29
HPD

MEMORANDUM

TO: **Mayor and City Council**

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

DATE: **October 31, 2022**

SUBJECT: **C14-2022-0077 – 220 Ralph Ablanedo Rezoning**
(District 2)
Valid Petition

Signatures have been submitted in response to the above-referenced rezoning case, opposing a rezoning of the property to anything other than one that would change the 300 daily vehicle trip limit that applies to the property. The petition includes 27.69% 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

Case Number:

C14-2022-0077

PETITION

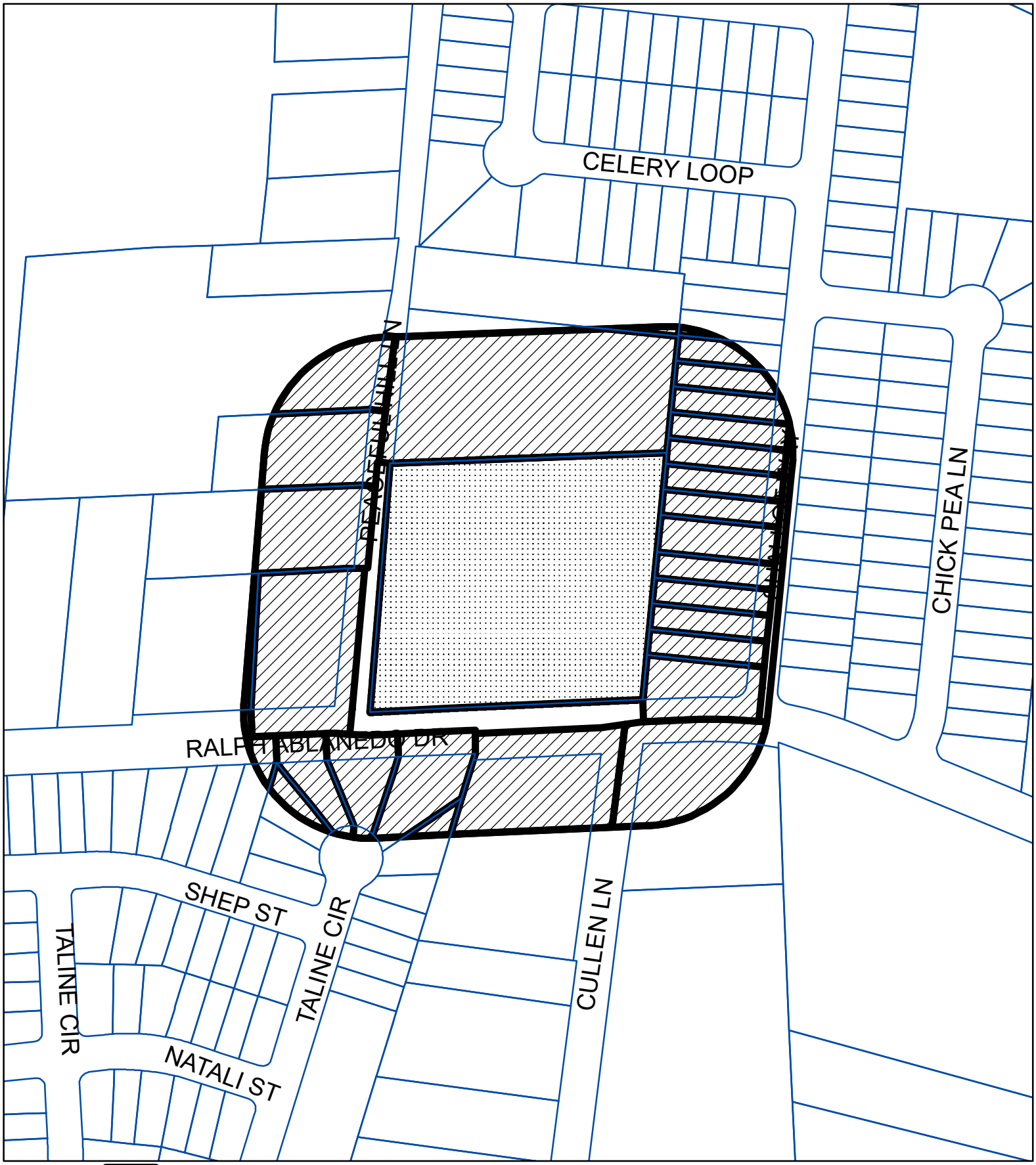
Date: 10/31/2022

Total Square Footage of Buffer: 457901.4959

Percentage of Square Footage Owned by Petitioners Within Buffer: 27.69%

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
0428110116	8506 PEACEFUL HILL LN AUSTIN 78748	ADAMS DONNA F	no	21692.91	0.00%
0428110118	8524 PEACEFUL HILL LN 78748	B HAWKINS HOLDINGS LLC	no	42572.75	0.00%
0430111067	8705 TALINE CIR 78748	BARBOZA MAURICE L & MARIA CARM	yes	18128.28	3.96%
0428090620	8516 SHALLOT WAY AUSTIN 78748	BRAYSHAW MARY JO	yes	11057.26	2.41%
0428090615	8428 SHALLOT WAY 78748	CHRISTENSEN JAKOB & LAUREN	no	7405.12	0.00%
0428090625	8536 SHALLOT WAY AUSTIN 78748	TREVINO JESSE H	yes	17537.66	3.83%
0428090613	8420 SHALLOT WAY AUSTIN 78748	ESPIN CLAIRET D	yes	4418.17	0.96%
0428110115	PEACEFUL HILL LN 78748	FIGER BILLIE JO	no	15563.42	0.00%
0428090622	8524 SHALLOT WAY AUSTIN 78748	FIGUEROA ISMAEL	yes	7682.09	1.68%
0428110302	8700 TALINE CIR AUSTIN 78748	GAINES THOMAS E JR	yes	10234.28	2.24%
