

ZONING CHANGE REVIEW SHEET

CASE: 2002 Manor Road Rezoning (C14-2024-0077) DISTRICT: 9

ADDRESS: 2002 Manor Road

ZONING FROM: CS-V-CO-NP TO: CS-V-DB90-CO-NP

SITE AREA: approximately 0.66 acres (approximately 28,750 square feet)

PROPERTY OWNER: Colonna Family Partnership

AGENT: Thrower Design, LLC (Ron Thrower)

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

STAFF RECOMMENDATION:

Staff recommends granting general commercial services-vertical mixed use building-density bonus 90-conditional overlay-neighborhood plan (CS-V-DB90-CO-NP) combining district zoning.

As established in [Ordinance No. 020801-92](#) the conditional overlay would prohibit drive-in service as an accessory to commercial uses.

The conditional overlay would conditionally allow these 19 uses:

- Automotive repair services
- Building maintenance services
- Business or trade school
- College and university facilities
- Communication service facilities
- Communications services
- Community recreation (private)
- Electronic prototype assembly
- Exterminating services
- Hotel-motel
- Indoor entertainment
- Indoor sports and recreation
- Laundry services
- Local utility services
- Off-site accessory parking
- Outdoor sports and recreation
- Pet services
- Plant nursery
- Veterinary services

The conditional overlay would prohibit these 22 uses:

- Agricultural sales and services
- Adult oriented businesses
- Automotive rentals
- Automotive sales
- Automotive washing (of any type)
- Building maintenance services
- Maintenance and service facilities
- Monument retail services
- Pawn shop services
- Service station
- Vehicle storage
- Campground
- Commercial blood plasma center
- Commercial off-street parking
- Construction sales and services
- Convenience storage
- Drop-off recycling collection facilities
- Employee recreation
- Equipment repair services
- Equipment sales
- Kennels
- Limited warehousing and distribution

For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 8, 2024: Neighborhood postponement request to November 12, 2024 granted.
November 12, 2024: Planning Commission approved staff recommendation on the consent agenda. [A. AZHAR; D. SKIDMORE - 2ND] (12-0) G. COX – ABSENT

CITY COUNCIL ACTION:

December 12, 2024: Case is scheduled to be heard by City Council.

ORDINANCE NUMBER:

N/A

ISSUES:

Rezoning:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted this new rezoning application to request the -DB90 combining district.

Site Plan:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted a rezoning application to request the -DB90 combining district.

CASE MANAGER COMMENTS:

The property in question is currently the Manor Road Plaza commercial shopping center, which contains the Hoovers Restaurant and Amy’s Ice Cream. A majority of the subject tract’s frontage, approximately 300 feet is along Manor Road, an ASMP level 3 corridor, an Imagine Austin Corridor with stops for the CapMetro Route 20 bus on the same block. This bus route has one of the highest daily ridership in the system. The applicant seeks to redevelop, include existing commercial/restaurant uses at the ground floor with residential and income restricted residential units above.

The applicant is requesting general commercial services – vertical mixed use - density bonus 90 (CS-V-DB90) combining district for a proposed development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (-DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels.

A development utilizing the “density bonus 90” incentives is permitted with a base CS district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the CS district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building

coverage. There are several methods of satisfying DB90 development affordability requirements. There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

BASIS OF RECOMMENDATION:

The proposed zoning should satisfy a real public need and not provide special privilege to the owner.

Granting this rezoning request would provide additional housing and income-restricted housing proximate to a variety of residential uses, and public transportation assets. The Manor Road corridor is undergoing a transition as it builds out between the University of Texas, Martin Luther King, Jr. Boulevard Transit Oriented Development (TOD), (which encompasses a portion of Manor Road to the east of the subject tract), and the 700-acre Mueller Development. Encouraging a mix of uses along this Imagine Austin corridor will result in, as Imagine Austin described, “allow[ing] people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.”

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

Both Council and Planning Commission have adopted policies and principles to increase development and uses along Imagine Austin Corridors and where major public transportation assets exist. Granting this rezoning is consistent with those policies and principles. This rezoning would result in the opportunity for residential units to co-existing above existing commercial uses as seen in so many other cities. This type of development is much more sustainable than what is seen on the parcel today with approximately 11,000 square feet of an approximately 29,000 square foot site paved parking lot.

