

ZONING CHANGE REVIEW SHEET

Item # 43
PAZ

CASE NUMBER: C14H-2018-0013

HLC DATE:

February 26, 2018

PC DATE:

April 10, 2018

APPLICANTS: Denise Younger

HISTORIC NAME: Smoot/Terrace Park Historic District

WATERSHED: Lady Bird Lake

ADDRESS OF PROPOSED ZONING CHANGE: Roughly bounded by Pressler Street on the east, including the parcels on both sides of the street of the 600-700 blocks, excluding 710 Pressler and including 803 Pressler; W. 9th Street on the north, including the parcels on both sides of the street, excluding 1401 W. 9th Street; W. 6th Street on the south, excluding most parcels that front on W. 6th and 603 and 606 Oakland Avenue, but including 1316 W. 6th Street; and Highland Avenue on the west, including the parcels on both sides of the street but excluding 608, 614, and 804 Highland.

ZONING: All base zoning within the proposed historic district will have the HD (Historic Area Combining District) overlay added. No changes to base zoning are proposed by this nomination.

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning changes to create the Smoot/Terrace Park Historic District and supports some of the proposed boundary changes.

QUALIFICATIONS FOR HISTORIC DISTRICT DESIGNATION: The nomination for the Smoot/Terrace Park Historic District meets all Code requirements for the formation of a historic district.

HISTORIC LANDMARK COMMISSION ACTION: Recommended adding historic district area combining district (HD) overlay to the existing base zoning, with recommendations regarding changes to contributing and non-contributing status for seven properties and additional information about architects, builders, the period of significance, methodology for assessing contributing and non-contributing status, and correction of inconsistencies on survey forms. Those recommendations have been incorporated into the application. Vote: 6-2. Commissioners Papavasiliou and Peyton opposed; Commissioners Reed, Brown, and Hudson absent.

Note: The Historic Landmark Commission recommended adding the West Austin Neighborhood Park to the historic district. However, since the Notice of Public Hearing only included properties within 500' of the originally proposed boundaries, those original boundaries are the subject of the Planning Commission and Council hearings.

PLANNING COMMISSION ACTION: Motion to approve failed on a vote of 4-6. Those voting aye were: Commissioners McGraw, Nuckols, Seeger and Shaw. Those voting nay were: Vice-Chair Kazi and Commissioners Anderson, Kenny, Thompson, Schissler and Shieh. Chair Oliver off the dais. Commissioner De Hoyos Heart off the dais. Commissioner White absent.

Subsequent motion to send to Council with no recommendation passed on a vote of 7-1. Commissioner Kenny voted nay. Commissioner Shaw abstained. Chair Oliver and Commissioners De Hoyos Hart and Nuckols off the dais. Commissioner White absent.

Item is forwarded to Council without a recommendation due to lack of an affirmative vote.

ISSUES: The property owners of 29.8% of the land within the originally proposed district boundaries have filed a valid petition in opposition to this rezoning request. Petition materials are attached.

Subsequent to first reading, the applicant proposed a boundary change that would address concerns and opposition to the proposed district. With the redefined boundaries, the petition in opposition now represents owners of 19% of the land (materials attached). Staff supports some of the proposed changes, including the exclusion of the eight properties facing W. 6th Street, the eight properties on the north end of Pressler Street, 1401 W. 9th Street, and 603 and 606 Oakland Avenue.

- The properties facing W. 6th Street are used as commercial properties and face a busy commercial street. Though included in the original Terrace Park subdivision, their use and location set them apart from the rest of the predominantly residential district, and their removal will not substantially affect the district's historic character.
- The properties on the north end of Pressler Street were not platted as part of a subdivision, and they are not part of the eastern gateway to the district on W. 9th Street; further, demolition permits have been released for two of the five contributing buildings. Removing this area will not substantially affect the district's historic character.
- The property at 1401 W. 9th Street is a modern building that does not contribute to the district. Its removal will not affect the district's historic character.
- 603 and 606 Oakland are at the edge of the district; their removal will not substantially affect the district's historic character.

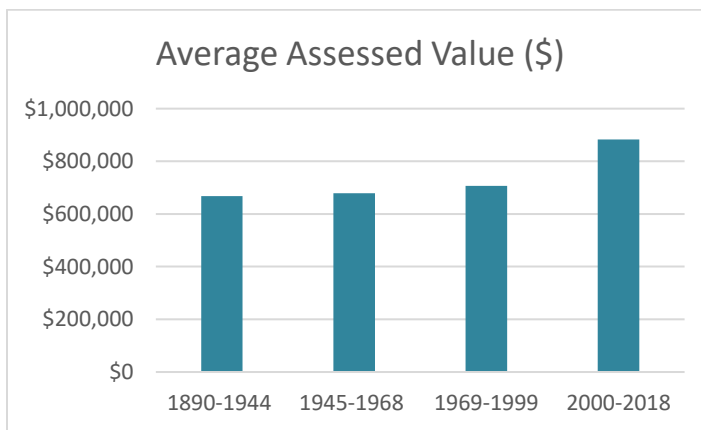
Staff does not recommend the exclusion of 608, 614, and 804 Highland Avenue. All are located mid-block and are part of the district's streetscape. 608 and 614 Highland are non-contributing due to their age, but exclusion would mean that any replacement buildings would not be subject to the district design standards. 804 Highland Avenue is non-contributing because of a modification that could be removed under the City's tax abatement incentive for rehabilitation to contributing status.

DEPARTMENT COMMENTS: The proposed Smoot/Terrace Park Historic District includes development from multiple periods of Austin's history, from 19th-century homesteads for prosperous landowners to early- and mid-20th century homes for middle-class Austinites. The district was developed on land originally settled by James H. Raymond, an early Treasurer of both the Republic of Texas and the State of Texas. Five country estates built in the Italianate style comprised the earliest development; all of these homestead buildings are City of Austin landmarks. In the early 20th century, property owners began creating subdivisions for development, beginning with the Wendlandt Subdivision in 1911 and Terrace Park (from the subdivision of the Johnson estate) in 1913. Single-family homes in the Craftsman style were constructed to house new residents, largely middle-class families. These residents were able to take advantage of the West Line streetcar that ran along the present-day W. 6th Street. Between 1921 and 1935, the construction of Pressler Street opened up additional lots for development. As with the earlier swell of development, middle-class families with occupations such as shopkeepers, repairmen, and office workers purchased the lots. They constructed somewhat simpler single-family homes with period Revival influences. The prevailing architectural styles within the district are Italianate, Craftsman, and Colonial and Classical Revival, roughly corresponding with the period of construction.

