



MEMORANDUM

TO: Mayor and City Council

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

DATE: September 28, 2022

SUBJECT: C14-2022-0067 – Villas at South Austin
(District 2)
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 SF-4A-CO, single family residence – conditional overlay (SF-4A-CO) combining district zoning. The petition includes 39.42% of eligible signatures and meets the 20% threshold for a valid petition. Petition materials 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

P E T I T I O NDate: 9/28/2022File Number: CC 9-29-2022* C14-2022-0067 *

Address of

Rezoning Request: 7311 AND 7313To: Austin City Council OF MEADOWS AT BLUFF SPRINGS RD, AUSTIN, TX
78744

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 Small lot subdivision in compliance with CHAPTER 25-1-21 OF THE LDC = SINGLE-FAMILY (STATE REASONS FOR YOUR PROTEST) HOUSING RESIDENCE

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Too close to pipeline, hazardous traffic conditions, too much noise & visually incompatible

Signature

Printed Name

Address

[Signature] Daniel Oliviera 1910 Tranquilo Trail
Agent of Court
Irma Batra Irma Batra 1905 Tranquilo } traffic, noise, obstructing view
Eddy Kornalay EDDY KORNALAY 7333/7331 Bluff Springs Rd

Date: 9/28/2022Contact Name: ARATI MOSESPhone Number: 830.391.1994

LOT 12, Block C, Amended PLAT OF LOT 12
Block C, of Meadows at Bluff Springs,
A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS
COUNTY TEXAS

OF THE PLAT RECORDS OF TRAVIS COUNTY, TX

INFORMATION FOR OPPOSING A ZONING CHANGE

If you are in opposition to a zoning change in your neighborhood, it is suggested you contact the City staff and the applicant to attempt to reach a compromise. When possible, applicants are advised to contact and work with the applicable neighborhood organization(s) prior to submitting an application.

If a compromise cannot be reached, the following procedures may be used to protest the zoning change. These are

- 1) either in writing or at the public hearing, request the Zoning and Platting Commission/Planning Commission not to recommend the zoning change to the City Council, and /or
- 2) petition the City Council not to grant the zoning change. Petitions must be submitted no later than 12:00 p.m. (noon) on the day of the scheduled public hearing to the Case Manager, Planning and Zoning Department (per City Council Resolution as of 11/13/1986). You are, however, encouraged to submit your petition earlier (possibly two days earlier) to assure that validation occurs in a timely manner.

These procedures are described below:

ZONING AND PLATTING COMMISSION / PLANNING COMMISSION

At the Zoning and Platting Commission/Planning Commission hearing you will be given an opportunity to speak in opposition to the zoning. If you are part of an organized group, it is recommended a spokesman be selected to represent the interests of the group.

A written statement of your opposition may also be presented to the Commission members (there are nine) with a copy for the staff.

The order of the meeting is as follows:

1. Chair announces request.
2. Staff present a summary
3. Chair calls on those FAVORING the request.
 - a. Applicant's presentation (5 minutes)
 - b. Others favoring the request (3 minutes)
4. Chair calls on those OPPOSING the request
 - a. Primary presentation (5 minutes)
 - b. Others opposing the request (3 minutes)
5. Applicant answers stated objections (3 minutes)
6. Staff summation and questions from Commission
7. Public hearing is closed and Commission acts on request

The Zoning and Platting Commission/Planning Commission's recommendation will be forwarded to the City Council for their action.

P E T I T I O N

Date: 9/28/2022

File Number: CT4-2022-0067

Address of
Rezoning Request: Lot 12, Block C,

To: Austin City Council

Amended Plat of Lot 12, Block C,
of Meadows at Bluff Springs,

We, the undersigned owners of property affected by the requested zoning change described in A Subdiv
the referenced file, do hereby protest against any change of the Land Development Code which IN
would zone the property to any classification other than _____.

