICHELLE, HAMMOND DEREK	no	16205.44	0.00%
0212130115	2108 ROUNTREE DR 78722	PAYTON MILES HORDER	no	7405.92	0.00%
0212120406	1809 ULIT AVE 78702	PEACEFUL ST JAMES CHURCH	no	10921.85	0.00%
0214120315	3507 VINELAND DR 78722	PERLINGER JOEL MICHAEL & EMMA	no	9.93	0.00%
0210122002, 0210122003, 0210122004, 0210122005	2709 E 13 ST C, 2709 E 13 ST D, 2709 E 13 ST E, 2709 E 13 ST F	PITA PAUL J, ANGER ERIC & KATHLEEN KALK, PALMER BROOKS & JASON CARR, RAZIAN AFRAND	no	14216.35	0.00%
0210120807	1612 CLIFFORD AVE 78702	PITTMAN AARON & AMY K PITTMAN	no	10944.02	0.00%
0212130418	2946 HIGGINS ST AUSTIN 78722	PLUNKARD JAMES M & KATHERINE	no	2971.32	0.00%
0210120804	1704 CLIFFORD AVE AUSTIN 78702	PORTER CAROLINE E & RANDALL WAY	no	11906.02	0.00%
0212130419	2944 HIGGINS ST AUSTIN 78722	POWELL ANNA LEE	no	3049.71	0.00%
0212130904	1807 MC KINLEY AVE 78702	PRION PROPERTIES LLC-SERIES H	no	6042.78	0.00%
0210120805	1702 CLIFFORD AVE AUSTIN 78702	PUDHORODSKY KATHERINE & CORY	yes	8237.26	0.20%
0212130114	2110 ROUNTREE DR 78722	PURSER BRIANA & JAMES OSWALD	yes	7509.72	0.18%
0212151302, 0212151303	2007 ENCINO CIR A, 2007 ENCINO CIR B	RADELAT JOHN & LISA A FISHER, CRAWFORD MATTHEW & LAUREN TAYLOR	no	9272.42	0.00%
0212131902, 0212131903	3011 E M L KING JR BLVD 1, 3011 E M L KING JR BLVD 2	RAHMANIFAR BORZUYEH & MINOD RAHMA NIFAR, PEREZ JUAN ANTONIO VAZQUEZ & MARIA B ELEN OLIVIERI	no	7201.59	0.00%
0212130415	2952 HIGGINS ST AUSTIN 78722	RAJPUT LAND HOLDINGS LLC SERIES 8	no	6870.11	0.00%
0212130315	1809 SANCHEZ ST 78702	RAMIREZ JUAN JOSE & MARIA DEL	no	3183.80	0.00%
0212130110	2118 ROUNTREE DR AUSTIN 78722	RAY ELLEN	no	8072.23	0.00%
0212120240	2100 ALEXANDER AVE AUSTIN 78722	REDEEMER PRESBYTERIAN CHURCH	no	5875.59	0.00%
0212120238	2104 ALEXANDER AVE 78722	REDEEMER PRESBYTERIAN CHURCH	no	5872.75	0.00%
0212130112	2114 ROUNTREE DR 78722	REILING CORRY	no	7702.72	0.00%
0210120149	2705 E 13 ST 78702	REIS ARIANE ALEXIS & MARK ALAN CORCORAN	yes	8532.99	0.21%
0212120618	2810 E 22 ST 78722	RESENDEZ JAVIER T & NATALIE RODRIGUEZ	yes	10028.84	0.24%
0210120606	1711 ULIT AVE 78702	REVERE PAUL	no	5373.92	0.00%
0212120414	1814 MIRIAM AVE AUSTIN 78702	RHAMBO EDNA	yes	10530.29	0.26%
0212120408	1812 MIRIAM AVE 78702	RHAMBO EDNA REVOCABLE TRUST	yes	5963.59	0.15%
0212130901	1801 MC KINLEY AVE 78702	RIOS DAVID C	no	13165.59	0.00%
0214120604	3207 LARRY LN 78722	RIVERA GREGORY MARCOS & JOANMARIE HOFFMASTER RIVERA	no	407.95	0.00%
0212130715	2932 MOSS ST 78722	ROBBINS GRETCHEN	no	7592.15	0.00%
0212120626	2209 CURTIS AVE 78722	ROBERT A SANTANGELO	no	8733.56	0.00%
0210120513	1607 ULIT AVE AUSTIN 78702	ROBINSON ERCLE	no	4809.40	0.00%
0210120309	1602 ULIT AVE 78702	ROCK 401K TRUST	yes	1891.85	0.05%
0212130905	1809 MC KINLEY AVE 78702	RODELA JOE A	no	9582.05	0.00%
0212130129	2927 HIGGINS ST AUSTIN 78722	RODIL JUNE-ANN ESCOBAR	no	8072.29	0.00%
0212120617	2812 E 22 ST 78722	RODRIGUEZ GUSTAVO & NATALIE	yes	10036.17	0.24%
0212120218	2815 E 22 ST 78722	RODRIGUEZ NATALIE R & GUSTAVO	yes	10012.42	0.24%
0212131402, 0212131403	2935 E M L KING JR BLVD A, 2935 E M L KING JR BLVD B	ROSE DUSTEN & KATHERYN MERKEL, ESPENSHADE STEVEN	no	8250.98	0.00%
0213110320	2710 MANOR RD 78722	ROSS RAYMOND LEWIS	no	3423.15	0.00%
0210120159	E 12 ST 78702	ROULEAU RENEE	no	102.26	0.00%
0212130120	2008 ROUNTREE DR 78722	ROUNTREE RENTALS LLC	no	7283.28	0.00%
