Item # 21

COATS | ROSE

A Professional Corporation

JOHN M. JOSEPH

Direct Dial
512.541.3593

April 15, 2015

VIA EMAIL
Greg Guernsey, Director
Planning & Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Cantarra Mixed Use; C14-2014-0167

Dear Mr. Guernsey:

On behalf of our client, Cantarra Ventures, Ltd., we object to the conditional overlay proposed by the Applicant and recommended by Staff in Case Number C14-2014-0167, which is set for consideration by Council on April 16, 2015. The proposed overlay – which would ban fences, but no other structures, within 50 feet of Howard Lane and Cantarra Drive -- is an attempt by the Applicant to extinguish an easement encumbering his property. We submit that Council should not be involved in readjusting property interests that property owners have freely conveyed to one another.

The subject tract sits at the intersection of East Howard Lane and Cantarra Drive, at the entrance to the Cantarra subdivision, a small-lot, residential subdivision developed by Cantarra Ventures, Ltd. Cantarra Ventures holds a 50-foot landscape easement across the tract, as shown on Exhibit "A". Cantarra Ventures acquired this easement in 2006 in conjunction with its development of the Cantarra subdivision. The easement grants Cantarra Ventures "the **unrestricted right** to install, construct, maintain, repair and replace landscaping, screening and all related improvements thereon . . . including without limitation, **signage, monuments, fencing [and] retaining walls** . . . ." (emphasis added). The Applicant purchased the property subject to the easement, which is recorded in the Travis County property records. The easement is also shown on the Applicant's 2014 survey. See Exhibit "B."

Cantarra Ventures currently uses the rights afforded by the easement for marketing and branding improvements, including its subdivision monuments. When Cantarra learned in March of the Applicant's attempt to nullify the easement, Cantarra constructed a fence -- as the easement explicitly allows -- in order to preserve and protect its easement rights.

This unorthodox use of a conditional overlay has no sound *zoning* justification. When the Applicant's agent made the request to Staff in February 2015, the only justification she offered – other than Applicant's bald desire to be freed of the encumbrance -- was to provide "safe sight clearance/visibility at the intersection." See Exhibit "C." The Transportation Department has made no determination that such a setback is necessary, however. The fence is setback from the street farther than the setbacks required by either the current zoning (15 feet for interim SF4A) or the proposed zoning (25 feet for LR). Applicant has not demonstrated, and cannot demonstrate, why zoning setbacks that provide adequate visibility for thousands of intersections in the city are inadequate for a hum-drum intersection in the suburbs. We also note that, despite the Applicant's purported concern for "visibility," the Applicant's request prohibits *only* fences and no other structures, such as the 35-foot tall buildings that would be allowed as of right on this tract.

Cantarra believes the existing fence is protected by an array of rights, including its grandfathering rights under state law, its nonconforming use and noncomplying structure rights under Sections 25-2-947 and 25-2-963 of the Austin City Code, and its statutory right to continue pre-annexation uses under Section 43.002 of the Local Government Code. Because easements are vested property interests, Cantarra also reserves the right to assert a takings claim if its rights are expropriated through a conditional overlay.

Finally, we note that many of the surrounding homeowners have objected to the proposed rezoning, as shown by their signatures on a petition. The petitions are attached as Exhibit "D." Staff excluded this evidence of local opposition from Council backup, evidently on the ground that state law does not recognize valid petitions opposing initial (rather than interim) zoning. But the petition nevertheless documents significant public opposition to the rezoning and should have been disclosed to Council.

Thank you in advance for your consideration.

Sincerely,

John M. Joseph

cc: Sherri Sirwaitis, Case Manger
Jerry Rusthoven, Manager
City Council
Alice Glasco

RET. ALAMO TITLE CO.

EASE 2006068759
5 PGS

LANDSCAPE EASEMENT

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

5

THAT **Compass Bank, successor by merger to Horizon Bank and Trust, SSB, as Custodian for the Robert E. Johnson, Jr. SEP IRA Account and the Gordon R. Johnson SEP IRA Account**, hereinafter called "Grantor", for and in consideration of the sum on Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, to Grantor in hand paid by **Cantarra Ventures, Ltd.**, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee and its assigns hereinafter called "Grantee", the easement and right of ingress and egress upon and across the real property located in Travis County, Texas, as more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference as if fully set forth herein, the "Easement Property", for the purpose of and with the unrestricted right to install, construct, maintain, repair and replace landscaping, screening and all related improvements thereon, including without limitation, irrigation, drainage improvements, turf, berms, trees, shrubs, annual and perennial plantings, ground cover, signage, monuments, fencing, retaining wall(s), and similar landscape or screening improvements (the "Facilities") within the Easement Property.