AUSTIN,
TEXAS

(STATE REASONS FOR YOUR PROTEST)

HAZARDOUS PIPELINE DRAINAGE PROHIBITS BUILDING NEAR PIPELINE - HAZARDOUS TRAFFIC ACCESS TO PROPERTY
(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<u>EDDY KORUNAY</u>	<u>EDDY KORUNAY</u>	<u>7313 BLUFF SPRINGS RD</u>
<u>Ed Eddy</u>	<u>EDDY KORUNAY</u>	<u>7331 BLUFF SPRINGS RD</u>

Date: SEPT 28, 2022

Contact Name: EDDY KORUNAY

Phone Number: 512 444-0201

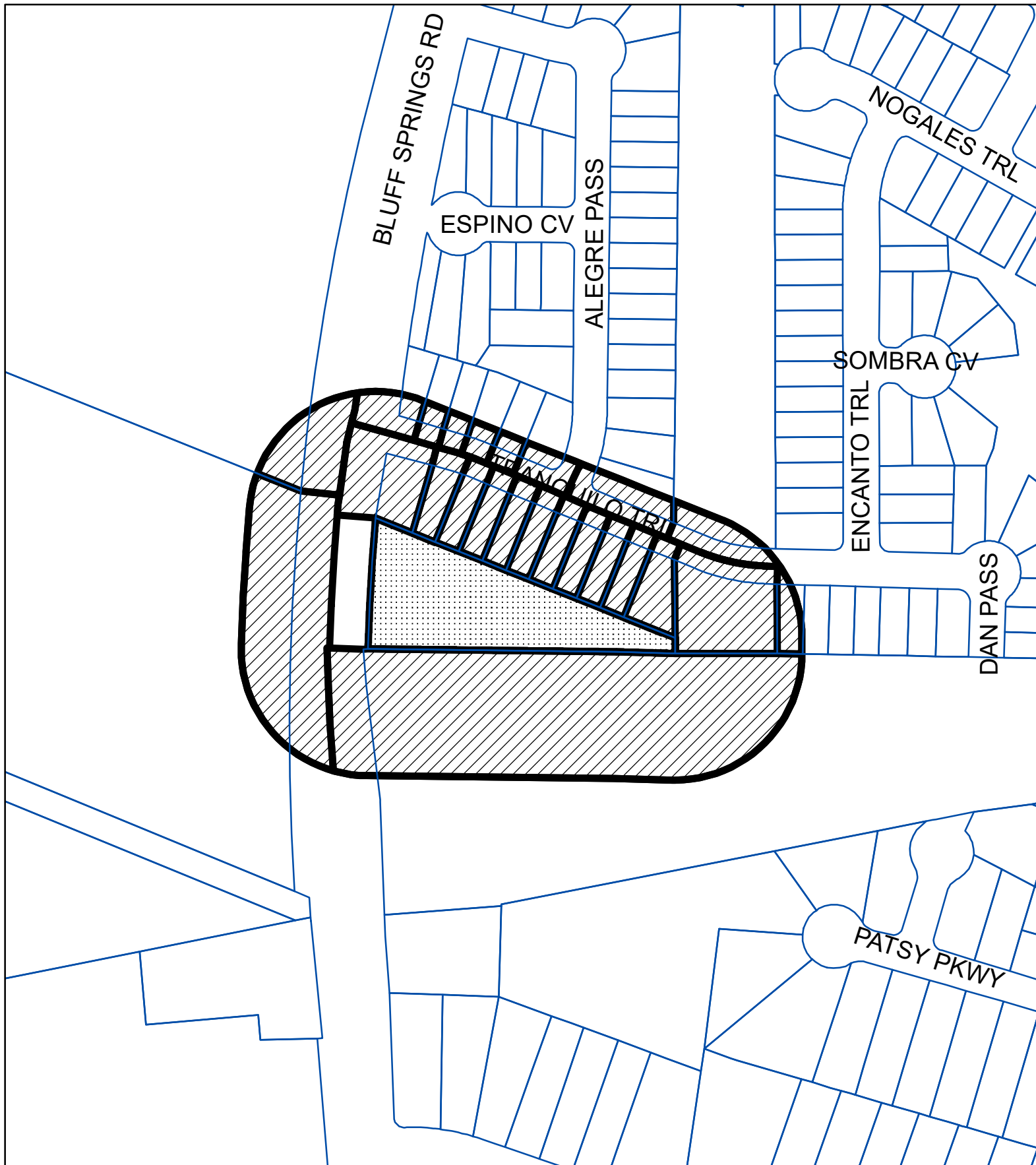
Case Number:
C14-2022-0067

PETITION

Date: 9/28/2022
Total Square Footage of Buffer: 370958.3557
Percentage of Square Footage Owned by Petitioners Within Buffer: 39.42%

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
0426050504	1903 TRANQUILO TRL 78744	AUNG, HLA,KYAW,VO LLC	no	6633.19	0.00%
0426050107	7200 BLUFF SPRINGS RD 78744	AUSTIN INDEPENDENT SCHOOL	no	15232.07	0.00%
0426050505	1905 TRANQUILO TRL AUSTIN 78744	BATRA IRMA LOZANO	yes	5834.46	1.57%
0426050421	1904 TRANQUILO TRL AUSTIN 78744	BLANCHARD MICHAEL JAMES	no	2258.62	0.00%
0426050320	2010 TRANQUILO TRL 78744	BLUFF & CANNON INVESTMENTS INC	no	8772.11	0.00%
0426050109	7330 BLUFF SPRINGS RD 78744	BLUFF SPRINGS TX PARTNERS LLC	no	55196.16	0.00%
0426050508	1911 TRANQUILO TRL AUSTIN 78744	DICKEY STACEY	no	5687.88	0.00%
0426050512	2007 TRANQUILO TRL 78744	FLORES ELTON A GONZALEZ &	no	5658.05	0.00%
0426050501	7333 BLUFF SPRINGS RD AUSTIN 78744	KORNEGAY EDDY LEONARD	yes	140397.12	37.85%