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

The rezoning request before us promotes clearly-identified community goals articulated in Imagine Austin, the City’s adopted Comprehensive Plan. The opportunity to incentivize income-restricted affordable housing and allow the property to redevelop into a more walkable, transit supportive urban design is an opportunity that has not presented itself on this site in nearly 75 years and may not again for another 75 years.

The proposed zoning should be consistent with the purpose statement of the district sought.

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements

generally incompatible with residential environments Vertical mixed use building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. DB90 (DB90) combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-V-CO-NP	A one-story commercial strip center constructed in approximately 1951 of approximately 7,000 square feet and approximately 11,000 square feet of paved parking lot.
<i>North</i>	SF-3-NP	Two single family homes constructed in approximately 1948 and 1970.
<i>South</i>	CS-MU-V-NP and CS-CO-NP	4-story Eastgate Condominiums, constructed recently, Manor Express Convenience Store and Gas Station, constructed approximately 1957.
<i>East</i>	CS-1-MU-V-CO-NP and CS-MU-CO-NP	Retail property that was recently a Thunderbird Coffee Shop. It was rezoned recently in C14-2024-0130, and granted CS-1 zoning see <i>Area Case Histories</i> section below.
<i>West</i>	MF-3-NP	An approximately 21-unit 3 story apartment complex constructed in approximately 1972.

NEIGHBORHOOD PLANNING AREA: Upper Boggy Creek Neighborhood Planning Area

WATERSHED: Boggy Creek Watershed

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: A.I.S.D.

- Maplewood Elementary School
- Kealing Middle School
- McCallum High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Cherrywood Neighborhood Assn., Concordia Neighborhood Association, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Manor Road IBIZ District, Neighborhood Empowerment

Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Upper Boggy Creek Neighborhood Planning Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2024-0130 (2200 Manor CS-1)	The applicant is proposing to rezone approximately .018 acres from CS-MU-V-NP to CS-1-MU-V-NP.	01.23.2024: Planning Commission approved staff's recommendation of CS-1-MU-V-CO-NP (as amended) on consent by a vote of 11-0. Motion by Commissioner Anderson, 2nd by Commissioner Maxwell. Commissioner Connolly absent, and Commissioner Cox off the dais.	02.29.2024: Motion to grant CS-1-MU-V-CO-NP on Council Member Qadri's motion, Council Member Harper-Madison's second on a 11-0 vote.

RELATED CASES:

NPA-2024-0012.02 – Neighborhood FLUM Change from Commercial to Mixed Use.

ADDITIONAL STAFF COMMENTS:

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 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

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP 3. The site is subject to compatibility standards due to the proximity/adjacency of SF-3-NP zoning on the North side of the triggering property. *Reference 25-2-1051, 25-2-1053*

SP 4. Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet.
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet.
Reference 25-2-1061

SP 5. (not for sites zones NO, LO, or LR) A 25-foot (15-foot if site is less than 75 feet wide) compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer. *Reference 25-2-1062(B)*

SP 6. An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property. *Reference 25-2-1062*

SP 7. This tract is already developed, and the proposed zoning change is a footprint within the existing development.

SP 8. FYI This site is in the Rosewood Neighborhood Plan

DB90 Rezoning

SP 9. 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.

SP 10. Manor Road is the Principal Street for this site. Any buildings fronting this street will be required to have 75% of the ground floor as commercial uses.

SP 11. 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

Austin Transportation Department – Engineering Review

ATD 1. Zoning transportation analysis shall be performed at zoning where anticipated trips are anticipated to exceed 2,000 unadjusted trips to satisfy the LDC requirement for a TIA but does not diminish the authority to require a traffic impact analysis at site plan. LDC 25-6, TCM 10.5.0.

ATD 2. 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. **Transportation assessment/traffic impact analysis and transportation demand management plan shall** be required at the time of site plan if triggered per **LDC 25-6 and TCM 10.2.1.**

ATD 3. The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for MANOR RD. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for MANOR RD according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

ATD 4. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for FRENCH PL. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for FRENCH PL according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

ATD 5. The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for BREEZE TER. It is recommended that 29 feet of right-of-way from the existing

centerline should be dedicated for BREEZE TER according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
MANOR RD	Corridor Mobility - Level 3	80 feet	62 feet	34 feet	Existing 6 feet sidewalks	Bike Lane - Protected One-Way	Yes
FRENCH PL	Local Mobility - Level 1	58 feet	49 feet	27 feet	No	No	Yes
BREEZE TER	Local Mobility - Level 1	58 feet	49 feet	22 feet	Existing 6 feet sidewalks	No	Yes

TIA: A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the threshold established in the Land Development Code.

