

## ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0150 – Manchaca South

DISTRICT: 5

ZONING FROM: SF-3

TO: MF-2

ADDRESS: 1902 Keilbar Lane, 7515 and 7603 Manchaca Road

SITE AREA: 1.127 acres

PROPERTY OWNER: Manchaca South, LLC  
(Laura Burkhart)

AGENT: RubyAnne Designs  
(Michael Winningham)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant multifamily residence – low density (MF-2) district zoning.** *For a summary of the basis of Staff's recommendation, see case manager comments on page 2.*

### ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**November 16, 2021: APPROVED SF-6 DISTRICT ZONING**

**[B. GREENBERG; A. DENKLER – 2<sup>ND</sup>] (6-3) T. BRAY, N. BARRERA-  
RAMIREZ, H. SMITH – NAY; C. ACOSTA, S. BOONE – ABSENT**

November 2, 2021: *NOTIFICATION ERROR; RENOTIFICATION FOR NOVEMBER 16, 2021*

### CITY COUNCIL ACTION:

**January 27, 2022:**

### ORDINANCE NUMBER:

### ISSUES:

A petition of 14.85 % has been filed in opposition to this rezoning request. Petition materials and comment response forms are located at the back of the Staff report.

### CASE MANAGER COMMENTS:

The subject rezoning area consists of three platted lots, is located at the intersection of Manchaca Road and Keilbar Lane, and zoned family residence (SF-3) district. There are offices and a church and school that access Manchaca Road to the north (LO-CO). Keilbar Lane contains undeveloped land, single family residences and manufactured homes on lots annexed into the City limits in the mid-1980s. There are single family residences and

manufactured homes to the east and on the cul-de-sac (DR), and undeveloped lots on the south side of Keilbar, including 23 townhouse-style units planned for 1903 and 1905 Keilbar under the City’s SMART Housing program (SF-6; SF-3). There is a detached condominium community further south that takes access to Menchaca Road (MF-2-CO). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant has requested multifamily residence – low density (MF-2) district zoning in order to build additional residential units on the property.

**BASIS OF RECOMMENDATION:**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The multi-family residence – low density (MF-2) district is intended to accommodate multifamily use with a maximum density of 23 units per acre, depending on unit size and has a maximum height of 40 feet. This district is appropriate for multifamily residential areas located near single family neighborhoods or in an area for which low density multifamily use is desired.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends MF-2 zoning for the property based on the following considerations: 1) location at the intersection of Menchaca Road, an arterial road and Keilbar Lane, a local street, 2) it is suitable for additional residential development, 3) MF-2 zoning would be compatible with the adjacent offices to the north, the existing residences on Keilbar and the existing and planned residential development to the south (SF-6, MF-2), and 4) MF-2 zoning is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. Under the Staff recommendation of MF-2 zoning, it is estimated that up to 20 units could be achieved on this 1.127 acre property.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	SF-3	One single family residence; One manufactured home
<i>North</i>	LO-CO	Offices; Religious assembly / Private primary educational facility
<i>South</i>	SF-6; MF-2-CO	Undeveloped; 32 unit detached condominiums on 7.4 acres (known as Stinson Oaks)
<i>East</i>	DR; SF-3	Manufactured homes; Single family residences
<i>West</i>	SF-2; SF-3	Single family residences

**NEIGHBORHOOD PLANNING AREA:** Not Applicable

**TIA:** Is not required

**WATERSHED:** Williamson – Suburban

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

SCHOOLS:

Cunningham Elementary School      Covington Middle School      Crockett High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District      1228 – Sierra Club, Austin Regional Group  
 1343 – Oak Hill Trails Association      1363 – SEL Texas  
 1424 – Preservation Austin      1429 – Go!Austin/Vamos!/Austin (GAVA)-78745  
 1443 – Shiloh Oaks Neighborhood Association      1530 – Friends of Austin Neighborhoods  
 1531 – South Austin Neighborhood Alliance (SANA)  
 1550 – Homeless Neighborhood Association      1559 – Palomino Park HOA  
 1596 – TNR BCP Travis County Natural Resources  
 1616 – Neighborhood Empowerment Foundation      1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0129 – 1807 and 1809 Keilbar Ln	DR to SF-3	To Grant	Apvd (10-14-2021).
C14-2021-0035 – McLaurin Rezone – 1512 Damon Rd	DR to SF-3	To Grant	Apvd (6-10-2021).
C14-2018-0139 – 1903 Keilbar	DR to SF-6	To Grant	Apvd (2-7-2019).
C14-2018-0089 – 1905 Keilbar	DR to SF-6	To Grant	Apvd (11-1-2018).
C14-2013-0037 – 7509 Manchaca Office Park – 7509 Manchaca Rd	W/LO-CO to LO	To Grant LO-CO w/CO for 2,000 trips/day	Apvd LO-CO as Commission recommended (6-6-2013).
C14-2012-0066 – Stinson & Ramsey – 7709 and 7731 Manchaca Rd	DR to MF-2	To Grant MF-2-CO w/CO limited to 17 u.p.a.	Apvd as Commission recommended (9-27-2012).
C14-2010-0165 – Milestone Manchaca – 7337 Manchaca Rd	DR to MF-2	To Grant MF-2-CO with CO limiting density to MF-1	Apvd MF-2-CO as Commission recommended (12-9-2010).
C14-06-0096 – Legacy Oaks Christian School – 7915 Manchaca Rd	DR; SF-2; SF-3 to GO-CO	To Grant GO-CO with CO limiting building height to 45’; prohibiting club or lodge; family home; group homes (all	Apvd GO-CO as Commission recommended (7-27-2006).

