

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHORHOOD PLAN:** Upper Boggy Creek

**CASE#:** NPA-2024-0012.02      **DATE FILED:** May 1, 2024

**PROJECT NAME:** 2002 Manor Road Neighborhood Plan Amendment

**PC DATE:** November 12, 2024  
October 8, 2024

**ADDRESS/ES:** 2002 Manor Road

**DISTRICT AREA:** 9

**SITE AREA:** 0.4054 acres

**OWNER/APPLICANT:** Colonna Family Partnership

**AGENT:** Thrower Design, LLC (Victoria Haase and Ron Thrower)

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

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

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Commercial

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2024-0077

**From:** CS-V-CO-NP

**To:** CS-V-DB90-CO-NP

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

**CITY COUNCIL DATE:**

**December 12, 2024**

**January 30, 2025**

**ACTION:** Postponed to January 30, 2025 at  
the request of Council Member Qadri

**ACTION:** (Action pending)

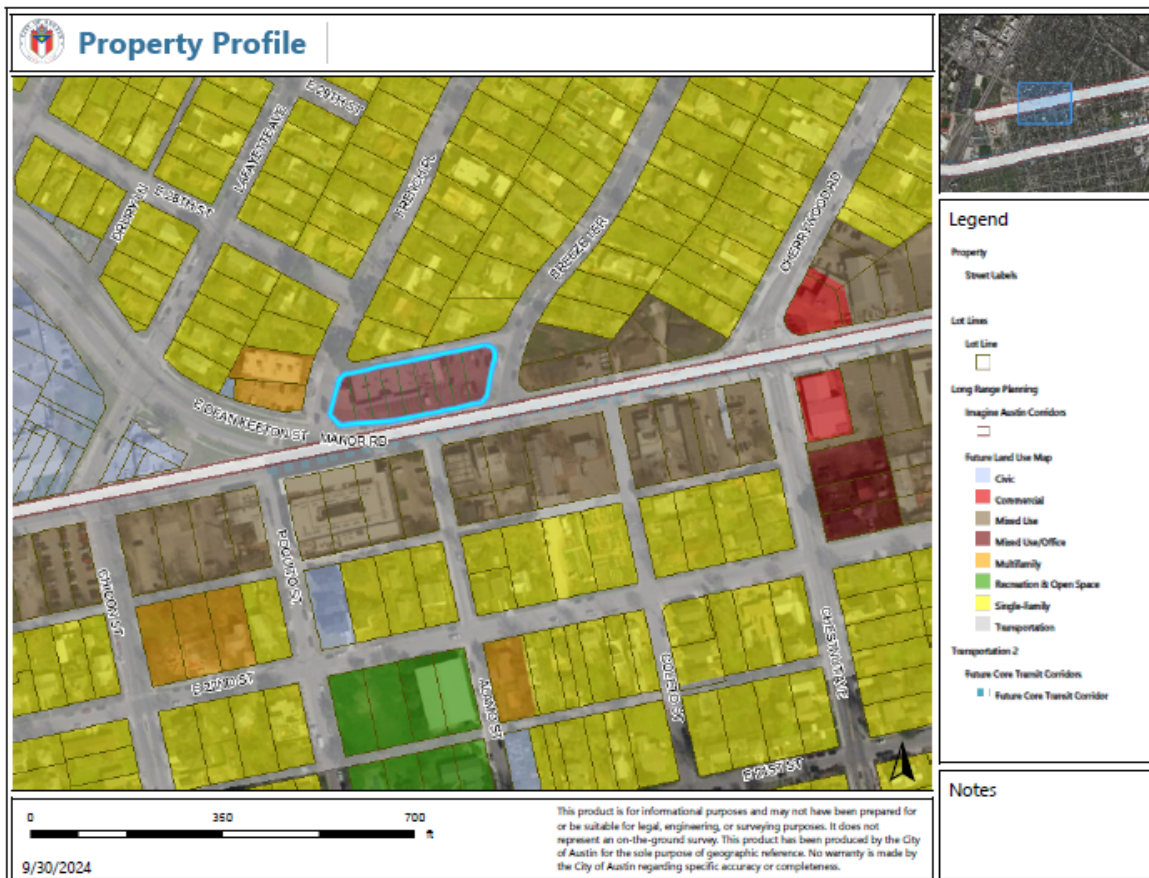
**PLANNING COMMISSION RECOMMENDATION:**

**November 12, 2024** – Approved the Applicant’s request for Mixed Use land use. [A. Azhar – 1<sup>st</sup>; D. Skidmore – 2<sup>nd</sup>] Vote: 12-0. [G. Cox absent].

**October 8, 2024** – Postponed to November 12, 2024 at the request of the Neighborhood.

**STAFF RECOMMENDATION:** Staff supports the Applicant’s request for Mixed Use land use.

**BASIS FOR STAFF’S RECOMMENDATION:** Staff supports the Applicant’s request for Mixed Use land use because the property has frontage along Manor Road which is an activity corridor where mixed use is appropriate. There is existing Mixed Use land use to the south and east of the property and is a dominate land use along Manor Road from IH-35 to Airport Blvd.



## **LAND USE DESCRIPTIONS:**

### **EXISTING LAND USE:**

**Commercial** -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

#### **Purpose**

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

#### **Application**

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

### **PROPOSED LAND USE:**

**Mixed Use** - An area that is appropriate for a mix of residential and non-residential uses.

#### **Purpose**

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;

