

EXHIBIT E



MEMORANDUM

TO: Mayor and City Council

FROM: Gregory I. Guernsey, Director
Planning and Zoning Department

DATE: October 29, 2018

RE: Damac Commercial
C14-2018-0077
Valid Petition Request - Updated

A Valid Petition request has been filed regarding the above referenced rezoning request and has been updated twice since the initial filing. The original request was filed on August 20, 2018. Analysis by the City's GIS Mapping Division verified that the petition had 25.94% of eligible signatures. On October 25, 2018, Staff received a document withdrawing two signatures from the petition request. This left the petition request at 15.74% of eligible signatures. On October 29, 2018 one of those property owners decided to put their signature back onto the original petition request bringing it back up to 23.21%. Therefore, the petition request currently meets the threshold of 20% to be considered a Valid Petition.

The original petition request and the two modifications are attached for your review. As stated above, the current petition is dated October 29, 2018. If you have any questions about this item, please contact Assistant Director Jerry Rusthoven at (512) 974-3207.

Gregory I. Guernsey, Director
Planning and Zoning Department

xc: Spencer Cronk, City Manager
Joe Pantalione, Acting Assistant City Manager

Case Number:
C14-2018-0077

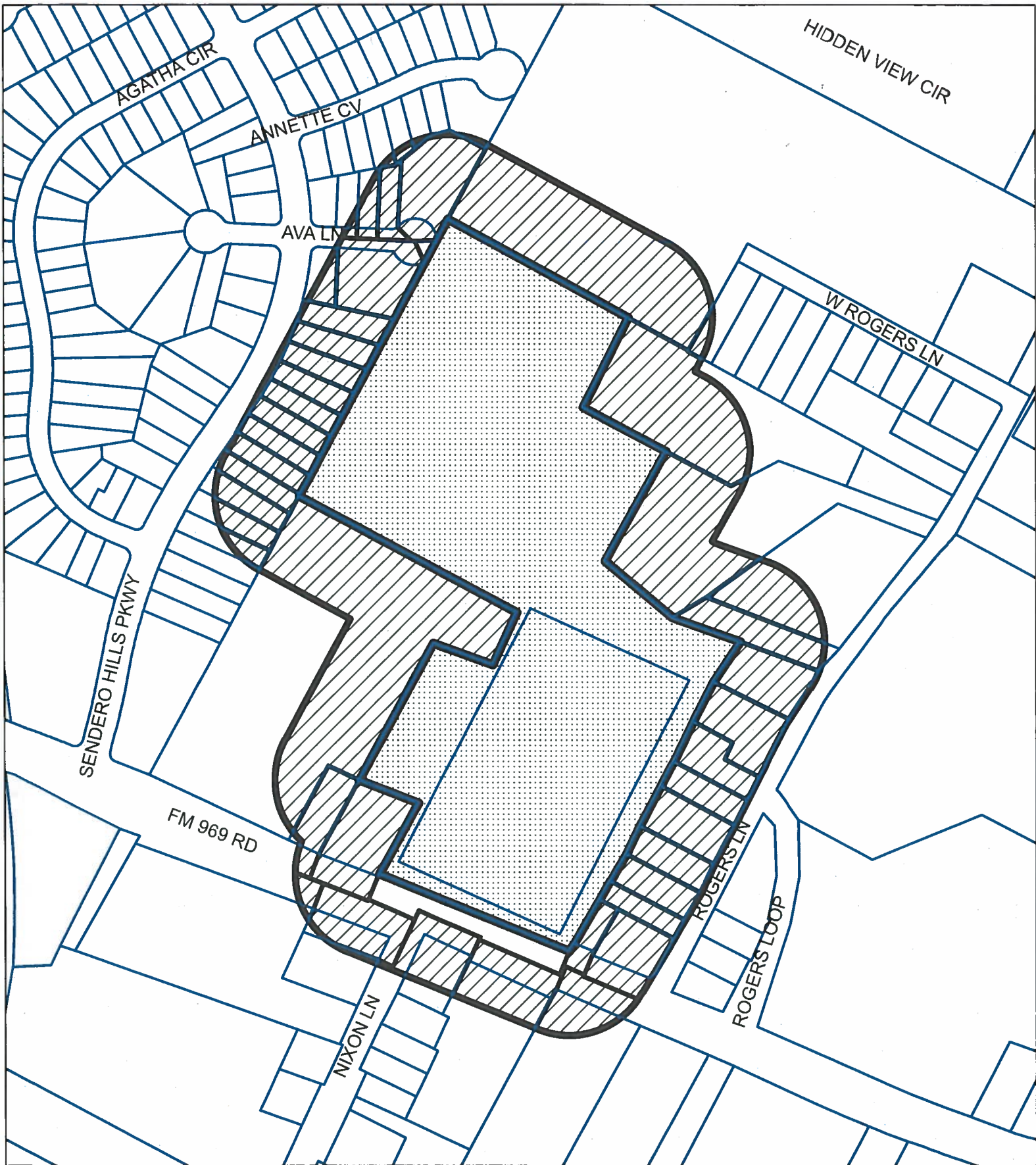
PETITION

Original Petition
Request
Date: 8/20/2018

Total Square Footage of Buffer: 1115395.797
Percentage of Square Footage Owned by Petitioners Within Buffer: 25.94%

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
0213330514	7405 ANNETTE CV 78724	AGAVE SENDERO INVESTMENTS LTD	no	492.89	0.00%
0213330512	7321 ANNETTE CV 78724	AGAVE SENDERO INVESTMENTS LTD	no	389.80	0.00%
0213330502	7416 AVA LN 78724	AGAVE SENDERO INVESTMENTS LTD	no	34570.02	0.00%
0213330619	7409 AVA LN 78724	AGAVE SENDERO INVESTMENTS LTD	no	31745.77	0.00%
0213330511	7317 ANNETTE CV 78724	AGAVE SENDERO INVESTMENTS LTD	no	1116.96	0.00%
0213330618	7401 AVA LN 78724	BAXTER WILLIAM & MARTHA DRAYTON	no	4765.46	0.00%
0211330106	7608 F M RD 969 78724	BENITEZ JOSE GONZALEZ & AMELIA SOLIS ROSAS	no	18285.33	0.00%
0210310148	4708 ROGERS LN 78724	BROWN YOLANDA T	no	126032.01	0.00%
0211330110	5214 ROGERS LN 78724	CALHOUN CLARENCE	no	21152.15	0.00%
0211330109	5216 ROGERS LN 78724	CALHOUN MARGIE	yes	13292.87	1.19%
0213330615	5341 SENDERO HILLS PKWY 78724	COGGESHALL JAMES LOWELL	yes	11241.83	1.01%
0210310112	7711 W ROGERS LN 78724	CRESPO MILDRED R & GAYLE L SWEETLAND	no	2903.90	0.00%
0213330608	5313 SENDERO HILLS PKWY 78724	DUNN KENNETH N	no	10352.41	0.00%
0210310132	5300 ROGERS LN 78724	ERB MELANIE	no	25820.60	0.00%