		types); medical offices (all sizes); off-site accessory parking; residential treatment; restaurant (limited); and urban farm; prohibits access to Baxter Springs Rd.; and 4) 2,000 vehicle trips/day limit.	
C14-98-0025 – Manchaca Road Zoning – 7509 Manchaca Rd	DR; SF-3 to LO; W/LO	To Grant LO-CO for Tracts 1 & 2; W/LO for Tract 3, with CO limiting vehicle trips to 2,000, and signage limited to an informational sign located on a berm not to exceed 10’ in height	Apvd as Commission recommended (6-25-1998).

RELATED CASES:

The property was annexed into the City limits in November 1984 (C7A-83-017 A, Ord. 841115-L).

The property is platted as Lot 1, Block 1, Hazel I. Smith Subdivision, recorded in September 1993 (7603 Menchaca Road, C8-93-0055.0A); Lot 1, Noble J. Smith Subdivision, recorded in October 1971 (7515 Menchaca Road, C8S-71-226); and Lot 1, Max Keilbar Subdivision Annex, recorded in April 1971 (1902 Keilbar Lane, C8S-71-085).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Menchaca Road	132 feet	92 feet	Level 3	Yes	Shoulder	Yes
Keilbar Lane	50 feet	18 feet	Level 1	No	None	Yes

FYI – Menchaca Road is owned and operated by Texas Department of Transportation.

## OTHER STAFF COMMENTS:

### Comprehensive Planning

This rezoning case is located on the northeast corner of Menchaca Road and Keilbar Lane, on a 1.127 acre property consisting of three single family lots with single family houses. The site is not located within the boundaries of a small area plan. The property is not located along an Activity Corridor or Center although Menchaca Road is a major arterial corridor. Surrounding land uses includes a private Christian school and a small office complex to the north; to the south is undeveloped land and single-family housing; to the west is single family housing; and to the east is single family housing.

**Request:** Upzone the property from SF-3 to MF-2 to build an undefined number of multifamily units.

### **Connectivity**

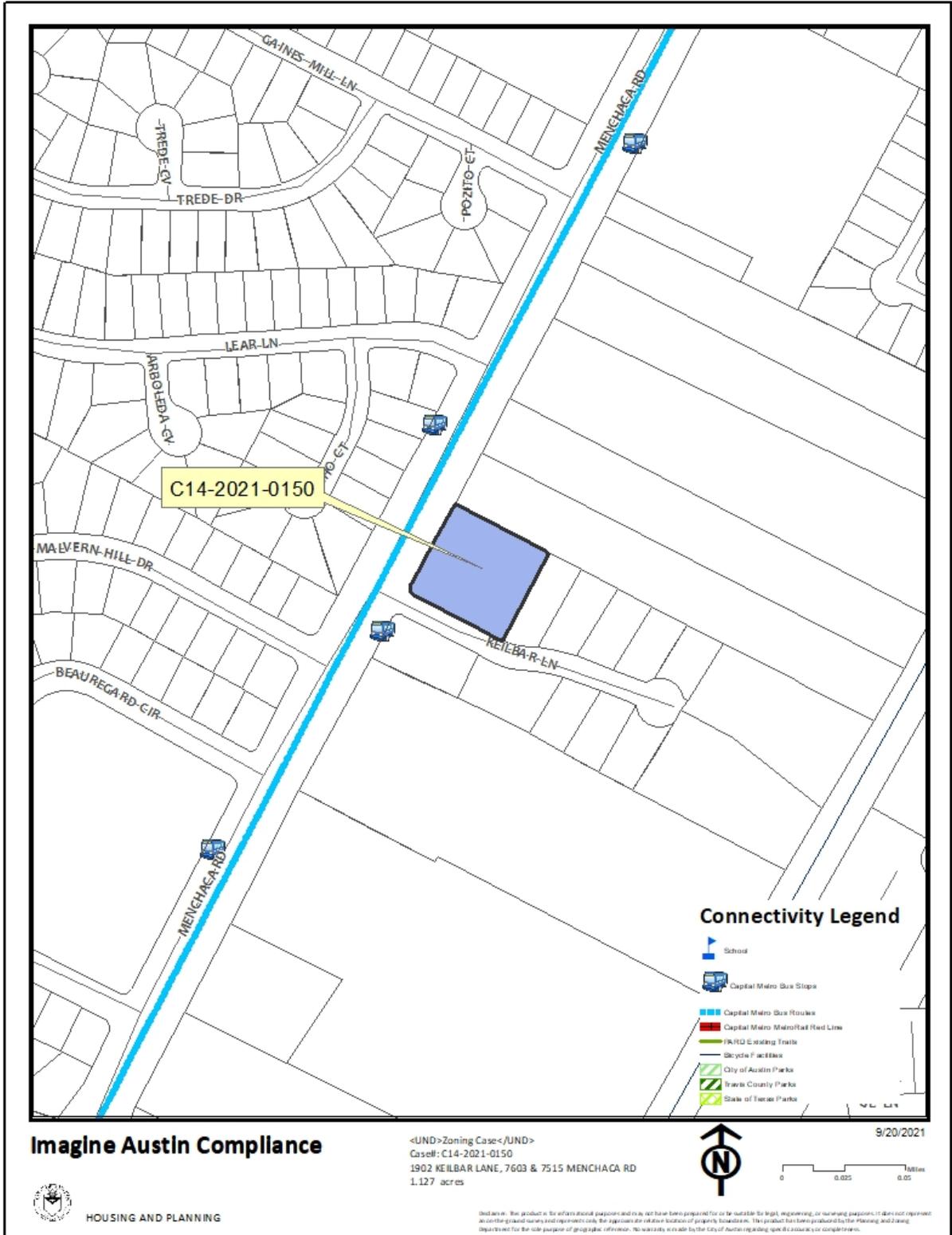
Public sidewalks and unprotected bike lanes are located on both sides of Menchaca Road. There are no public sidewalks located along Keilbar Lane, which is a narrow unimproved road. A Cap Metro Transit stop is located less than 200 feet away on Menchaca Road. Mobility options are average while connectivity options are fair due to the distance to commercial and civic uses, which are beyond a quarter of a mile.