0426050422	1902 TRANQUILO TRL AUSTIN 78744	KOWLESSAR HEMDIRA S & MICKY S	no	2469.43	0.00%
0426050420	1906 TRANQUILO TRL 78744	LEWIS TAJZ J	no	2430.66	0.00%
0426050514	2015 TRANQUILO TRL 78744	LOS JARDINES AUSTIN HOMEOWNERS	no	24199.19	0.00%
0426050423	1900 TRANQUILO TRL 78744	MARTINEZ MARTIN OBREGON &	no	6382.65	0.00%
0426050510	2003 TRANQUILO TRL AUSTIN 78744	MENA ADAM	no	5678.11	0.00%
0426050513	2009 TRANQUILO TRL AUSTIN 78744	MIRANDA ROBERTO GARCIA &	no	8352.11	0.00%
0426050507	1909 TRANQUILO TRL 78744	NALISA 2007 TRUST	no	5808.22	0.00%
0426050418	1910 TRANQUILO TRL 78744	OLIVEIRA LOURDES P	no	5034.78	0.00%
0426050509	2001 TRANQUILO TRL AUSTIN 78744	OVALLE HUMBERTO & CONSUELA GADINEZ	no	5750.82	0.00%
0426050506	1907 TRANQUILO TRL AUSTIN 78744	POOPAT KES	no	5826.17	0.00%
0426050515	2017 TRANQUILO TRL AUSTIN 78744	SALDANA FELIPE	no	4114.89	0.00%
0426050511	2005 TRANQUILO TRL 78744	SALDANA FELIPE DE JESUS SR &	no	5642.19	0.00%
0426050503	1901 TRANQUILO TRL AUSTIN 78744	SALDANA LEON & MARIA SIERRA	no	18521.26	0.00%
0426050321	7219 ALEGRE PASS AUSTIN 78744	SERRANO TERESA MARES & ARTURO	no	9910.16	0.00%
0426050419	1908 TRANQUILO TRL 78744	WILLIAMS WILLIAM C & ELLEN E	no	2471.16	0.00%
Total				358261.46	39.42%



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2022-0067

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 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'