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, and Grantor hereby binds Grantor, together with its successors and assigns, to warrant and forever defend this easement and the rights granted herein unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof, by, through, or under Grantor, but not otherwise. Further, Grantor does hereby grant to Grantee the right and privilege at all times to enter the Easement Property, or any part thereof, and with the right of access across Grantor's adjacent property for ingress and egress to the Easement Property as is reasonably necessary for the purpose of constructing, installing, operating, maintaining, replacing, upgrading and repairing said Facilities, and all incidental improvements.

This Easement may be assigned in whole or in part.

EXECUTED this 13 day of April, 2006.

GRANTOR:

Compass Bank, successor by merger to Horizon Bank and Trust, SSB, as Custodian for the Robert E. Johnson, Jr. SEP IRA Account and the Gordon R. Johnson SEP IRA Account

By: Bruce Irick

Its: Senior Vice President

EXHIBIT
"A"

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me on this day personally appeared Bruce Struck, _____ of Compass Bank, known to me to be the person whose name is subscribed to the foregoing instrument; and he/she acknowledged to me that Compass Bank, successor by merger to Horizon Bank and Trust, SSB, is the Custodian for the Robert E. Johnson, Jr. SEP IRA Account and the Gordon R. Johnson SEP IRA Account, and he/she executed said instrument for the purposes and consideration therein expressed on behalf of said parties.

Given under my hand and seal of office this 13th day of April, 2006.

BRITTANI SPRINGER
Notary Public, State of Texas
My Commission Expires
NOVEMBER 10, 2007

Brittani Springer
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Cantarra Ventures, Ltd.
1401 Burnham Drive
Plano, Texas 75093

RETURN TO:
ALAMO TITLE COMPANY
901 S. MOPAC EXPRESSWAY
BLDG. III, SUITE 100
AUSTIN, TEXAS 78746-5776
GF# OU-7310498-12

EXHIBIT "A"

0.717 ACRE (31,234 SQUARE FEET)
50' WIDE LANDSCAPE EASEMENT
MARIGUITA CASTRO LEAGUE SURVEY NO. 50, ABSTRACT NO. 160
TRAVIS COUNTY, TEXAS

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MARIGUITA CASTRO LEAGUE SURVEY NO. 50, ABSTRACT 160 SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 145.072 ACRES, CONVEYED TO HORIZON BANK AND TRUST, S&B IN VOLUME 12839, PAGE 1191 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING 0.717 ACRE OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found in the north right-of-way line of Gregg Lane, at the most southerly corner of said Horizon Bank tract, being also the most westerly corner of that certain tract of land described as 24.906 acres, conveyed to Ada M. Ellison in Volume 11688, Page 462 of the Real Property Records of Travis County, Texas, for the **POINT OF COMMENCEMENT**,

THENCE, with the north right-of-way line of said Gregg Lane, being also the south line of said Horizon Bank tract, N59°22'39"W, a distance of 265.21 feet to a point,

THENCE, departing the north right-of-way line of said Gregg Lane, and crossing said Horizon Bank tract, N30°36'38"E, a distance of 39.94 feet to an iron rod set for the **POINT OF BEGINNING** of the herein described tract,

THENCE, continuing across said Horizon Bank tract, the following eight (8) courses and distances, numbered 1 through 8;

1. N59°23'22"W, a distance of 369.68 feet to an iron rod set,
2. with a curve to the right having a radius of 25.00 feet, an arc length of 39.60 feet and whose chord bears, N14°00'27"W, a distance of 35.59 feet to an iron rod set,
3. N31°22'27"E, a distance of 254.69 feet to an iron rod set,
4. S59°23'22"E, a distance of 50.00 feet to an iron rod set,
5. S31°22'27"W, a distance of 204.69 feet to a point,
6. with a curve to the left having a radius of 25.00 feet, an arc length of 39.60 feet and whose chord bears, S14°00'27"E, a distance of 35.59 feet to a point,
7. S59°23'22"E, a distance of 319.01 feet to a point, and
8. S30°36'38"W, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.717 acre of land.