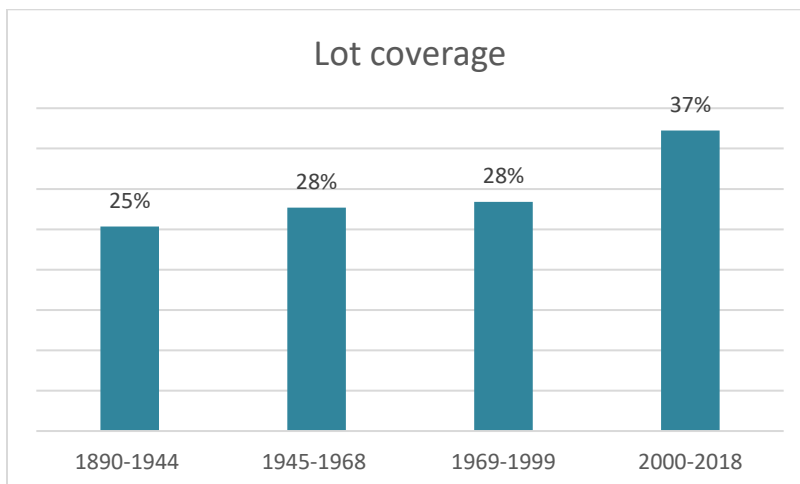
The City held three community workshops to discuss the draft design standards for the district; the proposed standards reflect the comments and concerns raised at the workshops and raised through outreach efforts from the applicant. The applicant conducted additional outreach through flyers and updates via email, postal mailing, and a website that contained the application, relevant information regarding local historic districts, and emailed communications to neighbors.

ADDITIONAL INFORMATION: Council members requested additional information regarding affordability and density at the first reading. Staff analyzed properties in Smoot/Terrace Park and the surrounding area (Clarksville, Castle Hill, and Harthan Street) and found that single-family houses built before 1968 are more affordable, in terms of assessed value, and provide more opportunities to add density to existing lots.

- 1) **Affordability.** Properties with historic-age buildings have, on average, an assessed value that is 30% lower than properties with buildings constructed since 2000. This is largely due to building size; the average square footage of pre-1968 houses is 2,200 square feet or less, while the average square footage of post-2000 construction is nearly 2,700 square feet.



- 2) **Density.** Properties with historic-age houses provide more opportunity to add density in the form of ADUs. In terms of residential units per acre, houses built in 1944 or earlier are roughly as dense as houses built after 2000. However, because historic-age houses are typically smaller, they cover just 25% of the lot, on average; compared to 37% lot coverage of more recent construction.



CITY COUNCIL DATE: May 10, 2018
August 30, 2018

ACTION: First reading approved on May 10, 2018. Vote: 7-3, with Flannigan, Garza, and Renteria against; Councilmember Troxclair off the dais.

ORDINANCE READINGS: 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Cara Bertron

PHONE: 974-1446

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Old West Austin Neighborhood
Association

Old West Austin Neighborhood Plan
Contact Team
Preservation Austin
SELTexas
Save Barton Creek Association
Shoal Creek Conservancy
Sierra Club, Austin Regional Group

BASIS FOR RECOMMENDATION:

The Code requires that at least 51% of the principal structures within a proposed district contribute to the historic character of the district; and that at least 51% of the property owners or the owners of 51% of the land within the district must support its creation. The proposed historic district contains 102 principal structures, of which 67 (66%) are contributing to the historic district. The nomination for creation of the historic district had the demonstrated support of the owners of 55% of the land area within the district when the application was submitted. The District Preservation Plan has been reviewed and approved by the City Law Department and Austin Energy.

PARCEL NO.: See attached appendix.

LEGAL DESCRIPTION: See attached appendix.

ESTIMATED ANNUAL TAX ABATEMENT: N/A. The owners of eligible properties within the district may apply for an abatement of the taxes on the added value of the property after completing qualified preservation projects approved by the Historic Landmark Commission.

APPRAISED VALUE: N/A

PRESENT USE: The proposed historic district contains residential and commercial properties, as well as a museum. The proposed boundary change excludes the commercial properties.

CONDITION: N/A

PRESENT OWNERS: See attached appendix.

