

P E T I T I O N

Date: February 16, 2023

File Number: 2023-171533 ZC

Address of Rezoning Request: 7500 Wynne Ln., 78745

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code that would re-subdivide into 3 lots with 2 units per lot.

(STATE REASONS FOR YOUR PROTEST)

The Applicant and Applicant agent requests a zoning change from MH to SF-3 and would like to build up to 6 units on this .565-acre parcel. While the neighbors agree with the zoning request of SF3, they are opposed to the number of units proposed. The signatories and Matthews Lane Neighborhood Association (a voluntary group, not an HOA) oppose dense development 0.6 miles from a transit corridor. The density of the project is inconsistent with neighboring lots. This area lacks proper stormwater, traffic, and utility infrastructures. The density of this proposed development would create vehicular and pedestrian traffic hindrances on narrow 1 ½ car curb-less road. We oppose the application.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address


Rebeca Ortiz

Jorge Mareda
Rebeca Ortiz

7501 Wynne Ln
7501 Wynne Ln.

Date: 03/08/2023

Contact Name: Karen Fernandez

Phone: 512-739-1684

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS :

That I, FRANK MATHENY, owner of Brownleaf Estates, as shown on plat thereof recorded in Book 31, Page 48, Plat Records of Travis County, Texas, do hereby impress all of the property included in Brownleaf Estates, with the following restrictions and covenants:

1. No building shall be constructed, placed or permitted to remain upon any tract nearer than 35 feet to the street on which the tract faces, nor shall any dwelling house be constructed nearer than 10 feet to the side property lines. No dwelling house containing less than 1000 square feet of ground floor area exclusive of attached garages, breezeways and porches shall be constructed, placed or permitted to remain on any tract, except that a mobile trailer may be used as a dwelling under this paragraph provided that it is 8 feet by 40 feet in size. Said house shall be of frame or better construction. Not more than two dwelling houses with the necessary out houses and servants' quarters shall be erected on any one tract as shown on the plat for this subdivision. No garage or garage apartment or other facilities shall be used for residence purposes until the principal dwelling house is erected.

No sod, earth, sand, gravel, stone or trees shall be removed from said tract to be sold or to the injury of the value or appearance of the property for residential use.

2. No unused building material, or other unsightly debris shall be left exposed on the front three-quarters of said property, except during actual building operations. Any building shall be completed and painted according to the foregoing requirements within eight months after erection is begun, nor shall wreck cars or other trash be allowed to accumulate on any lot.

3. No tract or tracts in this subdivision shall be used for the erection of a church building, or for conducting any type of business, nor shall said property be used for any other purpose than that of a residence except that the subdivider may maintain a sales office.

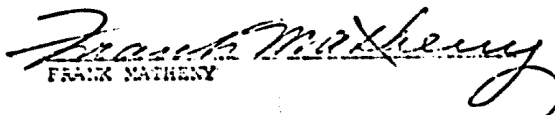
4. No sewage or waste shall be allowed to run or flow into existing creeks, drains or branches, or on the surface of the ground. All sewage or waste shall be disposed of by owner by means of a septic tank as approved by the State Health Department, unless connection to a Public sewage system is made.

5. No livestock shall be kept on any tract within Brownleaf Estates. This shall not, however, be construed to prohibit household pets.

✓ 6. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in Brownleaf Estates subdivision whether by descent, devise, purchase, or otherwise, and any person by the acceptance of title to any tract or plot of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These restrictions and covenants shall be binding until January 1, 1987. On and after January 1, 1987, said restrictions and covenants shall be automatically extended for successive periods of ten years each unless, by a vote of a three-fourths majority of the then owners of the tracts in the then-platted sections of Brownleaf Estates subdivision, it is agreed to change said restrictions in whole or in part.

7. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning any real property situated in Brownleaf Estates to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, and either to prevent him or them from so doing, or to correct such violating, or to recover damages or other dues for such violation. Invalidity of any one or any part of these restrictions by judgment or court order shall in no wise affect any of the other provisions or part of provisions which shall remain in full force and effect.

WITNESS MY HAND this 8th day of March, A. D. 1967.


FRANK MATHENY

THE STATE OF TEXAS :
COUNTY OF TRAVIS : BEFORE ME, the undersigned authority, on this day personally appeared FRANK MATHENY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of March, A. D. 1967.

NOTARY SEAL

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was filed in the
date and at the time stamped herein by me, and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped herein by me, on

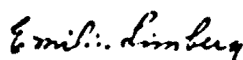

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

MAR 21 1967

DEED RECORDS
Travis County, Texas

3261 1699




COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
MAR 21 9 42 AM '67
Emily Limburg
COUNTY CLERK
TRAVIS COUNTY, TEXAS