

Case Number:
C14-2025-0089

PETITION

Date: 5/18/2026
 Total Square Footage of Buffer: 865406.5176
 Percentage of Square Footage Owned by Petitioners Within Buffer: 30.32%

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
0111230502	1114 LOST CREEK BLVD 78746	LIMESTONE CREEK PROPERTIES L P	no	114166.12	0.00%
0111230201	1200 WILSON HEIGHTS DR AUSTIN 78746	MUDD DAVID	yes	9292.83	1.07%
0111230416	1201 WILSON HEIGHTS DR 78746	BOSS REANN MARIE	no	20764.54	0.00%
0111230202	1202 WILSON HEIGHTS DR AUSTIN 78746	KRIENKE TRENT B & JOY M	no	4712.57	0.00%
0111230415	1203 WILSON HEIGHTS DR 78746	ALMGREN LISA	yes	11262.57	1.30%
0111230203	1204 WILSON HEIGHTS DR AUSTIN 78746	CHATFIELD JAMES R & SANDY LOU	no	4047.09	0.00%
0111230414	1205 WILSON HEIGHTS DR 78746	PHILLIPS ANNA	no	10643.35	0.00%
0111230204	1206 WILSON HEIGHTS DR AUSTIN 78746	BAKER BRENT N & ALISON M	yes	3826.75	0.44%
0111230413	1207 WILSON HEIGHTS DR AUSTIN 78746	HILTS SHEILA T LIFE ESTATE	yes	10934.66	1.26%
0111230205	1208 WILSON HEIGHTS DR AUSTIN 78746	HOGAN BENJAMIN J & CLAIRE M	yes	8201.39	0.95%
0111230412	1209 WILSON HEIGHTS DR AUSTIN 78746	NEWTON JOHN & EMILY	yes	10827.42	1.25%
0111210203	1250 S CAPITAL OF TX HY 78746	ATX OFFICE OWNER 5 LP	no	184920.14	0.00%
0111230311	1301 THADDEUS CV AUSTIN 78746	DOOLIN JAMES H & REBECCA S	yes	5563.67	0.64%
0111230411	1301 WILSON HEIGHTS DR AUSTIN 78746	DUVALL MIKE A	yes	10903.24	1.26%
0111230312	1302 WILSON HEIGHTS DR 78746	AMOS OSCAR D & MAGGIE S	yes	4053.35	0.47%
0111230410	1303 WILSON HEIGHTS DR 78746	HERN DIANE LEE & PAUL M ANDERSON	yes	11915.35	1.38%
0111230313	1304 WILSON HEIGHTS DR AUSTIN 78746	TIPTON SUSAN	yes	4023.41	0.46%
0111230409	1305 WILSON HEIGHTS DR 78746	HIGH BAR N LLC	no	11709.24	0.00%
0111230314	1306 WILSON HEIGHTS DR AUSTIN 78746	LAWRENCE ARTHUR JAMES JR	no	4095.68	0.00%
0111230408	1307 WILSON HEIGHTS DR 78746	BYINGTON GERALD L	yes	11550.48	1.33%
0111230315	1308 WILSON HEIGHTS DR 78746	SMITH AMANDA C & MATTHEW J KEHOE	yes	4007.64	0.46%
0111230407	1309 WILSON HEIGHTS DR AUSTIN 78746	BINNING ROBERT & BROOKE SCOTT	yes	11605.70	1.34%
0111230316	1310 WILSON HEIGHTS DR AUSTIN 78746	THOMAS CRAIG K & ALESSANDRA THOMAS	yes	4073.90	0.47%
0111230406	1311 WILSON HEIGHTS DR AUSTIN 78746	LAWSON EDWARD L JR	yes	12014.78	1.39%
0111230317	1312 WILSON HEIGHTS DR AUSTIN 78746	SIMMONS BRYAN C JR & TRACY MCCrackEN	no	4150.38	0.00%
0111230405	1313 WILSON HEIGHTS DR 78746	BURNS ROSA YUPARI	yes	11651.50	1.35%
0111230318	1314 WILSON HEIGHTS DR AUSTIN 78746	SALEM IVONNE C	yes	4158.94	0.48%
0111230404	1315 WILSON HEIGHTS DR AUSTIN 78746	SCHMIDT BRUCE W & SANDRA L	no	11663.87	0.00%
0111230319	1316 WILSON HEIGHTS DR AUSTIN 78746	MAHAFFEY MICHAEL L & LAURIE E	yes	4209.51	0.49%
0111230403	1317 WILSON HEIGHTS DR AUSTIN 78746	DAWSON EDWARD CALDWELL & AMY ELIZABETH FOWLER-DAWSON	yes	12006.90	1.39%
0111230320	1318 WILSON HEIGHTS DR AUSTIN 78746	GITNIK ELENA	no	3981.41	0.00%
0111230402	1319 WILSON HEIGHTS DR 78746	HECKER MARVIN L & GAYLON FINKL	yes	11302.82	1.31%
0111230321	1320 WILSON HEIGHTS DR AUSTIN 78746	BLAIR KAREN MANAGEMENT TRUST	yes	4186.31	0.48%
0111230401	1321 WILSON HEIGHTS DR AUSTIN 78746	PUCKETT VICKY	yes	11840.34	1.37%
0111230322	1400 WILSON HEIGHTS DR 78746	SMALLING SAMUEL A & ELENA WHITLOCK	yes	5089.02	0.59%
0111230418	1401 WILSON HEIGHTS DR AUSTIN 78746	WOMACK CLOVIS & POLLY A	yes	13682.89	1.58%
0109210724	1402 BARCLAY DR 78746	SARRIS SHIRLEY RUTH	yes	13588.58	1.57%
0109210723	1402 D BARCLAY DR 78746	LUO XINYUE & JIE QIN	yes	16675.63	1.93%
0109210722	1402 E BARCLAY DR 78746	STITES GREGORY LEE & JULIE MANARD STITES	no	1447.44	0.00%
0111230417	1403 WILSON HEIGHTS DR 78746	LOOK-JAMESON MARION	yes	13127.44	1.52%
0109230118	1405 WILSON HEIGHTS DR 78746	DILTZ JEFFREY & PAMELA	yes	6797.61	0.79%
0111210204	BARCLAY DR 78746	OEHLER WIENECKE LP	no	56425.61	0.00%
Total				695102.08	30.32%

P E T I T I O N

Date: May 8, 2026

File Number: C14-2025-0089

Address of Rezoning Request:
1120-1122 S. Capital of Texas Hwy

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 **LO/LR**.