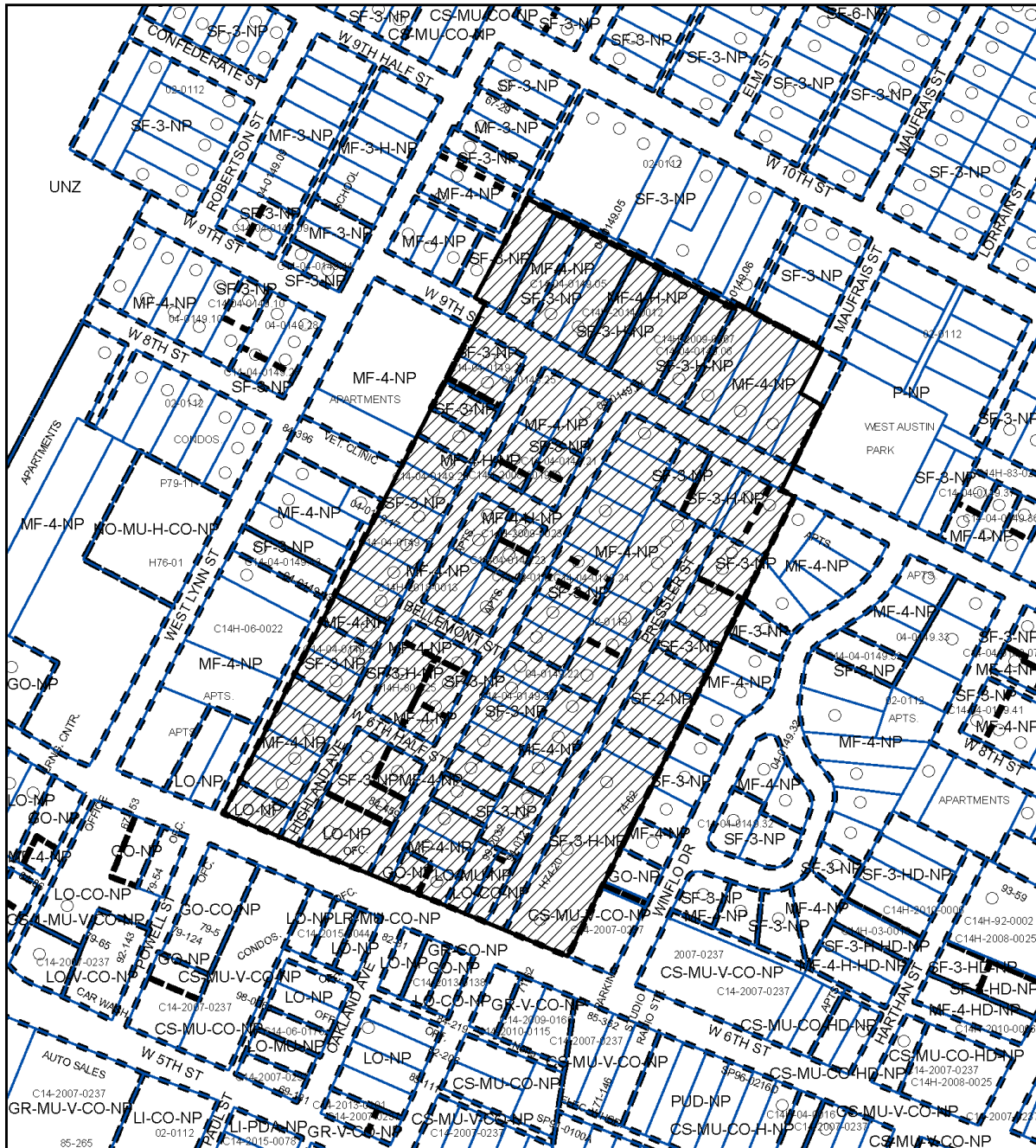
DATE BUILT: The period of significance for the proposed Smoot/Terrace Park Historic District begins in 1877 with the construction of five homestead houses within the proposed district boundaries, and ends in 1945.

ALTERATIONS/ADDITIONS: See District Preservation Plan (Appendix D), attached.




ORIGINAL OWNER(S): N/A

OTHER HISTORICAL DESIGNATIONS: There are nine City of Austin historic landmarks within the proposed historic district.

LOCATION MAP



1" = 250'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Zoning Case: C14H-2018-0013

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

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



Petition materials for original boundaries

Case Number:
C14H-2018-0013

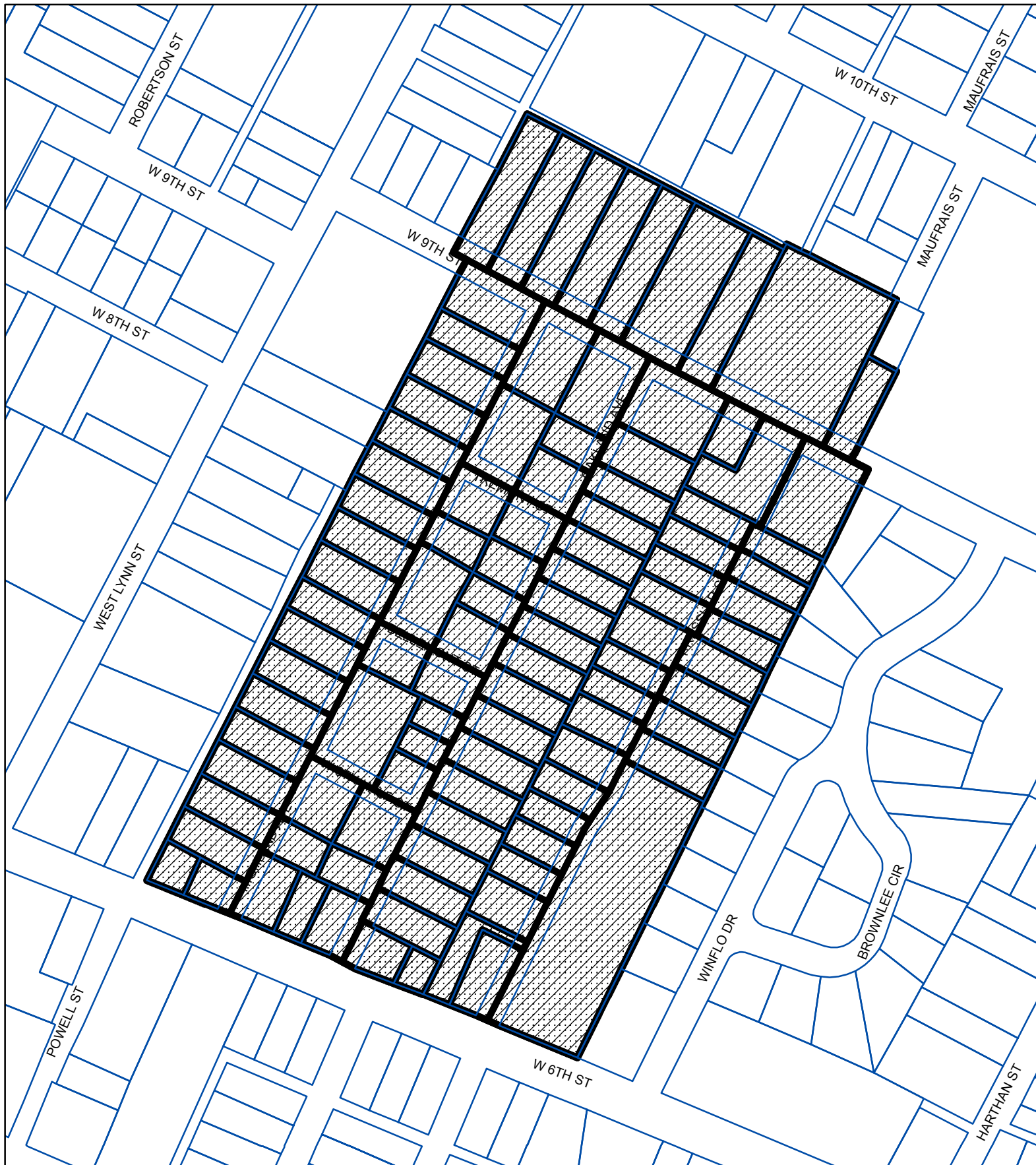
PETITION

Date: 8/29/2018
Total Square Footage of Buffer: 947849.2544
Percentage of Square Footage Owned by Petitioners Within Buffer: 29.83%