0214130105	3506 BANTON RD AUSTIN 78722	RUBLE THOMAS	no	16070.90	0.00%
0212130141	2951 HIGGINS ST AUSTIN 78722	RUFFIN HELEN E LIFE ESTATE	yes	9046.24	0.22%
0214130107	3502 BANTON RD AUSTIN 78722	RUTLAND KELLY & DAVID MOORE	no	8307.12	0.00%
0212130915	3001 E M L KING JR BLVD 78702	SACKETT MAISIS ELIZABETH & RYAN M	no	7696.69	0.00%
0214130219	3507 BANTON RD 78722	SALAZAR ROSEMARY C & JOHN D SA	no	8053.82	0.00%
0210121106	14103 E 16 ST 78702	SALEH AKRAM A & KARIM A	no	7103.59	0.00%
0212131035	2001 AIRPORT BLVD AUSTIN 78722	SANCHEZ MARIANO	no	28410.45	0.00%
0212130608	2941 MOSS ST AUSTIN 78722	SAVERCOOL MICHAEL W	yes	2979.79	0.07%
0214130102	3507 GRAYSON LN AUSTIN 78722	SAXON ROBERT MCCAIN	yes	17925.76	0.44%
0212130916	3003 E M L KING JR BLVD 78702	SCHAEFFER ADAM	no	5118.31	0.00%
0214121402, 0214121403	3201 LARRY LN LN A, 3201 LARRY LN LN B	SCHONEMANN RAOUL, CONLON MICHAEL ROBERT	no	15898.56	0.00%
0210120146	2815 E 14 ST 78702	SCHOONOVER MICHELLE LEA	no	4836.97	0.00%
0212130222	1803 CLIFFORD AVE 78702	SCHWARTZ HAYLIE RUDY & JEFFREY RUDY SCHWARTZ	no	5787.68	0.00%
0212131702, 0212131703	2003 ROUNTREE DR 1, 2003 ROUNTREE DR 2	SERRA AMBER & MARTIN SHIRLEY SERRA, PRZADA JACOB	no	3093.64	0.00%
0214130211	3401 BANTON RD 78722	SEVEN SQUIRRELS LLC	no	10114.73	0.00%
0210123502, 0210123503	1610 CLIFFORD AVE A, 1610 CLIFFORD AVE B	SHAPIRO SAMANTHA C, SU VARADARAJAN REVOCABLE LIVING TRUST	no	10502.87	0.00%
0214120720	3402 RANDOLPH RD AUSTIN 78722	SHRODE JARED & EMILY FORSYTHE	no	6960.25	0.00%
0212120220	2819 E 22 ST 78722	SHUDLUCK JOHANN & REYMON FORTEA	yes	12476.91	0.30%
0212130908	3012 E 18 1/2 ST 78702	SIMS ETHEL B	no	10236.00	0.00%
0212130215	1804 SANCHEZ ST 78702	SIROIS ANN M & JOHN M HOFSTETTER	no	6163.57	0.00%
0212130913	3002 E 18 1/2 ST 78702	SLEGEIR MICHAEL H	no	3879.84	0.00%
0212121602, 0212121603	2804 E 22 ST A, 2804 E 22 ST B	SLUHAN ANNE, GEYER RICHARD ADAM III	no	9988.21	0.00%
0212150105	1805 AIRPORT BLVD AUSTIN 78702	SLUSSER TERRENCE E	no	35365.26	0.00%
0212130306	2931 E M L KING JR BLVD 78702	SMITH AUSTIN & ALEXANDRA MILNE	no	8243.15	0.00%
0212130809	3016 E 18 ST 78702	SOLOMON BERTHA MEI	no	9441.63	0.00%
0210121109	2919 E 16 ST 78702	SOOD PRIYANKA	no	6446.86	0.00%
0105000103		SOUTHERN PACIFIC TRANSPORTATION	no	24759.06	0.00%
0210120601	2800 E 17 ST 78702	SPEARS CHARLES EUGENE ETAL	no	6035.85	0.00%
0210120602	1703 ULIT AVE 78702	SPEARS-CORBETT BARBARA L & DONALD SPEARS & RAHN A HINES	yes	4010.49	0.10%
0210141010	1706 MC KINLEY AVE 78702	STANLEY ADAM L LIVING TRUST	yes	2407.56	0.06%
0214120722	3312 RANDOLPH RD AUSTIN 78722	STEFANIK MIKE	no	7861.32	0.00%
0214120712	3313 MERRIE LYNN AVE 78722	STEINER MICHELLE BENAÏM & LOPE JOSE GUTIERREZ RUIZ	no	4557.97	0.00%
0212131802, 0212131803	1813 MC KINLEY AVE 1, 1813 MC KINLEY AVE 2	STEPHENS MATTHEW LARN, LEIGHTON KYLE RONALD	no	9405.75	0.00%
0210124002, 0210124003	2921 E 16 ST 1, 2921 E 16 ST 2	SULLIVAN BENJAMIN, KROLL KATHERINE ELIZABETH	no	5134.51	0.00%
0214120723	3310 RANDOLPH RD AUSTIN 78722	SUTTON BERNICE	no	7161.55	0.00%
0214120334	3508 BASFORD RD 78722	SWANN TERESA M & SHERYL L SIMP	yes	9767.95	0.24%
0214120338	3500 BASFORD RD AUSTIN 78722	SWIFT ANDREW & GLORIA E SO	yes	12222.25	0.30%
0210120611	1702 MIRIAM AVE AUSTIN 78702	TANNER ANNELEISE	yes	4233.36	0.10%
0212120613	2820 E 22 ST 78722	TEJERO BARBARA RUIZ	no	11063.92	0.00%

