



85
HPD

MEMORANDUM

TO: Mayor and City Council

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

DATE: January 24, 2022

SUBJECT: C14-2021-0150 – Menchaca South
(District 5)
Petition

Signatures have been submitted in response to the above-referenced rezoning case, opposing a rezoning of the property to anything other than the existing MF-1-CO, multifamily residence-limited density – conditional overlay combining district zoning. The Conditional Overlay would limit development of the property to a maximum of 10 stand-alone, single-story units. The petition includes 20.47% of eligible signatures, and meets the 20% threshold for a valid petition. Petition materials and comment response forms are attached.

If you need additional information, please contact Jerry Rusthoven, at 512-974-3207.

Jerry Rusthoven, Chief Zoning Officer
Housing and Planning Department

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

Case Number:
C14-2021-0150

PETITION

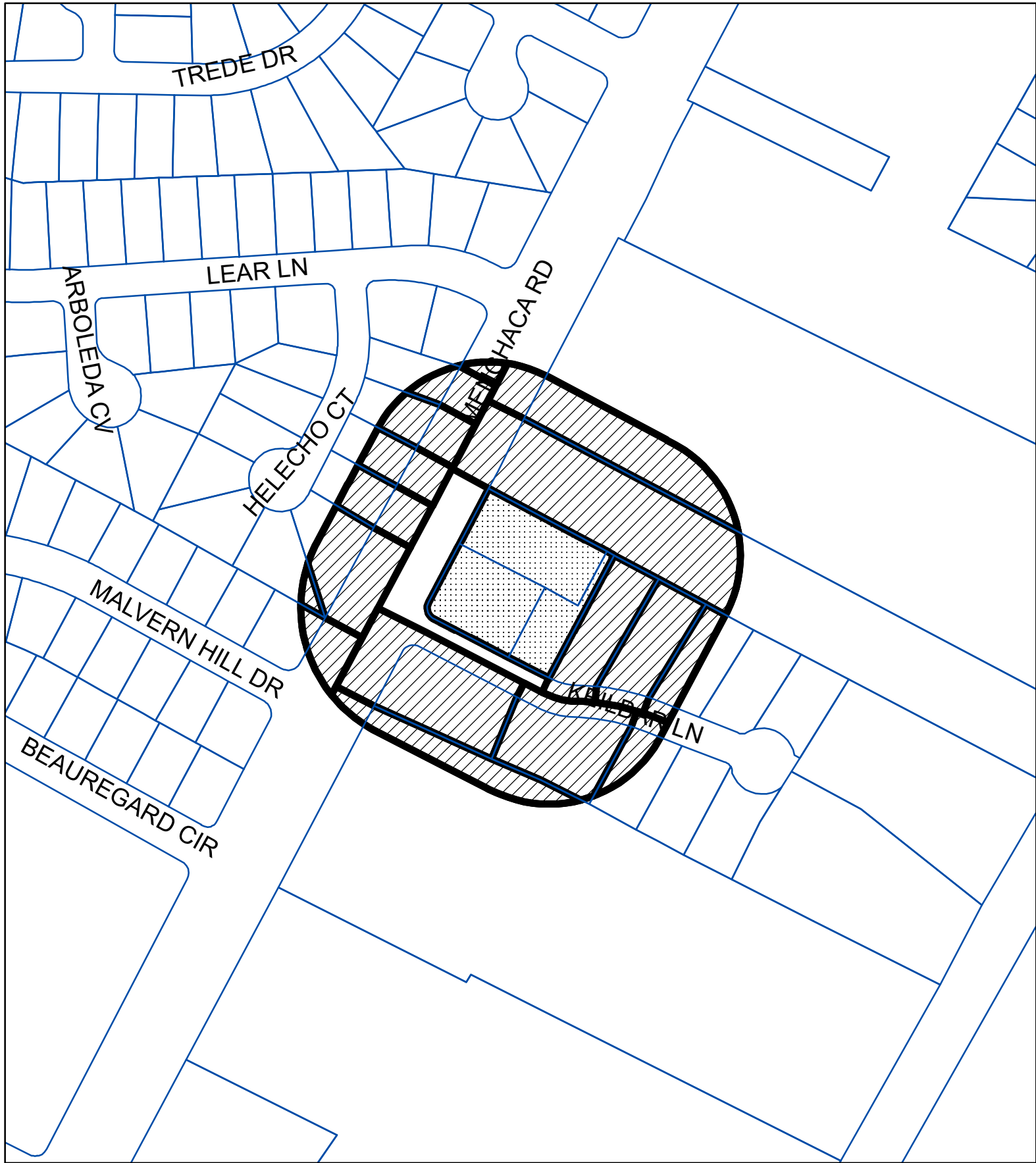
Date: 1/24/2022

Total Square Footage of Buffer: 302216.9167

Percentage of Square Footage Owned by Petitioners Within Buffer: 20.47%

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 |
|--------------|-----------------------------------|--------------------------------|-----------|------------------|---------------|
| 0422150120 | 1905 KEILBAR LN 78745 | 1905 KEILBAR LLC | no | 36292.85 | 0.00% |
| 0422150121 | 1903 KEILBAR LN 78745 | 1905 KEILBAR LLC | no | 25169.30 | 0.00% |
| 0422150135 | 7509 MANCHACA RD | 7509 MANCHACA LLC | no | 59291.25 | 0.00% |
| 0419190101 | 2000 MALVERN HILL DR AUSTIN 78745 | ALEXANDER BOBBY G | yes | 6997.84 | 2.32% |
| 0419190158 | 7507 HELECHO CT AUSTIN 78745 | CARDENAS RUDOLPH JR | yes | 9157.37 | 3.03% |
| 0422150130 | 1806 KEILBAR LN AUSTIN 78745 | CONOVER WILLIAM CARL | no | 17208.64 | 0.00% |
| 0419190157 | 7601 HELECHO CT 78745 | CROW SEAN | yes | 9984.74 | 3.30% |
| 0419190162 | 2001 LEAR LN 78745 | FENCL GEORGE | no | 1555.98 | 0.00% |
| 0422150122 | 1809 KEILBAR LN 78745 | FURTHER STILL CONSTRUCTION LLC | no | 5573.95 | 0.00% |
| 0419190155 | 7605 HELECHO CT AUSTIN 78745 | OLSEN-LANDIS CAROLYN ANNE & | yes | 1449.16 | 0.48% |
| 0419190156 | 7603 HELECHO CT AUSTIN 78745 | REYES JOHN P & LORENZA C | yes | 19558.44 | 6.47% |
| 0420150126 | 7415 MENCHACA RD AUSTIN 78745 | SOUTHWEST BAPTIST CHURCH | no | 30030.62 | 0.00% |
| 0419190159 | 7505 HELECHO CT 78745 | THOMPSON JAMES LEROY & SHERRY | no | 9732.38 | 0.00% |
| 0422150131 | 1900 KEILBAR LN AUSTIN 78745 | WALKER JANICE LOUISE | no | 18158.76 | 0.00% |
| 0422150129 | 1804 KEILBAR LN AUSTIN 78745 | WILLIAMS JARED RANDALL | yes | 7971.69 | 2.64% |