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 |
|------------|--------------------------|--|-----------|---------------|---------|
| 0108030701 | 701 HIGHLAND AVE 78703 | 701-705 HIGHLAND AVE LP | yes | 13173.07 | 1.39% |
| 0108030702 | 705 HIGHLAND AVE 78703 | 701-705 HIGHLAND AVE LP | yes | 5396.48 | 0.57% |
| 0108030321 | 616 HIGHLAND AVE 78703 | AIROLDI SHARON MELISSA & JAMES C LOGAN | no | 7421.64 | 0.00% |
| 0108030601 | 1412 W 6 1/2 ST 78703 | ALBRECHT JEFFREY | no | 18530.78 | 0.00% |
| 0108031159 | 612 PRESSLER ST 78703 | ALEXANDER JUDY L & RICHARD W | no | 5802.68 | 0.00% |
| 0108030603 | 616 OAKLAND AVE 78703 | BANOWSKY WILLIAM S JR & SUSAN DENMON BANOWSKY | no | 7079.69 | 0.00% |
| 0110020630 | 1502 W 9 ST 78703 | BAYERDORFFER BRYAN | no | 14699.52 | 0.00% |
| 0108030703 | 707 HIGHLAND AVE 78703 | BEARDSLEY LINDA ANN | no | 8023.27 | 0.00% |
| 0108031107 | 615 OAKLAND AVE 78703 | BELLONCI GIOCONDA | no | 8042.21 | 0.00% |
| 0108030330 | 1502 W 6 ST | BENSON ROBERT D | no | 4123.88 | 0.00% |
| 0110020633 | 1508 W 9 ST | BENTLEY THOMAS & CAROL RYLANDER | no | 14778.71 | 0.00% |
| 0108031147 | 807 PRESSLER ST 78703 | BIRZER BRIAN | yes | 6995.34 | 0.74% |
| 0108030804 | 802 OAKLAND AVE 78703 | BLACKBURN BENJAMIN | yes | 5437.69 | 0.57% |
| 0108030324 | 610 HIGHLAND AVE 78703 | BOITMANN PAUL | no | 8301.51 | 0.00% |
| 0108030328 | 602 HIGHLAND AVE 78703 | BOLLIGER SERENA GIGLIOLA | yes | 8347.31 | 0.88% |
| 0108030605 | 612 OAKLAND AVE 78703 | BOURIANOFF GEORGE | yes | 3511.55 | 0.37% |
| 0108030604 | 614 OAKLAND AVE 78703 | BOURIANOFF GEORGE & LINDA | yes | 3570.60 | 0.38% |
| 0108030318 | 704 HIGHLAND AVE 78703 | BRATCHER JOE W III | no | 8309.55 | 0.00% |
| 0110020629 | 1500 W 9 ST 78703 | BROOKS BEVERLY A LIVING TRUST | no | 25126.44 | 0.00% |
| 0108031120 | 1407 W 9 ST 78703 | BROWN NORMAN D | no | 15244.47 | 0.00% |
| 0108031160 | 610 PRESSLER ST 78703 | BUCK JONATHAN MASON | no | 5158.93 | 0.00% |
| 0108030805 | 800 OAKLAND AVE 78703 | BUITRON JOSE L | yes | 7726.01 | 0.82% |
| 0108030504 | 606 OAKLAND AVE 78703 | CANGELOSI LINDA | yes | 5718.45 | 0.60% |
| 0108031150 | 804 PRESSLER ST 78703 | CANON TODD & PERRY HEITMAN | no | 6218.60 | 0.00% |
| 0110020632 | 1506 W 9 ST 78703 | CARTER DONNA DEAN & MICHAEL GA MICHAEL GAGARIN | no | 14836.67 | 0.00% |
| 0108031113 | 709 OAKLAND AVE 78703 | CATTERALL ARTHUR T | no | 7306.49 | 0.00% |
| 0108030501 | 603 HIGHLAND AVE 78703 | COLEMAN BRADY | no | 5726.78 | 0.00% |
| 0108031177 | 615 PRESSLER ST 78703 | COLVIN SHAWNA | no | 8137.79 | 0.00% |
| 0108031109 | 701 OAKLAND AVE 78703 | DALLAS TREVOR SCOTT | yes | 7173.55 | 0.76% |
| 0108030801 | 801 HIGHLAND AVE 78703 | DALLAS TREVOR SCOTT | yes | 13257.85 | 1.40% |
| 0108030322 | 614 A HIGHLAND AVE 78703 | DAUGHERTY FAMILY REGISTERED LTD LIABILITY PARTNERSHIP #1 APT 538 | no | 8273.21 | 0.00% |
| 0108030326 | 606 HIGHLAND AVE 78703 | DEAVER NICK & KATHLEEN | no | 8358.29 | 0.00% |
| 0108031168 | 703 PRESSLER ST 78703 | DEVINEY DARDEN & JERRY OSBORNE | no | 7829.02 | 0.00% |
| 0108031151 | 802 PRESSLER ST 78703 | ELIZONDO PEDRO PABLO | yes | 6234.93 | 0.66% |
| 0108031111 | 705 OAKLAND AVE 78703 | ERTLE BENJAMIN & KATHERINE | no | 7138.38 | 0.00% |
| 0108031175 | 1316 W 6 ST 78701 | FLOWER HILL FOUNDATION % JOHN FRANKLIN PLYLER | no | 68373.86 | 0.00% |
| 0108031104 | 609 OAKLAND AVE 78703 | FRIO PROPERTY LTD | yes | 8016.08 | 0.85% |
| 0108031176 | 701 PRESSLER ST 78703 | GODEVAIS STEPHANE | no | 7683.69 | 0.00% |
| 0108030323 | 612 HIGHLAND AVE 78703 | GOLOD JASON & DANIELLE BIANCHI GOLOD | yes | 8304.54 | 0.88% |
| 0108030329 | 1500 W 6 ST | GRIFFITH DESCENDENTS LLC | yes | 4815.51 | 0.51% |
| 0108031118 | 1409 W 9 ST 78703 | GUTHRIE JENNIFER | no | 5893.05 | 0.00% |
| 0108031122 | 1403 W 9 ST 78703 | HART JOSEPH HILL | yes | 17856.95 | 1.88% |
| 0108031149 | 811 PRESSLER ST 78703 | HART JUDITH KAY TRUSTEE | yes | 5772.86 | 0.61% |
| 0108030803 | 1501 W 9 ST | HELIOS INVESTMENTS LLC | yes | 13663.30 | 1.44% |
| 0108031154 | 704 PRESSLER ST 78703 | HOFSTEE H PETER & FRIEDA B PAN FRIEDA B PANGESTU | no | 8061.32 | 0.00% |
| 0108030707 | 700 OAKLAND AVE 78703 | HOLLAND JAMES H & ANALEA DE LA FUENTE | yes | 7851.13 | 0.83% |
| 0108031102 | 605 OAKLAND AVE 78703 | HOLMES VANCE BRADLEY | no | 8030.66 | 0.00% |
| 0108031110 | 703 OAKLAND AVE 78703 | HW REAL ESTATE LP | yes | 7150.15 | 0.75% |
| 0108031145 | 803 PRESSLER ST 78703 | HYMOWITZ JESSICA | no | 7841.61 | 0.00% |
| 0108030705 | 704 OAKLAND AVE 78703 | KIMBROUGH KEVIN HENRY & CRYSTAL R | no | 6152.64 | 0.00% |
| 0110020634 | 1510 W 9 ST 78703 | KITCHEN BENJAMIN F IV | no | 15079.93 | 0.00% |
| 0108031163 | 604 PRESSLER ST 78703 | KLEINER DOUG & STEPHANIE | no | 7735.60 | 0.00% |
| 0108031161 | 608 PRESSLER ST 78703 | LEMONS BRUCE D | yes | 5405.18 | 0.57% |
| 0108030314 | 802 HIGHLAND AVE 78703 | LEVY RICHARD D & LYNN E RUBINE LYNN E RUBINETT | no | 9133.41 | 0.00% |
| 0108031112 | 707 OAKLAND AVE 78703 | LODWICK GWILYM S III & LINDA A LINDA A LODWICK | no | 7154.40 | 0.00% |
| 0108031108 | 617 OAKLAND AVE 78703 | LONG CHRIS | no | 8041.54 | 0.00% |
| 0108031157 | 616 PRESSLER ST 78703 | LYNN FRANK MURPHY & JANE A B | no | 6528.17 | 0.00% |