0212150227	2000 ENCINO CIR 78723	TONCHE MARTIN MORALES & MARTHA	yes	386.43	0.01%
0214120339	3501 GRAYSON LN 78722	TRAN DUNG VU & KIET TO	no	12052.67	0.00%
0214130215	3409 BANTON RD 78722	TRIBE DEVELOPMENTS LLC	no	9175.09	0.00%
0210120817	1608 CLIFFORD AVE 78702	TROLLAN MARGARET PAIGE & DAVIS HAYS MCEACHERN	yes	11756.17	0.29%
0212130806	3011 E 18 1/2 ST 78702	TURNER MARK C	no	374.20	0.00%
0210122602, 0210122603	1311 WALNUT AVE A, 1311 WALNUT AVE B	UPTON THOMAS & LAUREN JARVIS, WHITED ANDREW	no	62.30	0.00%
0214120923	3501 BASFORD RD AUSTIN 78722	VALDEZ VICKY	no	1744.55	0.00%
0212130716	2930 MOSS ST AUSTIN 78722	VALLE DANIELA	yes	10315.15	0.25%
0214120730	3403 MERRIE LYNN AVE AUSTIN 78722	VAN HOY ELIZABETH PAGE	yes	7185.28	0.18%
0210120116	1305 WALNUT AVE 78702	VASUKI EQUITIES LLC	no	839.16	0.00%
0210120511	1600 MIRIAM AVE AUSTIN 78702	VERASTEGUI MARY HELEN	no	6829.76	0.00%
0212150226	2002 ENCINO CIR 78723	YU BAO N	yes	6820.29	0.17%
0212130712	2938 MOSS ST AUSTIN 78722	WALDEN SAMUEL & OLIVIA WOLFF	yes	7024.19	0.17%
0210120147	2819 E 14 ST 78702	WALORSKI KEVIN & ELIZABETH KIM	no	4421.44	0.00%
0210122402, 0210122403	1608 MIRIAM AVE A, 1608 MIRIAM AVE B	WANG MELINDA M & WILLIAM R BRAUER, BOLLINGER JOHN	no	6889.68	0.00%
0212130132	2933 HIGGINS ST AUSTIN 78722	WARNER SARA	no	7889.40	0.00%
0210120810	2920 E 16 ST 78702	WASHINGTON WOODROW W	no	22617.59	0.00%
0210120128	1407 ULIT AVE 78702	WATERLOO PROSPECTS LLC	no	7475.60	0.00%
0214130212	3403 BANTON RD 78722	WEAVER DIANE C & ROGER	no	8521.34	0.00%
0212130134	2937 HIGGINS ST AUSTIN 78722	WEST WILL OWEN & EMILY	yes	7247.19	0.18%
0212120410	1808 MIRIAM AVE	WHITE BRAD & NICHOLE GONZALES	no	5980.56	0.00%
0212120409	1810 MIRIAM AVE AUSTIN 78702	WHITE BRADLEY	no	5956.66	0.00%
0212120216	2811 E 22 ST 78722	WHITE ELIZABETH D TAYLOR	yes	10285.03	0.25%
0212151010	2005 ENCINO CIR AUSTIN 78723	WILBORN ALEXANDER	no	3304.31	0.00%
0212120415	1802 MIRIAM AVE AUSTIN 78702	WILBY MATTHEW	no	5982.99	0.00%
0214131002, 0214131003	3407 BANTON RD A, 3407 BANTON RD B	WILLIAMS JAMES FORRESTER, JONES PETER SCHUYLER & ERIN SANDRA DAVIS	no	8819.78	0.00%
0212130139	2947 HIGGINS ST AUSTIN 78722	WILLIAMSON JACOB	yes	8047.73	0.20%
0210120310	1600 ULIT AVE AUSTIN 78702	WIMMER MARK A & DIANA H WANG	yes	3673.73	0.09%
0212130503	2105 ROUNTREE DR AUSTIN 78722	WYATT JONETH R	no	5982.89	0.00%
0212130125	2928 HIGGINS ST AUSTIN 78722	YOKOVAMA ERIKO	no	8989.31	0.00%
0214120717	3408 RANDOLPH RD 78722	YU KAY-KEUNG	no	7736.39	0.00%
0214120602	3203 LARRY LN AUSTIN 78722	ZACHARY WILLIAM J & ALISSA J JONES	no	8474.39	0.00%
0212120221	2821 E 22 ST 78722	ZELADE RICHARD E & DIANA I	no	13218.40	0.00%
Total			105	4043571.78	16.90%

