

ZONING CHANGE REVIEW SHEETCASE: C14-2020-0081 – 1100 Manlove StreetDISTRICT: 9ZONING FROM: SF-3-NPTO: NO-MU-NPADDRESS: 1100 Manlove StreetSITE AREA: 0.36 acresPROPERTY OWNER:

Schuler Family Trust of 1998 (John Schuler)

AGENT:

Husch Blackwell LLP (Nikelle Meade)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)STAFF RECOMMENDATION:

Staff recommends denial of neighborhood office – mixed use – neighborhood plan (NO-MU-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:**December 8, 2020 To forward to City Council without a recommendation.**

November 24, 2020 Approved neighborhood's request to postpone to December 8, 2020.
Vote: 9-0. [P. Seeger, P. Howard – 2nd; Y. Flores, T. Shaw and J. Shieh were absent].

CITY COUNCIL ACTION:**March 25, 2021 Scheduled for City Council.**

January 27, 2021 Approved applicant's request to postpone to March 25, 2021 on the consent agenda. Vote 9-0. [G. Casar was off the dais, K. Tovo recused herself].

December 10, 2020 Approved neighborhood's request to postpone to January 27, 2021 on the consent agenda. Vote: 11-0.

ORDINANCE NUMBER:

ISSUES

Staff has received comments in opposition to the rezoning of this property. For all received written and emailed comments, please see *Exhibit C: Correspondence Received*.

On October 9, 2020 staff received a petition against the rezoning of this property. ***The current percentage of the petition is 24.47%.*** A map and list of property owners of the petition area and the signatures received to date are included in *Exhibit D: Formal Petition*.

On November 16, 2020 staff received a letter from the EROC Contact Team opposing the rezoning of this case. Their letter is included in *Exhibit C: Correspondence Received*.

CASE MANAGER COMMENTS:

The proposed rezoning request is for a property approximately 0.36 acres and is located southeast of the I-35 and E. Riverside Drive intersection. It is accessed via Ingelwood Street which turns into Manlove Street and does not have access to the I-35 frontage road or E. Riverside Drive. It is surrounded by ERC – Neighborhood Mixed Use zoning to the north, SF-3-NP zoning to the east and south and GR-MU-CO zoning to the west, please see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*. The property is also located within the East Riverside/Oltorf Combined Neighborhood Planning Area and is designated as single-family on the future land use map (FLUM).

The applicant is requesting NO-MU-NP in order to use the existing structure on the property as additional office space to support their current business operations at 1317 E. Riverside Drive, the property adjacent to the north. Concurrently with this rezoning request, the applicant has also filed a request to change the FLUM to neighborhood mixed use (case no. NPA-2020-0021.02).

BASIS OF RECOMMENDATION:

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

Our current Land Development Code (LDC) defines the neighborhood office (NO) district as: *the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic.*

While this property is adjacent to existing office and commercially zoned properties, those properties are accessed by either the I-35 frontage road or E. Riverside Drive. Staff considers this property to be internal to a residential area because it is only accessible through multiple local streets. It is not located on a collector as the LDC definition for NO district zoning states, but at the end of a residential cul-de-sac.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3-NP	Single-Family Residential
North	ERC (Neighborhood Mixed Use)	Office
South	SF-3-NP	Single-Family Residential
East	SF-3-NP	Single-Family Residential
West	GR-MU-CO	Undeveloped

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf (East Riverside)

TIA: should be deferred to the time of site plan application when land uses, and intensities will be known

WATERSHED: Harper's Branch (urban)

OVERLAYS: Residential Design Standards, Scenic Roadways Overlay (Riverside Drive).

SCHOOLS: Travis Heights Elementary, Lively Middle and Travis High Schools.

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Crossing Gardenhome Owners Assn. (The)
 Del Valle Community Coalition
 East Austin Conservancy
 East Riverside Corridor Staff Liaison
 East Riverside/Oltorf Neighborhood Plan
 Friends of Austin Neighborhoods
 Friends of Riverside ATX Neighborhood
 Greater South River City Combined

Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Pleasant Valley
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 South Central Coalition
 South River City Citizens Assn.
 Southeast Austin Neighborhood Alliance
 Waterfront Condominium Homeowners
 Zoning Committee of South River City
 Citizens

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2012-0111 East Riverside Corridor Regulating Plan-East Riverside Oltorf Combined Neighborhood	To rezone approximately 700 acres from various to ERC	To grant ERC.	Approved ERC zoning. (5/9/13)
C14-2011-0129 East Riverside Corridor Regulating Plan	To rezone 1,000 acres from various to ERC	Case expired.	Case expired.
C14-06-0117 Time Insurance Two 1317 E. Riverside Dr. and 1220 South IH-35	GR-MU to LI-PDA	To grant LI-PDA with a set of prohibited land uses, altered various site development regulations and impose residential requirements.	Approved GR-MU- CO; CO was for a set of prohibited land uses, maximum impervious cover of 85%, and altered sited development regulations. (1/10/08)
C14-04-0030 Time Insurance, Inc. 1405 & 1415 E. Riverside Dr.	LO & SF-3 to GR- MU	To grant GR-MU-CO; CO was to prohibit a set of land uses, altered various site development regulations and impose residential requirements.	Approved GR-MU- CO; CO was for a set of prohibited land uses, maximum impervious cover of 85%, and altered sited development regulations. (1/10/08)

RELATED CASES:

NPA-2020-0021.02: this is the neighborhood plan amendment (NPA) case that is currently being reviewed with this rezoning case. The applicant is requesting to change the FLUM from single-family to neighborhood mixed use.

NPA-2012-0021.01: this NPA case requested to change the FLUM from single-family to neighborhood mixed use, a rezoning case was never filed to accompany this NPA case. The case

was withdrawn on April 23, 2013, no actions were voted on at Planning Commission or City Council.

C14-05-0112: this was the City initiated East Riverside Neighborhood Plan Rezoning case (Ordinance No. 20061116-057). This property's base district zoning did not change with this process.

EXISTING STREET CHARACTERISTICS:

Street	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Manlove Street	~52' - 90'	Existing	29' - 54'	1	1	No	No

OTHER STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Harper's Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
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 onsite 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.

PARD

PR1. Parkland requirements, either parkland dedication or fees, will be required at the time of subdivision or site plan for any additional residential units; existing units are exempt. There are currently no parkland requirements for non-residential or non-hotel developments at the time of subdivision or site plan.

Site Plan

SP 1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. The site is subject to compatibility standards. Along the south and east property lines, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

SP 3. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies existing right-of-way as sufficient for Manlove Street. The traffic impact analysis should be deferred to the time of site plan application when land uses, and intensities will be known.

Austin Water Utility

AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

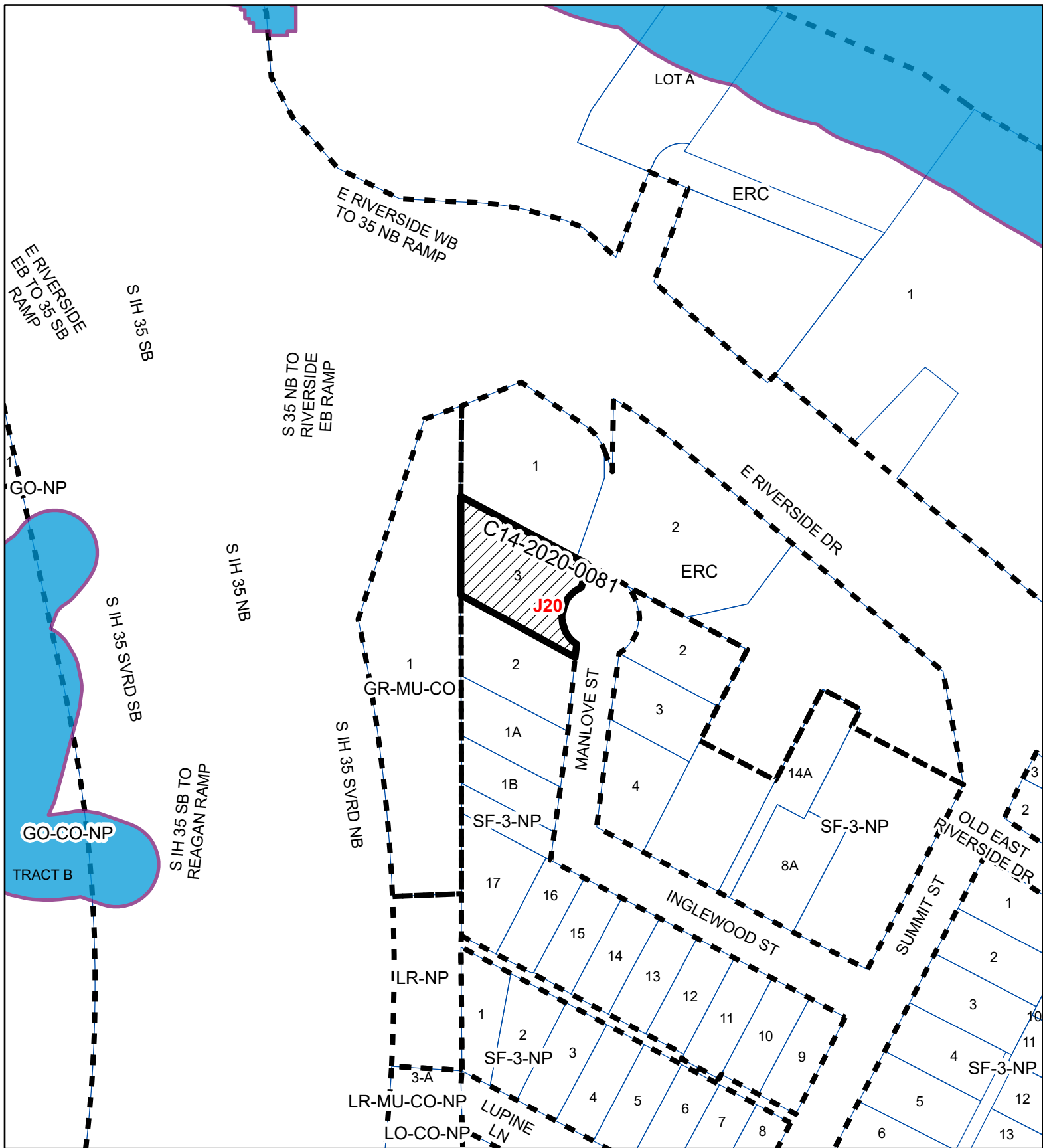
INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received

Exhibit D: Formal Petition







1100 Manlove Street

Exhibit A

ZONING CASE#: C14-2020-0081
 LOCATION: 1100 Manlove St
 SUBJECT AREA: .36 ACRES
 GRID: J20
 MANAGER: KATE CLARK



1" = 150'

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

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Clark, Kate

From: Chris Cavello
Sent: Saturday, August 8, 2020 1:47 PM
To: Clark, Kate
Subject: C14-2020-0081

*** External Email - Exercise Caution ***

Ms. Clark,

I am writing of my concern about the request to change an SF-3 property at 1100 Manlove to a commercial type property. I am fully aware of the restrictions (today) of NO-MU. I still consider it a type of commercial zoning. The business (Time Insurance) is not serving this neighborhood. This property does not fit the preferred location of being on a feeder. In fact, it is the opposite of that. Placed at the very end of a residential cul de sac.

More important, this property zoning change needs to be taken into the context of the history of the property owner who has bought up residential properties that are part of our neighborhood and successfully converted them to commercial use. Our property at 1500 Inglewood was adjacent to SF-3 lots far from Riverside Drive that after a battle, are now rezoned commercial. The home at 1100 Manlove was bought by the property owner from an elderly gentleman at the end of our shared cul de sac (Inglewood and Manlove are really one street) because the applicant's larger commercial property has a narrow kink in it that makes it difficult to develop. This property links the two halves of his large commercial property and having more area at this kink will make it more attractive for development should they be joined some day in the future. This is his goal. I see the changing of this property as a Trojan Horse leading to it being wrapped into his larger commercial property which will run the risk of our dead end street being an access to the backside of a large future commercial development.

The property owner claims that he needs the space during Covid which I believe is a ruse. He has a lot of space in his current office buildings and I never look at why a zoning change is made now, but rather what it COULD be for a future owner. The larger commercial property is for sale. He has already tried to sub divide this 1100 Manlove residential property with a part that is contiguous to his commercial property being changed to commercial. That failed. This property has been used only as a warehouse for his stuff taking a needed residential property out of circulation for close to a decade.

There is little to no reason for allowing this zoning change that will further challenge the character and zoning of this quiet residential street. It is also a property with one of the most majestic Live Oaks in the city. A zoning change will encourage the building of new structures with as much parking as possible and as much commercial building area as possible. This will only risk this amazing tree's health.

I strongly ask that you side with the reasonable neighbors who are not comfortable with the drip, drip, drip of encroachment on this quiet residential street.