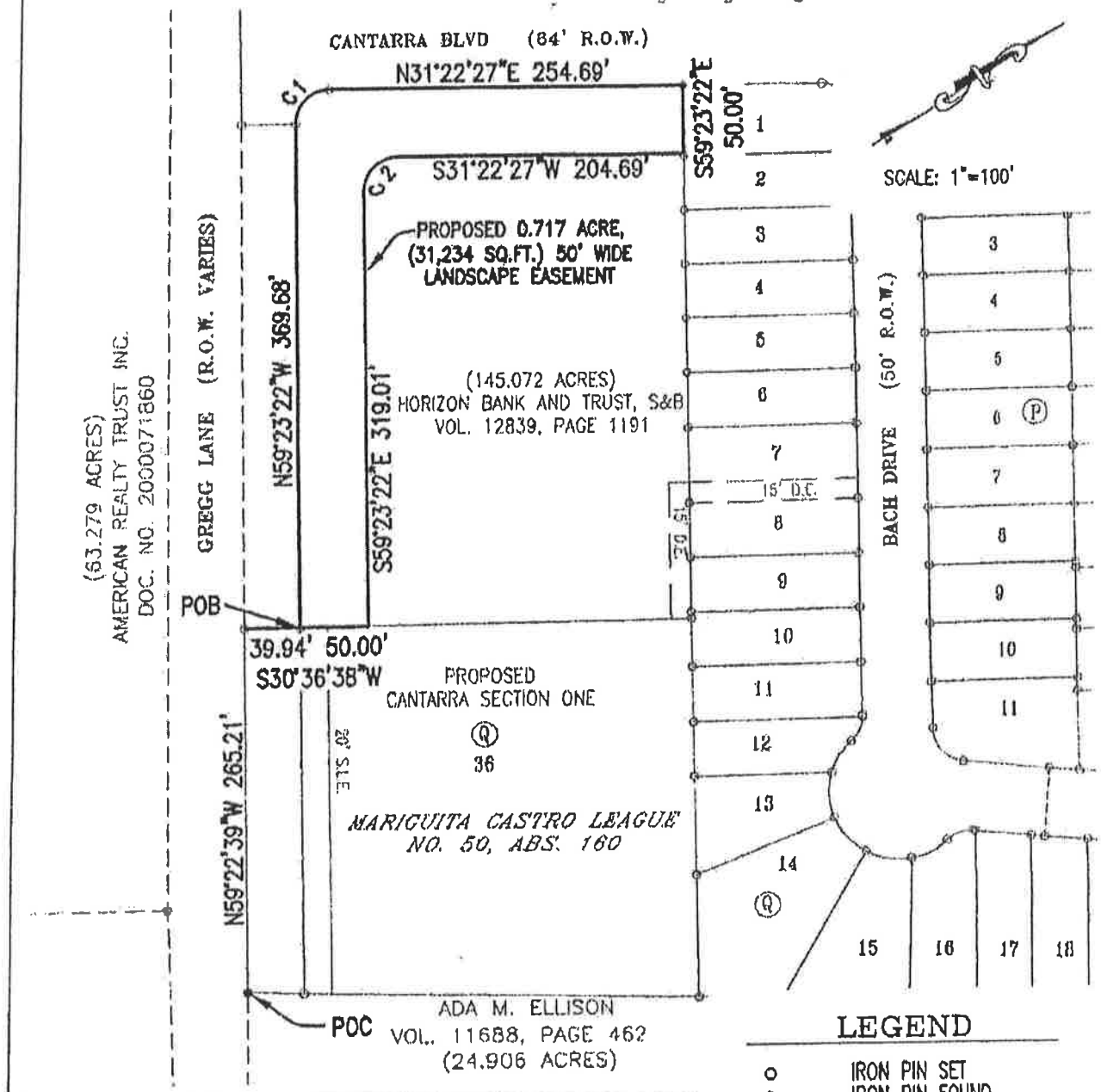
Prepared By: _____

Thomas J. Dodd, – R.P.L.S. No. 1882
CARLSON, BRIGANCE & DOERING, INC.
3401 Slaughter Lane West
Austin, Texas 78748
(512) 280-5160 Fax: (512) 280-5165