PETITION

Date: March 27th 2025

File Number: C14-2024-0107

Address of Rezoning Request: 2967 Manor Rd.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MLK TOD-NP (Transit-Oriented Development Neighborhood Plan).

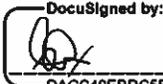
We are asking City Council to consider the following issues before approving this zoning change:

- **DB90 carve-out is unprecedented:** TODs were established to promote high-density, affordable housing near public transit. Crucially, these plans were established with significant community input. A carve-out undermines that democratic process in favor of one specific development. A DB90 carve-out within a TOD has never been done before.
- **Safety & traffic:** The purpose of the TOD is to promote public transit and housing density, which by extension promotes walkability. Pedestrian infrastructure at the Airport Blvd. and Manor Rd. intersection is severely lacking. If we intensify development at this intersection, we risk promoting *more* driving because of safety concerns associated with crossing the intersection as a pedestrian. This is directly counter to the purpose of the TOD.
- **Stormwater & flooding:** The drainage infrastructure on the parcel in question and the associated downstream drainage system is currently overwhelmed. This causes localized flooding at the corner of Rountree Dr. and Moss St. and poses a serious threat to the adjacent properties. Austin's Watershed Protection Department has indicated that funds are available to help resolve these types of issues, but there is presently no mitigation plan in place to address the neighborhood's concerns.

- **Creation of a "Small Area Plan" at Manor Rd. and Airport Blvd. intersection:** This intersection is the crossroads between the Mueller district and the quickly developing Manor district. The City of Austin owns three "right of way" lots at this intersection with no current development plans. A Small Area Plan will establish how to best improve this intersection, incorporate housing, mitigate flooding, and further promote walkability, safety, and public transit.