- No traffic impact study (Erroneous assumptions concerning any future TXDOT Lost Creek Blvd/360 intersection improvements as well as current traffic flow)
- No Firewise impact study (Fire response, evacuation routes, etc.)
- No Environmental study (Barton Creek watershed, etc.)
- No school district impact study
- Refusal of Planning Commission to apply any conditional overlays to the rezoning approval

Signature(s)

Printed Name

Address

Marvin Hecker MARVIN HECKER 1319 WILSON HEIGHTS DRIVE 78746

Gaylon Finklea Hecker Gaylon Finklea Hecker

1319 Wilson Heights Dr.
78746

x David Mudd David Mudd 1200 Wilson Heights 78746

Maggie S Amos Maggie S. Amos 1302 Wilson Hts 78746

Oscar D. Amos OSCAR D. AMOS 1302 Wilson Hts 78746

James H. Doolin James H. Doolin 1301 Thaddeus Cove 78746

Rebecca S. Doolin Rebecca S. Doolin 1301 Thaddeus Cove 78746

Marion Hook-Jameson Marion Hook-Jameson 1403 Wilson Heights 78746

Date: 5-8-2026

Contact Name: James R. Chatfield

Phone Number: 512-789-4318

P E T I T I O N

Date: May 8, 2026


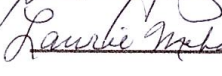
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<u>Signature(s)</u>	<u>Printed Name</u>	<u>Address</u>
	Michael L. Mahaffey	1316 WILSON HEIGHTS DR AUSTIN, TX 78746
	Laurie E. Mahaffey	1316 Wilson Heights. Dr. Austin TX 78746

Date: 5-8-2026

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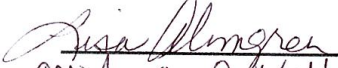
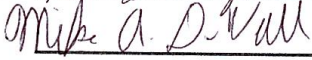

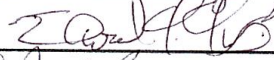

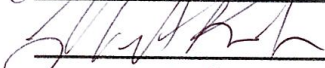
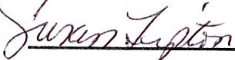

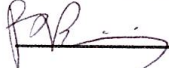
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	Lisa Almgren	1203 Wilson Heights Dr. Austin, TX 78746
	Mike A DuVall	1301 Wilson Heights Dr Austin, TX 78746
	Gerald L. Byington	1307 Wilson Heights Dr Austin, TX 78746
	Edward L. Lawson	1311 Wilson Heights Austin, TX 78746
	Amanda Smith	1308 Wilson Heights Dr Austin, TX 78746
	Matthew J. Kehoe	1308 Wilson Heights Dr Austin, TX 78746
	Susan Tipton	1304 Wilson Heights Dr. Austin, TX 78746
	Robert Binning	1309 Wilson Hts, Dr Austin TX
	Brooke Binning	1301 Wilson Hts Dr. 78746 Austin TX 78746

Date: 5-8-2026

Contact Name: James R. Chatfield

Phone Number: 512-789-4318

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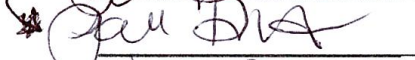
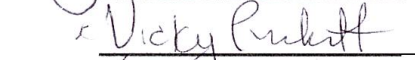
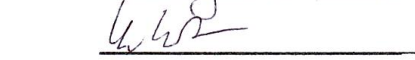
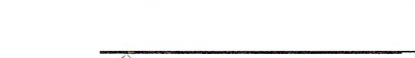
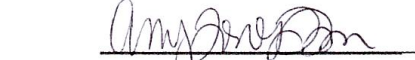
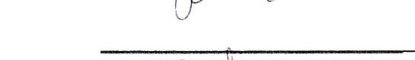
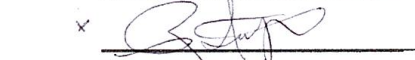

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Address

	JEFFREY DILTZ	1405 WILSON HEIGHTS DR AUSTIN, TX 78746
	JEFFREY DILTZ PAMELA JEFFREY DILTZ DILTZ	1405 WILSON HEIGHTS DR AUSTIN, TX 78746
	PAMELA DILTZ	1405 WILSON HEIGHTS AUSTIN, TX 78746
	Vicky Puckett	1321 Wilson Heights Dr Austin, TX 78746
	Edward Dawson Caldwell	1317 Wilson Heights AUSTIN, TX 78746
	Amy Elizabeth Fowler Dawson	1317 Wilson Heights Austin TX 78746
	Rosa Yuy Rosa Yupari Burns	1313 Wilson Hts AUSTIN, TX 78746
		
		
		

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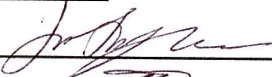
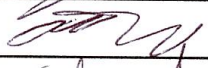
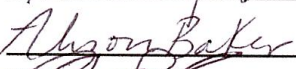
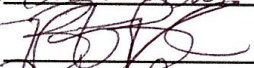
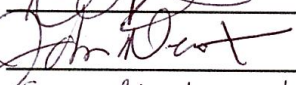
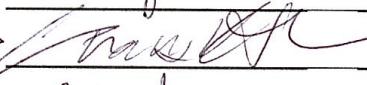
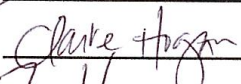
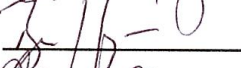

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<u>Signature(s)</u>	<u>Printed Name</u>	<u>Address</u>
	XINYUE LUO	1402 Barclay Dr. #D
	JIE QIU	1402 BARCLAY DR #D
Shirley Sarris	Shirley Sarris	1402 Barclay C
	ALISON BAKER	1206 Wilson Heights
	BRENT BAKER	1206 Wilson HEIGHTS
	JOAN NEWTON	1209 Wilson Heights
Emily Newton	Emily Newton	1209 Wilson Heights
	Craig Thomas	1310 Wilson Heights
	CLAIRE HOGAN	1208 Wilson Heights
	BENJAMIN HOGAN	1208 Wilson Heights Dr
	ALESSANDRA THOMAS	1310 WILSON HEIGHT DR.