I cannot go to a hearing for health reasons and ask that this letter be entered into the record and read by the people deciding this case.

Christopher Cavello
1500 Inglewood St.
Austin, TX 78741
512 769-1717

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Clark, Kate

From: Meredith, Maureen
Sent: Tuesday, August 18, 2020 12:49 PM
To:
Cc: Clark, Kate
Subject: RE: Concerns regarding Case Number NPA-2020-0021.02

Mr. Snow:

Thank you for your comments. We will add them to our staff case reports. Eventually a community meeting will be scheduled and you will be able to participate in the discussion of these cases with the applicant, staff and other attendees. You will receive a notice in the mail when finalized.

When the cases are scheduled for Planning Commission and City Council public hearing notices will be mailed to people who live within 500 feet of the property. You will have the opportunity to voice your concerns at those public hearings.

Maureen

From:
Sent: Monday, August 17, 2020 4:43 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc:
Subject: Concerns regarding Case Number NPA-2020-0021.02

*** External Email - Exercise Caution ***

Hi Maureen, it seems like just yesterday that you sent me a similar request from the Schuler Family Trust to change the zoning of 1100 Manlove Street from Single family-3 to Mixed-Use (Case# NPA-2012-0021.01...1100 Manlove St. [the case numbers are almost the same 😊]). Of course, that was back in 2012 (now time flies) and after a large negative response from the neighborhood, Mr. Schuler withdrew his request. At the time, his reason for the change was to allow the property to be combined with the land that he controls on IH-35 and Riverside in such a way to allow an exit from his planned 4-story mammoth mixed-use structure to the IH-35 north bound feeder road. Today nothing is said about this mammoth building in this request. Rumor in the neighborhood is that Schuler “wants to allow more social distancing in the other buildings that he uses for insurance offices just north of 1100 Manlove that face on Riverside” by using 1100 Manlove as a third office building. A Covid-19 justification sounds good in today’s environment! 😊. Of course, I wonder if the real future reason is his plans for the mammoth structure that was mentioned back in 2012 that are described here...

<http://www.austintexas.gov/edims/document.cfm?id=187611>

As an owner of a home in the neighborhood, I would like to express my strongest concerns at this proposal. This request should be denied for the reasons noted below. Could you pass these concerns on to those in the City Planning Office and perhaps the City Council who will be considering this case?

My wife and I own the home at 1506 Lupine Lane, a block and a half south of the proposed change. Our land (two city lots) has been in my family since my mom and dad (Azalee and Ruel Snow) purchased it in 1946. They built a garage apartment there in 1948, added a house in 1953, and added on to the house in the early 1960s. My wife and I remodeled the house in 2010 and remodeled and rented the garage apartment in 2011. During this 70-plus year period, the entire neighborhood has been devoted to single family housing originally built in the 1940s, 1950s and 1960s.

Today the neighborhood is occupied by a few original homeowners but in recent years we have seen a renaissance of home remodeling by families and young couples who see value and character in the well-constructed homes of this area. In the last few years, we have also seen new homes being added on empty lots. For example in the Inglewood and Manlove corridor, we have new homes at 1502 Inglewood St. (two homes built in 2007), two homes at 1504 Inglewood St. (2018), at 1491 Inglewood St. (2000), at 1495 Inglewood St. (1999), four homes at 1499/1501 Inglewood St. (2019), at 1507 Inglewood (2017), at 1509 Inglewood (2019), at 1511 Inglewood St. (2017), at 1104 Manlove St. (2017) and at 1106 Manlove St. (2018). We also have had a recent sale of an empty lot at 1103 Manlove St. (across the street from the home under discussion) that is having two homes built on it.

As noted above, my fear is that the real long term reason for this request is that Mr. Schuler, the owner of 1100 Manlove St. (at the end of the Inglewood/Manlove corridor), will want to combine this land with the land immediately to the north that is accessed only from Riverside and/or the land immediately to the west that is accessed from IH-35 which are zoned commercial/mixed use to provide either parking and/or commercial access to that land. The lands north and west already have access from major roads Riverside and IH-35 and do not need access from Manlove and Inglewood generating additional traffic through this residential area. Even if a business is built at 1100 Manlove St. separate from the land to the north and west, it will still generate unwanted traffic along this long residential access path (Summit/Inglewood/Manlove). And if the current owner assures the neighbors that he has no need to provide access to Manlove, once a Mix-Use zoning is approved, a subsequent owner could have differing ideas on the subject and do whatever Mixed-Use zoning allows. The land has a perfectly good residential home on it today and should be left as residential single-family zoning.

If you look at the SF3 zoning description on the city websites, it exists to...

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

Its application should be...

- Existing single-family areas should generally be designated as single family to preserve established neighborhoods.

The request to change the zoning violates all these principles. There is an existing house on this lot. The house is accessed from Riverside following three residential roads (Summit, Inglewood and Manlove) which has no non-residential usage. And the existing neighborhood has been growing by the infill development of new single-family housing.

Yes, the property does border on mixed use zoning areas which themselves were set up as a transition space to the noted single-family housing neighborhood. However, this home/lot has no direct access to major streets (Riverside and IH-35) that provides access to this mixed-use area. It would be inconsistent with the usage of this neighborhood to allow mixed-use zoning to intrude for the first time into the neighborhood. And a subsequent owner would probably not abide with any informal agreement that Mr. Schuler makes. Please deny the request and keep 1100 Manlove zoned as single-family residential.

Thank you for considering my concerns and I know you will listen to the concerns of the residents in the neighborhood as you did back in 2012/2013 and keep this house/lot as single-family zoning.

David L. Snow
1506 Lupine Lane
Austin, Texas 78741

408-550-4435

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Clark, Kate

From: Meredith, Maureen
Sent: Thursday, October 15, 2020 3:54 PM
To: skye olsen
Cc: Clark, Kate
Subject: RE: Case #: NPA-2020-0021.02 // Zoning Case #: C14-2020-0081 // 1100 Manlove St.

Thank you for your comments. We will add them to staff case reports and forward them to the applicant's agents.
Maureen

From: skye olsen
Sent: Thursday, October 15, 2020 3:41 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Case #: NPA-2020-0021.02 // Zoning Case #: C14-2020-0081 // 1100 Manlove St.

*** External Email - Exercise Caution ***

Hello,

I hope you are well. I am emailing in regards to my concern about the proposed rezoning of 1100 Manlove Street and hope that this email can be presented during tonight's meeting.

The residents of our neighborhood are **AGAINST** the rezoning of 1100 Manlove Street for many reasons. First, allowing this property to be rezoned would disrupt the quiet neighborhood that we have all come to love and call our home. If this property is allowed to be rezoned, there is potential for the entire property owned by the same owner (all along the IH 35 frontage road combined with the property that his current insurance business is on- see attached photos) to be developed. This could lead to major disruption throughout our neighborhood, especially considering the property at risk of being rezoned is located on a dead end street.

The owner of the property has used the pandemic as an excuse to get the property rezoned, despite his previous attempt to rezone the same property to multi-use (to build a 4 story building) a few years ago which included putting a club at the corner of Summit and Riverside, the same location as the entrance to our quiet, peaceful neighborhood. (Please see attached proposal from the City of Austin in 2013) The owner of 1100 Manlove is needing the property rezoned to allow for an exit onto 35 north however the current house that is there is empty and in great condition. It would be much better off being resold as a residential property to a family who will love and enjoy our neighborhood like we have all grown to. We do not need non-residential uses ruining our neighborhood.

The owner of 1100 Manlove has had past violations of city zoning laws as well and is using our current crisis as an excuse to turn the private residential home into part of a massive development. Allowing this property to be rezoned will only disrupt the neighborhood and prevent the established families living there from residing in a quiet, peaceful neighborhood like we are accustomed.

Please consider blocking this rezoning attempt and his efforts to destroy the neighborhood. Thank you for your time.

Best,

Skye Olsen
Resident at 1101 Manlove Street



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Clark, Kate

From: Meredith, Maureen
Sent: Thursday, October 15, 2020 5:49 PM
To: Adria & Ron
Cc: Clark, Kate
Subject: RE: NPA-202-0021-02 1100 Manlove C14-2020-0081

Thank you for your comments. We can add them to our staff case reports and I will forward them to the applicant's agents.
Maureen

From: Adria & Ron
Sent: Thursday, October 15, 2020 3:34 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: NPA-202-0021-02 1100 Manlove C14-2020-0081

*** External Email - Exercise Caution ***

Hi, in case of technical difficulties tonight, I'd like to submit my feedback on the proposed rezoning of 1100 Manlove.

We (myself and my husband) own the property at 1101 Manlove, directly across the street from 1100 Manlove Street. We are AGAINST the rezoning for the following reasons:

- 1). The property in question is at the end of a cul-de-sac in a 100% residential neighborhood with NO OUTLET. This is a dead end street.
- 2) The area is a quiet neighborhood with children, neighbors and pets abound. There are no sidewalks, so additional traffic would be a safety issue for the kids that ride bikes and play ball, neighbors that jog, walk pets, etc.
- 3). Multi-use property in this location would negatively impact both the quality of life and property values that we and our neighbors have invested our lives in. We bought our home in a residential neighborhood at the end of a cul-de-sac because of the privacy and seclusion that brings from the city. This would impact our quality of life immensely.
- 4) The owner of 1100 manlove owns the property on 3 sides of our home. He has expressed plans in the past to develop the property and needed access from the I35 frontage road to do so, access he could only get by rezoning 1100. He, in the past, intended to create a parking structure where the home currently stands.
- 5) The owner uses the home in an illegal fashion now, having workers park in the driveway and using the garage as storage for his adjacent commercial property. Any statements made by his agent that Inglewood and Manlove will not be used to access future mixed use offices is just false.
- 6) The owner claims he needs more space for his employees due to Covid. This is a weak and transparent excuse to permit a zoning change. This change is simply intended to make his property portfolio more valuable. We should not rezone residential homes because of a temporary need. The existing commercial property on Riverside could easily be developed/remodeled for more space. There are people living full time in the "offices", those people could be moved into the house to open more office space. The owner and his children could easily work from 1100, as he owns the home, so he would be working from home, thus creating additional space.
- 7) It is very clear given his past attempts that the owner wishes to develop (or sell) the entire property portfolio that spans Manlove, Riverside, Inglewood and Summit Streets and making 1100 manlove mixed use will open

the door to more lucrative deals. As it stands, the home is literally “in his way”. However mixed use in this location would change the dynamic of our community and of our neighborhood in a very negative way.

8) Ultimately this would cause serious negative impacts to the 20+ families in the immediate area, plus all the families on Summit as well. We should be preserving single family neighborhoods in Austin and ensuring that children and families have safe, quiet places to grow, to walk, to play, and to build communities. We should not have to worry about offices and office buildings popping up next door when we buy or rent homes in residential areas. This change would only benefit 1 person while it would harm, at minimum, 50+ lives and set a precedent that would allow other residential zoned neighborhoods to be taken over by offices and businesses that do not need to be in residential areas.

Please help save our neighborhood by recommending this change be denied.

I have attached a Next Door petition, and while I know it can't be submitted in an official capacity, I thought it would be helpful for you to know that all those who signed are against this change as well.

Thank you very much! We hope to see you tonight!

Adria Escalante & Ronnie Woodall

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Clark, Kate

From: [REDACTED]
Sent: Thursday, October 15, 2020 4:17 PM
To: Clark, Kate
Subject: Case : 2020-108085ZC

*** External Email - Exercise Caution ***

Hi Kate, I live in the neighborhood at 1615 Lupine 78741 and oppose allowing rezoning from residential home to business .primarily on the basis of encroachment into the neighborhood.

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Clark, Kate

From: Hans G
Sent: Sunday, October 25, 2020 7:40 PM
To: Thompson, Jeffrey - BC; Anderson, Greg - BC; Schneider, Robert - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC
Cc: aureen.meredith@austintexas.gov; Clark, Kate
Subject: 1100 Manlove Street - Zoning Case


*** External Email - Exercise Caution ***

Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and
NPA Case No. NPA-2020-0021.02

Note re October 15, 2020 Community Meeting re changing zoning from SF-3 (single- family) to NO-MU (Neighborhood Office – Mixed Use)

Dear Planning Commission Members et al.

My name is Hans Granheim and my wife is Mary Anne Duprey. We have lived and owned our home at 1505 Lupine Ln. (one street south of 1100 Manlove Street where the zoning change is sought) since 1989. This is not the first time Mr. Schuler, through various agents, has sought this zoning change. The first was I believe in 2012 when Mr. Schuler began using the single family home he owns at 1100 Manlove as a supplemental office (violating its zoning designation) to his adjacent business fronting Riverside Dr. When challenged, Mr. Schuler denied he was using the space commercially. That turned out not to be the case. Neighborhood homeowners, including myself, observed the comings and goings at the residence and it became very clear the property was being used as an office. Mr. Schuler's motivations for a zoning change have little to do with his professed need for additional office space. His adjacent property and its structures are more than able to satisfy those needs. His real goal is to affect favorable zoning status that would eventually allow him to divide the Manlove property and add a portion of it to his existing properties along the northbound IH35 service road to give him additional ingress/egress for his entire holdings in that area. I don't begrudge Mr. Schuler's desire to maximize the value of his properties. I have a real problem when he attempts to do so with obfuscation and false statements, and at the expense of our quality of life in a decidedly single-family home neighborhood.