We therefore **request a delay in the DB90 zoning change** until further planning in key areas, such as pedestrian safety and stormwater management. We believe this can be achieved through a **Small Area Plan for the Manor Rd. and Airport Blvd. intersection.**

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
 DACC40EBDC5F48E...	LAURA COX	1710 Clifford Ave ATX 78741

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Signature

Printed Name

Address



Gretchen Robbins

2932 Moss St 78722

Zoning Petition (1).pdf Done

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Signature Printed Name Address

Melissa C Richards Melisse C Richards
2004 Rowntree Dr. Austin, TX 78722

John Gus Bambas JOHN GUS BAMBAS
2004 ROWNTREE DR, AUSTIN TX 78722

~~*John Constantine Bambas*~~ *JB*
John Constantine Bambas
JB
2004 Rowntree Dr. Austin TX, 78722

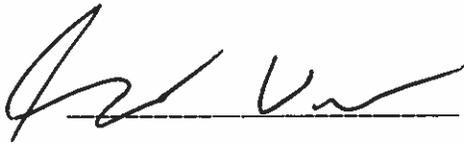
Signature Printed Name Address

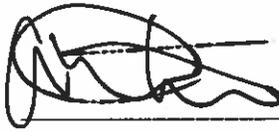
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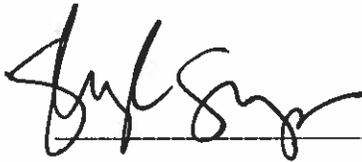
Printed Name

Address

 Jennie Woodard 2941 Moss St 78722

 Samuel Walden 2958 Moss St. 78721

 Olivia Wolff 2938 Moss St. 78722

 Sheryl Simpson 3508 Bastford Rd 78722

Martin Morales Martin Morales 200 Encino Cir
GERARDO MORALES

Gerardo Morales 1610 Miriam Ave

Bao Vu Bao Vu 2002 Encino Cir.

 Melissa Kirby 2006 Encino Cir

Signature

Printed Name

Address

Marisa Keesey

6500 Champion Grandview
Way Austin
TX 78750

Collin Christiansen

3202 Merrick Lynn Ave B



DJ Erfurth

3702 Merrick Lynn

Matt Dietrichson

3305

Merrick
Lynn

Natali Rodriguez

2810 E. 22nd St.

~~Natali Rodriguez~~
Gustavo Rodriguez

2815 E. 22nd St.

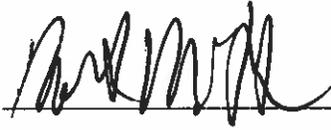
~~Gustavo Rodriguez~~
(Natali Rodriguez)

2812 E. 22nd St.

Signature

Printed Name

Address



Matt Mitter

3304 Randolph Rd.



Janet Benson

3400 Clarkson Ave.



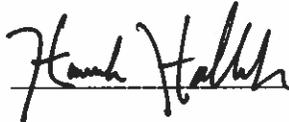
Jonathan Hallmark

1805 E. 19th Sanchez St



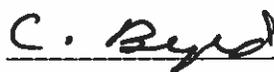
Elizabeth Page Voultey

3403 Merric Lynn Ave.



Hannah Hallmark

1805 Sanchez St.



Cornelius Byrd

1811 Sanchez St.

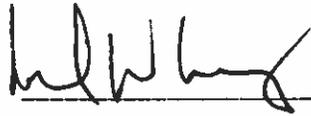
Signature

Printed Name

Address



Jeremy Mosier 3309 MERLE LYNN



Michael W Sauerbros 2941 MOSS ST



Carlos Compton 2000 COUNTRY DR.



Kai Mueller 2940 Higgins St ⁷⁸⁷²²



Lyz Mueller 2940 Higgins St ⁷⁸⁷²²



2939 Eckert St 78727



Helen Ruffin 2951 HIGGINS ST 78722



2947 Eckert St

Signature: 512.477.9369 Willis Hunt
512.478.3451 willis
Printed Name: SEAN GARRISON -1601 Miriam
Ph. 512.300.7270
Address: 1810 Miriam back unit
Brad

ADAM SINLEY

1706 MCKINLEY AVE
AUSTIN, TX 78702

Paul Wewers

1602 U.I.T AVE.
AUSTIN TX 78702

BLAINE COOPER

1801 U.I.T AVE
ATX 78702

Manisha
Ashish

MANISHA CHOUDHARY
Ashish CHOUDHARY

1813 ULIN AVE.
AUSTIN TX 78702
75

Jesse Westbrode

1807 U.I.T AVE
UNIT A
AUSTIN TX 78702

Daniel Hoornbeek
(send info to
dhoornbeek@gmail.com)

2823 E MLK Blvd Apt 235
Austin, TX 78702

Bruce Klappert

1707 Walnut
Ave Austin
78702

Edna O. Shambo
~~512~~ 512-297-2884

1814 Miriam Ave.

Edna O. Shambo 1812 Miriam Ave
512-297-2884

- **Creation of a "Small Area Plan" at Manor Rd. and Airport Blvd. intersection:** This intersection is the crossroads between the Mueller district and the quickly developing Manor district. The City of Austin owns three "right of way" lots at this intersection with no current development plans. A Small Area Plan will establish how to best improve this intersection, incorporate housing, mitigate flooding, and further promote walkability, safety, and public transit.