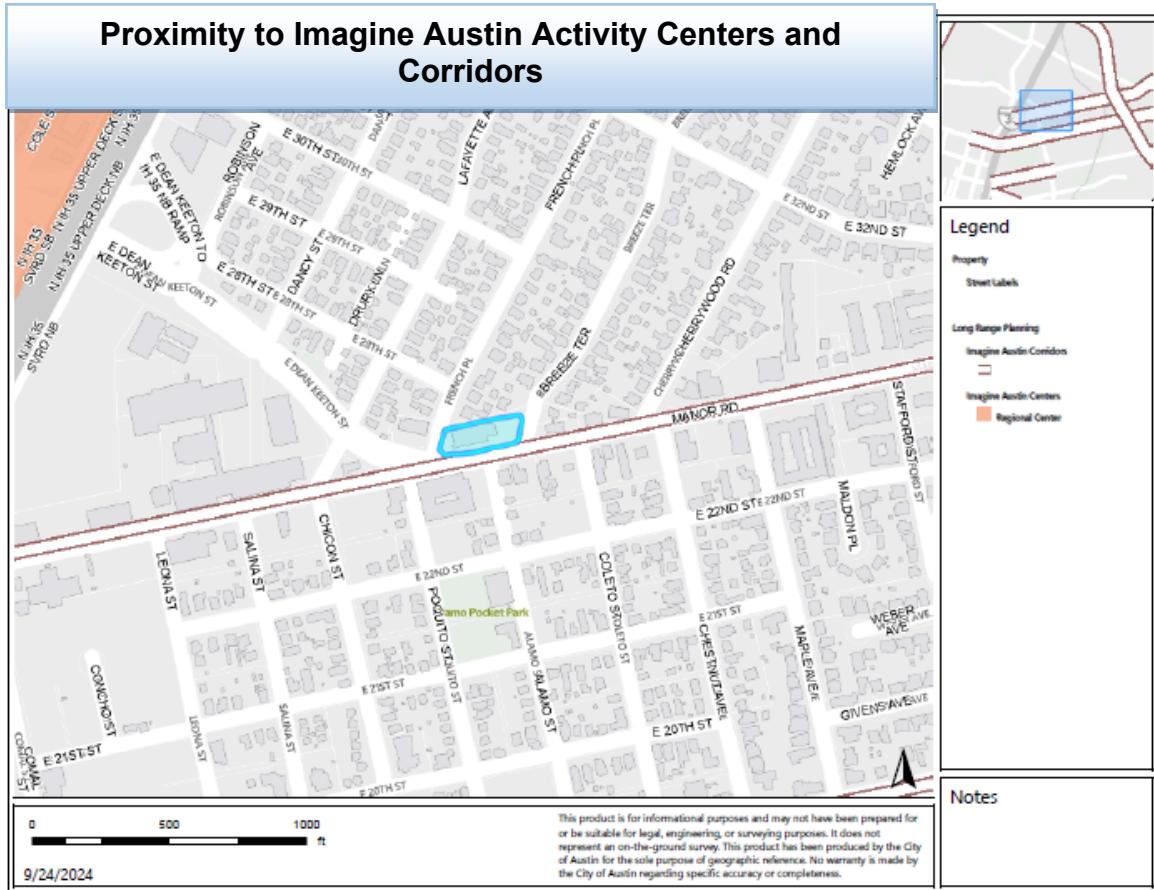
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