Date: 5-8-2026

Contact Name: James R. Chatfield

Phone Number: 512-789-4318

GENERAL INFO

ACCOUNT

Property ID: 494929
 Geographic ID: 0109210724
 Type: R
 Zoning: SF-2
 Agent:
 Legal Description: LOT 3 BARCLAY WOODS REPLAT OF

Property Use:

LOCATION

Address: 1402 BARCLAY DR, TX 78746

Market Area:
 Market Area CD: N14000
 Map ID: 011027

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

OWNER

Name: SARRIS SHIRLEY RUTH
 Secondary Name:
 Mailing Address: 1402 BARCLAY DR APT C AUSTIN TX 78746-6514
 Owner ID: 465467
 % Ownership: 100.000000
 Exemptions: HS - Homestead, OTHER

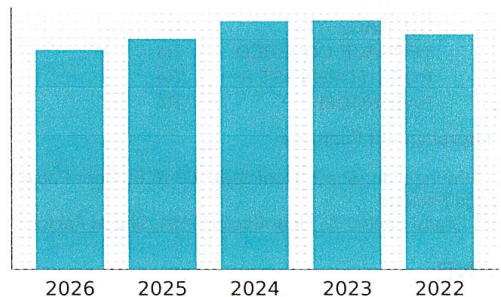


VALUES

CURRENT VALUES

Land Homesite:	\$644,140
Land Non-Homesite:	\$0
Special Use Land Market:	\$0
Total Land:	\$644,140
Improvement Homesite:	\$729,060
Improvement Non-Homesite:	\$0
Total Improvement:	\$729,060
Market:	\$1,373,200
Special Use Exclusion (-):	\$0
Appraised:	\$1,373,200
Value Limitation Adjustment (-):	\$41,921
Net Appraised:	\$1,331,279

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$644,140	\$729,060	\$0	\$1,373,200	\$41,921	\$1,331,279
2025	\$644,140	\$800,687	\$0	\$1,444,827	\$234,573	\$1,210,254
2024	\$600,000	\$954,836	\$0	\$1,554,836	\$454,605	\$1,100,231
2023	\$600,000	\$960,582	\$0	\$1,560,582	\$560,372	\$1,000,210
2022	\$600,000	\$875,546	\$0	\$1,475,546	\$566,264	\$909,282

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
02	CITY OF AUSTIN	0.524017	\$1,331,279	\$873,023
03	TRAVIS COUNTY	0.375845	\$1,331,279	\$921,803
08	EANES ISD	0.832200	\$1,331,279	\$1,111,279
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,331,279	\$1,331,279
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.118023	\$1,331,279	\$879,823
68	AUSTIN COMM COLL DIST	0.103400	\$1,331,279	\$1,242,966

Total Tax Rate:	1.953485
Estimated Taxes with Current Exemptions:	\$9,746.72
Estimated Taxes Without Exemptions:	\$26,006.34

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	1 FAM DWELLING	Improvement Value:	\$729,060	Main Area:	3,215
State Code:	A1	Description:	1 FAM DWELLING	Gross Building Area:	7,070.5

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R4		0	1974	1974	2,143
2ND	2nd Floor	R4		0	1974	1974	1,072
095	HVAC RESIDENTIAL	R4		0	1974	1974	3,215
522	FIREPLACE	R4		0	1974	1974	1
512	DECK UNCOVERED	R4		0	1974	1974	196
512	DECK UNCOVERED	R4		0	1974	1974	160
581	STORAGE ATT	R4		0	1974	1974	99
613	TERRACE COVERED	R4		0	1974	1974	112
011	PORCH OPEN 1ST F	R4		0	1974	1974	70
251	BATHROOM	R4		0	1974	1974	2.5

Improvement Features

1ST Foundation: SLAB, Roof Style: GABLE, Floor Factor: 1ST, Roof Covering: COMPOSITION SHINGLE, Grade Factor: A, Shape Factor: I
2ND Grade Factor: A, Floor Factor: 2ND, Shape Factor: I

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.9650	42,035	\$15.32	\$644,140	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/4/00	QD	QUIT CLAIM DEED		SARRIS SHIRLEY RUTH		00000	00000	2000160042 TR

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Signature(s)

Printed Name

Address

Diane Hern Diane Hern 1303 Wilson Heights Dr 78746

1303 WILSON HTS.
- ATTACHMENT
REMOVES ONE
OWNER AND
VALIDATES
CHANGE OF
NAME

Date: 5-8-2026

Contact Name: James R. Chatfield

Phone Number: 512-789-4318



Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: January 22, 2020

Grantor: Paul M. Anderson

Grantor's Mailing Address: 200 Whispering Valley
Dripping Springs, Hays County, Texas 78620

Grantee: Diane L. Anderson

Grantee's Mailing Address: 607 Beardsley Lane
Austin, Travis County, Texas 78746

Consideration:

The division of property in Cause No. D-1-FM-19-007462, styled "*In the Matter of the Marriage of Diane Lee Anderson and Paul Matthew Anderson*," entered in the 201st District Court of Travis County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of \$294,750.00 dated June 1, 2012, executed by Diane L. Anderson and Paul M. Anderson, and payable to the order of Fairway Independent Mortgage Corporation. The note is secured by a vendor's lien retained in a deed dated June 1, 2012, and additionally secured by a deed of trust dated June 1, 2012, from Diane L. Anderson and Paul M. Anderson to Laurel A. Meyer, Trustee, recorded in Instrument No. 2012090232, of the official public records of real property of Travis County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements):

The real property and improvements located at 1303 Wilson Heights Drive, Austin, Travis County, Texas, more particularly described as:

Lot 16, Block C, LOST CREEK HILLTOP, according to the map or plat thereof recorded in Volume 77, Page 196, Plat Records, Travis County, Texas

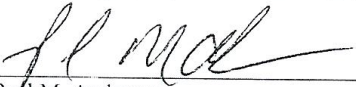
Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

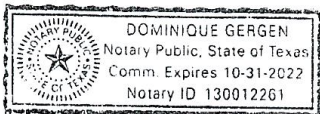


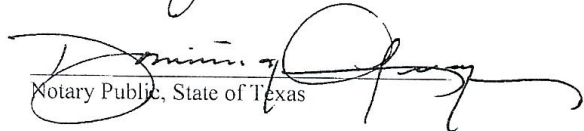
Paul M. Anderson

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on Jan 22, 2020 by Paul M. Anderson.





