



**MEMORANDUM**

**TO: Mayor and City Council**

**FROM: Jerry Rusthoven, Planning Officer  
Housing and Planning Department**

**DATE: May 3, 2022**

**RE: C14-2020-0029  
Montopolis Acres Rezoning  
District 3  
Updated Valid Petition**

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Staff has received documents showing that some of the property owners who signed the Valid Petition have removed their signatures and opposition. The petition, which had 40.64% of eligible signatures, now stands at 36.75%.

If you have any questions about this item, please contact me at (512) 974-3207.

**Jerry Rusthoven, Assistant Director  
Housing and Planning Department**

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

Case Number:

**PETITION****C14-2020-0029**

Date: 5/3/2022

Total Square Footage of Buffer: 530802.6488

Percentage of Square Footage Owned by Petitioners Within Buffer: 36.75%

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
0307170603	1104 VARGAS RD AUSTIN 78741	CARDENAS BERTHA S & PEDRO G	yes	8355.95	1.57%
0306150325	6220 PALM CIR AUSTIN 78741	CHAPARRO RICHARDO	no	7991.04	0.00%
0306150326	6218 PALM CIR AUSTIN 78741	CORRAL OFELIA CORTES DE &	no	8243.71	0.00%
0307170604	1106 VARGAS RD AUSTIN 78741	CRUZ CARLOS & TOMASA	yes	8546.49	1.61%
0306150329	6212 PALM CIR AUSTIN 78741	ESPARZA JOSIE	no	1679.78	0.00%
0306150328	6214 PALM CIR 78741	GARY GEORGE A & RUBY LEE GARY	no	12660.04	0.00%
0307170605	1108 VARGAS RD AUSTIN 78741	GARZA ANGELA	no	8396.07	0.00%
0307170601	1100 VARGAS RD 78741	GARZA MIGUEL JR	no	14255.82	0.00%
0307170724	1103 VARGAS RD AUSTIN 78741	GATTIS-TURNER SANDRA KAYE	no	1543.26	0.00%
0306150324	6222 PALM CIR AUSTIN 78741	HERNANDEZ MARIA LOURDES	no	5825.57	0.00%
0307170602	1102 VARGAS RD AUSTIN 78741	LUCIO DORA	no	8489.41	0.00%
0306150233	1111 MONTOPOLIS DR 78741	MCCARTHY JOHN BISHOP	no	171648.38	0.00%
0307170110	1010 VARGAS RD AUSTIN 78741	OJEDA ALVINO	no	6807.26	0.00%
0307170109	1008 VARGAS RD 78741	OJEDA ALVINO	no	2041.58	0.00%
0306150327	6216 PALM CIR 78741	PARRISH JOYCE	no	11917.95	0.00%
0307170725	1101 VARGAS RD 78741	POYNOR ROBIN	no	2750.82	0.00%
0306150323	6216 LARCH TER AUSTIN 78741	RAMIREZ VICTOR	no	1530.91	0.00%
0306150319	6213 CLUB TER AUSTIN 78741	RODRIGUEZ DEMETRIO & JUANITA	no	5017.91	0.00%
0307170607	1112 VARGAS RD 78741	ROMAN CATHOLIC DIOCESE	no	3056.05	0.00%
0306150226	1011 MONTOPOLIS DR 78741	SOUTHWEST KEY PROGRAMS INC	yes	87378.65	16.46%
0306150227	1007 MONTOPOLIS DR 78741	SOUTHWEST KEY PROGRAMS INC	yes	90774.73	17.10%
0306150121	6214 CLUB TER AUSTIN 78741	STEPHANOS DANIEL & RAHEL BERHANE	no	4292.67	0.00%
0306150320	6215 CLUB TER AUSTIN 78741	TREVINO MAGDALENA	no	20410.69	0.00%
0307170606	1110 VARGAS RD AUSTIN 78741	VASQUEZ ADAM	no	7226.58	0.00%
0307170111	1012 VARGAS RD AUSTIN 78741	ZAMORA PAULINE L	no	18288.75	0.00%
<b>Total</b>				<b>519130.08</b>	<b>36.75%</b>

**To Whom it may Concern regarding zoning case C14-2020-0029**

As an owner of property within the 200ft area of the proposed rezoning and development of the property at 1013 Montopolis Drive, I support this rezone application from SF-3 to MF-6 based on the developer's efforts to develop in line with City code and provide attainable workforce housing. I confirm by my signature that I withdraw my signature from any previous petition.

Regards,



Adam Vasquez

1110 Vargas Dr.

Signature


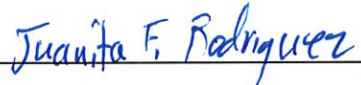

Name

Property Owned

**To Whom it may Concern regarding zoning case C14-2020-0029**

As an owner of property within the 200ft area of the proposed rezoning and development of the property at 1013 Montopolis Drive, I support this rezone application from SF-3 to MF-6 based on the developer's efforts to develop in line with City code and provide attainable workforce housing. I confirm by my signature that I withdraw my signature from any previous petition.