| 0419190160 | 7503 HELECHO CT AUSTIN 78745 | WILLIAMS MICHELLE R | yes | 6750.96 | 2.23% |
| 422150501 | 7709 MENCHACA RD AUSTIN 78745 | STINSON OAKS COMMUNITY | no | 15255.83 | 0.00% |
| Total | | | | 280139.74 | 20.47% |



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2021-0150

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

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



1" = 200'

P E T I T I O N

Date: 10-31-21

File Number: C14-2021-0150

Address of

Rezoning Request: 1902 Keilbar Ln

7603/1515 Menchaca Rd

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 MF-1.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single family, single story to maintain neighborhood integrity, lessen traffic impact, and to avoid drainage issues in S. Boggy Creek

Esther Cardenas

Esther Cardenas

7507 Helecho Austin TX 78746

John Reyes

Rudolph Cardenas
John Reyes

7603 Helecho

Lorenza Reyes

LORENZA REYES

2000 MALVERN HILL DR 78745

Jared R. Williams

Bobby Alexander
Jared R. Williams

1804 Keilbar Ln

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: 512 527 4424

P E T I T I O N

Date: 10-31-21

File Number: C 14-2021-0150

Address of

Rezoning Request: 1902 Keilbar Ln

7603/7515 Memham Rd

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 MF-1.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single family, single story to maintain neighborhood integrity, lessen traffic impact, and to avoid drainage issues in S. Boggy Creek

x Michelle Williams

Michelle Williams

7503 Hetecho

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: ~~505~~ 512-522-4424

P E T I T I O N

Date: 10-31-21

File Number: C14-2021-0150

Address of

Rezoning Request: 1902 Keilbar Ln

To: Austin City Council

7603 Mendocino Rd
7510 Mendocino Rd

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 MF-1.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single
family, single story to maintain neighborhood
integrity, lessen traffic impact, and to avoid
drainage issues with G. Biggy Creek

x Carol Anne Olsen-Landis Carolyn A. Olsen-Landis 7609 Helecho
x Stephen Olsen-Landis Stephen N. Olsen-Landis 7609 Helecho

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: 512 527 4424

P E T I T I O N

Date: 10-31-21

File Number: C14-2021-0150

Address of

Rezoning Request: 1902 Keilbar
7603 / 7515 Mendocino Rd.

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 MF-1.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single
family, single story to maintain neighborhood
integrity, lessen traffic input, and to
avoid drainage issues in S. Boggy Creek.

X



Sean Crow

7601 Helcho Ct

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: 512-527-4424