Respectfully,
Hans Granheim
512/590-5284


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Clark, Kate

From: Ann Kettner Haraguchi
Sent: Sunday, November 8, 2020 10:17 AM
To: Ann Haraguchi
Cc: Clark, Kate; Meredith, Maureen; Dean Haraguchi
Subject: Neighborhood Opposition: Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02, 1100 Manlove Street, Austin, TX

*** External Email - Exercise Caution ***

Dear Planning Commission Member,

I live at 1106 Manlove Street and am writing to express my **opposition to the proposed rezoning of the property at 1100 Manlove Street**, which is three doors down from my home. (Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02)

The owner of this property, and applicant for the zoning change, argues that he needs to use the existing residential home at 1100 Manlove Street as an office space. I think he desires to incorporate this residential piece of land into a much larger commercial development plan for the large swath of property he owns along the I-35 access road and Riverside Drive. I believe changing the zoning from residential to "neighborhood office" is the first step in this direction.

It makes no sense to me that the applicant's business space is so crowded with employees during the COVID-19 pandemic that he requires overflow into the space of 1100 Manlove Street, a house on a quiet cul-de-sac. If he needs to encourage social distancing among his employees, he can use the other residential building next to Time Insurance, or he can have his employees work remotely from home during the COVID pandemic crisis, as have many other Austin businesses. There is no need to rezone 1100 Manlove Street as an office building for this temporary public health situation.

Our neighborhood is a residential neighborhood with single-family homes. Having a "neighborhood office" on a cul-de-sac does not contribute in any way to the quality of the neighborhood and would benefit nobody but the applicant. In short, rezoning would go against one of the stated goals of the EROC NP:

Preserve and enhance the character of existing residential neighborhoods.

I worry that if the property at 1100 Manlove is rezoned as a "neighborhood office," it will lead to other similar rezoning attempts that will change the **fundamental residential nature** of the neighborhood. In the two years that I have lived on Manlove Street, I have witnessed healthy growth of the neighborhood, with new homes built and new families moving in. Our neighborhood consists of single-family homes in a larger area of commercial and multi-family residences and should be preserved as such.

Thank you for your consideration of this matter.

Ann Haraguchi, Homeowner
1106 Manlove Street
Austin, TX 78741
(415) 939-5745

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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0081

Contact: Kate Clark, 512-974-1237

**Public Hearing: November 24, 2020, Planning Commission
December 10, 2020, City Council**

Christopher Cavello
Your Name (please print)

1500 Inglewood St.
Your address(es) affected by this application

Chm Cavello 11/10/20
Signature Date

Daytime Telephone: 512 769-1717

Comments: This property is at the end
of a residential cul de sac. There
is no practical reason to inject
commercial zoned property here.
The owner's reasons for making it
commercial are disingenuous. He is
trying to ultimately meld this property
into his larger commercial property
on Riverside. This does not serve
community needs. This is NOT a collector

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

City of Austin, Housing & Planning Department
Kate Clark
P. O. Box 1088, Austin, TX 78767
Or email to:
Kate.Clark@austintexas.gov

☐ I am in favor
☒ I object

street. It is
at the end of a
quiet cul de sac.

Clark, Kate

From: [REDACTED]
Sent: Thursday, November 12, 2020 10:24 AM
To: Thompson, Jeffrey - BC; Anderson, Greg - BC; Schneider, Robert - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC
Cc: [REDACTED] Meredith, Maureen; Clark, Kate
Subject: Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St

*** External Email - Exercise Caution ***

From: Dave Snow [REDACTED]
Sent: Wednesday, November 11, 2020
To: Austin Planning Commission members
Cc: Dave Snow
Subject: Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St

This letter is in regards to the request to change the zoning for 1100 Manlove St from SF3 to Neighborhood Mixed Use (Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02) that will be heard at the Planning Commission on November 24, 2020. I'd like to state my strongest objections to this proposal. This request should be denied for the reasons noted below.

My wife and I own the home at 1506 Lupine Lane, a block and a half south of the proposed change. Our land (two city lots) has been in my family since my mom and dad (Azalee and Ruel Snow) purchased it in 1946. They built a garage apartment there in 1949, added a house in 1953, and added on to the house in the early 1960s. My wife and I remodel the house in 2010 and remodeled and rented the garage apartment in 2011. My wife and I live half the year in this home. During this 70-plus year period, the entire neighborhood has been devoted to single family housing built largely in the 1940s, 1950s and 1960s. Today the neighborhood is occupied by a few original homeowners but in recent years we have seen a renaissance of home remodeling and building by families who see value and character in the well-constructed homes in this area of Austin.

In the last few years, we have also seen new homes being added on empty lots. For example in the Inglewood and Manlove corridor, we have new homes at 1502 Inglewood St. (two homes built in 2007), at 1491 Inglewood St. (2000), at 1495 Inglewood St. (1999), at 1499 Inglewood St (two homes built in 2019), at 1501 Inglewood St (two homes built in 2019), at 1504 Inglewood St. (two homes built in 2014), at 1507 Inglewood St (2013), at 1509 Inglewood

(2019), at 1511 Inglewood (2013), at 1106 Manlove St. (2016), at 1104 Manlove St (2018), and two homes under construction at 1103 Manlove St (across the street from 1100 Manlove).

The property under question has a 1900 sq. ft. home on it in 1952 at the end of a residential corridor (Summit to Inglewood to Manlove) on a cul-de-sac. The owner currently also owns the land immediate to the north consisting of two former homes facing onto Riverside which he has turned into an insurance business (Time Insurance Agency) with no direct access to Manlove. His representatives have mentioned in on-line discussion groups and in a meeting with neighbors that the owner wishes to use the home at 1100 Manlove as added workspace for his insurance business rather than expanding the structures that he already has to the north that face onto Riverside.

My fear is that the real reason for this request is that in the future the owner of 1100 Manlove St. will want to combine this land with the land immediately to the north that he owns (the Time Insurance Agency land) that is accessed only from Riverside and is zoned as GR-MU-CO to eventually provide either parking and/or commercial access to that land. That land already has access from IH-35 and from Riverside. It does not need access from Manlove and Inglewood generating additional traffic through this residential area. Even if a business is built at 1100 Manlove St. completely separate from the land to the north, it will still generate unwanted traffic along this long residential access path (Summit/Inglewood/Manlove). None of this is consistent with the current SF3 zoning as described below.

History is many times a predictor of the future. Back in 2012/2013 the owner of 1100 Manlove tried to change the zoning of 1100 Manlove to Neighborhood Mixed Use in order to combine it with the Time Insurance Agency land to the north, land on Riverside to the east of the Time Insurance Land that he controlled, and land in IH-35 to the southwest of the Time Insurance Agency land that he controlled to build a very large, 4-story multi-use structure (see Case Number NPA-2012-0021.01 from that time period). There is still on City websites plans for that very large structure (see <http://www.austintexas.gov/edims/document.cfm?id=187611>). After a meeting with the owner and 30 objecting neighbors, the owner removed his request and it never came to the Planning Commission. I fear that this is another effort to get the zoning changed now or in the future to Neighborhood Mixed Use such that the owner (or possibly a successor if he sales the land) can in the future ask to use 1100 Manlove in a large development effort.

The land has a perfectly good residential home on it today and should be left as residential single-family zoning. The owner bought the house in 2010 knowing that this was a residential area. The house on the land should be either re-modeled to be an updated residence or a new house should be built on the land. Commercial use is inconsistent with the neighborhood.

If you look at the city SF3 zoning description, it exists to...

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

Its application should be...

- Existing single-family areas should generally be designated as single family to preserve established neighborhoods.

There is an existing house on this lot. The house is accessed following three residential roads (Summit, Inglewood and Manlove) which have no non-residential usage. And the existing neighborhood is growing by the infill development of new single-family housing as noted above.

Yes, the property does border on mixed use zoning areas which themselves were set up as a transition space with setbacks to the noted single-family housing neighborhood. However, this home/lot has no direct access to the streets (Riverside and IH-35) that provides access to this mixed use area. It would be inconsistent with the usage of this neighborhood to allow mixed use zoning to intrude for the first time into the neighborhood for the purpose of using the house as a commercial building or to negate existing setbacks. Please deny the request and keep 1100 Manlove zoned as single family residential.

Thank you for considering my concern and I truly hope you will listen to the concerns of the many residents in the neighborhood and keep this house/lot as single family zoning.

David L. Snow
1506 Lupine Lane
Austin, Texas 78741

408-550-4435

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To: Case Managers Maureen Meredith, Kate Clark

Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

In response to the referenced zoning and NPA cases, the EROC NPCT has voted to oppose the Neighborhood Plan Amendment and to support the neighborhood in its opposition to the zoning change.

The Contact Team does not support a *permanent change* to its Future Land Use Map in order to address a *temporary issue* for the sole benefit of the property owner. The granting of these Applications will set a bad precedent, not just for the EROC NPA, but for all neighborhood planning areas in Austin.

The zoning change would be a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood.

During the October 15, 2020 Community Meeting, Applicant failed to adequately explain why such a change is truly necessary. Applicant owns three acres of ERC-zoned property directly below 1100 Manlove. Most of the ERC property is undeveloped except for the structures he is currently using for his business. There is ample room for him to expand his business on the already ERC-zoned property.

The requested NPA and zoning change conflict with the EROC NP FLUM and the EROC NP's No. 1 goal to "[p]reserve and enhance the character of existing residential neighborhoods."

Furthermore, 1100 Manlove is not a collector street. The fact that Applicant's business is located directly below Manlove clearly shows that the proposed use does not serve a neighborhood need.

As to applying a conditional overlay or restrictive covenant to the property, there is no guarantee that any CO or RC with the City would be enforced in the future, much less remain in force should the property be sold.

Applicant's claim that the house hasn't been used as a residence during the ten years he's controlled it was his choice. The addition of 17 new dwellings on Manlove and Inglewood since 1999 proves that the best use of the property is residential. The two newest additions to Manlove sold within days of being posted.

Please deny both the NPA and zoning applications and include this email in the back-up for the referenced zoning and NPA cases. Thank you.

November 19, 2020

Austin Planning Commission
City of Austin
P.O. Box 1088
Austin, Texas 78767

Project Location: 1100 Manlove Street
Owner: Schuler Family Trust of 1998
Case Number: C14-2020-0081 Applicant: Thrower Design, Ron Thrower
Case Number: NPA-2020-0021.02 Agent Husch Blackwell

Dear Planning Commission Members:

I am writing in regards to the filing of application for rezoning and application to amend a neighborhood plan.

My husband and I are long term residents of the neighborhood and do not support the change to allow a single family home to be transformed into a neighborhood office.

- This is not a compatible use for the neighborhood and to suggest this neighborhood office is needed to serve our neighborhood is laughable. The owner has multiple buildings off E. Riverside to serve any customers that may need assistance, which generally appears fairly empty. What's more the property is far up the hill from E Riverside at the end of a dead-end street.

- This is the second time the landowner had made a petition to change this lot from residential to commercial. It is not reasonable to assume that he has decided against developing the large commercial lots facing IH-35 and E. Riverside. The last idea was to create a back entrance to his commercial property (enter/exit) through our neighborhood.

- The owner has made no effort to rent or sell the house as a home. Homes in the city core are highly desirable. It is not reasonable to suggest he is facing financial difficulty because he cannot make a profit renting or selling this home.

- Finally, it is not in the best interest of the neighborhood, nor does it create greater certainty for the neighborhood for the home to be transitioned to a neighborhood office. It would bring certainty and comfort to the neighbors to put a resident (or family) in that home.

I would also like to mention the notification process. While I understand that 200 feet and 500 feet are dictated by code and law, there should be a mechanism for correction when most of the notification area is IH-35 and E. Riverside. Impacted neighbors on Summit were not notified of this request for a change that would greatly impact the traffic in front of their homes and their safety if walking in the neighborhood. (our neighborhood does not have sidewalks)

Please deny these two petitions that offer an incompatible land use on a corner lot on a dead-end street.

Thank you for your time and consideration.