STATE OF TEXAS
REGISTERED
THOMAS J. DODD
1882
PROFESSIONAL
LAND SURVEYOR

FILENAME: G:\DOCS\4198\FN-ESMT-LSE.doc

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

o	IRON PIN SET
•	IRON PIN FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.L.E.	SIGHT LINE EASEMENT
1	LOT NUMBER
(A)	BLOCK NUMBER
- - - -	EASEMENT LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD	TANGENT	DELTA
C1	25.00'	39.60'	N14°00'27"W	35.59'	25.34'	90°45'49"
C2	25.00'	39.60'	S14°00'27"E	35.59'	25.34'	90°45'49"

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH: (512) 280-5160 • FAX: (512) 280-5165

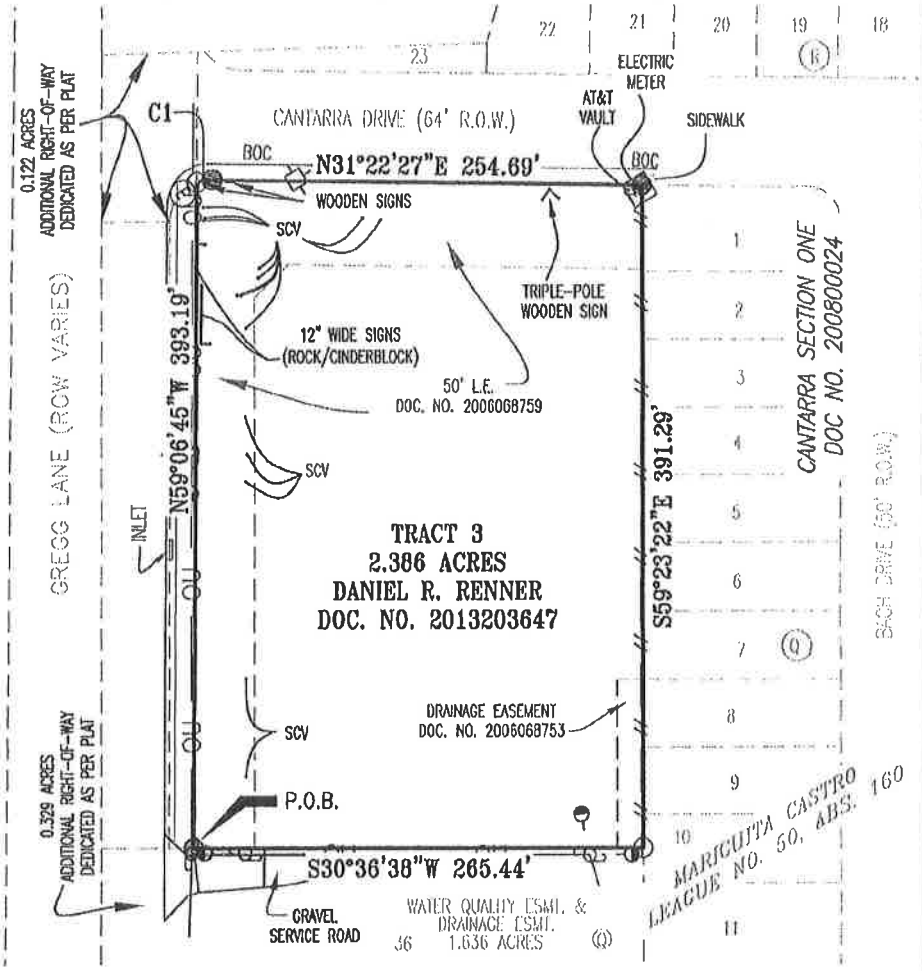
PATH:- J:\AUTOCAD2004LP\4198\DWG\ESMT-LSE.DWG

TITLE SURVEY OF 2.386 ACRES OF LAND RECORDED IN DOCUMENT NUMBER 2013203647 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING SITUATED IN THE MARIGUITA CASTRO LEAGUE NUMBER 50, ABSTRACT 160, IN TRAVIS COUNTY, TEXAS

SCALE: 1" = 100'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- POWER POLE
- GUY ANCHOR
- E ELECTRIC METER
- E ELECTRIC MANHOLE
- WATER METER
- 8 LOT NUMBER
- 1 BLOCK
- — // — WOOD FENCE
- — ou — OVERHEAD UTILITY
- L.E. LANDSCAPE EASEMENT
- SCV SPRINKLER CONTROL VALVE
- BOC BACK OF CURB
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY



TO: DANIEL R. RENNER, SELF DIRECTED IRA SERVICES, INC., CUSTODIAN FBO MICHAEL RAY JETER ROTH IRA #201001423 AND SELF DIRECTED IRA SERVICES, INC., CUSTODIAN FBO KATHERINE SUE JETER IRA #201312627 AND HERITAGE TITLE OF AUSTIN, INC.