### **Imagine Austin**

The property is not located by an existing Activity Center or Activity Corridor. The following policies apply to this request:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on nearby residential uses in the area, providing more infill housing, and existing mobility strengths in the area (public sidewalks, a public transit stop, and bike lanes) this project appears to support the policies of the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

Impervious Cover

Within the Williamson Creek watershed, the maximum impervious cover allowed by the *MF-2 zoning district* would be 60%, which is based on the more restrictive watershed regulations.

### PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-2 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

### Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

### **Compatibility Standards**

The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

The site is subject to compatibility standards. Height compatibility is triggered by the SF-3 properties located west across the street from Manchaca Road.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

### ATD Engineering Review

#### *Transportation Assessment*

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Note: ATD's preference will be for the site to take access to the lower classification street (Transportation Criteria Manual 5.3.1.M). With redevelopment, the site will be required to comply with the City's Type II driveway construction and placement standards. If any waivers are necessary to take access to Manchaca, then access will be required from Keilbar. Additional guidance may be provided with a conceptual plan.

### Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

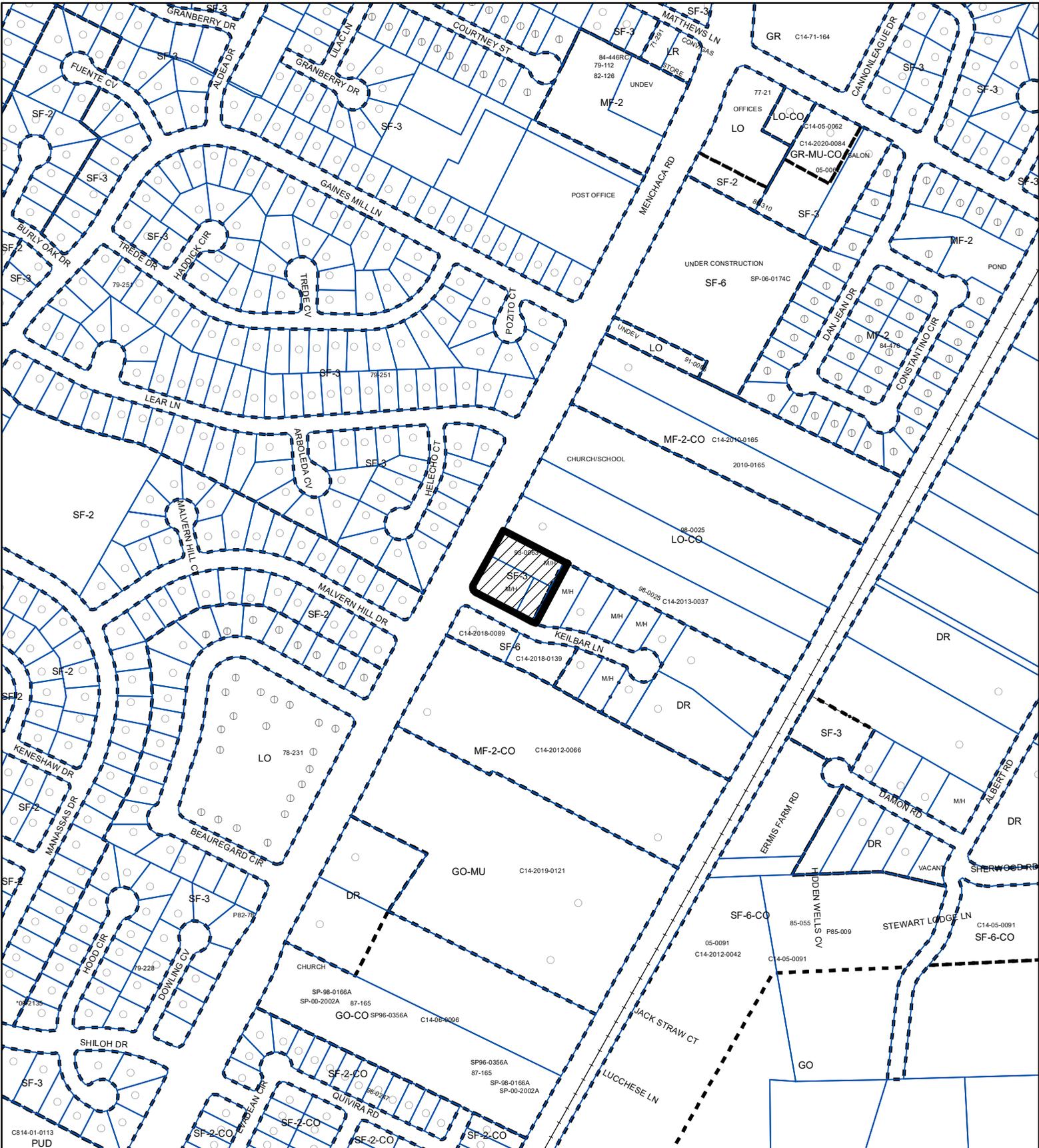
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND CORRESPONDENCE TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

Correspondence Received



**ZONING**

Exhibit A

ZONING CASE#: C14-2021-0150



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

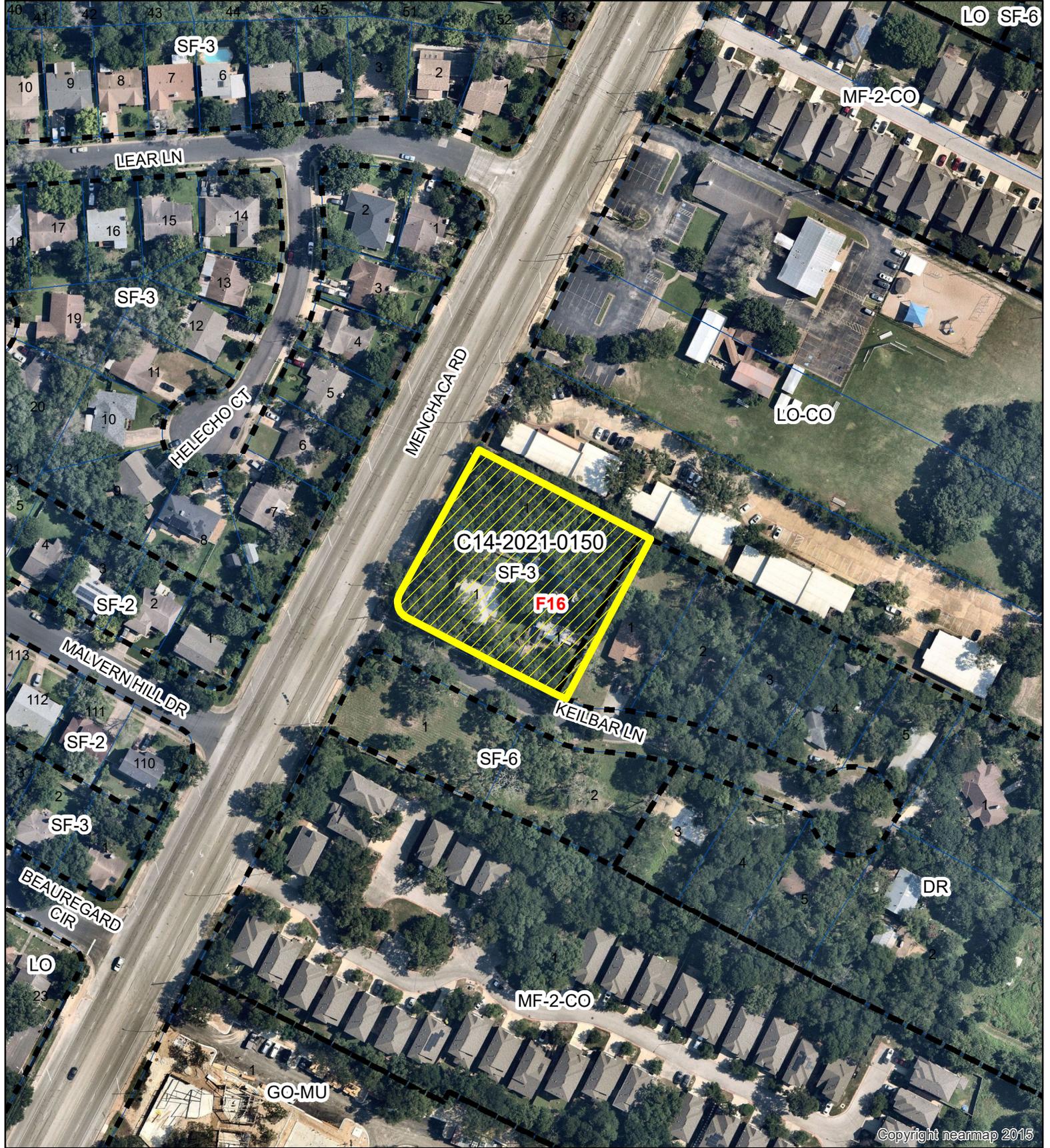
1" = 400'