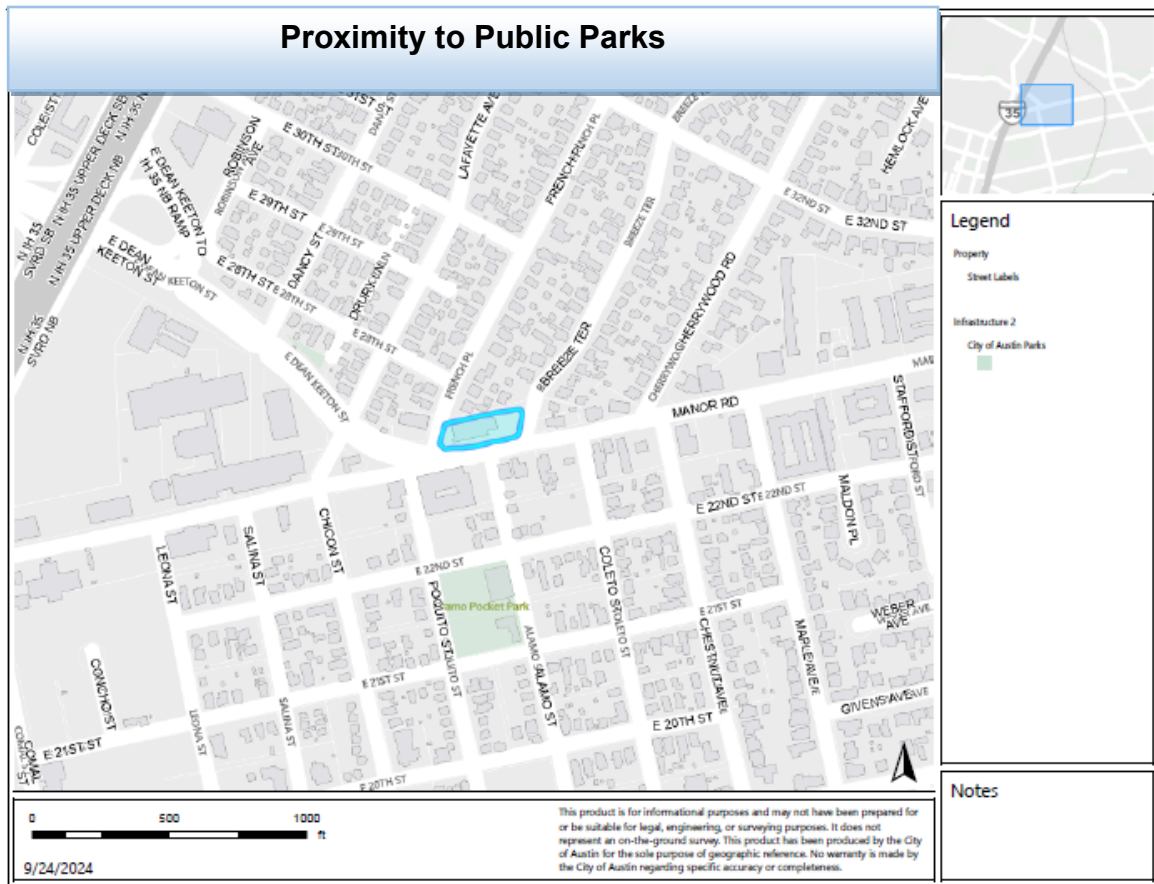
**Application**

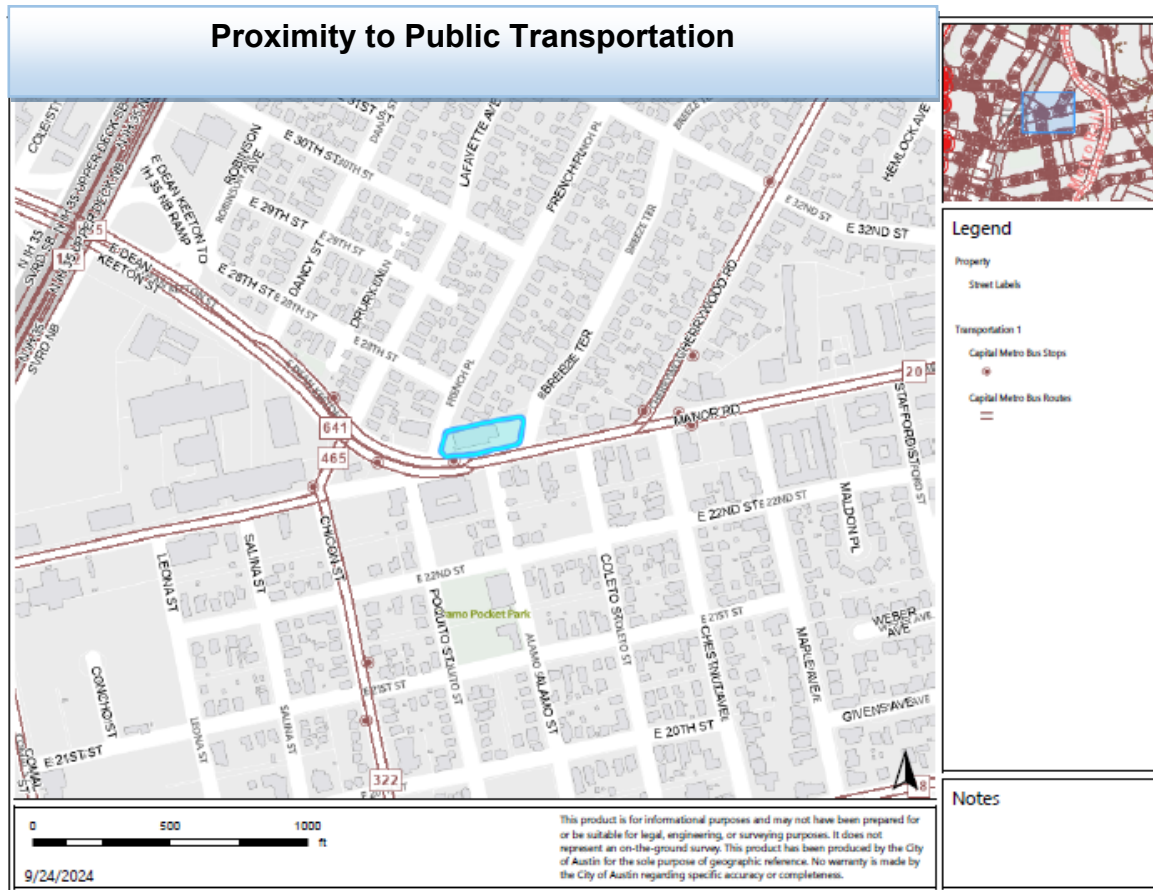
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood’s edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures</b>	
Yes	<p><b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map.  <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b></p> <ul style="list-style-type: none"> <li>• <b>Property has frontage on Manor Road which is an activity corridor.</b></li> </ul>
Yes	<p><b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> <li>• <b>Bus routes along Manor Road, Cherrywood Rd, Dean Keaton Street and Chicon Street</b></li> <li>• <b>1.1 miles from M L King Jr TOD Station</b></li> <li>• <b>Manor Road is Future Core Transit Corridor</b></li> </ul>
Yes	<p><b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.</p>
Yes	<p><b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.</p> <ul style="list-style-type: none"> <li>• <b>Manor Road has various commercial businesses</b></li> </ul>
Yes	<p><b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.</p> <ul style="list-style-type: none"> <li>• <b>0.3 miles from RBM Food Mart</b></li> <li>• <b>0.9 miles from Sky Market</b></li> <li>• <b>3.0 miles from Fiesta Mart #25</b></li> </ul>
Yes	<p><b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.</p> <ul style="list-style-type: none"> <li>• <b>0.5 miles from Campbell Elementary School</b></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>0.8 miles from Maplewood Elementary School</b></li> </ul>
Yes	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.2 miles from Alamo Pocket Park</b></li> <li>• <b>0.6 miles from Cherrywood Pocket Park</b></li> </ul>
Yes	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> <li>• <b>0.5 miles from People's Community Clinic</b></li> <li>• <b>0.7 miles from St. David's Medical Center</b></li> <li>• <b>1.2 miles from Dell Seton Medical Center a The University of Texas at Austin</b></li> </ul>
Yes	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> <li>• <b>If VMU or DB90 is pursued then affordable dwelling units would be required.</b></li> </ul>
