

89  
PAZ

N



BUFFER

PROPERTY\_OWNER

SUBJECT\_TRACT

## PETITION

Case#: C14-2020-0067

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'

Case Number:

**PETITION****C14-2020-0067**

Date: 9/14/2020

Total Square Footage of Buffer: 325562.2239

Percentage of Square Footage Owned by Petitioners Within Buffer: 24.83%

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
0405050510	704 GAMEZ CV 78704	ERMIS EDWIN B & MARY JANE	yes	1957.65	0.60%
0405050505	601 CARDINAL LN 78704	MERC PROPERTIES LTD	no	89358.17	0.00%
0407060218	703 GAMEZ CV 78704	RAY LOREN & GAIL	yes	7558.69	2.32%
0405050508	700 GAMEZ CV AUSTIN 78704	RAY LOREN F & GAIL K	yes	14062.26	4.32%
0407060219	701 GAMEZ CV 78704	RAY LOREN F II & GAIL K	yes	13709.14	4.21%
0405050509	702 GAMEZ CV 78704	RAY LOREN F II & GAIL K	yes	14776.56	4.54%
0407060201	3508 S 1 ST 78704	SOUTH FIRST TERRACE LLC	no	89128.30	0.00%
0408040501	3625 S 1 ST 78704	SPEARHEAD OAK GROVE LTD	no	7797.22	0.00%
0407030240	3507 S 1 ST 78704	STEADHAM SANDRA	no	15224.46	0.00%
0407030240	3507 S 1 ST 78704	STEADHAM SANDRA	no	39761.07	0.00%
0405051101	MULTIPLE ADDRESSES	CARDINAL LANE CONDOMINIUMS	yes	28760.53	8.83%
<b>Total</b>				<b>322094.05</b>	<b>24.83%</b>

# P E T I T I O N

Date: August 20, 2020

File Number: C14-2020-0067

Address of  
Rezoning Request: 3504 S. 1<sup>st</sup> Street

To: Austin City Council

We, the undersigned owners of 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 CS-CO.

The requested zoning change will:

- Promote development, including height, incompatible with the surrounding neighborhoods;
- Promote irreparable harm to the heritage trees on the affected property;
- Promote unmanageable, dangerous traffic and parking conditions on S. 1<sup>st</sup>, Cardinal Lane, Alpine, South Center; South Second and South Fifth Streets;
- Promote stormwater runoff issues the scope of which remain undefined currently due in part to the speculative nature of the development proposal.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

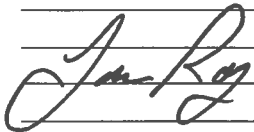
Signature

Printed Name

Address

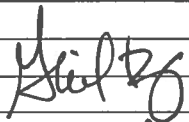


Benjamin Cachau 707 Cardinal Ln H-1 Austin, TX 78704  
President, Cardinal Lane Condominium Community, Inc.



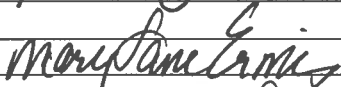
Loren F. Ray

700A Gamez Cove  
Austin, TX 78704



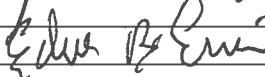
Gail K. Ray

700 A Gamez Cove  
Austin, TX 78704



MARY ANNE EARMIS

1500 W. Dittmar Rd  
Austin TX 78745

X 

EDWIN B. EARMIS

1500 W. Dittmar  
Austin, TX 78745

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Date: Sept. 1, 2020

Contact Name: Bruce A. Nley  
Phone Number: (785) 331-8398

## 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](http://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: C14-2020-0067

Contact: Kate Clark, 512-974-1237

Public Hearing: August 27, 2020, City Council

Hannah Heflin

Your Name (please print)

3625 S. 1<sup>st</sup> St

Your address(es) affected by this application

Hannah Heflin

Signature

08.16.20

Date

Daytime Telephone: 559.786.7140

Comments: I am writing to oppose the request to rezone this area. As an Austin resident of 6.5+ years, and a renter, I am concerned about the risk this development brings to pricing out residents in the surrounding area. Without protections for renters in place around rent control, I believe this development raises the real possibility of being pushed out of the city I love. Given this, I strongly oppose the rezoning & ask the city to consider the longer term repercussions of this while protections around pricing out residents are not in place.