Regards,

Rachel McClure
1508 Lupine Lane, Austin, TX 78741
512-326-5572

Clark, Kate

From: Toni [REDACTED]
Sent: Friday, November 20, 2020 11:37 AM
To: Clark, Kate; Meredith, Maureen
Subject: Fw: 11/24/20 Hearing: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

*** External Email - Exercise Caution ***

From: Toni [REDACTED]
Sent: Sunday, November 8, 2020 6:12 PM
To: Todd Shaw <bc-todd.shaw@austintexas.gov>; bc-Jeffrey.Thompson@austintexas.gov <bc-Jeffrey.Thompson@austintexas.gov>; bc-Greg.Anderson@austintexas.gov <bc-Greg.Anderson@austintexas.gov>; bc-robert.schneider@austintexas.gov <bc-robert.schneider@austintexas.gov>; bc-Patricia.Seeger@austintexas.gov <bc-Patricia.Seeger@austintexas.gov>; bc-patrick.howard@austintexas.gov <bc-patrick.howard@austintexas.gov>; bc-claire.hempel@austintexas.gov <bc-claire.hempel@austintexas.gov>; bc-awais.azhar@austintexas.gov <bc-awais.azhar@austintexas.gov>; bc-Carmen.Llanes@austintexas.gov <bc-Carmen.Llanes@austintexas.gov>; bc-James.Shieh@austintexas.gov <bc-James.Shieh@austintexas.gov>; bc-Yvette.flores@austintexas.gov <bc-Yvette.flores@austintexas.gov>; BC-Ann.Teich@austintexas.gov <BC-Ann.Teich@austintexas.gov>
Cc: Kathie Tovo <kathie.tovo@austintexas.gov>
Subject: 11/24/20 Hearing: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

Dear Chairman Shaw and Commission Members:

Please do not grant the requested zoning change and neighborhood plan amendment (NPA). Applicant owns three and a half acres just a few feet below the property at issue. This commercially zoned property does not require a zoning change or an NPA. Applicant has ample room to expand or renovate the existing buildings on his commercially zoned property, which fronts E. Riverside to the north and I-35 to the west.

Applicant has failed to adequately explain why it is necessary to rezone 1100 Manlove to NO-NMU. Using the pandemic as an excuse simply does not ring true. He could easily move the people living in one of his buildings on E. Riverside into the house on Manlove to address this temporary need. Applicant has failed to explain why he should be exempt from making the same sacrifices so many other Austin employers have made and provide the few employees he would have work out of the Manlove house with the tools they need to work from home.

Another rationale Applicant has posed is that the house hasn't been utilized as a residence. Since 1999, 15 new dwellings have been built on Inglewood and Manlove. The two most recent additions are listed for sale at \$1+ million and \$500,000+, respectively. These are located at 1103 Manlove. Applicant could have easily recouped whatever he paid for 1100 Manlove by simply making repairs and maintaining the property and either renting it or selling it. Applicant's concern over losing money by not using it for its intended purpose is at best disingenuous. It was Applicant's choice.

Applicant purchased the Manlove property in 2010. He knew it was zoned single-family. The property fronts onto Manlove, a dead-end street that can be reached only by going down Inglewood, which dead-ends into Manlove. Manlove and Inglewood are not collector streets. The Inglewood/Manlove neighborhood comprises part of the northern end of one of the few remaining single-family neighborhoods in the Riverside NPA.

Applicant's suggested consideration of agreeing to a conditional overlay (CO) or restrictive covenant (RC) on the Manlove property is without merit. There has been no explanation by Applicant of how he could prevent access to the property via Summit to Inglewood to Manlove. Even more concerning, once adopted the proposed new CodeNEXT will void existing public COs and RCs in our neighborhood, so any such agreements are worthless. Private RCs are not acceptable because the neighborhood would have to bear the cost of legal fees incurred in connection with the preparation and enforcement of same.

Applicant's business model does not serve neighborhood needs, and even if it did, the business is accessible from E. Riverside, which is one block north of Inglewood.

Additional reasons to refuse to grant the zoning change:

The zoning change will make a *permanent* change to the EROC FLUM to address a *temporary* issue *affecting one property owner*.

Wouldn't this be a *grant of special privilege to an individual owner* which would result in spot zoning within the neighborhood?

This would set a terrible precedent within the EROC NPA.

Such a change conflicts with the EROC FLUM.

Such a change conflicts with the EROC NP No. 1 Goal.

Such a change conflicts with the City's zoning principles.

Such a change conflicts with the City's intent of SF-3 zoning.

Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he would comply with any CO or RC in the future.

Prior to the October 15th Community Meeting, I submitted several questions to City Staff, which they forwarded to the Applicant's agents for response. To date, those questions remain unanswered.

Please deny the zoning application and the NPA application. Thank you for your time and attention.

Sincerely,

/s/ Toni House

1503 Inglewood St.

Austin, TX 78741

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PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to participate in the public hearings, you are not required to participate. However, if you do participate, you have the opportunity to speak FOR or AGAINST the proposed amendment. These public hearings will be virtual. You must register in advance to speak.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Housing and Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by participating in the Public Hearings and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

www.austintexas.gov/department/neighborhood-planning.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2020-0021.02

Contact: Maureen Meredith, Ph: 512-974-2695

Public Hearing Dec 10, 2020 - City Council

Christopher Cavello

Your Name (please print)

☐ I am in favor
☒ I object

1500 Inglewood St Austin, TX

Your address(es) affected by this application

Ch Cavello

Signature

11/25/2020

Date

Comments: The subject address is not an appropriate area for mixed use. It is at the end of a quiet cul de sac of single family homes. The applicant will not serve a market at neighborhood scale. This change request is a Trojan Horse to try and merge it to applicant's commercial

property. It is needed to increase market value.

Clark, Kate

From: Landis C.
Sent: Tuesday, December 1, 2020 2:42 PM
To: Clark, Kate; Meredith, Maureen
Cc: Thompson, Jeffrey - BC; Anderson, Greg - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC; Toni Manlove; Alexandra Aponte
Subject: Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

*** External Email - Exercise Caution ***

Good afternoon all,

My name is Landis Coulbourn. My wife and I intend to close on single family residence, 1103 Manlove Street, this month. We were able to meet some pretty wonderful neighbors already. We learned that one of the residents is trying to rezone their single family residence for commercial purposes. The news was very discouraging to us as we decided to move into the neighborhood because the house is located in a quiet cul-de-sac. We have an infant son and wanted to move away from the busy street that we currently live on. Allowing ingress/egress for business traffic in front of our new residence would completely ruin our hopes of moving into a quiet neighborhood/street for our child to grow up on.

I'm writing to oppose the plans to change the zoning from single-family to NO-MU on Manlove. Please consider our position on this proposal, and include it in the record for the applicable cases (stated in subject).

V/r,

Landis Coulbourn
1103 Manlove Street
Austin, TX 78741

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Clark, Kate

From: [REDACTED]
Sent: Thursday, December 3, 2020 5:20 PM
To: Meredith, Maureen
Cc: Clark, Kate
Subject: Re: Case Number C14-2020-0081 and Amendment Number NPA-2020-0021.02

*** External Email - Exercise Caution ***

Maureen and Kate,

Please support the Neighborhood and its Petition in denying the request to rezone the property at 1100 Manlove owned by the Schuler Family Trust.

And please include this email in the supporting documents.

Thank you!

Jan Long
2411 Riverisde Farms Rd.

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Clark, Kate

From: Adria & Ron
Sent: Thursday, December 3, 2020 8:34 PM
To: Clark, Kate; Meredith, Maureen
Subject: Notice of Opposition to 1100 Manlove - Zoning Case #C14-2020-0081;NPA Case #NPA-2020-0021.02

*** External Email - Exercise Caution ***

Hello, we have previously emailed regarding our opposition to this zoning case, but wanted to do so again in preparation for the planning commission messaging on December 8th.

We own the property directly across from 1100 Manlove. Our address is 1101 Manlove Street. We are opposed to the zoning change for the following reasons:

- 1) This is a dead end / cul-de-sac with no outlet that is 100% residential.
- 2) Rezoning a home on this street to Neighborhood Office Mixed Use would not benefit the residents of this neighborhood in any way.
- 3) This street is extensively used by pedestrians, including older folks and very young children, to walk, bike, exercise and play with pets. Additional traffic would create a safety issue as there are no sidewalks and no outlet.
- 4) Permanently rezoning an existing Single Family Home to NO-MU to solve a temporary pandemic related space issue is not an appropriate solution and sets a dangerous precedent.
- 5) We, and other both new and long-time residents, purchased our homes here with the expectation that we would live in a residential neighborhood. This change would impact both our quality of life, as well as our property values.
- 6) Mr. Schuler has a massive amount of viable and usable space in his current commercial property off Riverside that could be used to create temporary office space that would not encroach upon or effect the residential nature of this neighborhood. While it is not our place to say, we do not believe he needs this home to solve his "space issue".
- 7) Mr. Schuler has, in the past, attempted to rezone this property in an effort to make his larger property portfolio more appealing to developers. He has also expressed his desire to do so directly in person. We strongly believe this is the true motive of this re-zoning request. We are not anti-development. In fact, we'd love to see Mr. Schuler develop his existing, appropriately zoned, commercial property. However, there certainly needs to be an effort to protect and maintain residential neighborhoods and not allow unnecessary zoning changes undermine the value of Austin's single family neighborhoods. We should take great caution in approving any permanent zoning changes that may benefit 1 business, yet will adversely impacts dozens, if not hundreds, of residents, their homes, their children, their pets, and the sense of community we have worked so hard to build with our neighbors.

Thank you!

Adria Escalante & Ronnie Woodall + our children and our dogs. :)

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Clark, Kate

From: Meredith, Maureen
Sent: Monday, December 7, 2020 2:51 PM
To: Kathleen Peana
Cc: Clark, Kate; Rivera, Andrew
Subject: RE: Owner of 1105 Manlove Street

Kathleen:

We will add this email as late back up for Planning Commission.

Also, when we get the statement that you mailed, we will add it to our case reports, which will probably be for the City Council, unless you want to email that statement to us either as just a typed email or a scanned document that you already sent via U.S. Mail.

Maureen

From: Kathleen Peana
Sent: Monday, December 07, 2020 2:44 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Owner of 1105 Manlove Street

*** External Email - Exercise Caution ***

Good afternoon Maureen,

I just wanted to make sure you have heard from myself Kathleen Peana and my husband Stefan Peana that we are against any new zoning for the Manlove Street rezoning. I have also sent out a written statement in the mail. But wanted to make sure you have heard from us.

Thanks

Kathleen Peana

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Clark, Kate

From: gayle goff
Sent: Tuesday, December 8, 2020 9:48 AM
To: Anderson, Greg - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC; Thompson, Jeffrey - BC
Cc: Clark, Kate; Meredith, Maureen
Subject: 1100 Manlove -- C14-2020-0081 and NPA-2020-0021.02

*** External Email - Exercise Caution ***

Planning Commissioners –

I am writing to oppose the above zoning/npa changes for the following reasons:

This street with cul-de-sac (Inglewood/Manlove) is a cohesive residential area with duplexes and single family homes;

The subject property is only accessible through residential streets;

From the map you have, it may be difficult to understand that the subject property sits at least 6 feet above applicant's other commercial adjacent properties making it accessible only by foot from these other properties; this height, in turn, sets this residential area above and apart from the commercial tracts along Riverside Dr, helping to make it a cohesive unit of residential homes;

Conversion of single-family homes to non-residential further reduces residential options, affordable or otherwise.

For these reasons at a minimum, I ask that you reject this request for a zoning change.

Gayle Goff

1106 Upland Dr for 43 years, 1 block from subject property

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Clark, Kate

From: Linda Land
Sent: Tuesday, December 8, 2020 1:31 PM
To: Anderson, Greg - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC; Thompson, Jeffrey - BC
Cc: Clark, Kate; Meredith, Maureen
Subject: 1100 Manlove -- C14-2020-0081 and NPA-2020-0021.02

*** External Email - Exercise Caution ***

Planning Commissioners –

I am writing to request that you vote to deny the zoning/npa changes referenced above

This property is in a residential area with access only by traveling on multiple residential roads. It is on a cul-de-sac with occupied single family & duplex homes all along it and along the residential roads leading to it.

The applicant has commercial property available to him to meet his “office” needs. Applicant has historically proven to be an unreliable neighbor, breaking city code in his use of this building and sending employees to park and garbage/delivery trucks through the neighborhood to this single family house. He has allowed his commercial property and its large trees to deteriorate from neglect. The Riverside and I35 frontage, including the entrance to the neighborhood at Summit, have been left overgrown, with falling fences and trash for years.

This cul-de-sac sits above Riverside Drive and IH 35, but also several feet above the applicant’s commercially zoned property. It is a part of an active and thriving residential community.

Please vote to deny the requested zoning and npa changes.

Linda Land

Neighbor, SRCC Member, EROC Contact Team Member

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Clark, Kate

From: Toni [REDACTED]
Sent: Monday, January 18, 2021 12:03 PM
To: Clark, Kate; Meredith, Maureen
Cc: Huff, Nicole; Brinsmade, Louisa; Hartnett, Lauren
Subject: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 1/27/2021

*** External Email - Exercise Caution ***

Pasted in below FYI is a copy of the email I sent to the Mayor and City Council Members today regarding the referenced Rezoning and Neighborhood Plan Amendment cases today. Please include this email in the cases' backup. Thank you.