Yes	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> <li>• <b>The applicant's request for CS-V-DB90-CO-NP would allow for residential units to be built on the property.</b></li> </ul>
Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
Yes	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> <li>• <b>0.7 miles from the LBJ Presidential Library</b></li> </ul>
No	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
Not known	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	<b>Industrial Land:</b> Preserves or enhances industrial land.
12	<b>Number of "Yeses"</b>







## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

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



**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

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

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

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

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The plan amendment application was filed on May 1, 2024.

The applicant proposes to change the land use on the future land use map (FLUM) from Commercial to Mixed Use.

The applicant proposes to change the zoning on the property from CS-V-CO-NP (General Commercial Services district – Vertical Mixed Use Building combining district – Conditional Overlay combining district – Neighborhood Plan) to CS-V-DB90-CO-NP (General Commercial Services district – Vertical Mixed Use combining district – Density Bonus 90 combining district – Conditional Overlay combining district – Neighborhood Plan) for a restaurant and retail uses.

**PUBLIC MEETINGS:** The ordinance-required community meeting was virtually held on June 13, 2024. The recorded meeting can be found here:

<https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 264 meeting notices were sent to people with utility accounts or own property within 500 feet of the subject tract, including neighborhood and environmental groups who requested notification for the area. Two city staff members attended from the Planning Department, Maureen Meredith, and Mark Walters. Victoria Haase and Ron Thrower from Thrower Design, LLC attended with fourteen people from the neighborhood.