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

City of Austin, Planning & Zoning Department

Kate Clark

P. O. Box 1088, Austin, TX 78767

Or email to:

[Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov)

☐ I am in favor  
☒ I object

## PUBLIC HEARING INFORMATION

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**Case Number: C14-2020-0067**

**Contact: Kate Clark, 512-974-1237**

**Public Hearing: August 27, 2020, City Council**

Luke Wallens

Your Name (please print)

☐ I am in favor  
☒ I object

35085.1st St. Apr 202 Austin TX 78704

Your address(es) affected by this application

[Signature]  
Signature

8/15/20  
Date

Daytime Telephone: \_\_\_\_\_

Comments: We need to know specifically what is being built and specifically when you want to do so. Also, you are messing with a 1940s style house, the skyline of the apartment building next door and the wedding venue's parking lot (Mercury Hall). You are also messing with the natural vegetation grown here. So unless you are specific about what you actually and clearly want to turn this zone into, I cannot approve of this measure.

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

City of Austin, Planning & Zoning Department

**Kate Clark**

P. O. Box 1088, Austin, TX 78767

Or email to:

**Kate.Clark@austintexas.gov**

## Clark, Kate

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**From:** Monica Guerrero <  
**Sent:** Friday, September 11, 2020 1:46 PM  
**To:** Clark, Kate  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** Galindo Neighborhood Opposition to Rezone 3504 S. 1st St. - C14-2020-0067

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark:

Please be advised the following letter was sent to Council Members this morning. Please include in the file documents for the Council's attention. Thank you!

Re: C14-2020-0067  
3504 South 1st. Street  
Agenda Item #89

Galindo has an important rezoning case before the City Council on September 17, 2020, regarding 3504 S.1st St., the property adjacent to Mercury Hall which is currently used for spillover parking and as a bridal party dressing room. The site has a conditional overlay which limits height to 40 feet and vehicle trips per day to 2000.

GENA strongly **opposes** the rezoning request from CS-CO to CS-MU-V-CO for the following reasons:

The proposed development will devastate the trees on site including 30 + heritage trees which are a vital part of the urban forest and provide essential habitat for birds and other wildlife. These trees are instrumental in minimizing the heat island effect. These trees are the natural environment which make our city and neighborhood such an attractive place to live.

The proposed 350 unit luxury apartment complex is not compatible with the neighborhood. The starting rent is projected to be higher than other rental properties in the area at over \$2,000 per month. The proposed density of 75-92 units per acre is out of scale with existing SF6 and SF3 homes and will increase taxes and raise the rents of nearby affordable apartment complexes. As a result, lower income people will be forced out of the neighborhood (Median rent in Galindo is \$1,138. Source: <https://www.niche.com/places-to-live/n/galindo-austin-tx/residents/>).

The increase in density will worsen traffic at the intersection of Cardinal Lane and S.1st St., which lacks a turn lane, a bike lane, and has two blind hills that drivers must negotiate to turn right or left. Staff notes from 2007 strongly recommend a TIA be done if this property is to be rezoned. As traffic has exponentially increased since 2007, GENA asks why there has been no traffic analysis?

The increase in impervious cover and installation of an underground detention pond on a steep grade will present drainage and flooding issues for neighbors downhill of the project. An additional 20 feet of height will dwarf surrounding properties as the grade at 3504 S. 1st is already 18 feet higher than the intersection of Cardinal Lane and S.1st St.

GENA maintains that the original conditions spelled out in [Ordinance No. 20070405-043](#) are even more valid and necessary today. We believe a more appropriate project that does not destroy the natural environment can be built with the current zoning. GENA remains committed to site appropriate development and welcomes a new neighbor that seeks to improve and enhance our beautiful city and neighborhood.

Please contact our zoning chair Monica Guerrero at [REDACTED] or 512.944.0101 for information and concerns. The nearby neighbors will be submitting a valid petition prior to the council meeting.

Respectfully submitted,

Monica Guerrero, GENA Zoning Chair  
o/b/o Galindo Elementary Neighborhood Association Executive Committee

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).