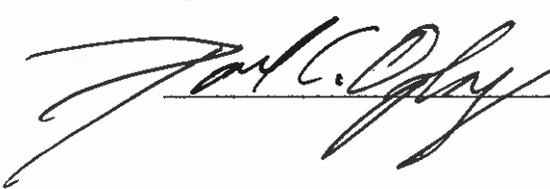
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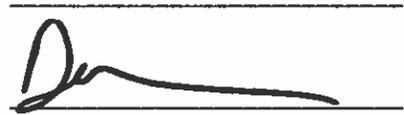
(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	Paul C. Oglesby	3500 Barton Rd.
---	-----------------	-----------------

	Deena Kalai	2806 E 22nd St
---	-------------	----------------

Signature

Printed Name

Address

BR

Brad Carleton

1808 Sander St.

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature Printed Name Address

g Coles Rick Colunga 2104 Rountree Dr

mikel Bennett MIKEL BENNETT 2101 ROUNTREE DRIVE

Jessica Gulley JESSICA GULLEY 2002 ROUNTREE DR

Dennis Henry Avery Dennis Henry Avery

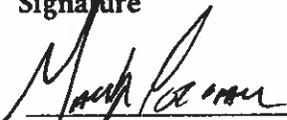
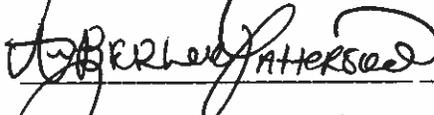
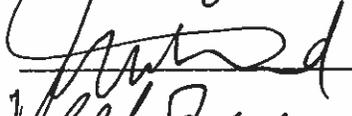
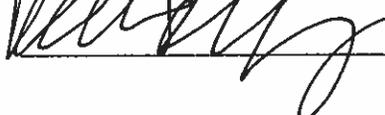
fienna Dobbelaere FIEN DOBBELAERE 2936 HIGGINS ST

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Jennifer ^{Gleason} - 512-648-7323

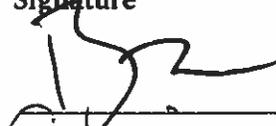
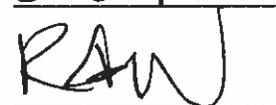
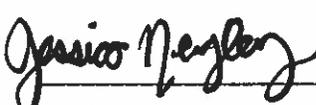
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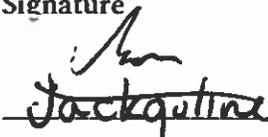
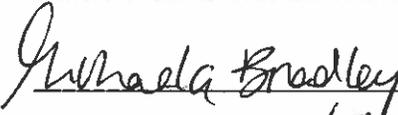
Signature	Printed Name	Address
	MARK CORCORAN	2705 E 13th St Austin, TX 78702
	Ariane Corcoran	2705 E 13th St Austin TX 78702
	AMBERLEE PATTERSON	2708 E 13th St. AUSTIN, TX 78702
	Muhammad	2705 E 14th St. Austin TX. 78702
	Katie Puchkorski	1702 Clifford Ave Austin 78702

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Signature	Printed Name	Address
	Brian Megless	1800 Maricopa Ave
	Elizabeth T White	2811 E. 22nd St Austin 78722
	Richard White	2811 E. 22nd St Austin
	Jessica Negley	2943 Moss Street Austin 78722
	Ruby Burton	2715 East 22nd Austin 78722

Signature	Printed Name	Address
	Jackaulina	1706 clifford
	Charlie	1706 clifford
	Hays	1608 clifford
	Margaret trolan	1608 Clifford
	Andrew Swift	3500 Basford Rd
	Gloria Su	3500 Basford Rd.
	Michaela Bradley	3505 Grayson Ln
	Ryan Bradley	3505 Grayson Ln
	Dianne Folkert	3700 Tower View
	Christopher Parker	3700 Tower View
	Jami Guerrero	3707 Tower View
	John Gille	2819 E 22nd St

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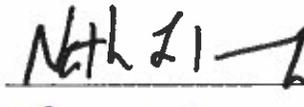
Signature Printed Name Address