Toni House
1503 Inglewood St.
Austin, Tx 78741
512.447.8090

Dear Mayor Adler and Council Members:

Please deny the requested zoning change and neighborhood plan amendment (NPA). Applicant owns three and a half acres just a few feet below the residential property at issue. Applicant's property along I-35 and E. Riverside is already zoned NMU-ERC-CO (on E. Riverside) and GR-MU-CO (on the I-35 southbound frontage road on the west) and does not require a zoning change or an NPA. Applicant has ample room to expand or renovate the existing buildings on his commercially zoned property.

Since filing his application, Applicant has apparently abandoned his initially-stated, and the sole reason advanced, for his need to rezone 1100 Manlove from SF-3 to NO-NMU as being due to the pandemic. At the Planning Commission hearing, Applicant's position was that because he has not utilized the property as residential during the 10 years he has owned 1100 Manlove, he should be allowed to introduce a commercial component into one of the few remaining residential neighborhoods in the Riverside NPA.

Applicant purchased the Manlove property (an owner-occupied residence) in 2010. He knew it was zoned single-family. The property fronts onto Manlove, a dead-end street that can be reached only by going down Inglewood, which dead-ends into Manlove. ***Manlove and Inglewood are not collector streets.***

Since 1999, 17 new dwellings have been built on Inglewood and Manlove, including condos and duplexes in addition to single-family residences. Applicant could have easily recouped whatever he paid for 1100 Manlove by simply making repairs and maintaining the property and either renting it or selling it. Applicant's concern over losing money by not using it for its intended purpose is at best disingenuous. It was Applicant's choice. Our neighborhood should not be forced to suffer the consequences of Applicant's poor judgment.

The entire neighborhood, from I-35 to Parker Lane and E. Riverside to Oltorf is undergoing a residential redevelopment in line with what City leaders and staff claimed they want, with single-family homes being replaced by multiple dwellings on single lots. ***Granting Applicant's applications would be a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood.***

Applicant's suggested consideration of agreeing to a conditional overlay (CO) or restrictive covenant (RC) on the Manlove property is without merit. The City can always, and has not once, but twice, removed public COs and RCs on Applicant's commercially-zoned property in the past. Private RCs are not acceptable because the neighborhood would have to bear the cost of legal fees incurred in connection with the preparation and enforcement of same.

Applicant's business model does not serve neighborhood needs, and even if it did, the business is accessible from E. Riverside, which is one block north of Inglewood.

Additional reasons to refuse to grant the zoning change:

- Such a change conflicts with the City's zoning principles;

- Such a change conflicts with the City's intent of SF-3 zoning;

- Such a change conflicts with the EROC FLUM;

- This would set a terrible precedent within the EROC NPA;

- Such a change conflicts with the EROC NP No. 1 Goal of preserving and enhancing the few remaining residential neighborhoods within EROC (due to an unhealthy over-abundance of multi-family rentals, acknowledged by City Council during the EROC Neighborhood Planning process);

Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he would comply with any CO or RC in the future.

Please deny the zoning application and the NPA application. Thank you for your time and attention.

Sincerely,

/s/ Toni House

1503 Inglewood St.

Austin, TX 78741

512.447.8090

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Clark, Kate

From: Landis C. [REDACTED]
Sent: Monday, January 18, 2021 12:40 PM
To: Clark, Kate; Meredith, Maureen
Cc: Landis Coulbourn
Subject: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 1/27/2021

*** External Email - Exercise Caution ***

Good afternoon Kate and Maureen,

As suggested by our community organizer, Toni, I'm writing you again to oppose the zoning cases listed in the subject line. Please see below. Thanks!

My name is Landis Coulbourn. My wife and I had closed on single family residence, 1103 Manlove Street, last month. We were able to meet some pretty wonderful neighbors already. We learned that one of the residents is trying to rezone their single family residence for commercial purposes. The news was very discouraging to us as we decided to move into the neighborhood because the house is located in a quiet cul-de-sac. We have an infant son and wanted to move away from the busy street that we just moved from. Allowing ingress/egress for business traffic directly in front of our new residence would completely ruin our hopes of moving into a quiet neighborhood/street for our child to grow up on.

I'm writing to oppose the plans to change the zoning from single-family to NO-MU on Manlove. Please consider our position on this proposal, and include it in the record for the applicable cases (stated in subject).

V/r,

Landis Coulbourn
1103 Manlove Street, Unit #1
Austin, TX 78741

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Clark, Kate

From: Adria & Ron [REDACTED]
Sent: Monday, January 18, 2021 5:12 PM
To: Clark, Kate; Meredith, Maureen
Subject: Homeowner Opposition to C14-2020-0081 / NPA-2020-0021.02 1100 Manlove Street.

*** External Email - Exercise Caution ***

Hello Kate and Maureen, we wanted to forward the email we send to Mayor Adler and the City Council for your records. Thank you!

Sent via:

<http://www.austintexas.gov/email/all-council-members>

<http://www.austintexas.gov/email/steveadler>

Dear Mayor Adler and Council Members:

We are writing you today to express our opposition to the requested zoning change and neighborhood plan amendment (NPA) for 1100 Manlove Street (C14-2020-0081 / NPA-2020-0021.02) and to urge the council to support the neighborhood's residents and deny the applicant's request for rezoning.

We would like to start off by saying that we appreciate your time, especially during such a trying period in all our lives. We fully understand how difficult it must be to step away from literally saving the city from a pandemic to deal with rezoning issues, which must feel a bit unimportant right now. So thank you, we appreciate you, and we will try to keep this brief.

My husband and I own and live in the home directly across the cul-du-sac from the property in question, which is 1100 Manlove Street. Our address is 1101 Manlove Street. We are opposed to the zoning change for the following reasons:

1) The property in question does not meet the requirements of Neighborhood Office (NO) per the City's definition.

Manlove is a dead end residential cul-de-sac accessible only by navigating through multiple residential streets including Summit, Inglewood and Manlove. The property in question is at the very end of this residential cul-de-sac and does not meet the requirements of NO per the City's definition of Neighborhood Office (NO) District Designation, "Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic..." (Source: Section 13-2-61; Ord. 990225-70; Ord. 031211-11) *because:*

a) given the close proximity and accessibility to a plethora of businesses on East Riverside, rezoning the existing SFR to Neighborhood Office Mixed Use would NOT benefit residents or meet any community need gaps in any way,

b) is NOT located on a collector street, and

c) given the location of the property in question, WOULD in fact unreasonably affect traffic.

Regardless of the applicant's attempt to promise residents that the office would not be accessed via Manlove, the case manager has confirmed that the city cannot legally prohibit the applicant or a future developer from using Manlove Street (via Summit and Inglewood) to access the property.

Due to the low traffic nature of residential cul-de-sacs, Manlove is used extensively by pedestrians, including older folks and very young children, to walk, bike, exercise, play with pets and interact with neighbors. Additional traffic would create a safety issue as there are no sidewalks in this neighborhood.

2) The applicant has an abundance of space to develop, expand or renovate structures on the existing adjacent 3+ acre commercial property.

The applicant owns over 3 acres of commercial property adjacent to the residential property in question. The applicant's existing commercial property fronts I-35 and E. Riverside and much of this commercial property is undeveloped. The applicant has an abundance of space to develop, expand or renovate the structures on his existing adjacent commercial property without encroaching on designated SFR neighborhood zoning.

The applicant's claim that he needs additional space for his existing employees is flimsy at best. The applicant has been quite vocal about his desire to sell his property portfolio and about the fact that he purchased the SFR property in question with the sole purpose of re-zoning to make the property portfolio more valuable. He purchased the property in question as an SFR over 10 years ago, has let it sit empty, and has made multiple re-zoning attempts. Any claim by the applicant of loss of use or loss of value should be dismissed, as it was the applicant's choice to leave an SFR abandoned for over a decade, when he easily could have remodeled and rented, lived in, or sold the home at any time.

3) We fully support the applicant in the development of his existing commercial property and the development of the SFR property in question, *within their current zoning.*

We fully support the applicant in the development of his existing commercial property and the development of the SFR property in question, **within their current zoning** but want to point out that zoning changes to this property would directly conflict with EROC NP Future Land Use and its goal to preserve remaining residential neighborhoods; any zoning change would directly contradict the city's own definition of Neighborhood Office; and any zoning change would set a dangerous precedent for other neighborhoods with similar situations. It would give developers the green light to buy up scarce SFR homes, especially those adjacent to commercially zoned properties, and hold them empty until they too can get the SFRs rezoned commercial. This is simply not in the best interest of the residents of this city.

While the applicant purchased the property in question hoping someday he may be granted rezoning, the homeowners of more than 2 dozen homes on Inglewood and Manlove alone purchased their homes within a designated SF-3 zoned neighborhood on a dead-end street with the reasonable expectation that commercially zoned properties would not suddenly appear in between their homes. The financial interests of a single commercial property owner should not outweigh the lifelong investment of dozens of homeowners, it should not be allowed to bypass the city's own zoning rules, and it should not be allowed to set precedence for other SFR's to be similarly rezoned.

In closing, we would like to share with the council that we, and other homeowners in our neighborhood, have put our life's savings into our homes. We are not here, like the applicant, to sit on empty homes while values increase and then turn those homes into commercial properties. We are here to create memories, raise children, tend gardens, waive to neighbors, celebrate birthdays, grill on game days, enjoy retirement, play with grandkids, and LIVE in our homes.

Before making a decision on this case, we ask that you take a moment to imagine (if you live in a residential neighborhood) that this was happening on your street. Close your eyes and imagine your neighborhood, your home, your family. Now imagine the house across the street is gone, and in its place is an office building. Consider how that might impact your quality of life, the quality of life of your children and of the quality of life of your neighbors.

We sincerely hope that you will join EROC, City Staff, the residents of Manlove, Inglewood and the surrounding neighborhoods and vote to oppose the zoning change for 1100 Manlove Street.

Sincerely,
Adria Escalante & Ronnie Woodall

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Clark, Kate

From: Adria & Ron [REDACTED]
Sent: Monday, January 18, 2021 5:17 PM
To: Toni
Cc: Brinsmade, Louisa; Clark, Kate; Huff, Nicole; Hartnett, Lauren; Meredith, Maureen
Subject: Re: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 1/27/2021

*** External Email - Exercise Caution ***

Hello, below is the email we sent to Mayor Adler and the City Council. Thank you!

Dear Mayor Adler and Council Members:

We are writing you today to express our opposition to the requested zoning change and neighborhood plan amendment (NPA) for 1100 Manlove Street (C14-2020-0081 / NPA-2020-0021.02) and to urge the council to support the neighborhood's residents and deny the applicant's request for rezoning.

We would like to start off by saying that we appreciate your time, especially during such a trying period in all our lives. We fully understand how difficult it must be to step away from literally saving the city from a pandemic to deal with rezoning issues, which must feel a bit unimportant right now. So thank you, we appreciate you, and we will try to keep this brief.

My husband and I own and live in the home directly across the cul-du-sac from the property in question, which is 1100 Manlove Street. Our address is 1101 Manlove Street. We are opposed to the zoning change for the following reasons:

1) The property in question does not meet the requirements of Neighborhood Office (NO) per the City's definition.

Manlove is a dead end residential cul-de-sac accessible only by navigating through multiple residential streets including Summit, Inglewood and Manlove. The property in question is at the very end of this residential cul-de-sac and does not meet the requirements of NO per the City's definition of Neighborhood Office (NO) District Designation, "Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic..." (Source: Section 13-2-61; Ord. 990225-70; Ord. 031211-11) *because:*

a) given the close proximity and accessibility to a plethora of businesses on East Riverside, rezoning the existing SFR to Neighborhood Office Mixed Use would NOT benefit residents or meet any community need gaps in any way,

b) is NOT located on a collector street, and

c) given the location of the property in question, WOULD in fact unreasonably affect traffic.

Regardless of the applicant's attempt to promise residents that the office would not be accessed via Manlove, the case manager has confirmed that the city cannot legally prohibit the applicant or a future developer from using Manlove Street (via Summit and Inglewood) to access the property.

Due to the low traffic nature of residential cul-de-sacs, Manlove is used extensively by pedestrians, including older folks and very young children, to walk, bike, exercise, play with pets and interact with neighbors. Additional traffic would create a safety issue as there are no sidewalks in this neighborhood.

2) The applicant has an abundance of space to develop, expand or renovate structures on the existing adjacent 3+ acre commercial property.

The applicant owns over 3 acres of commercial property adjacent to the residential property in question. The applicant's existing commercial property fronts I-35 and E. Riverside and much of this commercial property is undeveloped. The applicant has an abundance of space to develop, expand or renovate the structures on his existing adjacent commercial property without encroaching on designated SFR neighborhood zoning.