0213330610	5321 SENDERO HILLS PKWY 78724	FISCHER STEVEN D & MARIE A	no	10213.74	0.00%
0211330107	7900 F M RD 969 78724	FUDGE DAVID GEORGE	no	9280.48	0.00%
0211330306	7801 F M RD 969 78724	GABALA CORPORATION	no	24195.58	0.00%
0213330613	5333 SENDERO HILLS PKWY 78724	GLAVAN JAMES	yes	10162.68	0.91%
0213330510	7313 ANNETTE CV 78724	GRAHAM MADISON REID & FLOY ELIZABETH ALTHAUS	no	489.12	0.00%
0211330414	NIXON LN 78725	GYRO PLUS LLC	no	27369.84	0.00%
0211330413	F M RD 969 78725	GYRO PLUS LLC	no	4013.18	0.00%
0211330415	5106 NIXON LN 78725	GYRO PLUS LLC	no	1145.67	0.00%
0213330503	7412 AVA LN 78724	HACKETT JO ANN & JOHN HUEHNERGARD	no	9086.74	0.00%
0213330607	5309 SENDERO HILLS PKWY 78724	HARRISON BERNARD MITCHELL & MICHAEL E HITE	no	8087.36	0.00%
0211330311	7901 F M RD 969 78724	HAUSE JANET	no	22770.39	0.00%
0210310150	ROGERS LN 78724	HITCHCOCK MRS STONEWALL ETAL % LANEILLA ATWILL	no	24831.97	0.00%
0210310125	5400 ROGERS LN 78724	HITCHCOCK H M JR & LYNDIA GAYLE	yes	26829.57	2.41%
0210310130	5318 ROGERS LN 78724	HYINK PARKER THOMAS & AMY ANN	yes	23591.36	2.12%
0210310139	7604 F M RD 969 78724	IGLESIA CAMINO DEL REY OF AUSTIN INC	no	191648.84	0.00%
0211330108	5222 ROGERS LN 78724	JACKSON MARY	no	16867.70	0.00%
0211330103	5208 ROGERS LN 78724	KLEIHEGE MELISSA K	no	15012.55	0.00%
0211330104	5206 ROGERS LN 78724	KLEIHEGE MELISSA K	no	10120.22	0.00%
0210310129	5414 ROGERS LN 78724	KRAMER M ANDY & E GRACE E GRACE KRAMER	yes	77347.01	6.93%
0213330605	5301 SENDERO HILLS PKWY 78724	LUCAS SHELLEY W	no	54.70	0.00%
0213330505	7404 AVA LN 78724	OERTER CHARLES H & LINDA D BARTOS	yes	1207.54	0.11%
0211330101	F M RD 969 78724	ROOHI JOOHI INC	no	38915.71	0.00%
0211330102	5210 ROGERS LN 78724	SCHWOEBLE JOHN FLETCHER % DEBRA K HECKLER (C/S)	no	14866.73	0.00%
0211330304	7803 F M RD 969 78725	SIMPSON CARL BRUCE & JEANETTE JEANETTE SUSAN SIMPSON	yes	30450.71	2.73%
0211330105	7904 F M RD 969 78724	SOUTHARD RANDI	no	25705.77	0.00%
0210310127	5414 B ROGERS LN 78724	STEAPLES ONETA FAY ETAL	yes	83357.40	7.47%
0213330612	5329 SENDERO HILLS PKWY 78724	STEPNOSKI ROBERT R & LORI R	no	10466.39	0.00%
0213330617	5349 SENDERO HILLS PKWY 78724	TERLIZZI JOHN J	no	12480.45	0.00%
0213330606	5305 SENDERO HILLS PKWY 78724	TEXAS INTOWNHOMES LLC	no	4284.49	0.00%
0213330609	5317 SENDERO HILLS PKWY 78724	TEXAS INTOWNHOMES LLC	no	10183.49	0.00%
0213330614	5337 SENDERO HILLS PKWY 78724	THOMPSON JESSICA M	no	10944.79	0.00%
0213330611	5325 SENDERO HILLS PKWY 78724	TUTOR BRETT	no	10337.59	0.00%
0213330504	7408 AVA LN 78724	WORTH JOSEPH R & JENNIFER M	no	5955.03	0.00%
0213330616	5345 SENDERO HILLS PKWY 78724	WRIGHT DANIELLE MYREE	yes	11839.01	1.06%
Total				1086275.79	25.94%