Regards,

		
Signature	Name	Property Owned

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As an owner of property within the 200ft area of the proposed rezoning and development of the property at 1013 Montopolis Drive, I support this rezone application from SF-3 to MF-6 based on the developer's efforts to develop in line with City code and provide attainable workforce housing. I confirm by my signature that I withdraw my signature from any previous petition.

Regards,

	Angela Garza	1108 Vargas Rd.
Signature	Name	Property Owned Austin Tx, 78741

**A quien corresponda sobre caso de zonificación C14-2020-0029**

Como propietario de una propiedad dentro del área de 200 pies de la propuesta de rezonificación y desarrollo de la propiedad en 1013 Montopolis Drive, apoyó esta solicitud de rezonificación de SF-3 a MF-6 en base a los esfuerzos del desarrollador para desarrollar de acuerdo con el código de la ciudad y proporcionar viviendas asequibles para la fuerza laboral. Confirmando con mi firma que retiro mi firma de cualquier petición anterior.

Saludos,

Carlos Cruz

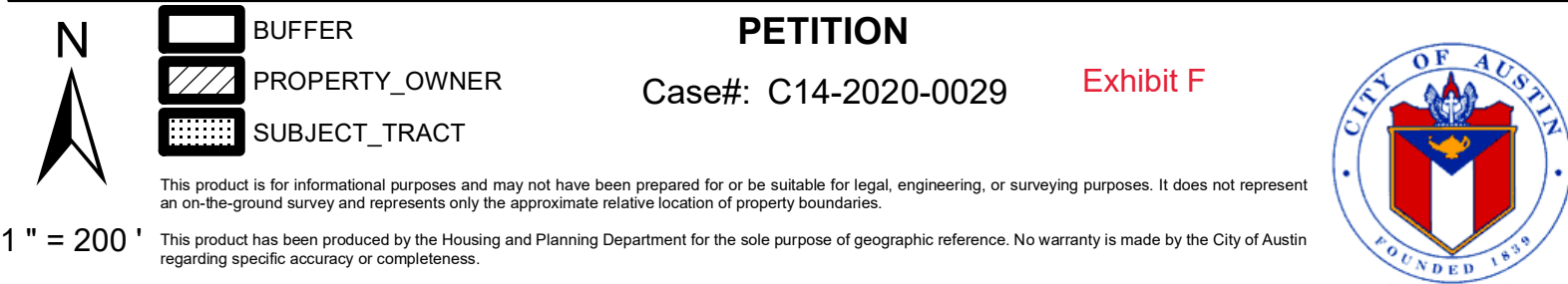
Signature

Carlos

Name

Carlos Cruz

Property Owned



Case Number:  
**C14-2020-0029**

## PETITION

Date: 3/10/2021

Total Square Footage of Buffer: 530802.6488

Percentage of Square Footage Owned by Petitioners Within Buffer: 40.64%

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.

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<b>Total</b>				<b>519130.08</b>	<b>40.64%</b>



# PETITION

Date: 3-6-2021

File Number: C14-2020-0029

Address of Rezoning Request: 1013 & 1017 Montopolis Drive

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 SF-3-NP Family Residence district.

The Montopolis Neighborhood Plan was completed under City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on September 27<sup>th</sup>, 2001. The property at 1013 & 1017 Montopolis Drive was approved as SF-3-NP. We ask that the Austin City Council respect the adopted Montopolis Neighborhood Plan.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Nancy  
[Signature]

Nick Trevino (Cisneros (Executor))

6215  
Club Terrace

[Signature]

6212 palm Cir

[Signature]

Adam Vasquez

1110 Vargas Rd.

Angela [Signature]

Angela Garza

1108 Vargas

Maria Cruz

Maria Cruz

1108 Vargas

Tommy y Carlos Cruz

1108 Vargas y Yemassee  
Carlos Cruz

Contact Name: Susana Alvarez

Phone Number: 512/770-7896

# PETITION

Date: 3-6-2021

File Number: C14-2020-0029

Address of Rezoning Request: 1013 & 1017 Montopolis Drive

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Pedro Cardenas PEDRO CARDENAS 1104 VARGAS  
Rob Cardenas

Jimmy Cewin Jimmy Cewin 6215 Club Terr

Juanita Rodriguez Juanita Rodriguez 6213 Club Terr

Bertha Cardenas Bertha Cardenas 1104 Vargas

Contact Name:

Susan Alvey

Phone Number:

512/770-7896

# PETITION

Date: 1/22/2021

File Number: C14-2020-0029

Address of Rezoning Request: 1013 & 1017 Montopolis Drive

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<u>Joella Brooks</u>	<u>Joella Brooks</u>	<u>1007 Montopolis Drive</u>
<u>Joella Brooks</u>	<u>Joella Brooks</u>	<u>1011 Montopolis Drive</u>

Contact Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_