The applicant's claim that he needs additional space for his existing employees is flimsy at best. The applicant has been quite vocal about his desire to sell his property portfolio and about the fact that he purchased the SFR property in question with the sole purpose of re-zoning to make the property portfolio more valuable. He purchased the property in question as an SFR over 10 years ago, has let it sit empty, and has made multiple re-zoning attempts. Any claim by the applicant of loss of use or loss of value should be dismissed, as it was the applicant's choice to leave an SFR abandoned for over a decade, when he easily could have remodeled and rented, lived in, or sold the home at any time.

3) We fully support the applicant in the development of his existing commercial property and the development of the SFR property in question, *within their current zoning*.

We fully support the applicant in the development of his existing commercial property and the development of the SFR property in question, **within their current zoning** but want to point out that zoning changes to this property would directly conflict with EROC NP Future Land Use and its goal to preserve remaining residential neighborhoods; any zoning change would directly contradict the city's own definition of Neighborhood Office; and any zoning change would set a dangerous precedent for other neighborhoods with similar situations. It would give developers the green light to buy up scarce SFR homes, especially those adjacent to commercially zoned properties, and hold them empty until they too can get the SFRs rezoned commercial. This is simply not in the best interest of the residents of this city.

While the applicant purchased the property in question hoping someday he may be granted rezoning, the homeowners of more than 2 dozen homes on Inglewood and Manlove alone purchased their homes within a designated SF-3 zoned neighborhood on a dead-end street with the reasonable expectation that commercially zoned properties would not suddenly appear in between their homes. The financial interests of a single commercial property owner should not outweigh the lifelong investment of dozens of homeowners, it should not be allowed to bypass the city's own zoning rules, and it should not be allowed to set precedence for other SFR's to be similarly rezoned.

In closing, we would like to share with the council that we, and other homeowners in our neighborhood, have put our life's savings into our homes. We are not here, like the applicant, to sit on empty homes while values increase and then turn those homes into commercial properties. We are here to create memories, raise children, tend gardens, waive to neighbors, celebrate birthdays, grill on game days, enjoy retirement, play with grandkids, and LIVE in our homes.

Before making a decision on this case, we ask that you take a moment to imagine (if you live in a residential neighborhood) that this was happening on your street. Close your eyes and imagine your neighborhood, your home, your family. Now imagine the house across the street is gone, and in its place is an office

building. Consider how that might impact your quality of life, the quality of life of your children and of the quality of life of your neighbors.

We sincerely hope that you will join EROC, City Staff, the residents of Manlove, Inglewood and the surrounding neighborhoods and vote to oppose the zoning change for 1100 Manlove Street.

Sincerely,
Adria Escalante & Ronnie Woodall

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Clark, Kate

From: Rae Goldring [REDACTED]
Sent: Monday, January 18, 2021 6:55 PM
To: Clark, Kate; Meredith, Maureen
Subject: Permit/Case 2020-108085 ZC

*** External Email - Exercise Caution ***

Hi Kate Clark and Maureen Meredith,

Please deny rezoning the application for Permit/Case 2020-108085 ZC (1100 Manlove).

1. Zoning change and NPA is a grant of special privilege to an individual owner which would result in a spot zoning within the neighborhood.
2. There is no valid reason to upzone 1100 Manlove from residential to commercial; applicant knew the property was zoned residential when he purchased it.
3. Change would set an undesirable precedent for similarly situated properties within the neighborhood.
4. Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he will comply with any conditional overlay or restrictive covenant to which he might agree in the future.

Kind regards,

Allison R. Golding

Sent from iCloud

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Clark, Kate

From: Eric Gustafson [REDACTED]
Sent: Monday, January 18, 2021 9:06 PM
To: Clark, Kate
Subject: About the 1100 Manlove zoning

*** External Email - Exercise Caution ***

Hi Kate,

In the span of this last year my wife and I bought our first home, got married (end of February, right before COVID) and two months ago found out she is pregnant. All in one year. Ontop of all that obviously COVID and the challenges it brings with: reduction in hours and salary at work, unsure if we bit off more than we could chew with a mortgage, adjusting to how we see family remotely to getting groceries every other day, etc. etc.). But i'm definitely not complaining - we're ultimately so grateful for the life we have here now, and the future one that we're trying to build. We're proud to call Austin home and when I had lived here previously for almost 10 years from 2005 - 2014 I knew this city was special, and chose to bring my now wife back here for us to plant ourselves.

I'll try to not make this too long but it's important that you know us. We're real people and decisions like this have real consequences. I've never taken the time to write to anyone concerning a matter like this and realize you probably have hundreds of emails just like this to read through that never actually get read. The fact is - I've never had so much at stake. This is a place where our child will play in the front yard of our condo (we have no back yard). Where we will teach him or her to ride a bike.

In looking into the proposed changes, and hearing both sides of the arguments, attending virtual meetings, speaking with neighbors and ultimately talking with my wife about it so we're making our voice heard about what WE believe (and not just following what other people are saying) - I can absolutely say that allowing either of these measures to pass would be a huge mistake for our community and the people who ACTUALLY do the living here. On a larger scale, Austin is a community. And on a very local scale - this is OUR community.

I am all for change. Nothing can stay the same forever, especially a city that has sustained such rapid growth for as many years as Austin has. But we have to be careful about how we change things when we have some measure of control (unlike Shady Grove, RIP). There are so many reasons, many of which will be put in front of you. For us primarily there is no valid reason to upzone 1100 Manlove from residential to a commercial property. When they purchased it, it was zoned for residential. He has had 10 years to maintain the property and treat it like an actual home, but he chose not to. There is so much growth and development and it's a shame not to further add to our neighborhood with more good people.

As Toni, our next door neighbor, has pointed out: The neighborhood should not have to suffer because of Applicant's poor business judgment; he alone is responsible for and should bear that burden; if he wants to expand his commercial buildings, he has over three acres of commercially zoned property on which to do so.

My wife and I are trying to build something special here. There will be no good that will come of making this street a thoroughfare where access from 35 and Riverside can be directly accessed. It will, for us, change why we chose this city, this area of Austin (we are all in for the other development on Riverside) and this STREET with these neighbors (two of whom we talked to prior to closing and immediately felt welcomed in). Think of how you would feel, wherever you live, if the things you grew to love about your house, street, and community were all to change and ruin the integrity of your

community? Please find some empathy for us who are fighting not only to preserve the life we have now, but also our future selves that we want to get to.

And for functional purposes - this is in regards to the zoning Case #C14-2020-0081 and NPA case #NPA-2020-0021.02. We are 100% against this.

Thank you for listening,

Eric Gustafson
1501 Inglewood Street #1
Austin, TX 78741

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Clark, Kate

From: Chloe DeMars [REDACTED]
Sent: Tuesday, January 19, 2021 7:55 AM
To: Clark, Kate
Subject: We are 100% against the zoning Case #C14-2020-0081 and NPA case #NPA-2020-0021.02.

*** External Email - Exercise Caution ***

Hello Ms. Clark,

As a new homeowner on Inglewood Street off of Riverside, I am kindly asking you to stand against the zoning Case #C14-2020-0081 and NPA case #NPA-2020-0021.02.

We purchased our home in October 2019 and it was zoned for residential, which largely went into our decision to purchase. We are hoping to grow our family here for years to come and trust our city officials to maintain our community.

The residents of Inglewood should not have to suffer because of this applicant's poor business judgment; he alone is responsible for and should bear that burden; if he wants to expand his commercial buildings, he has over three acres of commercially zoned property on which to do so.

What gives him the right to mow a street directly through our quiet cul-de-sac? Interrupting the lives of Inglewood for his own selfish gain. It's not our fault he wasn't planning ahead, or worse, that he is carrying out a calculated move.

I please ask, fine, I'll beg, please do not choose business over people.

Thank you for your time,
Chloe

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Clark, Kate

From: Mark patton [REDACTED]
Sent: Tuesday, January 19, 2021 11:10 AM
To: Clark, Kate; Meredith, Maureen; Rui Patton
Subject: Opposition to Zoning upgrade to Commercial for 1100 Manlove Street! see email sent to city Council below

*** External Email - Exercise Caution ***

Please vote against the zoning upgrade for 1100 Manlove street on 27 January. I believe this would damage the quality of life for the area by bringing commercial traffic into our quiet neighborhood. I am very concerned about the safety issue with commercial vehicles going thru the area which has no sidewalks which forces the residents to walk on the side of the street. Also it may open a additional avenue of approach into the neighborhood for criminals.

Mark & Rui Patton

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Clark, Kate

From: Joe Barbano
Sent: Tuesday, January 19, 2021 7:38 PM
To: Clark, Kate; Meredith, Maureen
Subject: 1000 Manlove Street Rezoning Case

*** External Email - Exercise Caution ***

Hi Kate and Maureen,

My wife and I have been following the rezoning case at 1100 Manlove (we are kitty corner on Inglewood) for the last several months. It has become abundantly clear that the intentions of the applicant are not what was presented to the entire neighborhood during our community meetings in October- the whole neighborhood heard the reasoning behind the rezoning, and it has not been consistent. This would act as a huge detriment to the neighborhood, and as new home-owners, my wife and I want to express our extreme caution and opposition. I hope you'll consider the will of the neighborhood when considering this case.

There are a myriad of other reasons we do not support this rezoning, and one of our neighbors, Toni, has sent a full list. We fully agree with her sentiment and hope you'll consider this.

Best,
Joe

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Clark, Kate

From: [REDACTED]
Sent: Tuesday, January 19, 2021 8:51 PM
To: Clark, Kate
Subject: 1100 Manlove rezoning

*** External Email - Exercise Caution ***

Hi Kate,

I'm writing to you to request that you **deny** the rezoning and the Neighborhood Plan Amendment for [1100 Manlove St.](#)

1100 Manlove is part of an established and historic neighborhood close to the city's core. Introducing a commercial component will have a chilling effect on the commercial redevelopment and encourage the applicant or future owner to encroach directly into the residential neighborhood.

I live a few houses down at [1501 Inglewood St. #2](#).

Thanks,
Nick Bonetti

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Clark, Kate

From: [REDACTED]
Sent: Tuesday, January 19, 2021 11:49 PM
To: Clark, Kate; Meredith, Maureen
Cc: [REDACTED]
Subject: Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St

*** External Email - Exercise Caution ***

Kate and Meredith, here is an email that I have just sent to the mayor and City Council members regarding "Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St" to be heard on January 27th.

David L. Snow
1506 Lupine Lane
Austin, Texas 78741
[REDACTED]
408-550-4435

From: Dave Snow [REDACTED]
Sent: Wednesday, January 20, 2021
To: Austin City Council members
Cc: Dave Snow
Subject: Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02...1100 Manlove St

This letter is in regards to the request to change the zoning for 1100 Manlove St. from SF3 to Neighborhood Mixed Use (Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02) that will be heard at the City Council meeting on January 27, 2021. I would like to state my strongest objections to this proposal. This request should be denied for the reasons noted below.

My wife and I own the home at 1506 Lupine Lane, a block and a half south of the proposed change. Our land (two city lots) has been in my family since 1946. My parents built a garage apartment there in 1949, added a house in 1953, and added on to the house in the early 1960s. My wife and I remodel the house in 2010 and remodeled and rented the garage apartment in 2011. My wife and I live half the year in this home. During this 70-plus year period, the entire neighborhood

has been devoted to single family housing built largely in the 1940s, 1950s and 1960s. Today the neighborhood is occupied by a few original homeowners but in recent years, we have seen a renaissance of home remodeling by families who see value and character in the well-constructed older homes in this neighborhood of Austin.

Recently we have also seen new homes (infill) being built on the few remaining lots. For example in the Inglewood and Manlove corridor which is affected by this proposal, we have new homes at 1502 Inglewood St. (two homes built in 2007), at 1491 Inglewood St. (2000), at 1495 Inglewood St. (1999), at 1499 Inglewood St (two homes built in 2019), at 1501 Inglewood St (two homes built in 2019), at 1504 Inglewood St. (two homes built in 2014), at 1507 Inglewood St (2013), at 1509 Inglewood (2019), at 1511 Inglewood (2013), at 1106 Manlove St. (2016), at 1104 Manlove St (2018), and two new homes at 1103 Manlove St (across the street from 1100 Manlove).

The property under question has a 1900 sq. ft. home on it built in 1952 at the end of a residential corridor (Summit to Inglewood to Manlove) on a cul-de-sac. The current owner of over 10 years has done little to maintain the house and has left it empty most of this period. He currently also owns the land immediate to the north consisting of two former homes facing onto Riverside which he has turned into an insurance business (Time Insurance Agency) with no direct access to Manlove. Over the last six months his representatives have mentioned in on-line discussion groups and in a meeting with neighbors that the owner wishes to use the home at 1100 Manlove as added workspace for his insurance business rather than expanding the structures that he already has to the north that face onto Riverside. At times his representatives have also suggested he might tear the home down and build new office space, and at other times his representatives have mentioned his need for more social distancing space for his folks to work in the Pandemic era rather than letting them work from home. His reasoning for the change in zoning has changed several times depending on the forum his representatives have been using to address the subject.