Notary Public, State of Texas

Filed in The District Court
of Travis County, Texas

JAN 23 2020 NWR

At 1:48 p. M.
Velva L. Price, District Clerk

NOTICE: THIS DOCUMENT
CONTAINS SENSITIVE DATA

CAUSE NO. D-1-FM-19-007462

IN THE MATTER OF
THE MARRIAGE OF

§
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§
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§
§
§
§

DIANE LEE ANDERSON
AND
PAUL MATTHEW ANDERSON

AND, IN THE INTEREST OF LIA AND
BIA, MINOR CHILDREN

IN THE DISTRICT COURT

OF TRAVIS COUNTY, TEXAS

201st JUDICIAL DISTRICT

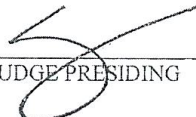
Order for Name Change

On this day the Court heard this case.

This order shall be incorporated into and shall become an integral part of the Agreed Final Decree of Divorce signed in this case as if recited verbatim in the decree.

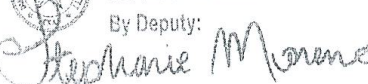
It is ORDERED that Diane Anderson's name be and is hereby changed to DIANE LEE HERN.

SIGNED this 23rd day of JAN., 2020.



JUDGE PRESIDING
KARIN CRUMP

I, VELVA L. PRICE, District Clerk,
Travis County, Texas, do hereby certify that this is
a true and correct copy as same appears of
record in my office. Witness my hand and seal of
office on 1/24/2020

VELVA L. PRICE
DISTRICT CLERK
By Deputy:






**This page is
intentionally added for
electronic file stamp.**

General Warranty Deed with Enhanced Retained Life Estate

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: Effective as of March 28, 2023, regardless of the date actually executed by the undersigned

Grantor: **Sheila T. Hilts**

Grantee: Stephanie L. Hilts
7116 Cut Plains Trail, No. 14
Austin, Texas 78726

Stacey Hilts Rosas
5224 Moon Shadow
Austin, Texas 78735

Sheridan L. Wilson
1611 Bay Hill
Austin, Texas 78746

Consideration: Ten and No/100ths (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Property (including any improvements): Lot 19, Block C, LOST CREEK HILLTOP, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 77, Pages 196-197, Plat Records, Travis County, Texas, being the same property vesting in Grantor pursuant to that certain deed dated March 28, 1985 and recorded in Volume 9095, Page 132, Official Public Records of Travis County, Texas.

Reservations from Conveyance: Grantor reserves for Grantor and Grantor's assigns, a legal life estate in the Property for Grantor's life, without liability for waste. Grantor further reserves the full power and authority, without the joinder of any other person, to sell, convey, mortgage, lease and otherwise dispose of the Property in fee simple with or without consideration and without joinder of Grantee, to any person or persons whatsoever, and to keep absolutely any and all proceeds derived therefrom. Further, Grantor reserves the right to revoke, amend, divest, replace, change, appoint or otherwise alter the designation of additional remainder owners, at any time and from time to time without consent of Grantee or additional remainder owners. Upon the death of Grantor, subject to any interests that may be created by Grantor under the powers reserved herein, full record title shall vest automatically in Grantee.

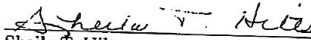
Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common

boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared from limited information provided to the drafter hereof. No title examination was performed pursuant to the drafting of this instrument, and the drafter of this instrument neither issues any opinion as to nor assumes any responsibility for the accuracy of the title to the property described herein.

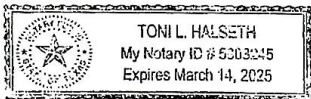



Sheila T. Hilts

THE STATE OF TEXAS
COUNTY OF TRAVIS

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§

This instrument was acknowledged before me on this 29th day of March, 2023, by Sheila T. Hilts.





Notary Public, State of Texas

After Recording Return To:
Sheila T. Hilts
1207 Wilson Heights Drive
Austin, Texas 78746

P E T I T I O N

Date: May 8, 2026

File Number: C14-2025-0089

Address of Rezoning Request:
1120-1122 S. Capital of Texas Hwy

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 **LO/LR**.

- No traffic impact study (Erroneous assumptions concerning any future TXDOT Lost Creek Blvd/360 intersection improvements as well as current traffic flow)
- No Firewise impact study (Fire response, evacuation routes, etc.)
- No Environmental study (Barton Creek watershed, etc.)
- No school district impact study
- Refusal of Planning Commission to apply any conditional overlays to the rezoning approval

<u>Signature(s)</u>	<u>Printed Name</u>	<u>Address</u>
<i>Clavis Womack</i>	Clavis Womack	1401 Wilson HTS Austin TX 78746
<i>(deceased) separated Polly A Womack</i>	Polly A Womack	1401 Wilson HTS Austin TX 78746

Date: 5-8-2026

Contact Name: James R. Chatfield

Phone Number: 512-789-4318

STATE OF TEXAS
CERTIFICATION OF VITAL RECORD

DEPARTMENT OF STATE HEALTH SERVICES
VITAL STATISTICS

TEXAS DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS
Jan 09 2026

STATE OF TEXAS CERTIFICATE OF DEATH STATE FILE NUMBER 142-26-001444

1. LEGAL NAME OF DECEASED (Include AKA & Family Name, Middle Initial) POLLY ANN WOMACK DOUGHTY (Date of Birth) 2. DATE OF DEATH ACTUAL OR PRESUMED (mm-dd-yyyy) JANUARY 8, 2026

3. SEX FEMALE 4. DATE OF BIRTH (mm-dd-yyyy) AUGUST 24, 1945 5. AGE (Last Birthday) 80 6. UNCLE/NEA 7. LINES 1-6 DAY 8. BIRTHPLACE (City & State or Foreign Country) ARTESIA, NM