0428090614	8424 SHALLOT WAY 78748	GIBSON NATHAN L	yes	6340.46	1.38%
0428110301	8701 TALINE CIR AUSTIN 78748	HAMBRIGHT SUSAN C	yes	12870.85	2.81%
0430090303	215 RALPH ABLANEDO DR 78748	HAZY HILLS WAREHOUSE I LLC	no	31122.46	0.00%
0428090623	8528 SHALLOT WAY AUSTIN 78748	HEATH HOWARD C	no	7672.52	0.00%
0428090617	8504 SHALLOT WAY AUSTIN 78748	JANSEN HECTOR A & SAMARA P	yes	7733.64	1.69%
0428090619	8512 SHALLOT WAY 78748	KOCH KATIUSCIA GORZIZA &	yes	7715.25	1.68%
0428090616	8500 SHALLOT WAY AUSTIN 78748	MARTINEZ CHRISTINA	no	7738.92	0.00%
0430111070	8704 TALINE CIR AUSTIN 78748	MARTINEZ ESTEBAN MIGUEL & KATHERINE ELIZABETH	no	3291.62	0.00%
0428110119	RALPH ABLANEDO DR 78748	MARTINEZ GILDA	no	2402.51	0.00%
0428110117	8512 PEACEFUL HILL LN AUSTIN 78748	MARTINEZ GILDA	no	23712.81	0.00%
0428090612	8416 SHALLOT WAY AUSTIN 78748	MCCALL CONNOR A & JOSEPH H MCCALL	no	569.71	0.00%
0430090201	8602 CULLEN LN AUSTIN 78739	PALLAS JAMES M & BARBARA J	no	38464.90	0.00%
0428110203	8501 PEACEFUL HILL LN 78748	PARTNERS FOUR PROPERTIES LP	no	912.00	0.00%
0430111066	8709 TALINE CIR AUSTIN 78748	RAGSDALE WILLIAM THOMAS	no	2046.46	0.00%
0428090624	8532 SHALLOT WAY AUSTIN 78748	REQUEJO ST JOHN & CATHYLEEN	yes	7662.82	1.67%
0428110202	8505 PEACEFUL HILL LN AUSTIN 78748	RIBELIN ROY A II	no	89844.54	0.00%
0430111073	210 SHEP ST AUSTIN 78748	SCILLIERI DANIELA	no	2518.06	0.00%
0428090621	8520 SHALLOT WAY AUSTIN 78748	VILLANUEVA CHRISTOPHER RYAN &	yes	7691.72	1.68%
0428090618	8508 SHALLOT WAY AUSTIN 78748	ZUNIGA ARCELIA & JOSE C IBARRA	yes	7724.81	1.69%
Total				**424328.00**	**27.69%**