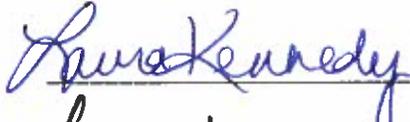
	Signature	Printed Name	Address
(owner)		SOPHIA MARES	2504 ENCLINA CIR 78723
(Trust)		Kameca Hill	204 ENCLINA CIR 78723
owner		Teresa Suzanne Lord	3000 E 18th 1/2 St. 78702
owner		GILLES DALRYMPLE	3004 E 18th 1/2, Austin, 78702
owner		Jess Osborn	2941 Higgins 78722
owner		WILLIAM DALBY	2218 ROUNTREE DR 78702
renter		Lorin Martin	2305 E. 22nd St 78722
	owner email - pitproperty@gmail.com		

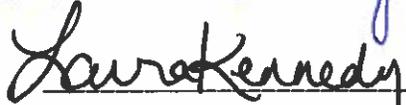
Signature

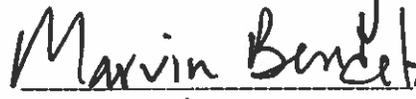
Printed Name

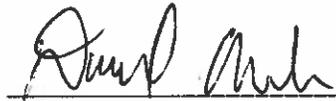
Address

 Nathan Kennedy 2214 Rountree
Austin TX 78722

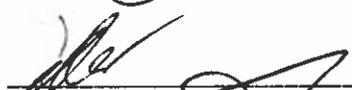
 Laura Kennedy 2214 Rountree Dr.
Austin, TX 78722

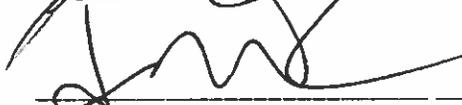
 Laura Kennedy 2214 Rountree Dr.
Austin, TX 78722

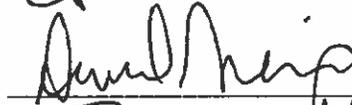
 Marvin Bendele Marvin Bendele 8931 Moss St
Austin, TX 78722

 Daniel Andrade 2212 Rountree Dr.
Austin, TX 78722

 Brittany David 3807 Merricklyn Ave
Austin TX 78722

 Jacob Williamson 2947 Higgins St
Austin TX 78722

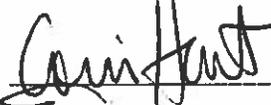
 Jane Oswald 2110 Rountree Dr
Austin TX 78722

 CAM MORRIS 2112 Rountree Dr
Austin TX 78722

 BRIANA PURSER 2110 ROUNTREE DR
AUSTIN, TX 78722

 AUBREY GEORGES 2934 HIGGINS ST
AUSTIN, TX 78722

 Debra Wynn 2934 HIGGINS ST
AUSTIN TX 78722

 Corrina Hart 2931 Higgins
Austin, TX 78722

 Emily West 2937 HIGGINS Austin, TX 78722

PETITION

Date: March 27th 2025

File Number: C14-2024-0107

Address of Rezoning Request: 2967 Manor Rd.

To: Austin City Council

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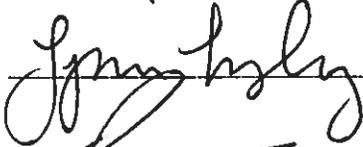
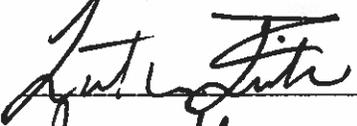
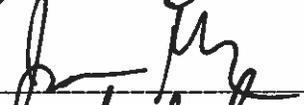
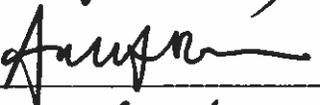
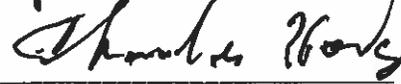
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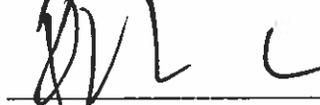
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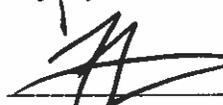
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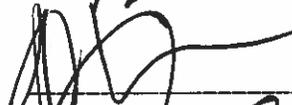
Signature	Printed Name	Address
	VINCENT CALZONE	2939 MOSS ST.
	LYNN MURPHY	2939 MOSS ST.
	DANIELA VALLE	2930 MOSS ST.
	L/S Liane Junc	2942 Moss st
	Latham Fink	2204 Rowntree
	Jani Martinez	2205 Rowntree Dr.
	Robert Saxon	3507 Grayson W
	Anna Abraham	3511 Grayson Lane
	Charles Hodge	3400 Barton Rd.