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



Created: 9/15/2021



LO SF-6

Copyright nearmap 2015



1" = 150'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

**MENCHACA SOUTH**

**Exhibit A - 1**

ZONING CASE#: C14-2021-0150  
 LOCATION: 1902 Keilbar Lane, 7603 and 7515 Menchaca Road  
 SUBJECT AREA: 1.127 Acres  
 GRID: F16  
 MANAGER: Wendy Rhoades



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2021-0150

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: November 2, 2021, Zoning and Platting Commission

Kyle Kampe

Your Name (please print)

I am in favor  
 I object

7233 Manchaca Rd

Your address(es) affected by this application (optional)

Kyle Kampe

Signature

10/24/21

Date

Daytime Telephone (Optional):

Comments: Attn: Wendy Rhoades : Zoning & Platting Commission for case # C14-2021-0150 11/2/21: I am supportive of this rezoning, though my hope would be that the developer's ultimate plan is to construct owner-occupied multifamily housing, i.e. townhomes, condos. Aspiring South Austin homeowners such as myself need more options than apartment complexes and single family houses. If this rezoning results in a greater diversity of housing types then I am enthusiastically supportive.

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

City of Austin

OCT 28 2021

NHCD

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2021-0150  
Contact: Wendy Rhoades, 512-974-7719  
Public Hearing: January 27, 2022, City Council

Kyle Kampe

Your Name (please print)

I am in favor  
 I object

7233 Manchaca Rd

Your address(es) affected by this application (Optional)

Kyle Kampe

Signature

1/8/22

Date

Daytime Telephone (optional): \_\_\_\_\_

Comments: I am supportive of this zoning change and am hopeful that the developer's ultimate intention is to develop owner-occupied multifamily housing units such as townhomes or condominiums. This area could use a greater diversity of housing types rather than just apartment complexes and single-family residences. Aspiring young potential homeowners need more options to break into homeownership, as single family homes here have become prohibitively expensive.

Attn: Wendy Rhoades regarding C14-2021-0150 public hearing 1/27/22

If you use this form to comment, it may be returned to:

City of Austin

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

JAN 12 2022

NHCD / AHFC

**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** Rezoning Case Number: C14-2021-0150  
**Date:** Tuesday, October 26, 2021 5:00:29 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Ms. Rhoades,

We Object to the rezoning of the properties at 1902 Keilbar Lane, 4603 and 7515 Menchaca Road to MF-2.

We believe the density and impervious cover are too great, and a three story development in this area is out of place.

We would prefer SF-6. It is more in line with development nearby. Our property is at 1803 Keilbar Lane.

We are concerned with the runoff that would be generated onto Keilbar Lane. Keilbar Lane is a substandard road with no storm drains or gutters. Keilbar Lane runs downhill from Menchaca Rd. to its end at a cul-de-sac.

We are also concerned with over flow parking that will occur. Keilbar Lane has a right of way of 50 feet. Most of that taken up by the road with no room for parking without blocking the road or onto private property.

Sincerely,

Marianne Perez and Ruben Perez

512-633-5845 (cell)  
512-282-1436 (landline)

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**From:**  
**To:** [Rhoades, Wendy](#)  
**Cc:**  
**Subject:** Rezoning Case Number: C14-2021-0150, Public Hearing Nov 16, 2021  
**Date:** Monday, November 15, 2021 10:00:29 PM  
**Attachments:** [995C8E8006314676AE0A7D9B1C870E0D.png](#)

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\*\*\* External Email - Exercise Caution \*\*\*

To the Zoning and Platting Commission and Ms. Rhodes,

We agree with Robert Witzel and Adrienne Witzel's letter below and object to rezoning of these properties as currently proposed.