| | | | | | |
|--------------|--------------------------|--|-----|------------------|---------------|
| 0108030704 | 706 OAKLAND AVE 78703 | MARKS SCOTT A & LUCILLE D WOOD | no | 7490.54 | 0.00% |
| 0108031152 | 800 PRESSLER ST 78703 | MEALLEM LLC | no | 6249.64 | 0.00% |
| 0108031165 | 1402 W 6 ST 78703 | MIURA STEVEN L & ELLEN R | yes | 6921.75 | 0.73% |
| 0108031164 | 1400 W 6 ST 78703 | MMM&L INVESTMENT GROUP LLC | no | 8672.77 | 0.00% |
| 0110020631 | 1504 W 9 ST 78703 | MORMON DAVID A & KELLY | no | 15130.92 | 0.00% |
| 0108031103 | 607 OAKLAND AVE 78703 | MORRIS ELIZABETH ANNE | no | 8003.19 | 0.00% |
| 0108030506 | 1412 W 6 ST 78703 | NAVARRO E JEANNIE | yes | 5138.79 | 0.54% |
| 0108030505 | 1410 W 6 ST 78703 | NAVARRO JEANNIE | yes | 7264.64 | 0.77% |
| 0110020626 | 1408 W 9 ST 78703 | OGDEN ROBERT L & MARY D LP | no | 50933.03 | 0.00% |
| 0110020625 | 1404 W 9 ST | OGDEN ROBERT L & MARY D LP % SUSAN OGDEN LAROUX | no | 7965.61 | 0.00% |
| 0108031166 | 1404 W 6 ST 78703 | OGDEN STEVEN DELONEY | yes | 3139.18 | 0.33% |
| 0108031167 | 1406 W 6 ST AUSTIN 78703 | OGDEN STEVEN DELONEY | yes | 6140.12 | 0.65% |
| 0108031101 | 603 OAKLAND AVE 78703 | OGDEN STEVEN DELONEY | yes | 7983.86 | 0.84% |
| 0108030507 | 1414 W 6 ST 78703 | OGDEN SUSAN JEANNETTE PROPERTY TRUST | yes | 7878.77 | 0.83% |
| 0108030503 | 608 OAKLAND AVE 78703 | PACK MARY M & ROBERT L MENDOZA | no | 9978.22 | 0.00% |
| 0108030502 | 605 HIGHLAND AVE 78703 | PARKER EDDIE WORTH | no | 10012.42 | 0.00% |
| 0108030606 | 610 OAKLAND AVE 78703 | PEARSON MATTHEW DEAN | yes | 5642.18 | 0.60% |
| 0108030602 | 617 HIGHLAND AVE 78703 | POSS RICHARD A & MARIANNE | no | 7008.24 | 0.00% |
| 0108031158 | 614 PRESSLER ST 78703 | PRESS WILLIAM H | no | 7241.35 | 0.00% |
| 0108031148 | 809 PRESSLER ST 78703 | RAMIREZ SISTO | yes | 6004.73 | 0.63% |
| 0108031162 | 606 PRESSLER ST 78703 | RANKIN CHRISTOPHER MICHAEL & Y YVONNE ADELE CULLINAN | no | 5222.51 | 0.00% |
| 0108030319 | 702 HIGHLAND AVE 78703 | REESE KIM | no | 8351.22 | 0.00% |
| 0108030320 | 700 HIGHLAND AVE 78703 | REYES ROMULO CORPUS & LUCILLE | no | 9206.42 | 0.00% |
| 0108030327 | 604 HIGHLAND AVE 78703 | REYNOLDS SHAD W | no | 8227.26 | 0.00% |
| 0108030316 | 708 HIGHLAND AVE 78703 | SARITA M REYES LLC | no | 8259.27 | 0.00% |
| 0108031146 | 805 PRESSLER ST 78703 | SERRATO BENJAMIN P | yes | 6298.48 | 0.66% |
| 0108031153 | 710 PRESSLER ST 78703 | SIDBURY JAMES | yes | 6270.65 | 0.66% |
| 0108030706 | 702 OAKLAND AVE 78703 | SINCLAIR ROBERT LINDSAY & LISA HEATH | no | 5214.17 | 0.00% |
| 0108031105 | 611 OAKLAND AVE 78703 | SMITH DAVID N | no | 8035.00 | 0.00% |
| 0108030313 | 804 HIGHLAND AVE 78703 | SPRINKLE STEVEN R | yes | 7457.10 | 0.79% |
| 0108031115 | 801 OAKLAND AVE 78703 | STRYK GARY L | yes | 7080.25 | 0.75% |
| 0108031116 | 803 OAKLAND AVE 78703 | STRYK GARY L | yes | 9814.94 | 1.04% |
| 0108031114 | 713 OAKLAND AVE 78703 | THOMPSON GREGORY & VERYAN | no | 7010.68 | 0.00% |
| 0110020628 | 1412 W 9 ST 78703 | THOMSON MATTHEW T & ERIN A | no | 14803.32 | 0.00% |
| 0108030317 | 706 HIGHLAND AVE 78703 | THORNE LESLIE C & BEAU M | no | 8441.68 | 0.00% |
| 0108030315 | 800 HIGHLAND AVE 78703 | UPHAM BRITTON | no | 8389.51 | 0.00% |
| 0108031106 | 613 OAKLAND AVE 78703 | VANTILBURG KEES & SANDRA | no | 8034.06 | 0.00% |
| 0108030312 | 806 HIGHLAND AVE 78703 | VICTORY JOHN DEREK & ASHLEY M | no | 12208.81 | 0.00% |
| 0108031155 | 702 PRESSLER ST 78703 | WILSON NANCY W & SUTTON PAGE | no | 5447.28 | 0.00% |
| 0108031156 | 700 PRESSLER ST 78703 | YOUNGER DENISE R | no | 5374.21 | 0.00% |
| 0108032201 | Address Not Found | | no | 14045.34 | 0.00% |
| 0108031901 | Address Not Found | | yes | 16061.39 | 1.69% |
| 0108031801 | Address Not Found | | yes | 8238.02 | 0.87% |
| Total | | | | 947848.45 | 29.83% |