9. SOCIAL SECURITY NUMBER 466-72-1603 10. MARITAL STATUS AT TIME OF DEATH Married Widowed (not now remarried) Divorced (not now remarried) Never Married Unknown 11. SURVIVING SPOUSE'S NAME (If spouse, give name prior to first marriage) CLOVIS MAURICE WOMACK

12a. RESIDENCE STREET ADDRESS 1401 WILSON HEIGHTS DR 12b. APT. NO. 12c. CITY OR TOWN AUSTIN

13a. COUNTY TRAVIS 13b. STATE TEXAS 13c. ZIP CODE 78746 13d. INSIDE CITY LIMITS Yes No

14. FATHER/PARENT 2 NAME PRIOR TO FIRST MARRIAGE OSCAR GIDDIN DOUGHTY 15. MOTHER/PARENT 1 NAME PRIOR TO FIRST MARRIAGE VERA FAYE CHASE

16. PLACE OF DEATH (CHECK ONLY ONE) If death occurred in a hospital If death occurred somewhere other than a hospital Hospice Facility Nursing Home Decedent's home Other (Specify)

17. CITY/TOWN, ZIP TRAVIS AUSTIN, 78704 18. FACILITY NAME (If not institution, give street address) ST. DAVID'S SOUTH AUSTIN MEDICAL CENTER

19. INFORMANT'S NAME & RELATIONSHIP TO DECEASED CLOVIS MAURICE WOMACK - HUSBAND 20. MAILING ADDRESS OF INFORMANT (Street and Number, City, State, Zip Code) 1401 WILSON HEIGHTS DR, AUSTIN, TX 78746

21. METHOD OF DISPOSITION Burial Cremation Donation AS SUCH Entombment Removal from state Mausoleum Other (Specify) 22. SIGNATURE AND LICENSE NUMBER OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH Tiffany Allen, BY ELECTRONIC SIGNATURE - 11E104

23. PLACE OF DEPOSITION (Name of cemetery, crematory, other place) PARKCREST CREMATORY AUSTIN, TX 24. NAME OF FUNERAL FACILITY NEPTUNE SOCIETY-AUSTIN 25. COMPLETE ADDRESS OF FUNERAL FACILITY (Street and Number, City, State, Zip Code) 911 W. ANDERSON LANE, SUITE 101, AUSTIN, TX 78757

26. CERTIFIER (check only one) Certified physician in the field of my knowledge, death occurred due to the cause(s) and manner stated. Medical Examiner/Attorney of the Peace - On the basis of examination, autopsy investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated.

27. SIGNATURE OF CERTIFIER NIVEDITA PRIYADARSHINI ADABALA, BY ELECTRONIC SIGNATURE 28. DATE CERTIFIED (mm-dd-yyyy) JANUARY 8, 2026 29. LICENSE NUMBER V9838 30. TIME OF DEATH (Actual or presumed) 05:51 AM

31. PRINTED NAME, ADDRESS OF CERTIFIER (Street and Number, City, State, Zip Code) NIVEDITA PRIYADARSHINI ADABALA - 901 W BEN WHITE BLVD, AUSTIN, TX 78704 MD

32. PART 1. ENTER THE CHAIN OF EVENTS - DISEASES, INJURIES, OR COMPLICATIONS - THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. DO NOT ABBREVIATE. ENTER ONLY ONE CAUSE ON EACH.

CAUSE OF DEATH	Approximate Interval Onset to Death
a. ACUTE HYPOXIC RESPIRATORY FAILURE Due to (or as a consequence of)	0000
b. CARDIOGENIC SHOCK Due to (or as a consequence of)	0000
c. ATRIAL FIBRILLATION WITH RAPID VENTRICULAR RESPONSE Due to (or as a consequence of)	0000
d. CONGESTIVE HEART FAILURE	0000

33. PART 2. ENTER OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART 1. 34. WAS AN AUTOPSY PERFORMED? Yes No

35. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? Yes No

36. MANNER OF DEATH Natural Accident Suicide Homicide Pending Investigation Could not be determined

37. DID TOBACCO USE CONTRIBUTE TO DEATH? Yes No

38. IF FEMALE: Not pregnant within past year Pregnant at time of death Not pregnant, but pregnant within 42 days of death Not pregnant, but pregnant 43 days to one year before death Unknown if pregnant within the past year

39. IF TRANSPORTATION INJURY, SPECIFY: Driver/Operator Passenger Pedestrian Other (Specify)

40a. DATE OF INJURY (mm-dd-yyyy) 40b. TIME OF INJURY 40c. INJURY AT WORK? Yes No 40d. PLACE OF INJURY (e.g. Decedent's home, construction site, restaurant, wooded area)

41a. LOCATION (Street and Number, City, State, Zip Code) 41b. COUNTY OF INJURY

41. DESCRIBE HOW INJURY OCCURRED

42a. REGISTRAR FILE NO. 42b. DATE RECEIVED BY LOCAL REGISTRAR 42c. REGISTRAR

TEXAS DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS UNIT
VS-112 REV 1/2006
The number for knowledge making a false statement to this form under Sec 2.15 is a crime in prison and fine up to \$10,000. (Health and Safety Code, Sec. 195.1838)

QA30301075



This is a true and correct copy of the record as registered in the State of Texas. Issued under the authority of Section 191.051, Health and Safety Code.

ISSUED Jan 14 2026

WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND

Tara Das
TARA DAS
STATE REGISTRAR



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

P E T I T I O N

Date: May 8, 2026

File Number: C14-2025-0089

Address of Rezoning Request:

1120-1122 S. Capital of Texas Hwy

To: **Austin City Council**

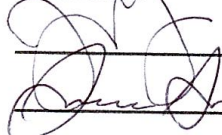
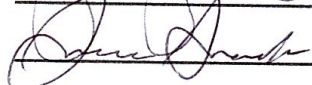
We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **LO/LR**.