Below are highlights from Victoria Haase’s presentation:

- The property has an existing FLUM with commercial land use. Mixed Use is the proposed FLUM.
- We are asking for CS-V-DB90-CO-NP. The DB90 is recently approved to replace VMU2. We want to keep the zoning but add DB90. The 90 means you can gain an additional 30 feet from the base height, but no more than 90 feet.
- There’s a very tired-looking building on the property now but the building needs some work. The Colonna family would like the opportunity to look at this property becoming something more sustainable, more efficient use of the land moving forward.
- We are here tonight to hear more about the neighborhood’s concerns.
- We updated the Transportation Impact Analysis Worksheet and corrected some initial numbers.

- With the proposed zoning it could have a possibility of 90 units with about 8000 square feet of restaurant and retail uses. The building now has about 8000 square feet, so it would have about the same amount of square feet in terms of retail and restaurant but would have residential above. Parking for the development would be structured or maybe subgrade. But those details are known yet, until there is a detailed site analysis.

***Q: I live behind the building. I'm concerned about privacy with a 90-foot building being built. Will there be balconies? Also, will the Heritage Oak Trees be preserved? Will the alley remain? What will you do to make sure people don't park on our streets?***

A: The tree is a Heritage Tree. The critical root zone is in the alley and not on the Colonna property so I don't see that the development would affect the tree. The alley will not be vacated. We understand that private open space is important for people, but also for the tenants on this property as well. I cannot foresee that we would enter into an agreement to not have balconies back there, but I can say that in my view that a larger building will be towards the Manor Road frontage. I foresee parking would be underground. Even though the City has eliminated parking requirements, I don't see in the site plans that we process and large reduction of on-site parking.

***Q: We want to retain small local businesses and have adequate parking. Will this development increase bus transit frequency? I hope it will. For local businesses, Mueller has it in their deed that a percentage of businesses will be local. Can we do that, too?***

A: It would be everyone's hope that local business could stay in Austin. The Colonna Family has made sure local businesses survive with the properties they own. In the future, we can't say for sure that the businesses will be local businesses. I would say it's *possible* to have a deed that stipulates a percentage of local businesses. I can talk to the owners about this, but I think this hamstring the property in a lot of ways when you force this commitment. As far as the question if this development will increase bus transit frequency, basically if more people ride the bus, you can generally get better transit service. Capital Metro updates its routes based on ridership numbers.

***Q: Do you know if this development will stress our power grid? Are there tests in place to see what it might do to the rest of the neighborhood?***

A: When a site plan gets submitted to the City, there is a policy that the development must pay for itself, so if the development requires a 1000-foot extension of a waterline, then that developer must pay for it. Same goes for the electric grid, water, and gas. If the capacity is not there then it must be brought there and that can only help the situation.

***Q: What's the future of the billboard on the property? Will the billboard come down and not come back up? The Cherrywood Neighborhood has a long history of opposing billboards.***

A: I'll have to talk to the owner about this.

***Q: What is the estimated value of the proposed zoning change and how it will increase the value of the property?***

A: I have no idea what the value will be if the property is rezoned. The owner of the property wants to get out of the real estate business so he wants to sale the property.

**Applicant Summary Letter from Application**



June 20, 2024

Mrs. Lauren Middleton-Pratt  
Director, Planning Department  
City of Austin  
1000 E 11<sup>th</sup> 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 are amending the request of application C14-2024-0077 to maintain the “-V” overlay that applies to the property today. The request is now CS-V-DB90-CO-NP.

Amended rezoning application is attached.

Kind regards,

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

Victoria Haase  
[www.throwerdesign.com](http://www.throwerdesign.com)  
512-998-5900 Cell  
512-476-4456 Office

**P.O. BOX 41957, AUSTIN, TEXAS 78704**



April 9, 2024

Mrs. Lauren Middleton-Pratt  
Director, Planning Department  
City of Austin  
1000 E 11<sup>th</sup> 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**



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,

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

Victoria Haase  
[www.throwerdesign.com](http://www.throwerdesign.com)  
512-998-5900 Cell  
512-476-4456 Office

**P.O. BOX 41957, AUSTIN, TEXAS 78704**

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

(No letter as of January 9, 2025)