We own 1729 and 1728 Keilbar Ln (Lot 1 and Lot 2 Max Keilbar Section3) which are the two large lots that can be seen on this same drawing below. They are located down the hill from these properties.

Any additional drainage and increased parking this change will create will adversely affect us. There is 1.2 acre plus field between our house(s) and (MOPAC RR) railroad tracks. This entire field floods when it rains. It has taken a week or more for the water to recede. We haven't seen anything in his proposal to address this current flooding issue or help make it any better going into the future.

Street parking is very limited. There is no 'real' street parking. People park partly on the road and partly in the grass. If we are lucky no one parks on the opposite road side of your car. Meaning when this happens it makes it very difficult for the garbage truck or any large vehicles to get through. Approving this development will mean more cars parked along the street and increased parking problems on a narrow road with no other outlet.

This proposed high density development will not benefit the current residents or surrounding neighborhoods including ours in any way.

Thank You  
Robert Sites

Jacqueline Jeong

Sent from [Mail](#) for Windows 10

----- Forwarded message -----

From: **Adrienne Witzel**

Date: Sun, Nov 14, 2021 at 8:55 PM

Subject: Rezoning Case Number: C14-2021-0150, Public Hearing Nov 16, 2021

To: Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>

To the Zoning and Platting Commission and Ms. Rhodes:

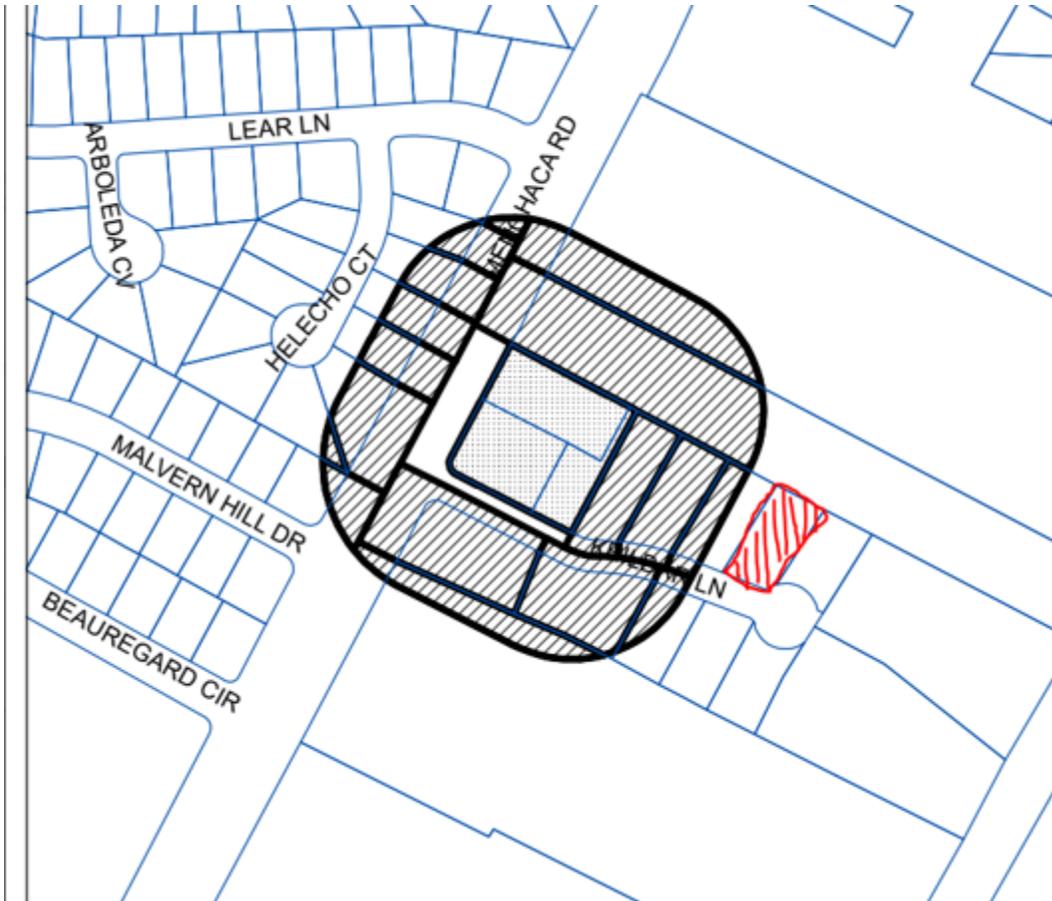
We're writing to object to the rezoning of properties at 1902 Keilbar Lane, 7603 and 7515 Menchaca Road from SF-3 to MF-2. Our preference would be to rezone for MF1, single family with no more than 12 units and maximum 2 stories. This zoning would provide continuity with current use patterns and maintain architectural integrity of the neighborhood

The proposed allowable density under MF-2 would negatively impact current residents on Keilbar Lane in a number of ways. The city's Recommendation Report identifies Keilbar as a "narrow unimproved road". As residents, we can confirm that 06Keilbar is paved at only 15 feet wide and has no sidewalks or street drainage. Density under MF-1 would lower the risk of life/safety issues for current residents, since the "narrow" road wouldn't have to absorb as many vehicles for overflow parking or traffic congestion, leaving the road more accessible to emergency and utility services. The most honest calculation for traffic disruption to Keilbar is that more than 80 vehicles will be introduced to the intersection of Menchaca/Keilbar. We came to this conclusion by calculating the proposed development under C14-2021-0150 and the companion development at 1903/1905 Keilbar (Case Number SP-2021-0168C.SH).