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14H-2018-0013

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

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



1" = 200'

Petition materials for proposed boundaries

Case Number:
C14H-2018-0013

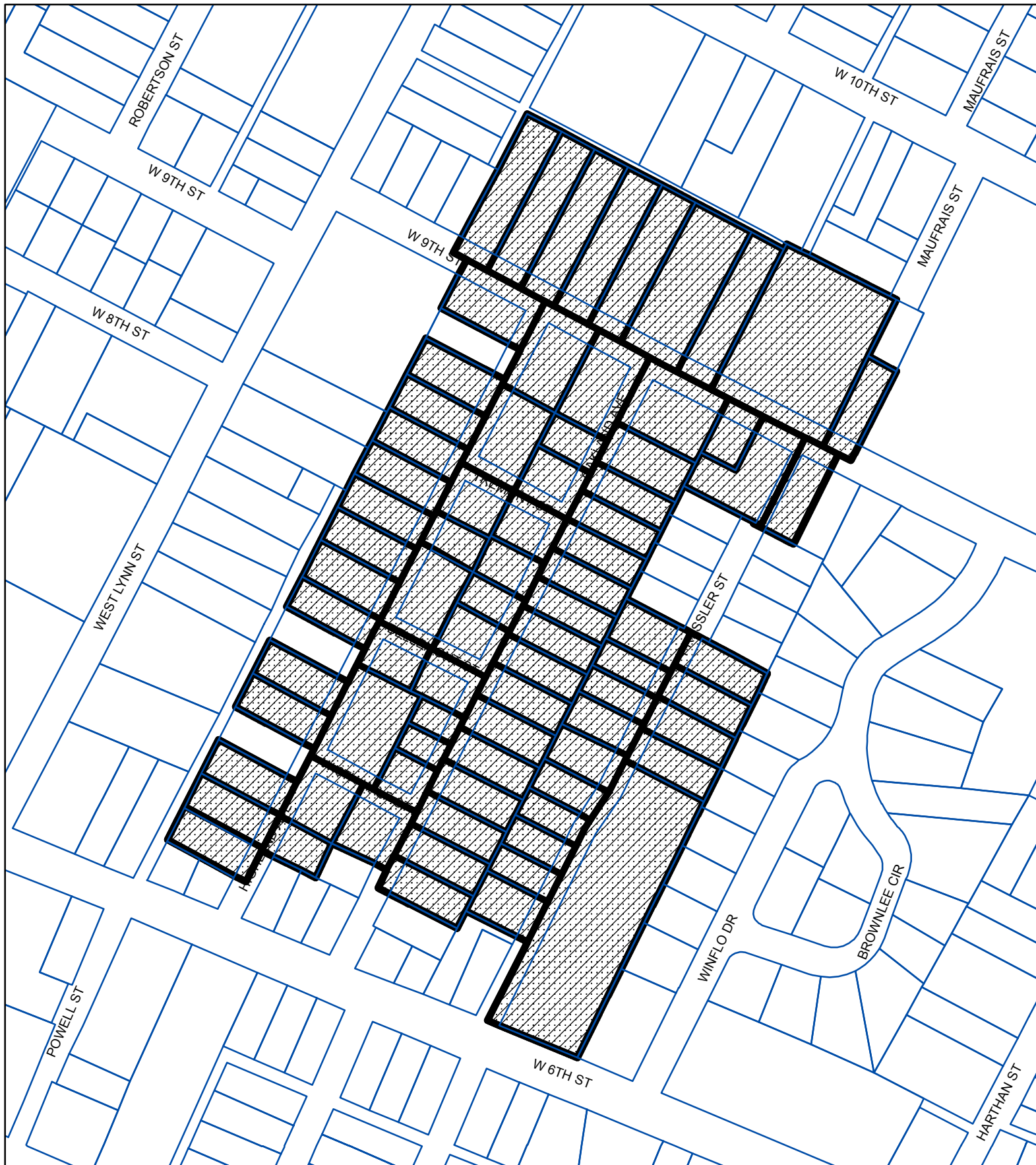
PETITION

Date: 8/29/2018
Total Square Footage of Buffer: 821458.9807
Percentage of Square Footage Owned by Petitioners Within Buffer: 19.06%