Austin Water Utility

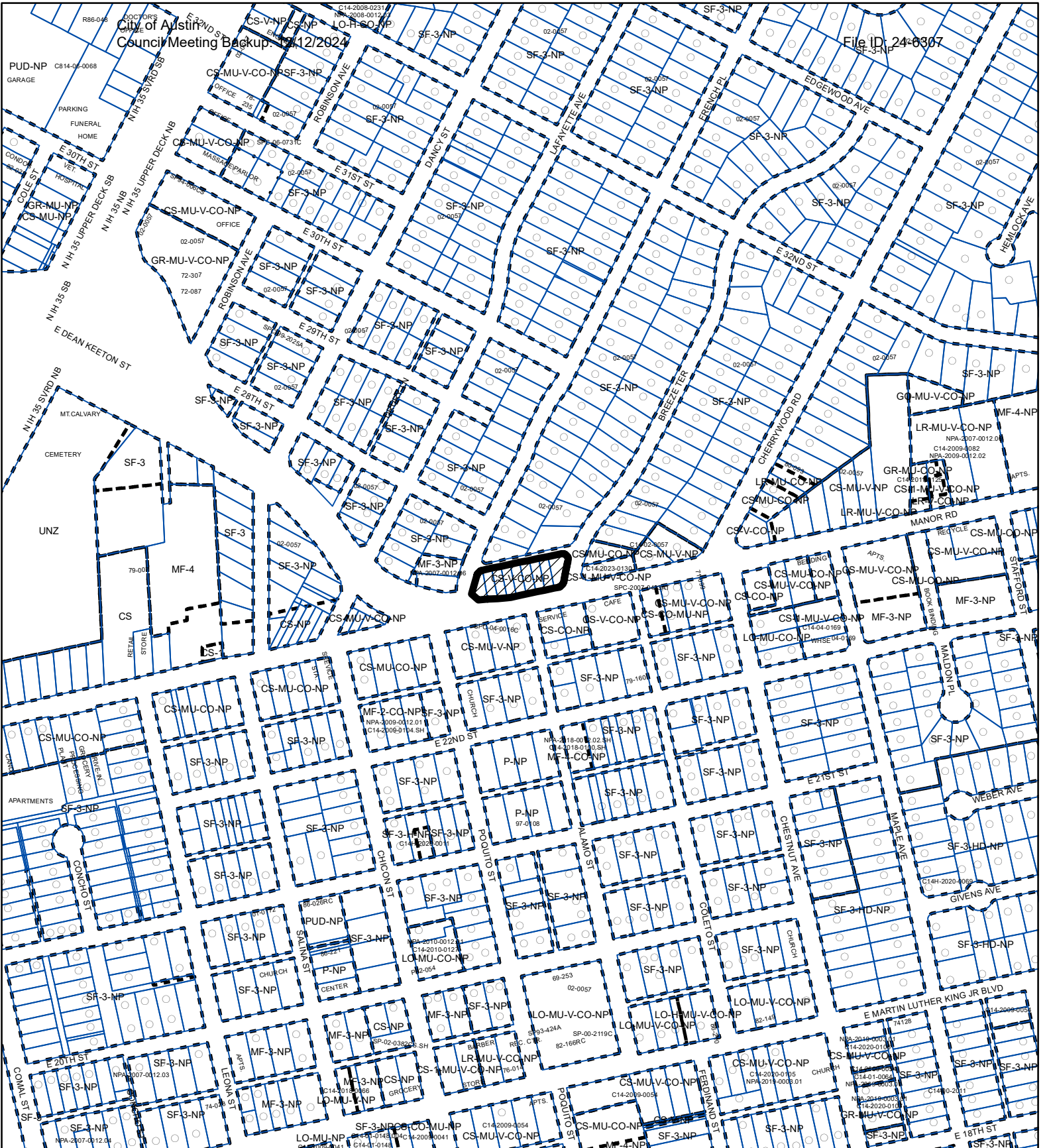
AW1. No comments on zoning change.