Further, reduction of previous cover will increase runoff along Keilbar from west to east, increasing chances of water damage to existing property and effecting insurance and maintenance costs.

We also think it is important to express dissatisfaction with the zoning and petition process, in that those of us on the eastern end of Keilbar that will be most negatively impacted by these developments have been excluded from discussions. At no time did any city staff who contributed to the rezoning recommendation speak with current residents of Keilbar. Undoubtedly, any development on Keilbar will have a direct impact on our safety and quality of life, though seemingly arbitrary decisions have stripped us of any voice in the political process. For example, I live at 1802 Keilbar and cannot participate in the petition by a mere matter of feet. (See red hatch area below for the location of my property).

Sincerely,  
Robert Witzel  
Adrienne Witzel



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**PETITION**

Date: 10-31-21

File Number: C14-2021-0150

Address of

Rezoning Request: 1902 Keilbar Ln

7603/7515 Menchaca Rd

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 MF-1.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single family, single story to maintain neighborhood integrity, lessen traffic impact, and to avoid drainage issues in S. Boggy Creek

<u>Esther Andrews</u>	<u>Esther Andrews</u>	<u>7507 Helecho Austin TX 78746</u>
<u>John Reyes</u>	<u>Rudolph Andrews</u>	
<u>Lorenza Reyes</u>	<u>John Reyes</u>	<u>7603 Helecho</u>
<u>Bobby Alexander</u>	<u>LORENZA REYES</u>	<u>200 MAUGER HT. DR 78745</u>
<u>Jared R. Williams</u>	<u>Bobby Alexander</u>	
	<u>Jared R. Williams</u>	<u>1804 Keilbar Ln</u>

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: 512 527 4424

**P E T I T I O N**

Date: 10-31-21

File Number: C 14-2021-0150

Address of

Rezoning Request: 1902 Keilbar Ln

7603/7515 Memham Rd

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 MF-1.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single family, single story to maintain neighborhood integrity, lessen traffic impact, and to avoid drainage issues in S. Bogg Creek

x Michelle Williams

Michelle Williams

7503 Hetecho

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: ~~505~~ 512-522-4424

P E T I T I O N

Date: 10-31-21

File Number: C14-2021-0150

Address of

Rezoning Request: 1902 Keilbar Ln

To: Austin City Council

7603 Mendocino Rd  
7510 Mendocino Rd

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 MF-1.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single family, single story to maintain neighborhood integrity, lessen traffic impact, and to avoid drainage issues with G. Biggy Creek