(GF # 201400822, EFFECTIVE DATE: APRIL 3, 2014)

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property IS NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48453C 0290H for Travis County, Texas, dated September 26, 2008.

Dated, this the 22 day of January, 2014.

THIS TRACT IS SUBJECT TO:

1. RESTRICTIVE COVENANTS AS THOSE RECORDED IN VOL. 8600, PG. 14 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

10a) LANDSCAPE EASEMENT GRANTED TO CANTARRA VENTURES, LTD., BY INSTRUMENT DATED APRIL 13, 2006, RECORDED UNDER DOCUMENT NO. 2006068759 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. – as shown on drawing

10b) LANDSCAPE EASEMENT 50 FEET IN WIDTH ALONG THE FRONT AND SIDE PROPERTY LINE(S) AS SHOWN BY PLAT RECORDED UNDER DOCUMENT NO. 200800024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. – as shown on drawing

10c) DRAINAGE EASEMENT 15 FEET IN WIDTH ALONG THE REAR PROPERTY LINE(S), AS SHOWN BY THE PLAT RECORDED UNDER DOCUMENT NO. 200800024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	9.05	25.00	N21°00'18"E	9.00	4.57	20°44'18"

STATE OF TEXAS REGISTERED AARON V. THOMASON 6214 PROFESSIONAL LAND SURVEYOR

AARON V. THOMASON, RPLS# 6214
Carlson, Brigance and Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
(512) 280-5160 (512) 280-5165 (fax)
aaron@cbdeng.com

ORIGINAL COPY VALID ONLY IF SEALED IN RED INK

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:4056/DWG/TITLE SURVEY-2

EXHIBIT "B"

Subject: FW: C14- 2014-0167 - Cantarra Mixed Use

From: Sirwaitis, Sherri [mailto:Sherri.Sirwaitis@austintexas.gov]
Sent: Wednesday, February 18, 2015 11:35 AM
To: Alice Glasco
Subject: RE: C14- 2014-0167 - Cantarra Mixed Use

No, I think this e-mail should suffice.

Thanks,

Sherri Sirwaitis
City of Austin
Planning & Development Review Department
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

From: Alice Glasco [ma[redacted]
Sent: Wednesday, February 18, 2015 11:34 AM
To: Sirwaitis, Sherri
Cc: Rusthoven, Jerry
Subject: RE: C14- 2014-0167 - Cantarra Mixed Use

Sherri,

Yes – that is what we ae requesting – **to prohibit a fence or wall within 50 feet of Cantarra Drive and E. Howard Lane (the 50 feet is the area assigned as a landscape easement given to a third party by the previous property owner).**

Sorry for not running it by your first – I intended to , I learned of my client's desire last Thursday before the city council meeting and so I asked Jerry about it since he was at city hall. **Do you need a letter from me?**

==========
Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email: [redacted]

From: Sirwaitis, Sherri [mailto:Sherri.Sirwaitis@austintexas.gov]
Sent: Wednesday, February 18, 2015 11:28 AM

EXHIBIT "C"

To: Alice Glasco
Subject: RE: C14- 2014-0167 - Cantarra Mixed Use

So you are requesting to amend your zoning request to LR-MU-CO to add a conditional overlay stating that, " A fence is prohibited along the property line adjacent to Howard Lane."? It was unclear as you have not discussed this with me before.

Thanks,

Sherri Sirwaitis
City of Austin
Planning & Development Review Department
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

From: Alice Glasco [mailto:[redacted]
Sent: Wednesday, February 18, 2015 10:05 AM
To: Sirwaitis, Sherri
Cc: Rusthoven, Jerry
Subject: RE: C14- 2014-0167 - Cantarra Mixed Use

Sherri,

Thank you for the follow-up. Please see the attached ordinance for Elm Terrace as an example of prohibiting a fence. I our request – we are asking the fence or wall not be allowed within 50 feet of the two roadways. Should I come and meet with you and Jerry, again?