N

BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2022-0077

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.

1 " = 200 '

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.

October 31, 2022

VIA HAND DELIVERY
Wendy Rhoades,
Housing & Planning Department
City of Austin
1000 E. 11th Street, Suite 200
Austin, Texas 78702

Re: Case No. C14-2022-0077, 220 Ralph Ablanedo
Valid Petition of the Neighboring Properties

Dear Wendy:

Enclosed please find original signature pages from owners of property within 200' of the Property who are opposed to the rezoning for the above-referenced matter. Please present the Petition to City Council at the November 3, 2022 City Council meeting for consideration.

Thank you for your assistance in this regard.

Susan Hambright
8701 Taline Circle
Austin, Texas 78748

October 31, 2022

Case File Number: C14-2022-0077
Address: 220 Ralph Ablanedo Drive
Rezoning Request: LI-CO to CS-CO with removal of Conditional Overlay

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 one which would preserve the 300 trip per day conditional overlay currently established on the property.

Stated reasons for protest:

- Ralph Ablanedo Drive ("Ralph") already has 6,000+ VPD OVER the desired level of 1,200 VPD
- Over 3,000 MORE VPD expected when 450 unit multifamily development at 215 Ralph is completed
- The excessive traffic load is unsafe for and delays first responders located on Ralph
- The excessive traffic load is unsafe for children walking to school bus stop on Ralph and Peaceful Hill
- Austin Traffic Department has NO PLANS to improve Ralph from its current 2-lane, substandard condition
- Proposed height of the building is incompatible with surrounding residential uses
- Retail component of development will have unknown tenants with unknown VPD
- Denying this rezoning request is an available option according to the Recommendations/Conclusions section of the Neighborhood Traffic Analysis.

(PLEASE USE BLACK INK WHEN SIGNING PETITION TO FACILITATE REPRODUCTION)

Signature	Printed Name	Address
	Mary Jo Beaudoin	8516 Shallot Way
	Brecin Zuniga	8508 Shallot Way
Samara P Jansen	Samara Jansen	8504 Shallot Way
	Chris Villanueva	8520 Shallot Way
	Katrincia Koch	8512 shallot way

Date: October 31, 2022

Contact Name: Susan Hambright
Phone Number: 512-914-2094

October 31, 2022

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Signature	Printed Name	Address
Cathyleen Requejo	Cathyleen Requejo	8532 Shallot Way Austin TX 78748
Jesse H. Trevino	Jesse H. Trevino	8536 Shallot Way 78748

Date: October 31, 2022

Contact Name: Susan Hambright
Phone Number: 512-914-2094

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Signature	Printed Name	Address
	Ismael Figueroa	8524 Shallot Way

Date: October 31, 2022

Contact Name: Susan Hambright
Phone Number: 512-914-2094

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Signature	Printed Name	Address
	Claire Espin	8420 Shallot Cove
	NATHAN EISELE	8424 Shallot Cove

Date: October 31, 2022

Contact Name: Susan Hambright
Phone Number: 512-914-2094

October 31, 2022

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Signature	Printed Name	Address
	Susan C. Hambright	8701 Taline Circle 78748
Maria Carmen Barboza	Maria Carmen Barboza	8705 Taline Cir 78748
Thomas E. Gaines, Jr.	Thomas E. Gaines, Jr.	8700 Taline Cir. 7874[illegible]

Date: October 31, 2022

Contact Name: Susan Hambright
Phone Number: 512-914-2094