- No traffic impact study (Erroneous assumptions concerning any future TXDOT Lost Creek Blvd/360 intersection improvements as well as current traffic flow)
- No Firewise impact study (Fire response, evacuation routes, etc.)
- No Environmental study (Barton Creek watershed, etc.)
- No school district impact study
- Refusal of Planning Commission to apply any conditional overlays to the rezoning approval

Signature(s)

Printed Name

Address

	Jamie-Lagh M. Jones	1400 Wilson Heights Austin TX 78746
	Joshua Archuleta	1400 Wilson Heights Austin TX 78746
see attached TCAD for owners since 7/29/25		

Date: 5-8-2026

Contact Name: James R. Chatfield

Phone Number: 512-789-4318

GENERAL INFO

ACCOUNT

Property ID: 473656
 Geographic ID: 0111230322
 Type: R
 Zoning: 0
 Agent: FIVE STONE PROPERTY TAX
 Legal Description: LOT 23 BLK B LOST CREEK HILLTOP

Property Use:

OWNER

Name: JONES JAMIE-LEIGH &
 Secondary Name: JONATHAN ARAKELIAN
 Mailing Address: 1400 WILSON HEIGHTS DR AUSTIN TX 78746-6328
 Owner ID: 2050940
 % Ownership: 100.000000
 Exemptions:

LOCATION

Address: 1400 WILSON HEIGHTS DR, TX 78746

Market Area:
 Market Area CD: N15000
 Map ID: 011027

PROTEST

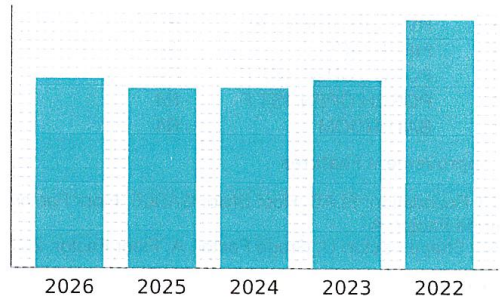
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$665,000
Land Non-Homesite:	\$0
Special Use Land Market:	\$0
Total Land:	\$665,000
Improvement Homesite:	\$378,662
Improvement Non-Homesite:	\$0
Total Improvement:	\$378,662
Market:	\$1,043,662
Special Use Exclusion (-):	\$0
Appraised:	\$1,043,662
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$1,043,662

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$665,000	\$378,662	\$0	\$1,043,662	\$0	\$1,043,662
2025	\$510,050	\$477,918	\$0	\$987,968	\$0	\$987,968
2024	\$500,000	\$491,199	\$0	\$991,199	\$0	\$991,199
2023	\$475,000	\$563,674	\$0	\$1,038,674	\$117,601	\$921,073
2022	\$475,000	\$897,214	\$0	\$1,372,214	\$534,875	\$837,339

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.375845	\$1,043,662	\$1,043,662
08	EANES ISD	0.832200	\$1,043,662	\$1,043,662
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,043,662	\$1,043,662
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.118023	\$1,043,662	\$1,043,662
68	AUSTIN COMM COLL DIST	0.103400	\$1,043,662	\$1,043,662
6P	LOST CREEK LIMITED DISTRICT	0.032559	\$1,043,662	\$1,043,662
39	TRAVIS CO ESD NO 9	0.075800	\$1,043,662	\$1,043,662

Total Tax Rate: 1.537827
 Estimated Taxes with Current Exemptions: \$16,049.73
 Estimated Taxes Without Exemptions: \$16,049.73

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: 1 FAM DWELLING Improvement Value: \$378,662 Main Area: 2,389
 State Code: A1 Description: 1 FAM DWELLING Gross Building Area: 5,468.5

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R4		0	1981	1981	1,544
2ND	2nd Floor	R4		0	1981	1981	845
604	POOL RES CONC	R4		0	1981	1981	1
041	GARAGE ATT 1ST F	R4		0	1981	1981	380
011	PORCH OPEN 1ST F	R4		0	1981	1981	252
095	HVAC RESIDENTIAL	R4		0	1981	1981	2,389
522	FIREPLACE	R4		0	1981	1981	1
011	PORCH OPEN 1ST F	R4		0	1981	1981	30
011	PORCH OPEN 1ST F	R4		0	1981	1981	24
251	BATHROOM	R4		0	1981	1981	2.5

Improvement Features

1ST Foundation: SLAB, Roof Style: GABLE, Floor Factor: 1ST, Roof Covering: COMPOSITION SHINGLE, Shape Factor: U, Grade Factor: A
 2ND Shape Factor: U, Grade Factor: A, Floor Factor: 2ND

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2021	8,804	\$75.53	\$665,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/29/25	WD	WARRANTY DEED	SMALLING SAMUEL A &	JONES JAMIE-LEIGH &				2025083393
1/22/19	WD	WARRANTY DEED	PANKONIEN GRANT ADAM &	SMALLING SAMUEL A &				2019009267

City of Austin

Council Meeting Backup: May 21, 2026

File ID: 26-1726

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/25/15	WD	WARRANTY DEED	HOLMES LINDA KAY BOOTHE	PANKONIEN GRANT ADAM &				2015158436
9/19/95	MS	MISCELLANEOUS	HOLMES WAYNE R & LINDA B	HOLMES LINDA KAY BOOTHE		13309	03944	
5/16/88	WD	WARRANTY DEED	SMITH GEORGE F	HOLMES WAYNE R & LINDA B		10688	00209	
	WD	WARRANTY DEED	WILSON DEVELOPMENT	SMITH GEORGE F		07448	00131	

P E T I T I O N

Date: May 8, 2026

File Number: C14-2025-0089

Address of Rezoning Request:
1120-1122 S. Capital of Texas Hwy

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 **LO/LR**.

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- No Firewise impact study (Fire response, evacuation routes, etc.)
- No Environmental study (Barton Creek watershed, etc.)
- No school district impact study
- Refusal of Planning Commission to apply any conditional overlays to the rezoning approval

Signature(s)

Printed Name

Address

<i>Karen S. Blair</i>	KAREN S. BLAIR MANAGEMENT TRUST	1320 WILSON HTS. DR AUSTIN, TX 78746
-----------------------	---------------------------------	---

<i>x Ivonne C. Salem</i>	Ivonne C. Salem	1314 Wilson Hts Dr. Austin TX 78746
--------------------------	-----------------	--

Date: 5-8-2026

Contact Name: James R. Chatfield

Phone Number: 512-789-4318

KAREN BLAIR MANAGEMENT TRUST

Article One Establishing My Trust

The date of this trust is March 1, 2019. The parties to this trust are KAREN SUE BLAIR (the *Grantor*) and KAREN SUE BLAIR (my *Trustee*).