==========
Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email: [redacted]

From: Sirwaitis, Sherri [mailto:Sherri.Sirwaitis@austintexas.gov]
Sent: Wednesday, February 18, 2015 10:00 AM
To: Alice Glasco
Subject: RE: C14- 2014-0167 - Cantarra Mixed Use

Hi Alice,

I am not sure I understand. You cannot prohibit a fence on a property through a zoning case. You can create a buffer area or setback in a zoning case. Is that what you are asking to do through a conditional overlay for the case ?

Thank you,

Sherri Sirwaitis
City of Austin
Planning & Development Review Department
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

From: Alice Glasco [mai[redacted]
Sent: Friday, February 13, 2015 8:56 AM
To: Sirwaitis, Sherri
Cc: Rusthoven, Jerry; Thom[redacted]Bill L Barton ([redacted] Richard Maier - D. R. Horton ([redacted])
Subject: FW: C14- 2014-0167 - Cantarra Mixed Use

Sherri,

I spoke to Jerry Rusthoven yesterday at city hall about the property owner's wish to voluntarily prohibit a fence or wall within 50 feet of East Howard Lane and Cantarra Drive. This restriction would ensure safe sight clearance/visibility at the intersection for the residences of the subdivision. The attached private landscape easement allows a third party, who does not own the land, to possibly erect a tall fence or wall that would inhibit visibility and thus affect the motoring public. Please let me know if you have any questions or need more information.

Jerry: please confirm your concurrence with our request per our meeting yesterday. Thanks a bunch!

==========
Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email: [redacted]

PETITION

Date: March 27, 2015

File Number: C14-2014-0167

Address of Rezoning Request: 13007 Cantarra Drive

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 SF-4A.

The proposed commercial zoning is inconsistent with the surrounding single-family residences.

Cantarra Homeowners Association, Inc.

By:
Name: Cary L. Cobb
Title: President

Address: Lot 23, Blk. R, Cantarra Section One (Landscape, Sidewalk & P.U.E.

Date: March 27, 2015

Contact Name: Doreen Clark

Phone Number: 972-964-9050 x. 123

4819-1227-2674.v1

EXHIBIT "D"

PETITION

Date: March 27, 2015

File Number: C14-2014-0167

Address of Rezoning Request: 13007 Cantarra Drive

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 SF-4A.

The proposed commercial zoning is inconsistent with the surrounding single-family residences. Further, the proposed conditional overlay to prohibit fences on the subject tract wrongly attempts to extinguish a landscape easement Cantarra Ventures, Ltd. holds across the subject tract.

Cantarra Ventures, Ltd., a Texas Domestic Limited Partnership

By: Intermandeco GP, LLC, a Texas Limited Liability Company,
Its General Partner,

By: _____
Name: Cary L. Cobb
Title: Director of Operations

Address: 1. 3520 ½ E. Howard Lane, Austin, TX 78660
LOT 36, Blk Q, Cantarra Section 1 (Water Quality Easement & Drainage Easement);

2. Lots 17, 18, 20, 21 & 22 in Blk. R of Cantarra Section 1

Date: March 27, 2015

Contact Name: Doreen Clark

Phone Number: 972-964-9050 x 123

4819-1227-2674.v1

PETITION

Date: 3/28/15

File Number: C14-2014-0167

Address of Rezoning Request: 13007 Cantarra Drive

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 SF-4A.

The proposed commercial zoning is inconsistent with the surrounding single-family residences.

Signature	Printed Name	Address
Melissa Phillips	Melissa Phillips	3501 Bach Dr. Pflugerville TX 78660
Francis Phillips	Francis Phillips	3501 Bach Dr. Pflugerville TX 78660
[illegible]	Steven Glendenning	13613 Coomer Path
[illegible]	Humberto Flores	13525 Coomer Path
[illegible]	Jasmin Flores	13525 Coomer Path
[illegible]	KWAME BOAHW	13501 Coomer Path
[illegible]	Vanessa Maldonado	13504 Coomer Path
Angela C. Hall	Angela C. Hall	3309 Handsome Drive
[illegible]	Herbert E. W.	13509 Mourn CV 78660 Pflugerville TX
[illegible]	Jennifer Rodriguez	3333 Handsome
Jerry Recinos	3333 Handsome Dr	
[illegible]	Recinos	3333 Handsome Dr
[illegible]	Mr & Mrs. Adam Thomas Murphy	13605 Coomer Path
Victor Chaparro	Victor Chaparro Pres	3201 Poortman Dr.