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14H-2018-0077

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 300'

PETITION

Date: 8/20/2018

File Number: C14-2018-0077

Address of Rezoning Request: 7712 FM 969 Rd, Austin, TX 78724 (22.84 acres)

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-2 (Single Family Residence) district at this time.

The application for rezoning was submitted by the new property owner Mr. Saquib Ali, Damac Real Estate Investment Group, Spring, Texas. The property is currently shown on Travis County Appraisal District as two tracts – 6.47 acres (lower tract) and 16.3672 acres (upper tract), all currently SF-2 Zoning. The rezoning request is to split the property into two tracts and rezone as follows: SF-6 Zoning (Townhouse, Condo) for the upper 12.44 acres and GR-MU Zoning (Community Commercial-Mixed Use) for the lower 10.4 acres, with access to and from FM 969.

Reasons for protest:

1. Regarding the re-surveying of the 22.84 acres:

This 22.84 acres is currently SF-2 zoning, Single Family Residence (Standard Lot) district, which is in line with what the large majority of the neighboring properties are zoned. An SF-2 district is 'intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.'

We are against the change from two tracts of 6.47 acres and 16.37 acres to two tracts of 10.4 acres and 12.44 acres. There is adequate property with lower 6.47 acres adjacent to FM 969 for SF-2 development or potential rezoning to allow business development and access from FM 969. The upper 16.37 acres includes a large spring-fed pond, adequate property for SF-2 development, and road access is provided to this tract from FM 969. No change is warranted.

2. Regarding the proposed rezoning of the upper tract:

The proposed SF-6 zoning is a Townhouse and Condo Residence district 'intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.' Maximum building height is 35 feet (2 story).