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
- A-1. Aerial Map
- B. Applicant’s Summary Letter
- C. Traffic Impact Analysis (TIA) Determination Worksheet
- D. Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2024-0077

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'





This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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





2002 Manor Road Rezoning

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

ZONING CASE#: C14-2024-0077
 LOCATION: 2002 Manor Rd.
 SUBJECT AREA: 0.66 Acres
 MANAGER: Jonathan Tomko





April 30, 2024

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

Via Electronic Delivery

Re: Rezoning Application – 2002 Manor Road Rezoning & Neighborhood Plan Amendment

Dear Mrs. Middleton-Pratt:

On behalf of our client, Colonna Family Limited Partnership, we submit the following Neighborhood Plan Amendment and Rezoning application of the Property to add the DB90 overlay to the existing base zoning district. Pursuant to Ordinance 20240229-073, adopted by the Austin City Council on February 29, 2024, with an effective date of March 11, 2024, the City of Austin is directing additional housing development in areas of Austin where appropriate through the DB90 Overlay. Our position is that this project meets the requirements to receive the DB90 Overlay. Attached you will find an application for the rezoning, along with a tax certificate and other requisite materials to initiate this rezoning request.

The existing Future Land Use Designation is “Commercial” and the zoning of the property, according to the Property Profile viewer, is CS-V-CO-NP per Ordinance 20100311-062 and includes Conditional Overlays that limit building height to 40ft. and prescribes a list of conditional and prohibited uses for the property. The request herein is to pursue a rezoning on the property to CS-DB90-CO-NP, which requires “Mixed Use” FLUM designation. The request will retain the list of conditional and prohibited uses and remove the 40ft. building height limitation that was applied during the Neighborhood Planning process, 22 years ago.

The property’s location on Manor Road provides great opportunity for a redevelopment under the DB90 overlay, to include commercial/restaurant uses at the ground floor with residential use, and income restricted units, within easy access to existing transit service.

P.O. BOX 41957, AUSTIN, TEXAS 78704

Thrower Design LLC
LAND PLANNERS

As a side note, this property has been the site of Hoover's Cooking for more than 25 years. The local business is one that is cherished in Austin, and it was important to the Colonna Family, as landowner, that Mr. Alexander Hoover be aware of the request for rezoning. Hoovers Cooking is not being asked to leave and Mr. Hoover supports the rezoning. A letter to this effect is attached.

We respectfully request support for the requests made. Please contact our office should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,



Victoria Haase

www.throwerdesign.com

512-998-5900 Cell

512-476-4456 Office

April 12, 2024

Honorable Mayor and City Council Members
P.O. Box 1088
Austin Texas 78767

RE: Rezoning of 2002 Manor Road

Dear Mayor and City Council Members,

Many of you know my location at the above address as Hoover's Cooking where I have been a tenant of the owner, Colonna Family Limited Partnership, for the past 26 years. Mr. Mike Colonna approached me recently about his desire to rezone the entire property to include the ability to provide additional housing along the Manor Corridor. Please accept this letter as my support for the endeavor to rezone the property.

Please let me know if you have any questions.

A handwritten signature in black ink that reads "Hoover Alexander". The signature is written in a cursive style with a large initial "H".

Hoover Alexander
Hoover's Cooking

**CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: 2002 Manor Road Rezoning

LOCATION: 2002 Manor Road, Austin, Texas 78722

APPLICANT: Thrower Design, LLC TELEPHONE NO: (512) 476-4456

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: ZONING: SITE PLAN:

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	0.66	8390	CS-V-CO-NP	Restaurant	932	Ave.	899

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	0.66	4,000	CS-DB90-CO-NP	Restaurant	932	Ave.	429
		4,000	CS-DB90-CO-NP	Retail	822	FCE	398
		90 units	CS-DB90-CO-NP	multifamily	220	FCE	652
						Net Trips	580

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
Manor Road	Y		
Breeze Terrace	N		
French Place	N		
rear alley	Y		

FOR OFFICE USE ONLY

A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.

The traffic impact analysis has been waived for the following reason: _____

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: Ramin Komeili Ramin Komeili, P.E. DATE: 06/04/2024

DISTRIBUTION: _____ FILE _____ CAP. METRO _____ TXDOT _____ TRANS. REV. _____ TRAVIS CO. _____ TRANS DEPT.

TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

Public Comments Received on 2002 Manor Road (C14-2024-0077)

Email from Sam Evans
5/18/2024

In regards to the referenced case number, it literally states - "...generally incompatible with residential environments."

I don't see any possibility of my neighbors and me supported this zoning change in any way. The list of problems we are already dealing with, from parking and traffic, to pollution, is completely out of hand.

How is this proposed zoning change even being considered knowing the demonstrable negative health effects we are currently dealing with due to I35.

Since you're putting development above my family's and my neighbor's health, we have no choice but to fight this tooth and nail. Enough is enough. Our neighborhood isn't a parking lot or a thoroughfare, nor was it ever meant to be.

-Sam Evans

Email from Jim Christianson
06/14/2024

My brother owns property at 3104 Breeze Terrace. My family has owned this property and it has been our family home since 1951. My parents built the house in 1951. That is 75 years. We are the last remaining original family who bought in the neighborhood when the neighborhood was built in 1949 who still owns their property.

My brother died in December 2023 and I am an heir to the property and will purchase the property from my siblings. I listen to the virtual community meeting but did not register. I support the statements made by the surrounding neighbors. There must be underground parking on this redevelopment. Privacy must be protected. Yes the city should encourage density and this neighborhood has supported density and not afraid of density but the city of Austin must consider what it is doing to quality of life of this city with the new density in its center city neighborhoods. . .

The original families in this neighborhood were young third generation of the Swedish and German immigrants whose families settled in the farms east of Austin in the 1870s. They demanded and built good quality homes. Joe Lundell who lived on Walnut was the real estate agent who directed many of the young Swedish and German Americans to buy in this neighborhood when they came home from World War 2. I can tell you all the names and histories of the original families who bought on French Place and Breeze Terrace. The parents of this neighborhood sent their kids to Maplewood school and the kids played at Patterson Park. The property that is subject to this zoning change was original French Place Grocery. To give you a flavor of the families who lived here below is a story on the kids of this neighborhood from the Austin American.

<https://www.statesman.com/story/news/2012/09/01/the-kids-of-maplewood-school-and-patterson-park-we-always-had-each-other/9783137007/>

The people of this neighborhood sent their kids to the only integrated junior high in the city of Austin in the 1960s.. When other parts of Austin refused to send their kids to integrated schools in the 1960ss the people of French Place/Cherrywood sent their children to integrated schools Below is a story I want you to read.

<https://www.statesman.com/story/news/2012/09/01/junior-high-led-austin-desegregation/9778744007/>

I say all of this not to bore you but to make sure you know that lots of people who live here now also have deep roots and committed to making it a strong city centered neighborhood just a the old people who did years before. This is why it survived and did not experience the urban decay you see in lots of American cities. That is something that I hear over and over at city council that they want to preserve. When you make decisions on this zoning case I hope you will factor in that the people in the neighborhood today and the past want this neighborhood preserved and what a good quality of life. Take that into whatever decision you make. A new development should add to the neighborhood not make it worse.

Would you please confirm that you got this email and my comments will be added to the file on this case.

Jim Christianson

Additional Comments Received on 2002 Manor Road Rezoning (C14-2024-0077)

Marshall Bruni
1405 East 37th Street
I object

Current zoning serves the neighborhood quality of living. Current zoning provides sufficient room for development.

Connor Behrmann
2704 French Place
I object

I am in favor of this lot being changed to a Vertical Mixed Use (V) zone, but I am against it as a DB90 zone as this is inappropriate for this neighborhood. Especially given that this zoning change is likely only being sought by the Colonetta family to raise the value of the property before it is sold.

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Case C14-2024-0077

2002 Manor Road

City of Austin

I oppose this case. This is not new urban planning it is just attempt to destroy a neighborhood. I have lived in this neighborhood for 73 years. My parents and grandparents owned and built homes when this neighborhood started in 1949.

If we have floods like in Ashville has this week we will see how well our urban planning set up by 60 fails.

At least get rid of this dangerous billboard which fell on a neighborhood house some 20 years. This was billboard that the city said was safe but high winds took it down. If it happens again and a person is killed the blood will be on your hands. I will get on television and tell the world I warned you about billboards so close to neighborhoods.

Jim Christianson

3104 Breeze Terrace

Austin, Texas 78722