



MEMORANDUM

TO: Mayor and City Council

FROM: Jerry Rusthoven, Chief Zoning Officer
Housing and Planning Department

DATE: May 11, 2022

RE: NPA-2020-0021.02_1100 Manlove Street
C14-2020-0081_1100 Manlove Street
East Riverside/Oltorf Combined Neighborhood Planning Area
Council District 9
Revised Applications

On April 1, 2022 Micah King from Husch Blackwell, the applicant's agent, revised the plan amendment and zoning change applications by reducing the area to be included in the applications from 0.3567 acres to 4,090 sq. ft.

Staff supports the applicant's revised request because the smaller area does not encroach into the established single family neighborhood.

If you have any questions about this item, please contact me at (512) 974-3207 or at jerry.rusthoven@austintexas.gov.

x: Spencer Cronk, City Manager
J. Rodney Gonzales, Assistant City Manager

Attachment: Email from Micah King

From: King, Micah
Sent: Friday, April 1, 2022 10:34 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Meade, Nikelle <Nikelle.Meade@huschblackwell.com>
Subject: RE: Updated Info? April 21 CC - 1100 Manlove

*** External Email - Exercise Caution ***

Hi Maureen and Heather,

Attached are the sketch and field notes for the reduced area proposed for rezoning. The new information is that we have reached an agreement with the neighbors to take the front part of the property out of the zoning case and enter into a private restrictive covenant promise to never again seek to rezone it, and to keep the front zoned SF-3 and used for SF residential purposes in exchange for their support to rezone the back part of the property. This agreement will keep the majority of this large lot in the existing SF-F neighborhood to the south and east. The rezoning is needed to help the owner comply with an accessibility requirement that applies to his adjacent commercial properties to the west and north given the surrounding topography, protected trees, and anticipated taking of future ROW.

Micah

Micah King
Senior Associate
Direct: 512-370-3468

SKETCH TO ACCOMPANY DESCRIPTION FOR ZONING CHANGE

LEGAL DESCRIPTION: LOT 3, BLOCK "A", BURNEYS RESUBDIVISION OF A PORTION OF BELLVUE PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 49, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