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 | Sign | Petition Area | Percent |
|------------|------------------------|--|------|---------------|---------|
| 0108030701 | 701 HIGHLAND AVE 78703 | 701-705 HIGHLAND AVE LP | yes | 13173.07 | 1.60% |
| 0108030702 | 705 HIGHLAND AVE 78703 | 701-705 HIGHLAND AVE LP | yes | 5396.48 | 0.66% |
| 0108030321 | 616 HIGHLAND AVE 78703 | AIROLDI SHARON MELISSA & JAMES C LOGAN | no | 7421.64 | 0.00% |
| 0108030601 | 1412 W 6 1/2 ST 78703 | ALBRECHT JEFFREY | no | 18530.78 | 0.00% |
| 0108031159 | 612 PRESSLER ST 78703 | ALEXANDER JUDY L & RICHARD W | no | 5802.68 | 0.00% |
| 0108030603 | 616 OAKLAND AVE 78703 | BANOWSKY WILLIAM S JR & SUSAN DENMON BANOWSKY | no | 7079.69 | 0.00% |
| 0110020630 | 1502 W 9 ST 78703 | BAYERDORFFER BRYAN | no | 14699.52 | 0.00% |
| 0108030703 | 707 HIGHLAND AVE 78703 | BEARDSLEY LINDA ANN | no | 8023.27 | 0.00% |
| 0108031107 | 615 OAKLAND AVE 78703 | BELLONCI GIOCONDA | no | 8042.21 | 0.00% |
| 0110020633 | 1508 W 9 ST | BENTLEY THOMAS & CAROL RYLANDER | no | 14778.71 | 0.00% |
| 0108030804 | 802 OAKLAND AVE 78703 | BLACKBURN BENJAMIN | yes | 5437.69 | 0.66% |
| 0108030324 | 610 HIGHLAND AVE 78703 | BOITMANN PAUL | no | 8301.51 | 0.00% |
| 0108030328 | 602 HIGHLAND AVE 78703 | BOLLIGER SERENA GIGLIOLA | yes | 8347.29 | 1.02% |
| 0108030605 | 612 OAKLAND AVE 78703 | BOURIANOFF GEORGE | yes | 3511.55 | 0.43% |
| 0108030604 | 614 OAKLAND AVE 78703 | BOURIANOFF GEORGE & LINDA | yes | 3570.60 | 0.43% |
| 0108030318 | 704 HIGHLAND AVE 78703 | BRATCHER JOE W III | no | 8309.55 | 0.00% |
| 0110020629 | 1500 W 9 ST 78703 | BROOKS BEVERLY A LIVING TRUST | no | 25126.44 | 0.00% |
| 0108031120 | 1407 W 9 ST 78703 | BROWN NORMAN D | no | 15244.47 | 0.00% |
| 0108031160 | 610 PRESSLER ST 78703 | BUCK JONATHAN MASON | no | 5158.93 | 0.00% |
| 0108030805 | 800 OAKLAND AVE 78703 | BUITRON JOSE L | yes | 7726.01 | 0.94% |
| 0110020632 | 1506 W 9 ST 78703 | CARTER DONNA DEAN & MICHAEL GA MICHAEL GAGARIN | no | 14836.67 | 0.00% |
| 0108031113 | 709 OAKLAND AVE 78703 | CATTERALL ARTHUR T | no | 7306.49 | 0.00% |
| 0108030501 | 603 HIGHLAND AVE 78703 | COLEMAN BRADY | no | 5726.78 | 0.00% |
| 0108031177 | 615 PRESSLER ST 78703 | COLVIN SHAWNA | no | 8137.79 | 0.00% |
| 0108031109 | 701 OAKLAND AVE 78703 | DALLAS TREVOR SCOTT | yes | 7173.55 | 0.87% |
| 0108030801 | 801 HIGHLAND AVE 78703 | DALLAS TREVOR SCOTT | yes | 13257.85 | 1.61% |
| 0108030326 | 606 HIGHLAND AVE 78703 | DEAVER NICK & KATHLEEN | no | 8358.29 | 0.00% |
| 0108031168 | 703 PRESSLER ST 78703 | DEVINEY DARDEN & JERRY OSBORNE | no | 7829.02 | 0.00% |
| 0108031111 | 705 OAKLAND AVE 78703 | ERTLE BENJAMIN & KATHERINE | no | 7138.38 | 0.00% |
| 0108031175 | 1316 W 6 ST 78701 | FLOWER HILL FOUNDATION % JOHN FRANKLIN PLYLER | no | 68373.85 | 0.00% |
| 0108031104 | 609 OAKLAND AVE 78703 | FRIO PROPERTY LTD | yes | 8016.08 | 0.98% |
| 0108031176 | 701 PRESSLER ST 78703 | GODEVAIS STEPHANE | no | 7683.69 | 0.00% |
| 0108030323 | 612 HIGHLAND AVE 78703 | GOLOD JASON & DANIELLE BIANCHI GOLOD | yes | 8304.54 | 1.01% |
| 0108031118 | 1409 W 9 ST 78703 | GUTHRIE JENNIFER | no | 5893.05 | 0.00% |
| 0108031122 | 1403 W 9 ST 78703 | HART JOSEPH HILL | no | 9309.79 | 0.00% |
| 0108030803 | 1501 W 9 ST | HELIOS INVESTMENTS LLC | yes | 13663.30 | 1.66% |
| 0108031154 | 704 PRESSLER ST 78703 | HOFSTEE H PETER & FRIEDA B PAN FRIEDA B PANGESTU | no | 8061.32 | 0.00% |
| 0108030707 | 700 OAKLAND AVE 78703 | HOLLAND JAMES H & ANALEA DE LA FUENTE | yes | 7851.13 | 0.96% |
| 0108031102 | 605 OAKLAND AVE 78703 | HOLMES VANCE BRADLEY | no | 8030.66 | 0.00% |
| 0108031110 | 703 OAKLAND AVE 78703 | HW REAL ESTATE LP | yes | 7150.15 | 0.87% |
| 0108031145 | 803 PRESSLER ST 78703 | HYMOWITZ JESSICA | no | 7841.61 | 0.00% |
| 0108030705 | 704 OAKLAND AVE 78703 | KIMBROUGH KEVIN HENRY & CRYSTAL R | no | 6152.64 | 0.00% |
| 0110020634 | 1510 W 9 ST 78703 | KITCHEN BENJAMIN F IV | no | 15079.93 | 0.00% |
| 0108031163 | 604 PRESSLER ST 78703 | KLEINER DOUG & STEPHANIE | no | 7735.60 | 0.00% |
| 0108031161 | 608 PRESSLER ST 78703 | LEMONS BRUCE D | yes | 5405.18 | 0.66% |
| 0108030314 | 802 HIGHLAND AVE 78703 | LEVY RICHARD D & LYNN E RUBINE LYNN E RUBINETT | no | 9133.41 | 0.00% |
| 0108031112 | 707 OAKLAND AVE 78703 | LODWICK GWILYM S III & LINDA A LINDA A LODWICK | no | 7154.40 | 0.00% |
| 0108031108 | 617 OAKLAND AVE 78703 | LONG CHRIS | no | 8041.54 | 0.00% |
| 0108031157 | 616 PRESSLER ST 78703 | LYNN FRANK MURPHY & JANE A B | no | 6528.17 | 0.00% |
| 0108030704 | 706 OAKLAND AVE 78703 | MARKS SCOTT A & LUCILLE D WOOD | no | 7490.54 | 0.00% |
| 0110020631 | 1504 W 9 ST 78703 | MORMON DAVID A & KELLY | no | 15130.92 | 0.00% |
| 0108031103 | 607 OAKLAND AVE 78703 | MORRIS ELIZABETH ANNE | no | 8003.19 | 0.00% |