My fear is that the real reason for this request is that in the future the owner of 1100 Manlove St. will want to combine 1100 Manlove St. with the land immediately to the north that he owns (the Time Insurance Agency land) that is accessed only from Riverside and is zoned as GR-MU-CO to eventually provide either parking and/or commercial access to that commercial land. His commercial land already has access from IH-35 and from Riverside. Access from Manlove and Inglewood would generate additional traffic through this residential area. Even if a business is built at 1100 Manlove St. completely separated from the land to the north, it will still generate unwanted traffic along this long residential access path (Summit/Inglewood/Manlove). None of this is consistent with the current SF3 zoning as described below. He obviously bought this residence 10 years ago with the intention of someday rezoning it away from SF3 to Neighborhood Mixed Use. If he really needs more office space, he has plenty of empty land on the lots he already controls where he could build new office space.

History is many times a predictor of the future. Back in 2012/2013 this same owner of 1100 Manlove tried to change the zoning from SF3 to Neighborhood Mixed Use in order to combine it with the Time Insurance Agency land to the north along with land on Riverside to the east of the Time Insurance Land that he controlled, and with land on IH-35 to the southwest of the Time Insurance Agency land that he controlled to build a very large, 4-story multi-use structure (see Case Number NPA-2012-0021.01 from that time period). There is still on City websites plans for that very large structure (see <http://www.austintexas.gov/edims/document.cfm?id=187611>). In 2013 after a meeting between the owner and 30 objecting neighbors, the owner removed his request and it never came to the Planning Commission or City Council. I fear that this is another effort to get the zoning changed now or in the future such that the owner (or possibly a successor owner if he sales the land) can at a future time ask to use 1100 Manlove St. in a large development effort.

The land has a perfectly good residential home on it today and should be left as residential single-family zoning. The owner bought the house in 2010 knowing that this was a residential area. If the house has degraded since 2010, that is because the owner chose to not maintain it. The house on the land should be either re-modeled to be an updated residence or a new house should be built on the land. Either approach would allow the owner to make a fine return on his investment. Changing the zoning to allow commercial use is inconsistent with the rest of this mature, established neighborhood.

If you look at the city SF3 zoning description, it exists on the City website to...

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

Its application should be...

- Existing single-family areas should generally be designated as single family to preserve established neighborhoods.

There is an existing house on this lot. The house is accessed following three residential roads (Summit, Inglewood and Manlove) which have no non-residential usage. And the existing neighborhood is growing by the infill development of new single-family housing as noted above. This is an established and thriving Austin neighborhood with no in-neighborhood commercial needs.

Yes, the property does border on mixed use zoning areas which themselves were set up as a transition space with setbacks to the noted single-family housing neighborhood. However, this home/lot has no direct access to the streets (Riverside and IH-35) that provide access to this mixed-use area. It would be inconsistent with the usage of this neighborhood to allow mixed use zoning to intrude for the first time

into the neighborhood for the purpose of using the house as a commercial building or to negate existing setbacks.

In December, this request was heard by the planning commission with the neighborhood speaking out against the request. The city staff recommended against the request. The Planning Commission overwhelmingly voted against the request but could not make this “against recommendation” to the City Council since they did not have the required seven votes.

I ask you to please deny the request and keep 1100 Manlove St. zoned as single family residential and protect our thriving Austin neighborhood.

Thank you for considering the neighborhood residents’ and my concerns.

David L. Snow
1506 Lupine Lane
Austin, Texas 78741



408-550-4435

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Clark, Kate

From: Catherine Cubbin
Sent: Wednesday, January 20, 2021 1:31 PM
To: Clark, Kate; Meredith, Maureen
Subject: Rezoning and NPA - 1100 Manlove St.

*** External Email - Exercise Caution ***

I am writing to let you know that I emailed City Council and the Mayor, asking them to deny both the rezoning and the NPA. I live in this neighborhood and I do not want businesses inside our neighborhood.

Thank you...catherine cubbin
1619 Sunnyvale St, Austin, TX 78741

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South River City Citizens Inc.
P O Box 40632
Austin TX 78704
www.srccatx.org

Megan Spencer, Vice President
Cynthia Milne, Co-vice President
Will Andrews, Treasurer
Dan Fredline, Secretary
Mary Friedman, Membership Secretary

Ms. Kate Clark, Case Manager & Ms. Maureen Meredith, Senior Planner
City Hall
301 W. 2nd St.
Austin, TX 78701

January 20, 2021

RE: SRCC opposition to rezoning 1100 Manlove from SF-3 to NO-NMU, case C14-2020-0081 and Case No. NPA 2020-0021.02

Dear Ms. Clark and Ms. Meredith:

On November 17, 2020 the general membership of the South River City Citizens (SRCC) neighborhood association voted unanimously to oppose the rezoning and Neighborhood Plan Amendment of 1100 Manlove from SF-3 to NO-NMU. Our opposition stems from the following main issues:

- The adverse effects that NO-NMU use on this site will have on the quality of life for the residents of the neighboring residential properties.
- NO-NMU use next to residential properties is not compatible with neighborhood and City of Austin planning principals.
- The project is inappropriate for the site both aesthetically and in terms of its negative impacts on traffic and pedestrian use of the area. Inglewood dead-ends into Manlove. These are not collector streets.

Please include this email in the case file. Thank you for your consideration.

Sincerely,

Megan Spencer
Vice President
vicepresident@srccatx.org

Clark, Kate

From: Joy Gilcrease
Sent: Wednesday, January 20, 2021 3:27 PM
To: Clark, Kate
Subject: Meeting Jan 27,2021

*** External Email - Exercise Caution ***

I have sent emails to Mayor Steve Adler and to all Council Members as follows:

- *I reside at 1205 Summit St , Austin TX 78741. I am opposed to the request to change the zoning at 1100 Manlove St from Single Family to Neighborhood Mixed Use. I understand that this will be discussed at meeting Jan27, 2021.*

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Clark, Kate

From: Randy Meek [REDACTED]
Sent: Thursday, January 21, 2021 4:13 PM
To: Clark, Kate; Meredith, Maureen; Tovo, Kathie
Subject: Permit/Case 2020-108085 ZC

*** External Email - Exercise Caution ***

To whom it may concern,

The project at 1100 Manlove Street should not be rezoned. It will allow access to a commercial site through our already busy but wonderful residential neighborhood. All access to these properties owned by Applicant Shuler should be from the I-35 Access Road or East Riverside Drive.

Thank you for your consideration.

Randy Meek
1605 Old East Riverside Drive
Austin, TX 78741

C: 512-426-1182

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Clark, Kate

From: Ann Kettner Haraguchi
Sent: Saturday, January 23, 2021 10:38 AM
To: Clark, Kate; Meredith, Maureen
Subject: Opposing Proposed Rezoning of Property at 1100 Manlove Street

*** External Email - Exercise Caution ***

Dear Kate and Maureen,

I have sent my letter of opposition (copied below) to all City Council Members and Mayor Steve Adler.

Ann Haraguchi

*I live at 1106 Manlove Street and am writing to express my **opposition to the proposed rezoning of the property at 1100 Manlove Street**, which is three doors down from my home. (Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02)*

The owner of this property, and applicant for the zoning change, argues that he needs to use the existing residential home at 1100 Manlove Street as an office space. I think he desires to incorporate this residential piece of land into a much larger commercial development plan for the large swath of property he owns along the I-35 access road and Riverside Drive. I believe changing the zoning from residential to "neighborhood office" is the first step in this direction.

It makes no sense to me that the applicant's business space is so crowded with employees during the COVID-19 pandemic that he requires overflow into the space of 1100 Manlove Street, a house on a quiet cul-de-sac. If he needs to encourage social distancing among his employees, he can use the other residential building next to Time Insurance, or he can have his employees work remotely from home during the COVID pandemic crisis, as have many other Austin businesses. There is no need to rezone 1100 Manlove Street as an office building for this temporary public health situation.

Our neighborhood is a residential neighborhood with single-family homes. Having a "neighborhood office" on a cul-de-sac does not contribute in any way to the quality of the neighborhood and would benefit nobody but the applicant. In short, rezoning would go against one of the stated goals of the EROC NP:

Preserve and enhance the character of existing residential neighborhoods.

*I worry that if the property at 1100 Manlove is rezoned as a "neighborhood office," it will lead to other similar rezoning attempts that will change the **fundamental residential nature** of the neighborhood. In the two years that I have lived on Manlove Street, I have witnessed healthy growth of the neighborhood, with new homes built and new families moving in. Our neighborhood consists of single-family homes in a larger area of commercial and multi-family residences and should be preserved as such.*

Thank you for your consideration of this matter.

*Ann Haraguchi, Homeowner
1106 Manlove Street
Austin, TX 78741
(415) 939-5745*

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Clark, Kate

From: Vive Griffith
Sent: Monday, January 25, 2021 10:32 AM
To: Clark, Kate; Meredith, Maureen
Cc: Toni; Chris C
Subject: Copy of letter to Mayor Adler + Council: Please deny Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02

*** External Email - Exercise Caution ***

Dear Kate and Maureen --

Below is the letter I sent to Mayor Adler and Council regarding Zoning Case No. C14-2020-0081 and NPA Case No. NPA-2020-0021.02. Toni House asked us to share our correspondence with you. I am also registered to speak at the Council Meeting on 1/27.

Thanks so much --
Vivé Griffith

Dear Mayor Adler and City Council Members Harper-Madison, Fuentes, Renteria, Casar, Kitchen, Kelly, Pool, Ellis, Tovo, and Alter,

I am writing to ask that you deny the above zoning change and Neighborhood Plan Amendment (NPA) requests.

My husband, Chris Cavello, and I have lived at 1500 Inglewood Street, adjacent to the applicant's large commercially-zoned property, since 2005. We purchased our property in the midst of another zoning case with the applicant, one in which he arrived at the City Council meeting with elaborate plans for what he would design and develop on the property. Sixteen years later he has not made a single change to his property. In fact, he has let fences that separate the property from Riverside fall down and left a vacant swimming pool to gather fetid water. Most of the property is an untended tangle of weeds and trees.

He purchased the 1100 Manlove Street property in 2010 and has left it vacant since, having tried unsuccessfully in the past to rezone it to commercial. Then when the pandemic struck, he used Covid-19 as an argument for why he needed to upzone the property to a neighborhood office. By the time he reached the Planning Commission, he had changed his reasons again. He will show up before Council again with pretty pictures and plans, but based on more than 15 years of experience with the applicant, the neighborhood has no reason to believe they will come to be.

The applicant is simply trying to make his property as valuable as possible for sale. The cost of that to the neighborhood is placing a commercial property at the end of the residential cul de sac for

an office that does not in any way serve the community. It is changing the established EROC NPA. It is risking commercial traffic on our residential streets. **In order to reach that property by car, an individual would drive past 23 residential houses.** And while the applicant claims he can guarantee that the property would only be accessed from the commercial property below, there is a 10-foot drop off between them, making ADA accessibility difficult and not impossible. An agreement about access cannot be enforced by the City.

It will be tempting to look at a map of this property and see only its proximity to Riverside and I-35. But if you were to visit the property, you would see how it sits in a residential neighborhood, where people walk their dogs and children ride bicycles and scooters up and down the street. In the years that we've lived here, 13 new houses have been built on Inglewood and Manlove Streets. The neighborhood has become more dense and reflective of the City's goals for the urban core. For us, that has meant the creation of a vibrant community, where neighbors know each other and "old Austin" and "new Austin" meet and mingle.

I ask you to not be swayed by the pretty pictures the applicant will show at City Council on January 27, as the applicant has no track record of developing—or even keeping up—his property. The applicant is entirely entitled to develop the 3+ acres he already owns in whatever way he sees fit, but he should not be allowed to turn a single family home into more commercial property to increase his possibilities of sale. As a long-term resident and community member, I ask you to deny these requests.

Sincerely yours,
Vivé Griffith
1500 Inglewood Street
Austin, TX 78741
512-736-3594

--

Vivé Griffith
Writer | Educator | Advocate

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Clark, Kate

From: Alexandra Aponte
Sent: Monday, January 25, 2021 12:36 PM
To: Clark, Kate; Meredith, Maureen
Subject: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

Dear Mayor Adler and Council Members:

This email is to encourage denial of both requests for rezoning and the Neighborhood Plan Amendment (NPA) for 1100 Manlove Street.

I am writing you as a new mother and resident 1103 Manlove St. Unit 1 — which is located across from the aforementioned property. In fact, we admire its beautiful massive Heritage Oak from our windows daily. I would like to express our disappointment when we learned of the rezoning issue — which after months of looking for the perfect home was dropped on us like a ton of bricks a few weeks prior to closing.

This email is not to express disapproval of growth — we are very familiar with the area and know it is poised for growth especially after the recent passing of the rail line. We selected this home mainly because of the beautiful quiet community and unobstructed downtown views. This is truly a special location where we pictured teaching our son how to ride a bike and play without the dangers of busy street traffic. If my husband and I would have known sooner about the possibility of our lovely cul-de-sac hill being disrupted by a busy unsafe street, we would have likely continued our search instead of selecting this home.