I intend to create a valid trust under the laws of Texas and under the laws of any state in which any trust created under this trust document is administered. The terms of this trust prevail over any provision of Texas law, except those provisions that are mandatory and may not be waived.

Section 1.01 Identifying My Trust

For convenience, my trust may be referred to as the "KAREN BLAIR MANAGEMENT TRUST dated March 1, 2019."

To the extent practicable, for the purpose of transferring property to my trust or identifying my trust in any beneficiary or pay-on-death designation, my trust should be identified as:

"KAREN SUE BLAIR, Trustee of the KAREN BLAIR MANAGEMENT TRUST dated March 1, 2019, and any later amendments."

Section 1.02 Primary Beneficiary of My Trust

While I am alive, I am the primary beneficiary of my trust.

Section 1.03 Reliance by Third Parties

Third parties may require documentation to verify the existence of this trust, or particular provisions of it, including the name of my Trustee or the powers held by my Trustee. To protect the confidentiality of this instrument, my Trustee may use an affidavit or a certification of trust that identifies my Trustee and sets forth the authority of my Trustee to transact business on behalf of my trust instead of providing a copy of this instrument. The affidavit or certification may include pertinent pages from this instrument, including title or signature pages.

Section 1.04 Transferring Property to My Trust

Any person or entity may transfer any property to my trust in any manner authorized by law.

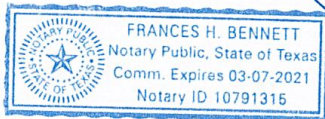
I have executed this trust on March 1, 2019. This trust instrument is effective when signed by me, whether or not now signed by a Trustee.

Karen Sue Blair
KAREN SUE BLAIR, Grantor and Trustee

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned Notary Public, on this day personally appeared KAREN SUE BLAIR, as Grantor and as Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this day, March 1, 2019.



Frances H. Bennett
Notary Public, State of Texas

P E T I T I O N

Date: May 8, 2026

File Number: C14-2025-0089

Address of Rezoning Request:
1120-1122 S. Capital of Texas Hwy

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 **LO/LR**.

- No traffic impact study (Erroneous assumptions concerning any future TXDOT Lost Creek Blvd/360 intersection improvements as well as current traffic flow)
- No Firewise impact study (Fire response, evacuation routes, etc.)
- No Environmental study (Barton Creek watershed, etc.)
- No school district impact study
- Refusal of Planning Commission to apply any conditional overlays to the rezoning approval

<u>Signature(s)</u>	<u>Printed Name</u>	<u>Address</u>
<i>Kenneth Oehler</i>	KENNETH OEHLER	1308 BARCLAY DR
<i>Margie Oehler</i>	Margie Oehler	1308 Barclay Dr, Austin
<i>On behalf of</i>	OEHLER WIEHCKE L.P.	

Date: 5-8-2026

Contact Name: James R. Chatfield

Phone Number: 512-789-4318

Form 207

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Partnership**

Filed in the Office of the
Secretary of State of Texas
Filing #: 801703878 12/20/2012
Document #: 458386370002
Image Generated Electronically
for Web Filing

Filing Fee: \$750

Article 1 - Entity Name and Type

The filing entity being formed is a limited partnership. The name of the entity is:

Oehler Wienecke, L.P.

The name must contain the words "Limited Partnership," or "Limited," or the abbreviation "L.P.," "LP," or "Ltd." The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Principal Office

The address of the principal office in the United States where records of the partnership are to be kept or made available is set forth below:

1308 Barclay, Austin, TX, USA 78746-7306

Article 3 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be limited partnership named above) by the name of:
Oehler Management, LLC

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

1308 Barclay Austin TX 78746-7306

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 4 - General Partner Information

The name and address of each general partner are as follows:

General Partner 1: (Business Name) **Oehler Management, LLC**

Address: **1308 Barclay Austin TX, USA 78746-7306**

Supplemental Provisions / Information


[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709 Filing Fee: \$300	 Certificate of Formation Limited Liability Company	Filed in the Office of the Secretary of State of Texas Filing #: 801701779 12/18/2012 Document #: 457952940002 Image Generated Electronically for Web Filing
Article 1 - Entity Name and Type		
The filing entity being formed is a limited liability company. The name of the entity is:		
<u>Oehler Management, LLC</u>		
Article 2 – Registered Agent and Registered Office		
<input type="checkbox"/> A. The initial registered agent is an organization (cannot be company named above) by the name of:		
OR		
<input checked="" type="checkbox"/> B. The initial registered agent is an individual resident of the state whose name is set forth below:		
Name: Kenneth Oehler		
C. The business address of the registered agent and the registered office address is:		
Street Address: 1308 Barclay Austin TX 78746-7306		
Consent of Registered Agent		
<input type="checkbox"/> A. A copy of the consent of registered agent is attached.		
OR		
<input checked="" type="checkbox"/> B. The consent of the registered agent is maintained by the entity.		
Article 3 - Governing Authority		
<input type="checkbox"/> A. The limited liability company is to be managed by managers.		
OR		
<input checked="" type="checkbox"/> B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:		
Managing Member 1: Margie Oehler Title: Managing Member		
Address: 1308 Barclay Austin TX, USA 78746-7306		
Managing Member 2: Kenneth Oehler Title: Managing Member		
Address: 1308 Barclay Austin TX, USA 78746-7306		
Article 4 - Purpose		
The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.		
Supplemental Provisions / Information		

GENERAL INFO

ACCOUNT

Property ID: 111183
 Geographic ID: 0111210204
 Type: R
 Zoning: DR
 Agent:
 Legal Description: LOT 1 OEHLER ADDN (2.22ACR)

OWNER

Name: OEHLER WIENECKE LP
 Secondary Name:
 Mailing Address: 1308 BARCLAY DR AUSTIN TX 78746-7306
 Owner ID: 1564154
 % Ownership: 100.000000
 Exemptions:

Property Use:

LOCATION

Address: BARCLAY DR, TX 78746

Market Area:
 Market Area CD: N14000
 Map ID: 011027

PROTEST

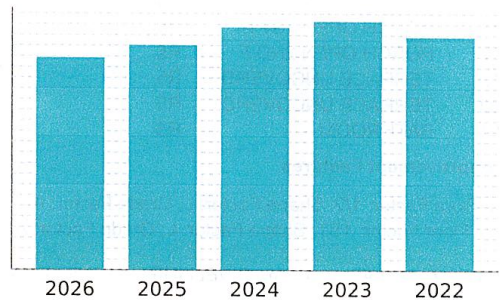
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$777,935
Special Use Land Market:	\$0
Total Land:	\$777,935
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$1,208,275
Total Improvement:	\$1,208,275
Market:	\$1,986,210
Special Use Exclusion (-):	\$0
Appraised:	\$1,986,210
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$1,986,210

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$777,935	\$1,208,275	\$0	\$1,986,210	\$0	\$1,986,210
2025	\$777,935	\$1,327,406	\$0	\$2,105,341	\$0	\$2,105,341
2024	\$680,000	\$1,593,582	\$0	\$2,273,582	\$0	\$2,273,582
2023	\$680,000	\$1,650,965	\$0	\$2,330,965	\$0	\$2,330,965
2022	\$680,000	\$1,504,816	\$0	\$2,184,816	\$0	\$2,184,816

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
02	CITY OF AUSTIN	0.524017	\$1,986,210	\$1,986,210
03	TRAVIS COUNTY	0.375845	\$1,986,210	\$1,986,210
08	EANES ISD	0.832200	\$1,986,210	\$1,986,210
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,986,210	\$1,986,210
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.118023	\$1,986,210	\$1,986,210
68	AUSTIN COMM COLL DIST	0.103400	\$1,986,210	\$1,986,210

Total Tax Rate:	1.953485
Estimated Taxes with Current Exemptions:	\$38,800.31
Estimated Taxes Without Exemptions:	\$38,800.31

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	1 FAM DWELLING	Improvement Value:	\$665,776	Main Area:	3,400
State Code:	A1	Description:	1 FAM DWELLING	Gross Building Area:	8,229.2

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R5		0	1980	1980	2,584
1/2	Half Floor	R5		0	1980	1980	816
041	GARAGE ATT 1ST F	R5		0	1980	1980	608
095	HVAC RESIDENTIAL	R5		0	1980	1980	3,400
522	FIREPLACE	R5		0	1980	1980	1
011	PORCH OPEN 1ST F	R5		0	1980	1980	160
011	PORCH OPEN 1ST F	R5		0	1980	1980	150
012	PORCH OPEN 2ND F	R5		0	1980	1980	119
612	TERRACE UNCOVERD	R5		0	1980	1980	270
612	TERRACE UNCOVERD	R5		0	1980	1980	119
251	BATHROOM	R5		0	1980	1980	2.2

Improvement Features

1/2 Floor Factor: 1/2, Shape Factor: L, Grade Factor: A
 1ST Floor Factor: 1ST, Shape Factor: L, Grade Factor: A

Improvement #2:	1 FAM DWELLING	Improvement Value:	\$542,499	Main Area:	2,750
State Code:	A1	Description:		Gross Building Area:	5,586

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R5		0	1980	1980	2,750
095	HVAC RESIDENTIAL	R5		0	1980	1980	2,750
522	FIREPLACE	R5		0	1980	1980	1
011	PORCH OPEN 1ST F	R5		0	1980	1980	84
251	BATHROOM	R5		0	1980	1980	1

Improvement Features

1ST Floor Factor: 1ST, Shape Factor: L, Grade Factor: A

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	2.2200	96,703.2	\$8.04	\$777,935	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/26/12	CD	CORRECTION DEED	OEHLER FAMILY PARTNERSHIP LP	OEHLER WIENECKE LP				2013047249 TR
12/26/12	SW	SPECIAL WARRANTY	OEHLER KENNETH L & MARGIE W	OEHLER FAMILY PARTNERSHIP LP				2012219820 TR

P E T I T I O N

Date: May 8, 2026

File Number: C14-2025-0089

Address of Rezoning Request:

1120-1122 S. Capital of Texas Hwy

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 **LO/LR**.

- No traffic impact study (Erroneous assumptions concerning any future TXDOT Lost Creek Blvd/360 intersection improvements as well as current traffic flow)
- No Firewise impact study (Fire response, evacuation routes, etc.)
- No Environmental study (Barton Creek watershed, etc.)
- No school district impact study
- Refusal of Planning Commission to apply any conditional overlays to the rezoning approval

Signature(s)

Printed Name

Address

	Brian Nalle	1305 Wilson Heights
	Karen Fricke Nalle (High Barn LLC)	1305 Wilson Heights

Date: 5-8-2026

Contact Name: James R. Chatfield

Phone Number: 512-789-4318



Office of the Secretary of State

CERTIFICATE OF FILING OF

High Bar N, LLC

File Number: 803787142

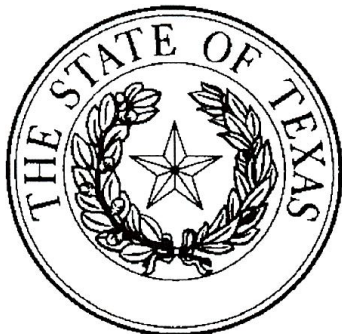
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 10/06/2020

Effective: 10/06/2020



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs
Secretary of State



Office of the Secretary of State

October 07, 2020

Attn: Barnes Lipscomb Stewart & Ott PLLC

Barnes Lipscomb Stewart & Ott PLLC
2500 Bee Cave Road, Building 2, Suite 150
Austin, TX 78746 USA

RE: High Bar N, LLC
File Number: 803787142

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 803787142 10/06/2020
Document #: 1000280690002
Image Generated Electronically
for Web Filing**

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

High Bar N, LLC

Article 2 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Karen Fricke Nalle

C. The business address of the registered agent and the registered office address is:

Street Address:

4 Jeffrey Cove Austin TX 78746

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: Brian James Nalle

Title: **Manager**

Address: **4 Jeffrey Cove Austin TX, USA 78746**

Manager 2: Karen Fricke Nalle

Title: **Manager**

Address: **4 Jeffrey Cove Austin TX, USA 78746**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

John R. Ott **2500 Bee Cave Rd, Bldg 2, Suite 150, Austin, TX 78746**

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

John R. Ott

Signature of Organizer

FILING OFFICE COPY