

# **THE SPRINGS OF WALNUT CREEK**

HOMEOWNERS ASSOCIATION, INC.  
11801 Bowery Pl, Austin, TX 78753-7111  
(512) 835-6491

August 28, 2023

RE: Zoning Case No. C14-2020-0143, 12121 N. IH 35 SVRD NB; Owner: Dupius Investments, Ltd.  
– Daniel McCormack, (832) 651-7402; Applicant: Husch Blackwell LLP, Racy Haddad (512)  
703-5767

TO WHOM IT MAY CONCERN:

Please consider this letter as notice of The Springs of Walnut Creek Homeowners Association, Inc. (the "Association"), and the other affected homeowners whose signatures are attached hereto (the "Homeowners"), of their withdrawal of the valid petition previously filed with the City of Austin in opposition of Zoning Case No. C14-2020-0143. The Association and Dupius Investments, Ltd. (the "Owner") have reached a negotiated settlement, resolving the concerns underlying the Association and the Homeowners' valid petition.

As such, the Association, on behalf of itself and the Homeowners, hereby submits the attached signatures of the owners of a total of 19.77% of the land within 200 feet of the subject property located at 12121 N. IH SVRD NB. Our valid petition challenging the referenced zoning case included signatures of the owners of a total of 34.63% of the land within 200 feet of the subject property. The Association and the Homeowners' withdrawal reduces the percentage of the owners of land within 200 feet of the subject property joining in the valid petition by 19.77%. As a result, the petition does not meet the requirements for a valid petition because it no longer contains the signatures of the owners of at least 20% of the land within 200 feet of the subject property.

Please be advised that based upon the foregoing, this letter serves to inform you and member of City Council that the Association is hereby in full support of the rezoning of the property that is the subject of the zoning case referenced herein.

Sincerely,



Michael Simpson  
President & Director  
The Springs of Walnut Creek Homeowner's Association, Inc.  
ENCL.


Pres. & Director – Mike Simpson (512) 284-9907  
VP/Sec. & Director – Ron Lussier (541) 450-0525  
VP/Treas. & Director – Tiffany Conner (832) 814-5705

## Signature Removal from Petition of Rezoning Case C14-2020-0143

TCAD ID 0252230901 Bowery TRL 78753	0.36%
TCAD ID 0232261202 424 BOWERY TRL 78753	3.81%
TCAD ID 0252261005 NATURES BND 78753	0.32%
TCAD ID 0252261012 NATURES BND 78753	0.31%
TCAD ID 0252261301 NATURES BND 78753	0.51%
TCAD ID 0252261219 11811 NATURES BND 78753	0.37%
TCAD ID 0252261023 400 BOWERY TRL 78753	6.11%
TCAD ID 0252261015 524 NATURES BND 78753	<u>1.35%</u>

TOTAL: 13.14%

I, Michael Simson, President and Director of The Springs of Walnut Creek Homeowners Association, Inc., who signed the original petition in opposition to rezoning case C14-2020-0143 -12121 North I.H. 35, do hereby remove my eight previous signatures in opposition to the rezoning case for the TCAD ID properties listed above. The HOA no longer opposes the requested zoning.

  
Michael Simpson  
President & Director  
The Springs of Walnut Creek Homeowners Association, Inc.  
11801 Bowery Place  
Austin, TX 78753  
(512) 284-9907

[info1@thespringsofwalnutcreek.com](mailto:info1@thespringsofwalnutcreek.com)

**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

*1.02%*

I, KALLA FEAZIER, property owner at  
11904 Natures Bend Austin TX 78753, remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.

  
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TCAD 02522610/4

1.02 %

**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

I, Ana M. Rivera <sup>AUSTIN</sup> property owner at  
11820 Natures Bend - 78753 remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.

Ana M. Rivera

0.36%

**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

I, Holly Gleason, property owner at  
521 Burren Trl, remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.

Holly Gleason

**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

1.04%

I, MICHAEL PINN, property owner at  
516 BOWEN TRAIL Austin, TX 78753, remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.



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**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

**0.30%**

I, SUDHANVA GURUMURTHI, property owner at  
11917 NATURES BEND, AUSTIN, TX 78753, remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.

A handwritten signature in black ink, appearing to read 'S. Gurumurthi', is written over a horizontal line.

**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

*0.93%*

I, Rena Pacheco-Theard, property owner at  
701 Clear Stream Xing, Austin, TX 78753, remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.

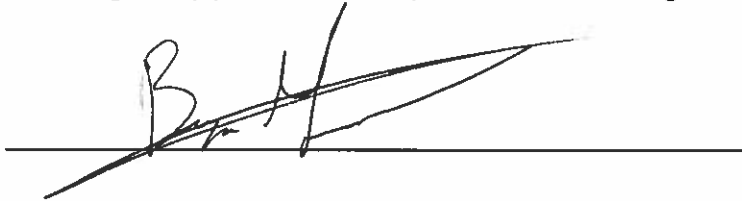
Rena Pacheco-Theard



**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

0.33%

I, Bryan Garcia, property owner at  
513 Bowery Trail Austin, TX 78753, remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.

A handwritten signature, appearing to be "Bryan Garcia", is written over a horizontal line. The signature is stylized with a large "B" and "G".

**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

*0.70%*

I, Alice Rolison, property owner at  
505 Bowery Trl, remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.

A handwritten signature in black ink, appearing to read 'Alice', is written over a horizontal line.

**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

*0.33%*

I, Amy & Becca Brennan-Luna, property owner at  
11909 Natures Bend, remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.

Amy J. Brennan-Luna

~~Becca~~ Becca Brennan-Luna

**Signature Removal from Petition of  
Rezoning Case C14-2020-0143**

0.60%

I, Ken Hartsook, property owner at  
11901 Natures Bnd, Austin TX 78753, remove my signature from  
the valid petition of rezoning case C14-2020-0143, 12121 North I.H. 35. I  
no longer oppose the requested rezoning.

  
KEN HARTSOOK