Our family has worked very hard to be able to obtain a home that is both in a great location — close to everything this wonderful city has to offer, as well as nestled in a community with established, quiet residents. These communities are becoming more rare near Austin's center. Allowing the re-zone to occur will strip this unique community of its current peaceful vibe and detour attraction of growing families.

Please deny the zoning change requests.

Thank you so much for your time,

Alexandra Aponte Coulbourn

(Concerned mother and new Resident at 1103 Manlove Unit 1)

Form Thank You Page

Here is your message:



Your Name: *Don Simpson Jr*

Your e-mail address: [REDACTED]

Subject: *Rezoning 2020-108085 ZC-100 Manlove Case*

Message: *As a residential neighbor of the site of the proposed re-zoning I would like to register my objection to the continued commercialization of our residential neighborhood.*

Already the traffic on Suffolk Dr has hazardously increased with drivers by passing Riverside and I-35, and this would only make it worse. Neighborhood density has already been increased by the permits for multi-family housing on single lots in a neighborhood not designed to handle it traffic wise.

I am reminded that neighbors have a valid petition opposing the requested re-zoning;

- Because the applicant requesting the zoning change also owns the commercial property that wraps the SE corner of IH35 and E Riverside (excluding the TXDOT staging area on the immediate corner), the rezoning would be a stepping stone for a future combination of this residential piece with the other commercial property;*
- From a 2-dimensional map, it may be difficult to understand that the subject property (and other homes on Manlove) sits at least 6 feet above applicant's other commercial adjacent properties making it accessible only by foot from these other properties; this height, in turn, sets this residential area above and apart from the commercial tracts along Riverside Dr & IH35, helping to make it a cohesive*

neighborhood of residential homes;

- The subject property is only accessible via residential streets, through a thriving neighborhood of families;*
- Conversion of single-family homes to non-residential further reduces residential options, affordable or otherwise.*

Street Address: 1106 UPLAND DR, AUSTIN, TX, 78741

Council District: 9

[Return to Department Page](#)

E-mail successfully sent!

Thank you for your input. We will respond to your comment, question, or suggestion as soon as possible.

- | | |
|---|---|
| Get information or assistance
(/department/311) | Visit Austin
(https://www.austintexas.org/) |
| Site Map
(/sitemap) | City Directory
(/contact-us) |
| Public Records
(https://austintexas.gov/edims/search.cfm) | Jobs
(https://www.austincityjobs.org/) |
| City Council
Message Board
(https://austincouncilforum.org/) | Legal Notices
(/page/legal-notice) |
| | Privacy Policy
(/page/privacy-policy) |

Clark, Kate

From: Sarah Miracle
Sent: Wednesday, January 27, 2021 3:17 PM
To: Meredith, Maureen; Clark, Kate
Cc: Jeff Watson
Subject: 1100 Manlove Street

*** External Email - Exercise Caution ***

Dear Ms. Meredith and Ms. Clark,

This email is to request that you deny both requests for rezoning and the Neighborhood Plan Amendment (NPA) for 1100 Manlove Street.

1100 Manlove is on a short street, at the end of a cul-de-sac, high above E Riverside and IH-35. Manlove is a quiet street with beautiful heritage oak trees. Our family lives just around the corner on Summit Street - the main thoroughfare through our neighborhood. When we look for a quiet street to let our four-year-old daughter practice riding her bike or scooter, we walk down to Manlove for the security of the cul-de-sac.

As a parent of a young child, I do not want to introduce higher traffic onto our street by introducing access to a commercial property through the neighborhood.

We fully appreciate and value the growth of Austin, particularly in the East Riverside corridor. The coming development in this area is one of the reasons we purchased our home less than 2 years ago as a lifetime investment, however, the peace and quiet of the neighborhood was an equally, if not more, important reason for our decision to purchase here.

We love walking south on Summit Street from Riverside. As you climb the hill, the noise from Riverside is replaced by bird song. We are so close to everything, but once you step into the neighborhood, it feels as though I-35 and Riverside were miles away. Introducing commercial access onto Manlove will drastically change the peace of our neighborhood.

That said, we ask that you please deny the zoning change requests.

Thank you very much for your time and attention,

Sarah Miracle and Jeffrey Watson

(Parents and residents at 1204 Summit Street)

Council District: 9

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E RIVERSIDE DR
E RIVERSIDE DR

E RIVERSIDE DR
E RIVERSIDE DR

S IH 35 NB

S IH 35 SVRD NB

S IH 35 SB

MANHOUST



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Exhibit D

Case#: C14-2020-0081



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.

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1" = 100'

Case Number:

C14-2020-0081**PETITION**

Date: 1/4/2021

Total Square Footage of Buffer: 236535.7788

Percentage of Square Footage Owned by Petitioners Within Buffer: 24.47%

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
0302061502	1103 MANLOVE ST UNIT 1 78741	1101 MANLOVE LLC	yes	10852.71	4.59%
0302061503	1103 MANLOVE ST UNIT 2 78741				
0302060243	1405 A E RIVERSIDE DR AUSTIN 78741	CAMERON PAUL TRUSTEE OF	no	36480.48	0.00%
0302060201	1317 E RIVERSIDE DR 78741	CAMERON PAUL TRUSTEE OF	no	87376.21	0.00%
0302060216	INGLEWOOD ST 78741	CAMERON PAUL TRUSTEE OF	no	2497.72	0.00%
0302060244	1405 B E RIVERSIDE DR 78741	CAMERON PAUL TRUSTEE OF	no	37604.86	0.00%
0302060205	1507 E RIVERSIDE DR	CAMERON PAUL TRUSTEE OF	no	2051.80	0.00%
0302060236	1500 INGLEWOOD ST AUSTIN 78741	CAVELLO CHRISTOPHER	yes	1149.59	0.49%
0302060246	1106 MANLOVE ST 78741	HARAGUCHI DEAN & ANN KETTNER HARAGUCHI	yes	5965.99	2.52%
0302060245	1104 MANLOVE ST AUSTIN 78741	MURRAY JOHN & STACY KEESE	no	9890.89	0.00%
0302060217	1105 MANLOVE ST 78741	PEANA KATHLEEN & STEFAN PEANA	yes	10936.08	4.62%
0302060221	1102 MANLOVE ST 78741	TAYLOR JEFFREY T & JOHN T LACA	yes	15826.17	6.69%
0302060256	1101 MANLOVE ST 78741	ESCALANTE ADRIA C & RONNIE WOODALL	yes	13151.29	5.56%
Total				233783.79	24.47%

PETITION AGAINST REZONING

Date: Jan. 4, 2021

Case No. C14-2020-0081

Address of Rezoning Request: 1100 Manlove Street, Austin TX 78741

To: Austin City Council

We, the undersigned owners of the 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 SF-3 Single Family Residence. The reasons for our opposition to the rezoning include, but are not limited to, the following reasons:

1. The number one goal of the E. Riverside/Oltorf Combined Neighborhood Plan is to "Preserve and enhance the character of existing residential neighborhoods." This goal was established due to the imbalance of housing types in the EROC area as a whole and to the Riverside NPA in particular due to the amount of land devoted to rental apartments.
2. Our neighborhood is thriving. Since 1999, 13 new homes have been built on Inglewood Street, two new homes have been built on Manlove, and two additional homes are under construction on a formerly empty lot on Manlove. This type of SF redevelopment is occurring throughout the neighborhood. It is not limited to our two streets.
3. The proposed use of the subject property does not meet the criteria for NO-MU because the office use does not serve a neighborhood need, the property is not located on a collector street, the zoning change is a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood and would set an undesirable precedent for similarly-situated properties in the neighborhood
4. The proposed rezoning is in conflict with the City's Zoning Principles:
Zoning should be consistent with the Future Land Use Map (FLUM) or adopted neighborhood plan. (The proposed rezoning conflicts with both the EROC Neighborhood Plan and the E. Riverside Corridor Plan.)
Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.
Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.
5. The City's website reflects that the intent of SF-3 zoning is to:

Date: Jan. 4, 2021

Contact Name: Toni House
Phone Number: 512.447.8090

Preserve the land use pattern and future viability of existing neighborhoods. Encourage new infill development that continues existing neighborhood patterns of development.

Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

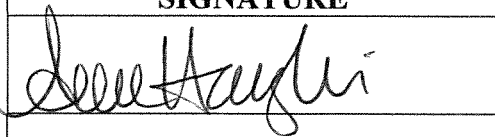
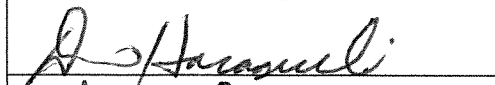



The City website reflects the purpose of SF-3 zoning: Existing single-family areas should generally be designated as single-family to preserve existing neighborhoods.

6. Introducing a commercial component into our neighborhood will have a chilling effect on the residential redevelopment of our neighborhood.

7. The E. Riverside Corridor boundaries were carefully vetted and set after input from the numerous participants in the planning process. Austinites from throughout the City, not just EROC residents, participated in the planning process and the Corridor boundaries should be respected. Granting Applicant's rezoning will simply push Corridor zoning into one of the few remaining single-family neighborhoods in the Riverside NPA.

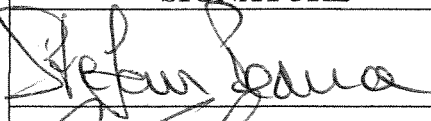

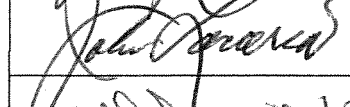



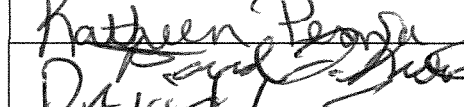
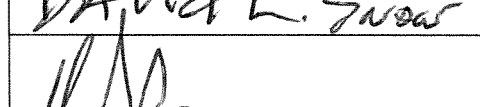
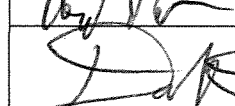


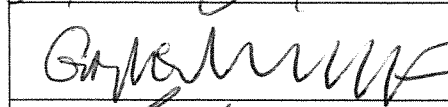
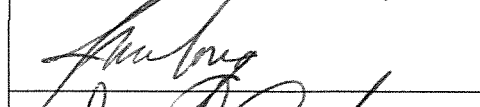



8. Applicant claims he needs the rezoning due to Covid-19 restrictions. Considering the property Applicant owns adjacent to 1100 Manlove, such a claim is nonsensical. Should this rezoning be granted, Applicant, or a future owner of Applicant's existing commercial property, could use the 1100 Manlove property to create backdoor access to the larger commercial properties fronting E. Riverside and the I-35 frontage road. Rezoning 1100 Manlove will essentially turn our two residential streets into a commercial driveway and parking lot for commercial enterprises. (Applicant's I-35 and E. Riverside properties have been publicly posted for sale as recently as last summer, and may still be on the market.)

PLEASE USE BLACK INK WHEN SIGNING

SIGNATURE	PRINT NAME	ADDRESS
	Ann Haraguchi	1106 Manlove St. Austin, TX 78741
	DEAN HARAGUCHI	1106 MANLOVE ST. AUSTIN, TX 78741
	ADRIA ESCALANTE	1101 MANLOVE ST. AUSTIN, TX 78741
	Ronnie G. Woodell	1101 Manlove St. Austin TX, 78741
	Christopher Cavello	1500 Inglewood St. Austin, TX 78741

Date: Jan 24, 2021

Contact Name: Toni House
Phone Number: 512.447.8090

SIGNATURE	PRINT NAME	ADDRESS
	STEFAN PEANA	1105 MANLOVE ST. AUSTIN, TX 78741
	Jeff Taylor	1102 Manlove Austin, TX 78741
	John Lacaria	1102 Manlove St Austin TX 78741
	Kathleen L. House	1503 Inglewood St Austin TX 78741
	Erik Gustafson	1501 INGLEWOOD ST. #1 AUSTIN, TX 78741
	Chloe DeMars	1501 Inglewood St. #1 Austin, TX 78741
	KATHLEEN PEANA	1105 MANLOVE ST Austin TX 78741
	David L. Snow	1506 Lupine Lane Austin, TX 78741
	Henning Schmitt	1502 Inglewood / B ATX, 78741
	Danika Kojal	1502 Inglewood 78741
	Nestie Cook	1509 Inglewood St. A, TX 78741
	LINDA LAND	1106 UPLAND DR. Austin, TX 78741
	GAYLE M GOFF	1106 UPLAND DR Austin, TX 78741
	Jan Long	2411 Riverside Farms Austin, TX 78741
	Landis Coulbourn	1103A Manlove Austin TX 78741
	Alexandra Coulbourn	1103A Manlove Austin TX 78741

Date: Jan 4, 2021

Contact Name: Toni House
Phone Number: 512.447.8090