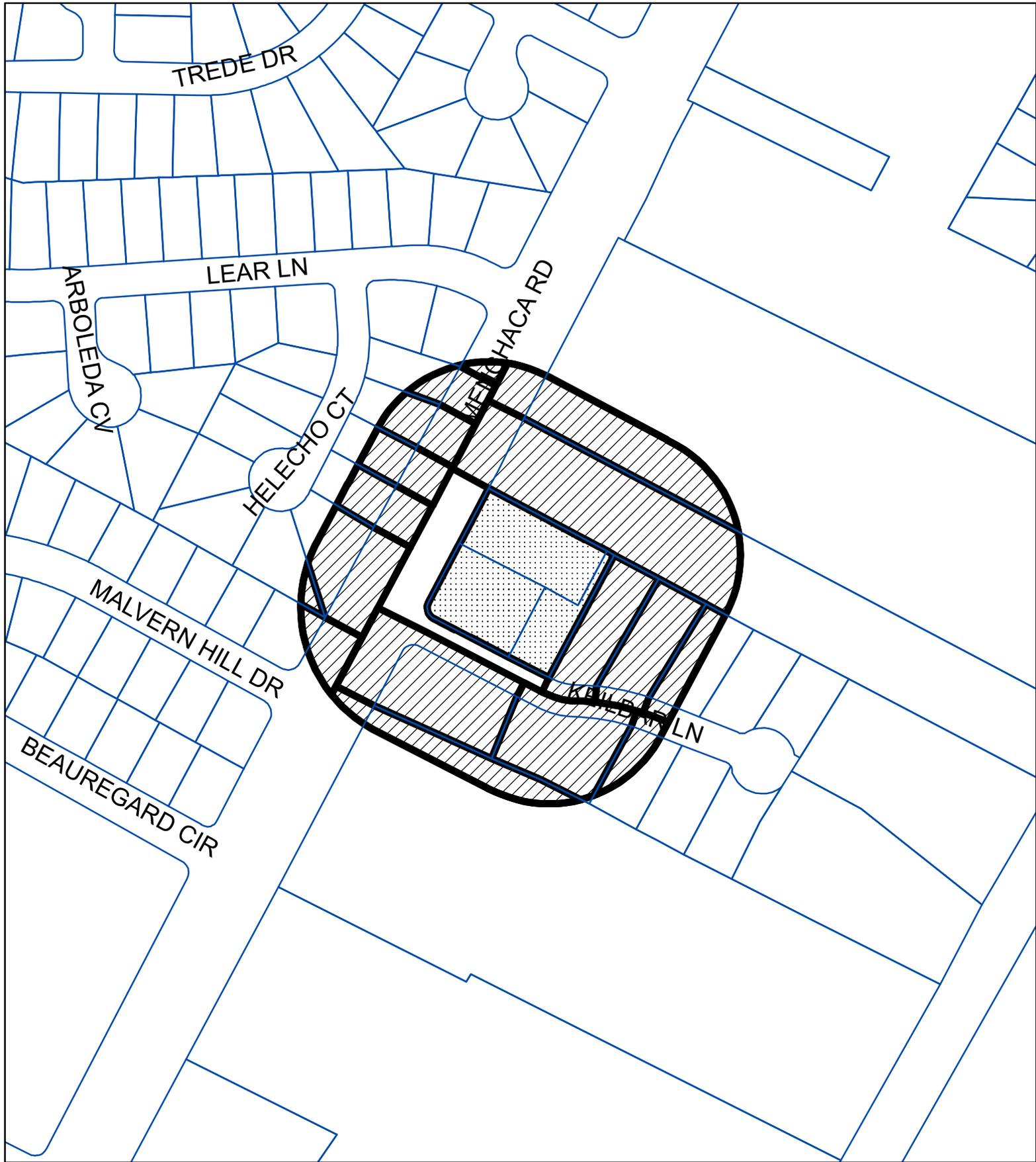
x Carol Anne Olsen-Landis Carolyn A. Olsen-Landis 7609 Helecho

x Stephen Olsen-Landis Stephen N. Olsen-Landis 7609 Helecho

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: 912 527 4424



-  BUFFER
-  PROPERTY\_OWNER
-  SUBJECT\_TRACT

## PETITION

Case#: C14-2021-0150

1" = 200'

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.



Case Number:  
**C14-2021-0150**

## PETITION

Date: 11/16/2021

Total Square Footage of Buffer: 302216.9167

Percentage of Square Footage Owned by Petitioners Within Buffer: 14.85%

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
0422150120	1905 KEILBAR LN 78745	1905 KEILBAR LLC	no	36292.85	0.00%
0422150121	1903 KEILBAR LN 78745	1905 KEILBAR LLC	no	25169.30	0.00%
0422150135	7509 MANCHACA RD	7509 MANCHACA LLC	no	59291.25	0.00%
0419190101	2000 MALVERN HILL DR AUSTIN 78745	ALEXANDER BOBBY G	no	6997.84	0.00%
0419190158	7507 HELECHO CT AUSTIN 78745	CARDENAS RUDOLPH JR	yes	9157.37	3.03%
0422150130	1806 KEILBAR LN AUSTIN 78745	CONOVER WILLIAM CARL	no	17208.64	0.00%
0419190157	7601 HELECHO CT 78745	CROW SEAN	no	9984.74	0.00%
0419190162	2001 LEAR LN 78745	FENCL GEORGE	no	1555.98	0.00%
0422150122	1809 KEILBAR LN 78745	FURTHER STILL CONSTRUCTION LLC	no	5573.95	0.00%
0419190155	7605 HELECHO CT AUSTIN 78745	OLSEN-LANDIS CAROLYN ANNE &	yes	1449.16	0.48%
0419190156	7603 HELECHO CT AUSTIN 78745	REYES JOHN P & LORENZA C	yes	19558.44	6.47%
0420150126	7415 MENCHACA RD AUSTIN 78745	SOUTHWEST BAPTIST CHURCH	no	30030.62	0.00%
0419190159	7505 HELECHO CT 78745	THOMPSON JAMES LEROY & SHERRY	no	9732.38	0.00%
0422150131	1900 KEILBAR LN AUSTIN 78745	WALKER JANICE LOUISE	no	18158.76	0.00%
0422150129	1804 KEILBAR LN AUSTIN 78745	WILLIAMS JARED RANDALL	yes	7971.69	2.64%
0419190160	7503 HELECHO CT AUSTIN 78745	WILLIAMS MICHELLE R	yes	6750.96	2.23%
422150501	7709 MENCHACA RD AUSTIN 78745	STINSON OAKS COMMUNITY	no	15255.83	0.00%
<b>Total</b>				<b>280139.74</b>	<b>14.85%</b>