| | | | | | |
|--------------|------------------------|--|-----|------------------|---------------|
| 0110020626 | 1408 W 9 ST 78703 | OGDEN ROBERT L & MARY D LP | no | 50933.03 | 0.00% |
| 0110020625 | 1404 W 9 ST | OGDEN ROBERT L & MARY D LP % SUSAN OGDEN LAROUX | no | 7965.61 | 0.00% |
| 0108030503 | 608 OAKLAND AVE 78703 | PACK MARY M & ROBERT L MENDOZA | no | 9978.22 | 0.00% |
| 0108030502 | 605 HIGHLAND AVE 78703 | PARKER EDDIE WORTH | no | 10012.42 | 0.00% |
| 0108030606 | 610 OAKLAND AVE 78703 | PEARSON MATTHEW DEAN | yes | 5642.18 | 0.69% |
| 0108030602 | 617 HIGHLAND AVE 78703 | POSS RICHARD A & MARIANNE | no | 7008.24 | 0.00% |
| 0108031158 | 614 PRESSLER ST 78703 | PRESS WILLIAM H | no | 7241.35 | 0.00% |
| 0108031162 | 606 PRESSLER ST 78703 | RANKIN CHRISTOPHER MICHAEL & Y YVONNE ADELE CULLINAN | no | 5222.51 | 0.00% |
| 0108030319 | 702 HIGHLAND AVE 78703 | REESE KIM | no | 8351.22 | 0.00% |
| 0108030320 | 700 HIGHLAND AVE 78703 | REYES ROMULO CORPUS & LUCILLE | no | 9206.42 | 0.00% |
| 0108030327 | 604 HIGHLAND AVE 78703 | REYNOLDS SHAD W | no | 8227.26 | 0.00% |
| 0108030316 | 708 HIGHLAND AVE 78703 | SARITA M REYES LLC | no | 8259.27 | 0.00% |
| 0108030706 | 702 OAKLAND AVE 78703 | SINCLAIR ROBERT LINDSAY & LISA HEATH | no | 5214.17 | 0.00% |
| 0108031105 | 611 OAKLAND AVE 78703 | SMITH DAVID N | no | 8035.00 | 0.00% |
| 0108031115 | 801 OAKLAND AVE 78703 | STRYK GARY L | yes | 7080.25 | 0.86% |
| 0108031116 | 803 OAKLAND AVE 78703 | STRYK GARY L | yes | 9814.94 | 1.19% |
| 0108031114 | 713 OAKLAND AVE 78703 | THOMPSON GREGORY & VERYAN | no | 7010.68 | 0.00% |
| 0110020628 | 1412 W 9 ST 78703 | THOMSON MATTHEW T & ERIN A | no | 14803.32 | 0.00% |
| 0108030317 | 706 HIGHLAND AVE 78703 | THORNE LESLIE C & BEAU M | no | 8441.68 | 0.00% |
| 0108030315 | 800 HIGHLAND AVE 78703 | UPHAM BRITTON | no | 8389.51 | 0.00% |
| 0108031106 | 613 OAKLAND AVE 78703 | VANTILBURG KEES & SANDRA | no | 8034.06 | 0.00% |
| 0108030312 | 806 HIGHLAND AVE 78703 | VICTORY JOHN DEREK & ASHLEY M | no | 12208.81 | 0.00% |
| 0108031155 | 702 PRESSLER ST 78703 | WILSON NANCY W & SUTTON PAGE | no | 5447.28 | 0.00% |
| 0108031156 | 700 PRESSLER ST 78703 | YOUNGER DENISE R | no | 5374.21 | 0.00% |
| 0108032201 | 1503 W 9TH | | no | 14045.34 | 0.00% |
| 0108031901 | 1411 W 9TH | | yes | 16061.39 | 1.96% |
| Total | | | | 797489.98 | 19.06% |



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14H-2018-0013

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" = 200'