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HPD

MEMORANDUM

TO: Mayor and City Council

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

DATE: January 24, 2022

SUBJECT: C14-2021-0150 – Menchaca South
(District 5)
Petition

Signatures have been submitted in response to the above-referenced rezoning case, opposing a rezoning of the property to anything other than the existing MF-1-CO, multifamily residence-limited density – conditional overlay combining district zoning. The Conditional Overlay would limit development of the property to a maximum of 10 stand-alone, single-story units. The petition includes 20.47% of eligible signatures, and meets the 20% threshold for a valid petition. Petition materials and comment response forms are attached.

If you need additional information, please contact Jerry Rusthoven, at 512-974-3207.

Jerry Rusthoven, Chief Zoning Officer
Housing and Planning Department

xc: Spencer Cronk, City Manager
J. Rodney Gonzales, Assistant City Manager

Case Number:
C14-2021-0150

PETITION

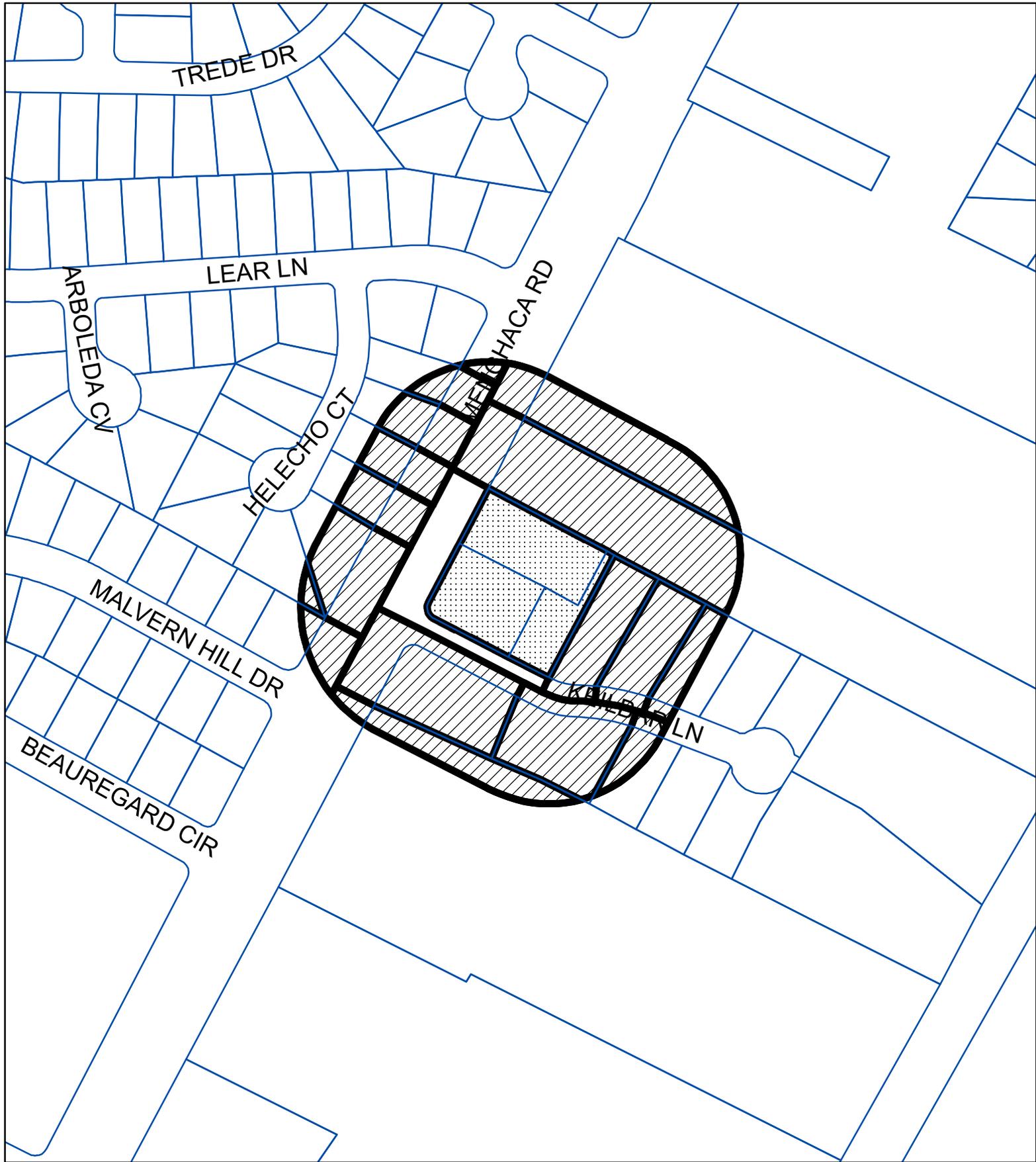
Date: 1/24/2022

Total Square Footage of Buffer: 302216.9167

Percentage of Square Footage Owned by Petitioners Within Buffer: 20.47%

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	yes	6997.84	2.32%
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	yes	9984.74	3.30%
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%
Total				280139.74	20.47%



N



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.



PETITION

Date: 10-31-21

File Number: G14-2021-0150

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

<i>Esther Andrews</i>	Esther Andrews	7507 Helecho Austin TX 78746
<i>John Reyes</i>	Rudolph (Rudolph) Reyes	
<i>Lorenza Reyes</i>	John Reyes	7603 Helecho
<i>Bobby Alexander</i>	LORENZA REYES	
<i>Jared R. Williams</i>	Bobby Alexander	2000 MAUGER HT. DR 78745
	Jared R. Williams	1804 Keilbar Ln

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

P E T I T I O N

Date: 10-31-21

File Number: C14-2021-0150

Address of

Rezoning Request: 1902 Keilbar

7603 / 7515 Mendocino 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 input, and to avoid drainage issues in S. Boggy Creek.

X



Sean Crow

7601 Helcho Ct

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: 512-527-4424