

11-4-04
Z-21

PETITION

Case Number: **C14-04-0030** Date: Nov. 2, 2004

Total Area within 200' of subject tract: (sq. ft.) 427,249.74

1	03-0206-0208	OHANIAN HENRY		
2	03-0206-0211	ARTOUSH & COLLIN	14,582.65	3.41%
		HAM MARILYN E	22,730.12	5.32%
3	03-0206-0217	DUCKWORTH MATTIE		
		MAE	15,398.42	3.60%
4	03-0206-0219	FLORES HENRY G &		
		KIMBERLY J	23,030.06	5.39%
5	03-0206-0220	CLARK STEVEN A	18,596.72	4.35%
		TAYLOR JEFFREY T &		
6	03-0206-0221	JOHN T LACARIA JR	14,142.86	3.31%
7	03-0206-0236	MAYNORD PERCY C	17,299.46	4.05%
8	03-0206-0415	RAMIREZ PATRICK	443.42	0.10%
		OELRICH DAVID P &		
9	03-0206-0416	SHANNON C SM	5,626.17	1.32%
10	03-0206-0206	THOMAS PATRICIA A	8,990.05	2.10%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:	Total Area of Petitioner:	Total %
<u>Stacy Meeks</u>	<u>140,839.93</u>	<u>32.96%</u>

LA RIVER
TOWN LAKE

COLORADO RIVER

TOWN LAKE

59-139
VAC. BLDG.

GO

CS-1

62-31
69-215

70-98
73-160

73-160

MF-4-CO
01-0002

LO

EDGECLIFF
STREET

MF-6
-CO

61-52
P81-13

01-0001

APTS.

MF-3

60-142

APTS.

GR-MU

69-257

LO

SP-02-0353CS

67-0185B

67-45

R87
139A

62-160

72-299
VACANT
BLDG.

73-91

SF-3

SF-3

SF-3

LR

SF-3

WILKINSON STREET

SF-3

IC5

OLD EAST RIVERSIDE DRIVE

WILKINSON DRIVE

WILKINSON DRIVE

WILKINSON DRIVE

WILKINSON DRIVE

WILKINSON DRIVE

WILKINSON DRIVE

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WILKINSON DRIVE

CONV. STORE
GAS

ELEC. STORE

WILKINSON DRIVE

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WILKINSON DRIVE

WILKINSON DRIVE

AP

LR

FAST CO

GR 85-3RC

68-125

62-81

68-125



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: A. BEAUDET

CASE #: C14-04-0030
ADDRESS: RIVERSIDE DR
SUBJECT AREA (acres): 1.870

PETITIONS

DATE: 04-11

INTLS: SM

CITY GRID
REFERENCE
NUMBER
J20

November 2, 2004

Mr. Greg Guernsey
Neighborhood Planning
& Zoning Dept.
City of Austin
P. O. Box 1088
Austin, Texas 78767-8865

RECEIVED

NOV 02 2004

Neighborhood Planning & Zoning

RE: File No. C14-04-0030;
Address of Proposed Zoning Change: 1405 and 1415 E. Riverside Drive
Proposed Zoning Change: From LO/SF-3 to GR-MU
City Council Hearing Date: 11/4/04

Dear Mr. Guernsey:

Attached is a Supplemental Petition Against Rezoning which has been signed by an additional affected property owner. Because this case goes before the City Council this Thursday, I would appreciate your validating Ms. Thomas' signature as soon as possible. Also, I have been asked to confirm that you counted Mr. Ohanion as an affected property owner in your validation of our original Petition for Rezoning. Mr. and Mrs. Ohanion purchased their property on Summit this summer and there are concerns that they might not have been counted as affected property owners.

If you have any questions, please don't hesitate to contact me. Thank you for your anticipated prompt attention to this matter.

Sincerely,



Kathleen L. (Toni) House
1503 Inglewood Street
Austin, Texas 78741
225-0016 (office)

Enclosure

SUPPLEMENTAL PETITION AGAINST REZONING – C14-04-0030

(The text of the petition has not changed from the original petition filed October 18, 2004.

This supplemental petition is being filed to include additional signatories only.)

Date: 10-30-04

The undersigned affected property owners,¹ surrounding neighbors, and other residents of the East Riverside/Oltorf Neighborhood do hereby protest the Notice of Filing of Application for Rezoning, File Number C14-04-0030. The proposed rezoning at 1405 and 1415 Riverside Drive from LO and SF-3 to GR-MU would adversely affect our neighborhood by allowing inappropriate and dense development of a thin strip of land that abuts many SF-3 properties. The proposed zoning would devalue existing home values, and would devastate this fragile and beautiful old central city neighborhood. Our reasons for opposing the zoning change include:

1. GR-MU zoning is inappropriate for the area as it would be incompatible with the existing residential area adjoining the property and in near proximity.
2. GR-MU zoning is inappropriate for the site, as the zoning would bring a commercial/retail and/or townhouse and condominium district into an area that today is primarily a single-family neighborhood of moderate size lots.
3. GR-MU zoning is inappropriate for the site, as it does not serve as a suitable transition from single-family to commercial/retail and/or multi-family use.
4. GR-MU zoning is inappropriate, as it would only serve to exacerbate the already horrific traffic problems at the intersection of East Riverside and Interstate 35.
5. GR-MU zoning is inappropriate as any commercial/retail and/or townhouse or condominium development would worsen the existing parking congestion on Summit.
6. GR-MU zoning is inappropriate as the only safe ingress and egress to the property would be through an existing easement on Summit, a minor street.
7. GR-MU zoning is inappropriate, as it would place an excessive burden on existing sewer and wastewater infrastructure that is at capacity or completely lacking at the site.
8. GR-MU zoning is inappropriate as it could lead to the loss of valuable "green space" on a hillside that declines over 50 feet from the top of the hill to E. Riverside Drive and at least six mature trees on the property.

¹ An asterisk beside a signature indicates an affected property owner owning property within 200 feet of 1405 and 1415 Riverside Drive.

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NOV 02 2004

Neighborhood Planning & Zoning