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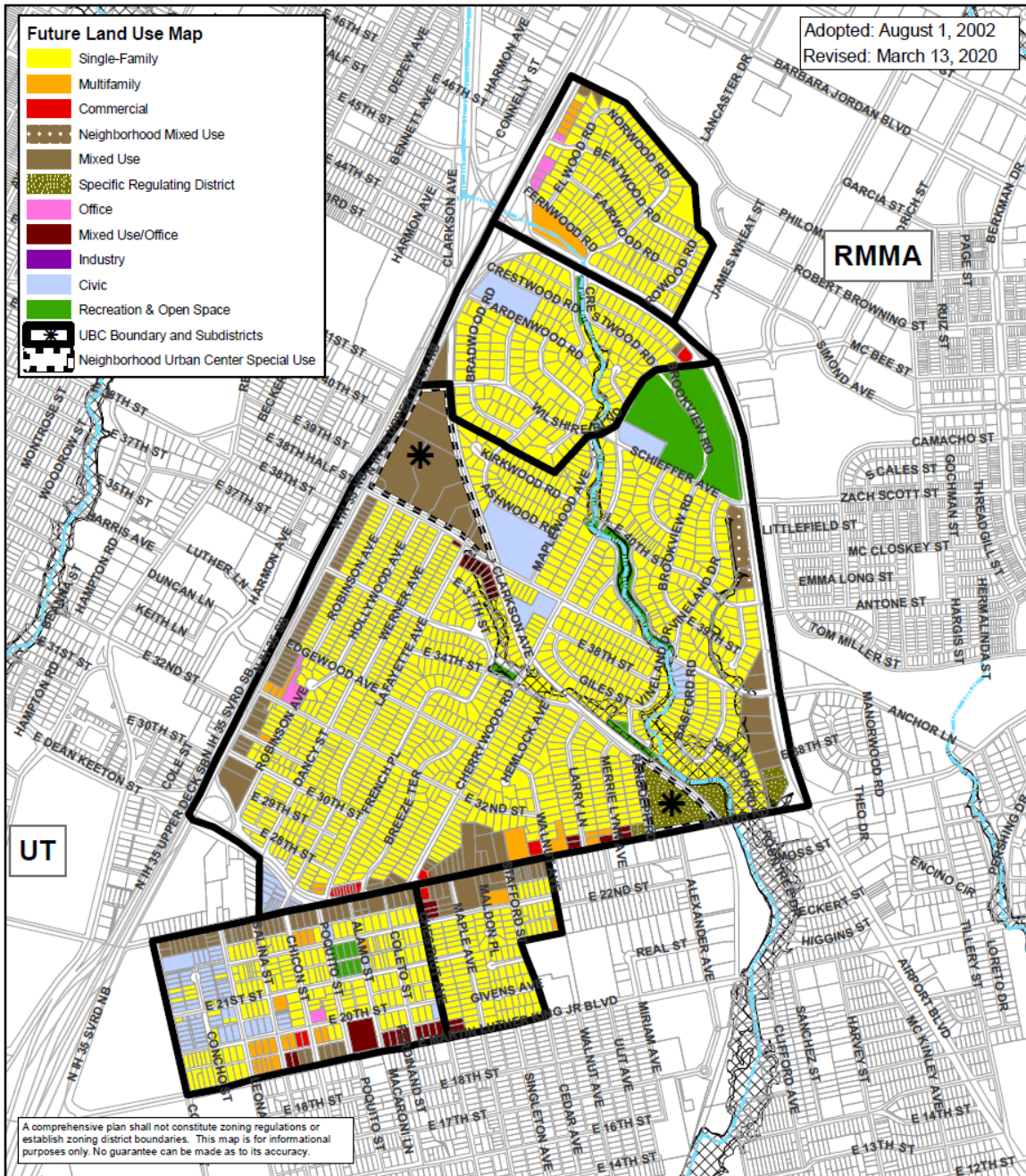
**From:** Meredith, Maureen  
**Sent:** Monday, September 16, 2024 1:59 PM  
**Cc:** Tomko, Jonathan <Jonathan.Tomko@austintexas.gov>; Victoria <Victoria@throwerdesign.com>; Ron Thrower <rnt@throwerdesign.com>  
**Subject:** UBC NPCT Rec?: NPA-2024-0012.02\_2002 Manor Rd  
**Importance:** High

Dear UBC NPCT:  
NPA-2024-0012.02 and C14-2024-0077\_2002 Manor Rd cases are scheduled for the October 8, 2024 Planning Commission hearing. If your team would like staff to include your letter of recommendation in our staff reports, please email it to me and Jonathan, the zoning planner, **no later than Wednesday, Oct 2<sup>nd</sup> by 5:00 pm**. If we get it after this date and time we will submit it as late material for the PC hearing, but it will not be included in the staff reports.

Thanks.  
Maureen

**Maureen Meredith (she/her)**  
*Senior Planner – Long-Range Planning Division*  
**City of Austin Planning Department**  
6310 Wilhelmina Delco Dr. Austin, Texas 78752 (4th Floor)  
P: (512) 974-2695  
E: [Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)





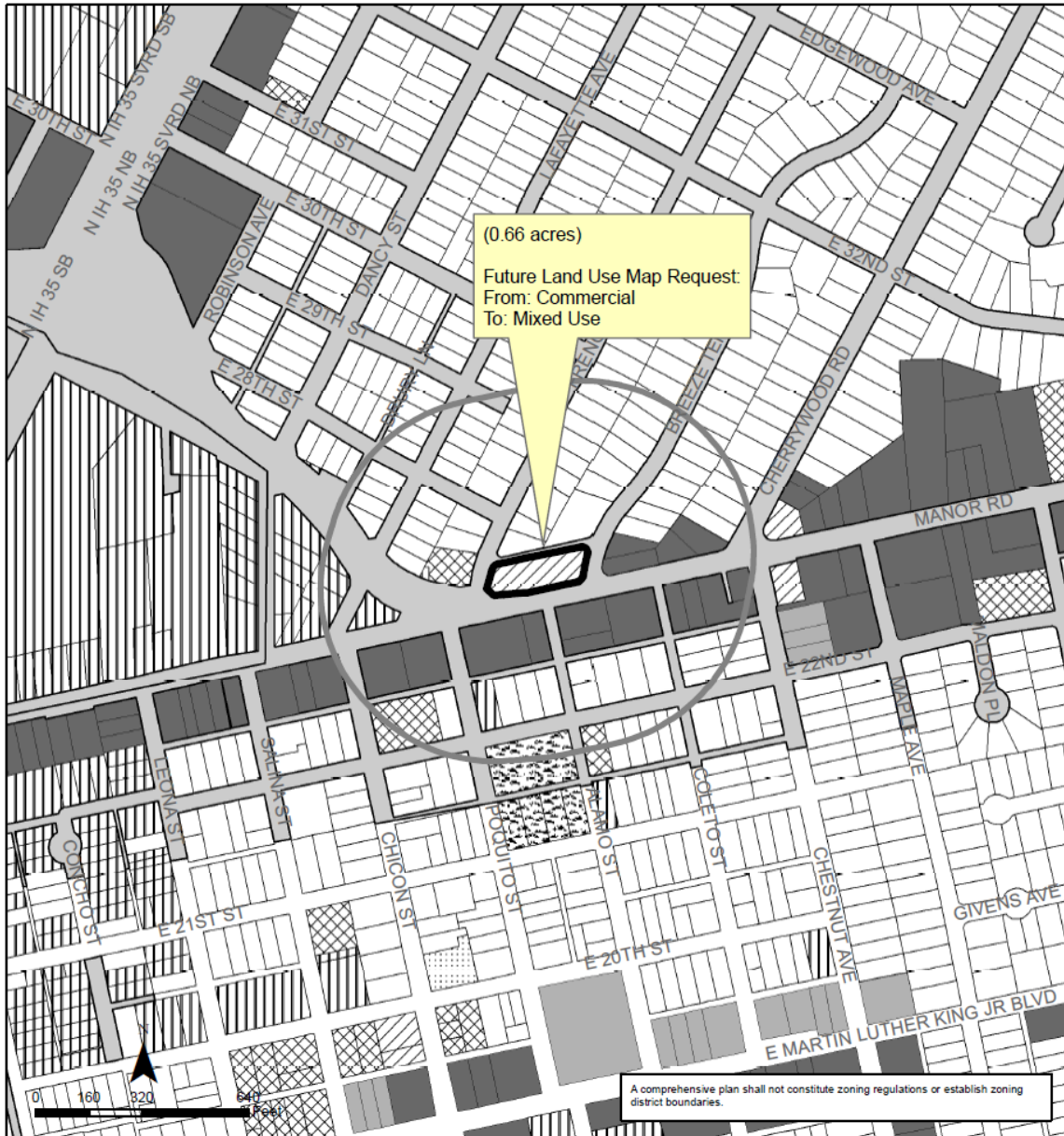
### Upper Boggy Creek Neighborhood Planning Area: Future Land Use Map