Date: 3/28/15

Contact Name: Doreen Clark

Phone Number: 972-964-9050 x. 123

PETITION

Date: 3/28/15

File Number: C14-2014-0167

Address of Rezoning Request: 13007 Cantarra Drive

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 SF-4A.

The proposed commercial zoning is inconsistent with the surrounding single-family residences.

Signature	Printed Name	Address
Rajae Ross	Rajae Ross	13509 Cantarra
	Travis Ross	13509 Cantarra DR.
Gloria R. Mancuso	Gloria R. Mancuso	3411 Bach Dr.
Valerie Silva	Valerie Silva	3421 Bach Dr.
	Rodedick Masles	3512 Bach Dr.
	Tommy Lanier	3609 Bach Dr.
Alex Berendi	Helena Berendi	3504 Bach Dr.
Alex Simon		3204 Bach Dr.
Richard Wilson	Richard Wilson	3417 Bach Dr.
Williams	Williams	13212 Cantarra Dr
Ryan Frye	Ryan Frye	13216 Cantarra Dr.
Michael Frye	Michael Frye	13216 Cantarra Dr.
	Amy Lamb	13317 Stirrator
Colleen McCarthy	Colleen McCarthy	3325 Stirrat St.

Date: 3/28/15

Contact Name: Doreen Clark

Phone Number: 972-964-9050 x. 123

PETITION

Date: 3/28/15

File Number: C14-2014-0167

Address of Rezoning Request: 13007 Cantarra Drive

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 SF-4A.

The proposed commercial zoning is inconsistent with the surrounding single-family residences.

Signature	Printed Name	Address
[illegible]	Janet Maldonado	3221 Pearlman Dr.
[illegible]	Mitchell Goetz	3204 Mildura Cv
[illegible]	Shawna [illegible]	3204 Mildura Dr
[illegible]	Adam Johnson	13600 Cantarra dr
[illegible]	REBECCA JOHNSON	13600 Cantarra Dr
[illegible]	Emilia Zamora	3401 Stephens St
[illegible]	Beatriz Villa	3400 Stephens St
[illegible]	José López-Garcia	3460 Stephens St
[illegible]	Lauren Womack	3201 Mildura
[illegible]	Ray Herrera	13437 Cantarra Drive
[illegible]	WILLIAM MADERA	3229 STIRRAT ST
[illegible]	Silvestri Sachile	3328 STIRRAT ST
[illegible]	[illegible]	3329 Stirrat ST
[illegible]	Hector Garcia	13020 Cantarra

Date: 3/28/15

Contact Name: Doreen Clark

Phone Number: 972-964-9050 x 123

PETITION

Date: _____

File Number: C14-2014-0167

Address of Rezoning Request: 13007 Cantarra Drive

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 SF-4A.

The proposed commercial zoning is inconsistent with the surrounding single-family residences.

Signature	Printed Name	Address
[illegible]	Jacob Gonzales	3400 Birch Dr. 78660

Date: _____

Contact Name: Doreen Clark

Phone Number: 972-964-9050 x. 123

PETITION

Date: _____

File Number: C14-2014-0167

Address of Rezoning Request: 13007 Cantarra Drive

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 SF-4A.

The proposed commercial zoning is inconsistent with the surrounding single-family residences.

Signature	Printed Name	Address
[illegible]	Victoria Duncan	3481 Beach Dr.

Date: _____

Contact Name: Doreen Clark

Phone Number: 972-964-9050 x. 123

PETITION

Date: _____

File Number: C14-2014-0167

Address of Rezoning Request: 13007 Cantarra Drive

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 SF-4A.

The proposed commercial zoning is inconsistent with the surrounding single-family residences.

Signature	Printed Name	Address
[illegible]	Yvonne Wheeler	13101 Lismore Ln

Date: _____

Contact Name: Doreen Clark

Phone Number: 972-964-9050 x. 123

PETITION

Date: _____

File Number: C14-2014-0167

Address of Rezoning Request: 13007 Cantarra Drive

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 SF-4A.

The proposed commercial zoning is inconsistent with the surrounding single-family residences.

Signature	Printed Name	Address
	Maurice Raymond Cone	13020 Cantarra Dr. Pflugerville, TX 78660

Date: _____

Contact Name: Doreen Clark

Phone Number: 972-964-9050 x. 123