Signature Printed Name Address

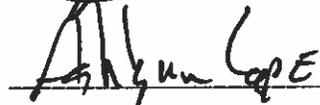
 KEVEN FREEMAN 2202 ALEXANDER

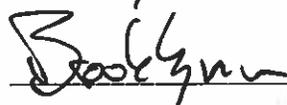
 RACHEL COHEN 2202 ALEXANDER

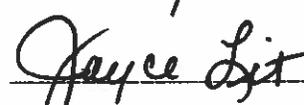
 KEVEN FREEMAN 2204 ALEXANDER

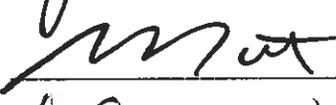
 RACHEL COHEN 2204 ALEXANDER

 Ashlyn Lape 2719 E. 22nd St.

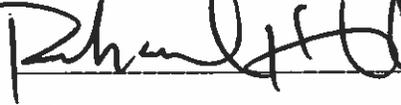
 Ashlyn Lape 2721 E. 22nd

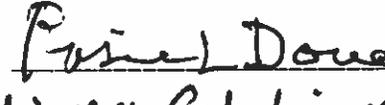
 Booklyn Lape 2717 E 22nd S

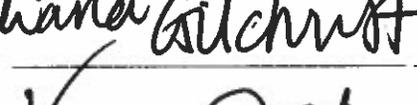
 Joyce Lit JOYCE LIT 2713 E 22nd St

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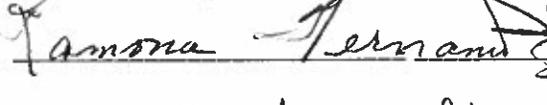
 Blenig Benson Blenig Benson 3712 Toland Ave

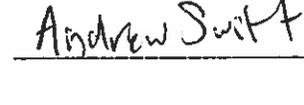
 Richard Holmes 2945 Higgins

 Rosie Lee Dove 2950 Higgins St

 Juliana Gilchrist 1803 Whit Ave

 Vernon Jordan 1803 Whit Ave

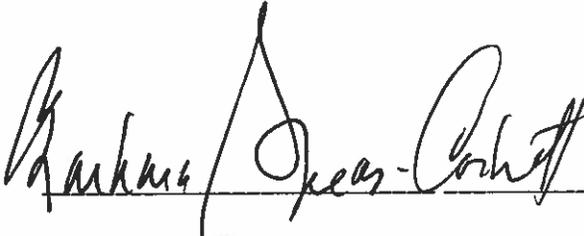
 Ramona Hernandez 3500 Grayson Rd

 Andrew Swift Gloria So 3500 Bestford Rd

Signature

Printed Name

Address


BARBARA SPEARS CORBETT
1703 ULIT Ave
Austin 78702

Donald K. Spears-
1403 ULIT Ave

Rahn Hines
Austin, Tx 78702

Date: March 27th 2025

Contact Name: Vincent Calzone

Phone Number: 203-258-5140

Taylor - 2412 124th st
979-229-8788

PETITION

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File Number: C14-2024-0107

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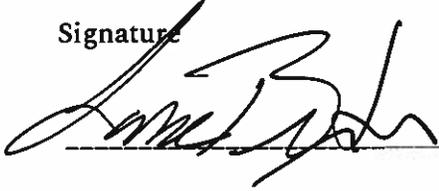
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

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Date: March 27th 2025

File Number: C14-2024-0107

Address of Rezoning Request: 2967 Manor Rd.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MLK TOD-NP (Transit-Oriented Development Neighborhood Plan).

We are asking City Council to consider the following issues before approving this zoning change:

- **DB90 carve-out is unprecedented:** TODs were established to promote high-density, affordable housing near public transit. Crucially, these plans were established with significant community input. A carve-out undermines that democratic process in favor of one specific development. A DB90 carve-out within a TOD has never been done before.
- **Safety & traffic:** The purpose of the TOD is to promote public transit and housing density, which by extension promotes walkability. Pedestrian infrastructure at the Airport Blvd. and Manor Rd. intersection is severely lacking. If we intensify development at this intersection, we risk promoting *more* driving because of safety concerns associated with crossing the intersection as a pedestrian. This is directly counter to the purpose of the TOD.
- **Stormwater & flooding:** The drainage infrastructure on the parcel in question and the associated downstream drainage system is currently overwhelmed. This causes localized flooding at the corner of Rountree Dr. and Moss St. and poses a serious threat to the adjacent properties. Austin's Watershed Protection Department has indicated that funds are available to help resolve these types of issues, but there is presently no mitigation plan in place to address the neighborhood's concerns.