City of Austin  
 Planning and Zoning Department

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


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














**Upper Boggy Creek Neighborhood Planning Area  
 NPA-2024-0012.02**



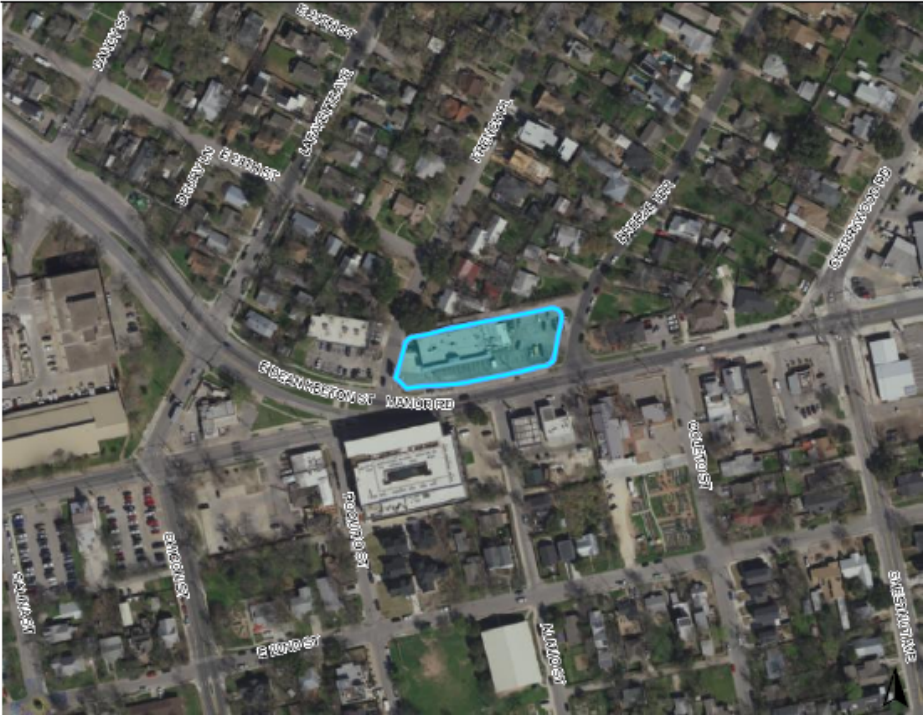
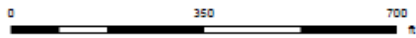
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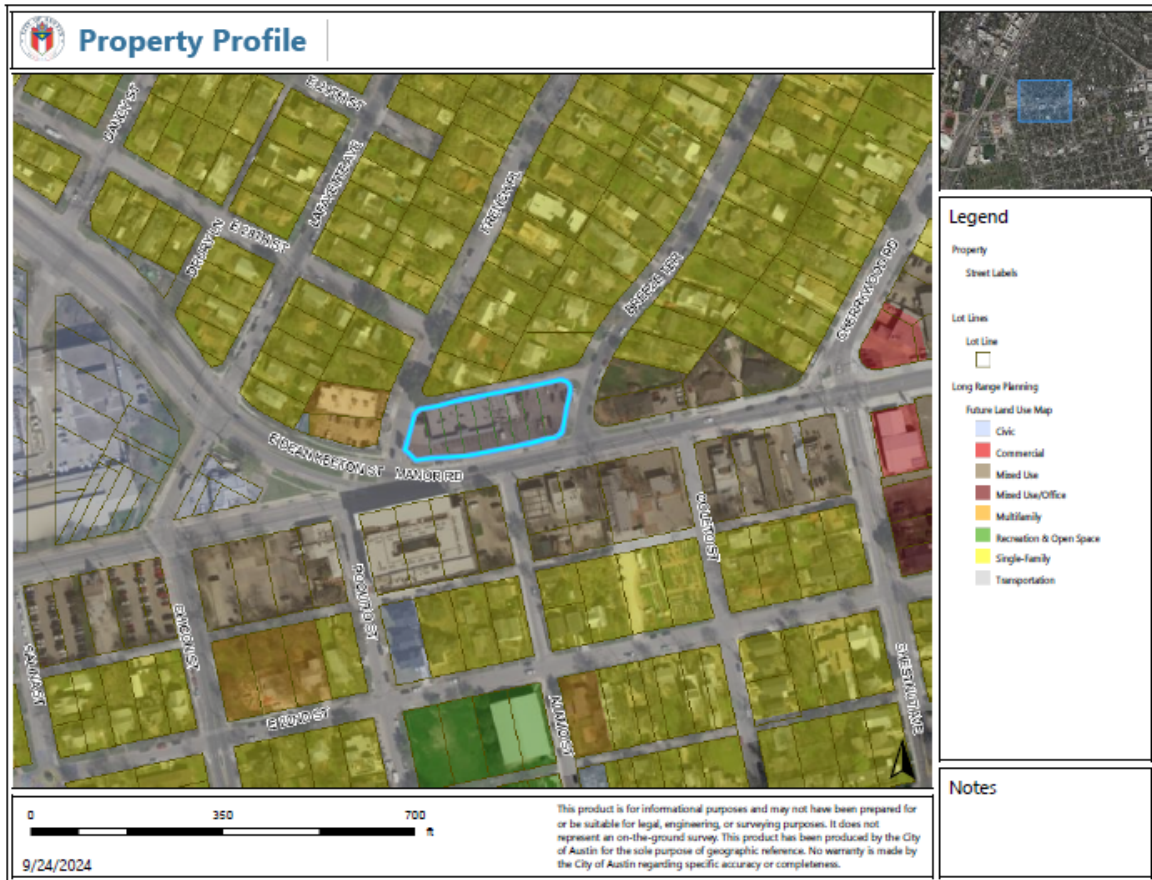
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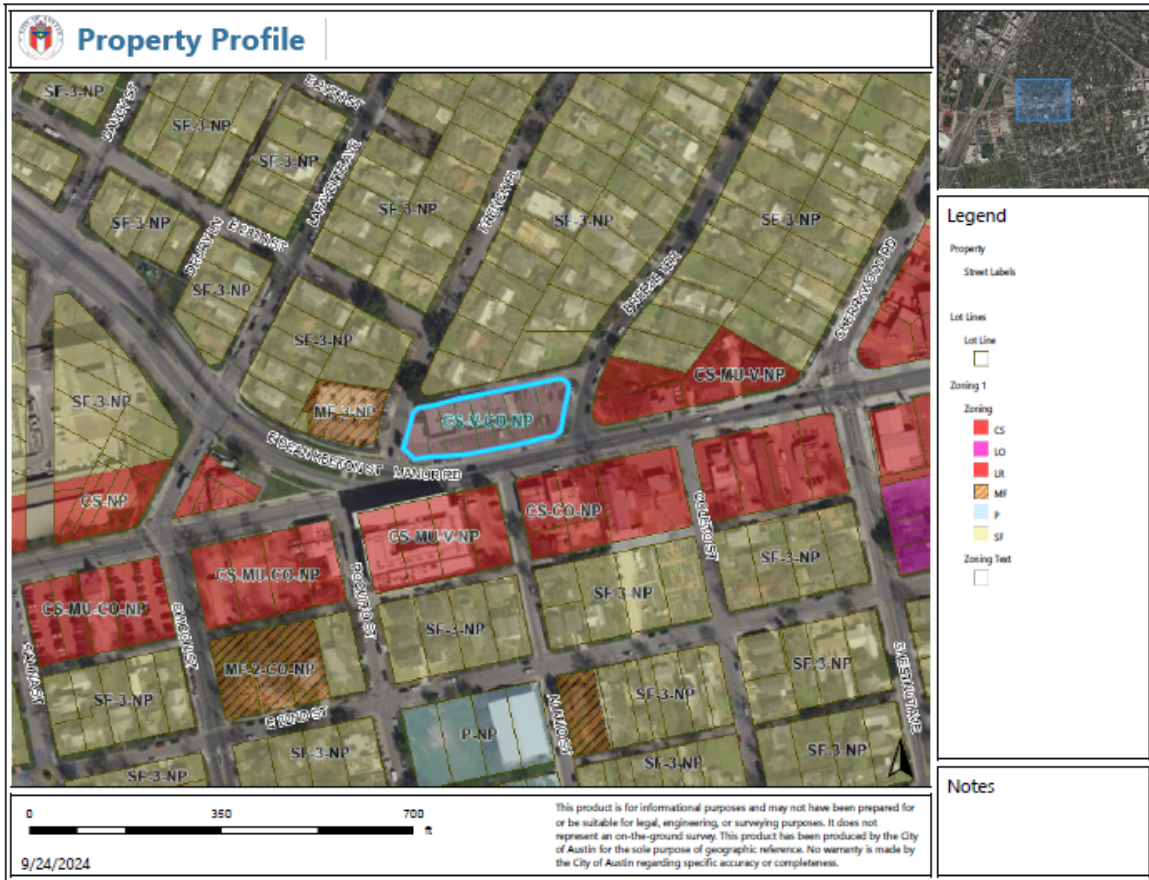
 City of Austin  
 Planning Department  
 Created on 5/6/2024, by: MeeksS

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

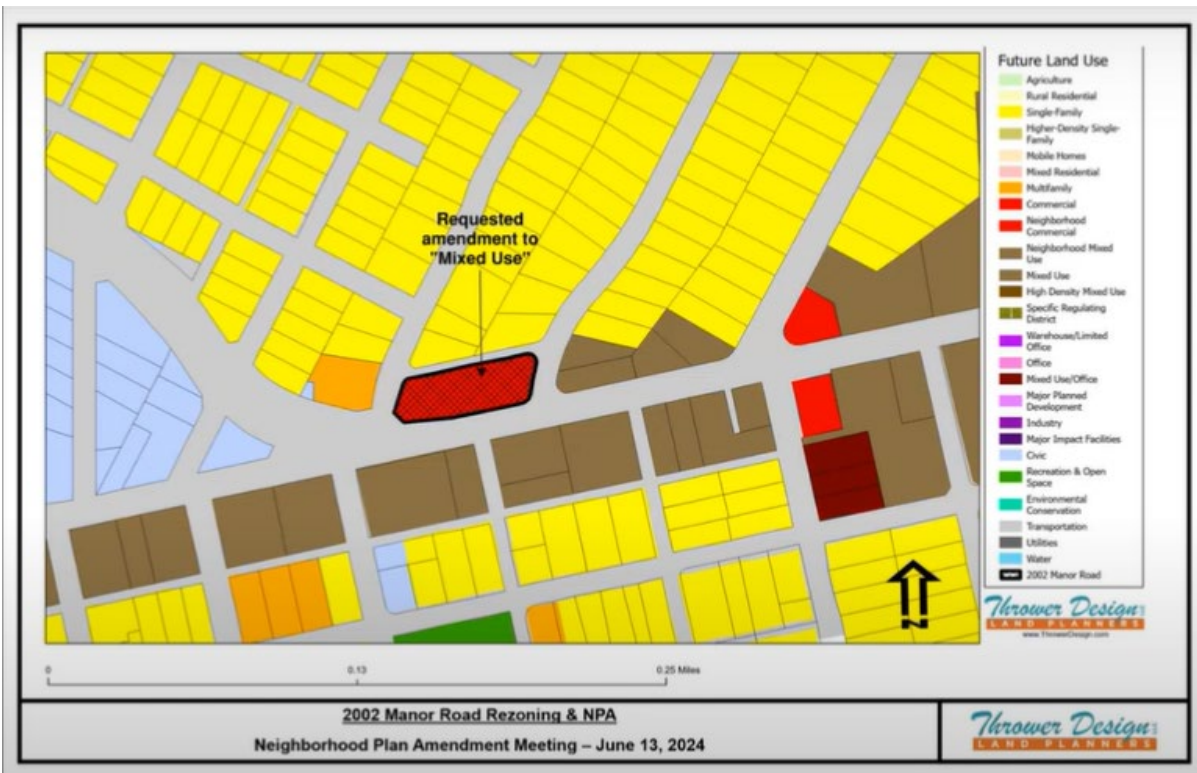
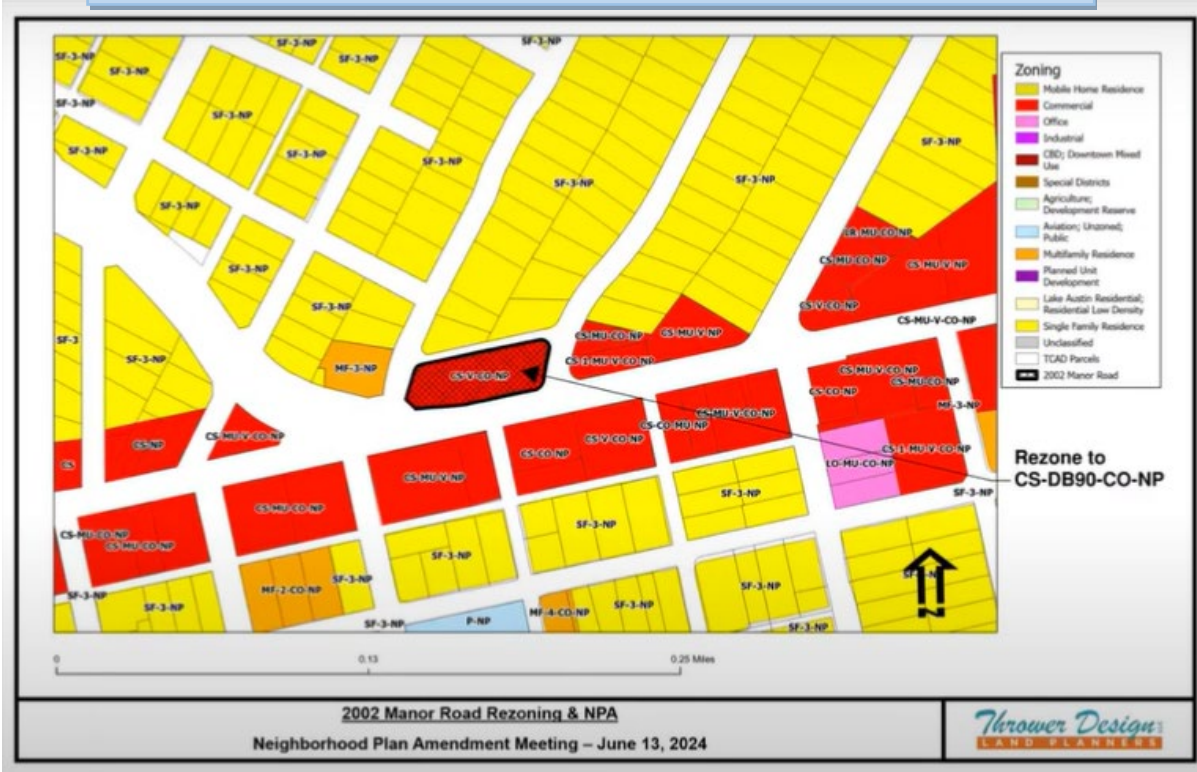


 <b>Property Profile</b>		
		<b>Legend</b> Property Street Labels
 9/24/2024	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.</p>	<b>Notes</b>





### Victoria Haase's Presentation at the June 3, 2024 Virtual Community Meeting









**Correspondence Received**

**From:** Robert Schmidt < >  
**Sent:** Friday, June 14, 2024 6:24 PM  
**To:** Jim Walker < Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** RE: touch base on NPA-2024-0012.01 / C14-0024-0048 for property at 1106, 1110 E. 30th Street

Hello Maureen,

Additionally, as someone who lives very close (at 31<sup>st</sup> and Robinson), changing a residential property to commercial zoning seems problematic and pushing commercial use farther into the neighborhood than it's been before. There are lots of commercial properties along I-35 that are being taken, but that shouldn't mean that the residential properties that remain nearby should now be changed to replace the commercial properties that are taken. There will very likely (hopefully) be a sound wall on the edge of the access road as part of the new I-35 project, and this property would fall on the residential side of the sound wall. A billboard would also basically tower above and look down on my house/yard, which I'm not very excited about.

Thank you very much for your consideration of this.

Best regards,

Bob Schmidt

**Robert W. Schmidt** he/him  
**Robert W. Schmidt Law Firm**  
1502 West Avenue  
Austin, Texas 78701  
Cell: (512) 484-2276 Office: (512) 537-6754 Fax: (512) 537-0708  
[www.texasemploymentjustice.com](http://www.texasemploymentjustice.com)

**From:** JC  
**Sent:** Friday, June 14, 2024 6:54 AM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** C14-2024-0077

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 as 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  
512 477-3448

**From:** Jen Spencer  
**Sent:** Monday, November 18, 2024 8:08 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** NPA-2024-0012.02\_2002 Manor Rd

Hello, Maureen -

I was out of town when you left me a message last week. Would you please confirm receipt of this email when convenient?

I would like it noted in the staff report that several people on the initial call with the city stated congestion concerns.

Due to the current traffic flows from French Place and Breeze Terrace onto Manor, there is already a lot of congestion which causes many of us to rely on the public alley behind Hoover's as a work around to get in and around the neighborhood.

The addition of another 100+ cars into that block radius give me and neighbors greater cause for concern in terms of how this traffic and congestion will increase.

If the developer keeps the units below 90, then the TIH is not required. We think that the corner and street warrant a TIH to determine the impact of this rezoning density in our neighborhood, so we can work with that reality to help come to a win win for the neighborhood and whoever the developer ends up being.

Thank you.

Best,  
Jen