We do not think that 'a transition from single-family to multifamily use is appropriate.' As mentioned, a large majority of the neighboring properties are currently occupied by single-family properties with many residents and property owners of over 30 years. Many established neighbors have large lots, many with acreage, and

have maintained a sense of “simple country living” for years. Gentrification may occur for these long-term property owners. Further, the rezoning proposal does not show access from FM 969 is being provided to this upper 12.44 acres. In fact, there is mention in the original rezoning application that access might be gained to this property from Agave through the Meadows at Trinity Crossing (Sendero Hills) neighborhood, which would provide the ‘access from minor residential streets’ (Sendero Hills Parkway and Ava Lane). Also, this property contains a large spring-fed pond fed from springs from adjoining properties, with no environmental study of the impact of development to this watershed.

3. Regarding the proposed rezoning of the lower tract:

The GR zoning is a Community Commercial district ‘intended for office and commercial uses serving neighborhood and community needs, with access from major traffic ways.’ This GR zoning for the existing lower 6.47 acres may be appropriate for FM 969 access and for the neighborhood. However, GR-MU zoning category with the MU zoning attachment allows “mixed use” for the proposed larger 10.4 acres. This means everything from GR is permitted, plus residential uses (including multifamily).

We are against the addition of the MU zoning to this lower tract. When you add -MU attachment to a base zoning district (GR, etc.), it adds residential as a permitted use. GR zoning district doesn’t have an official limit on number of residential units because usually residential use is not allowed. The MU zoning site development regulations are: Maximum building height is 60 feet, which usually mean 4-stories, depending on some design issues; front setback is 10 feet; rear and interior setback is zero feet or 25 feet wherever it is adjacent to single family property; maximum impervious cover can be 80%; and maximum building cover can be 75%.

With -MU zoning attachment, the housing density can be comparable to MF-4 zoning density. Here is the definition for MF-4 zoning: ‘Multifamily residence moderate - high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.’

Since our neighborhood does not contain any of the MF-4 zoning criteria, we are against the idea of potentially having a complex of 4-story apartments, with up to 54 units per acre, 25 feet from our adjoining properties. This rezoning would have a potential detrimental effect on our neighborhood’s current single-family property values, would cause additional cut-through automobile traffic on our “minor street” neighborhoods, and would cause additional pedestrians walking along FM 969 without any bus routes. This is a safe rural-modern-suburban single-family neighborhood, and we feel that the proposed rezoning is not appropriate at this time.

Summary:

We understand the value of property ownership in this area and are not against development by the new property owners. We are against the rezoning of a large tract of currently undeveloped land, which is not in line with approximately 188 neighbors affected by this change. In addition, environmental water studies and gentrification studies on the effect to long-term residence should be done. Please note that this rezoning application and use of property is NOT for Austin SMART Housing development.

[PLEASE USE BLACK INK WHEN SIGNING PETITION]

SIGNATURE	PRINTED NAME	ADDRESS
M. Andy Kramer	M. Andy Kramer	5414 Rogers Ln Austin, TX 78724
Oneta Steaples	Oneta Steaples	5414B Rogers Ln Austin, TX 78724
B. C Pittman	Benny Pittman	5416 Rogers Ln Austin, TX 78724
Lynda B. Hitchcock	Lynda Gayle Hitchcock	5401 Rogers Ln Austin, TX 78724
Lynda B. Hitchcock	Lynda Gayle Hitchcock	5403 Rogers Ln Austin, TX 78724
Lynda B. Hitchcock	Lynda Gayle Hitchcock	5400 Rogers Ln Austin, TX 78724
Parker Hyink	Parker Hyink	5318 Rogers Ln Austin, TX 78724
Margie Calhoun	Margie Calhoun	5216 Rogers Ln Austin, TX 78724
Modesta R. Hidalgo	M.R. Hidalgo	5500 Rogers Ln.
Angelina Pineda	Angelina Pineda	7713 W. Rogers Ln Austin, TX 78724
Mary C Bowen	Mary C Bowen	7809 W. Rogers Ln Austin, TX 78724
Magdalena Luviano	Magdalena Luviano	7901 W. Rogers Ln Austin, TX 78724
Magdalena Luviano	Magdalena Luviano	7903 W. Rogers Ln Austin, TX 78724
Martha Doughton	Martha Doughton	7401 Ava Lane Austin, TX 78724
James Glavan	James Glavan	5333 Sendero Hills Pkwy. Austin, TX 78724
Chuck Deter	Chuck Deter	7404 Ava Ln Austin, TX 78724
Ryann Ford	Ryann Ford	7400 Ava Ln. Austin, TX 78724

SIGNATURE	PRINTED NAME	ADDRESS

Date Filed: 8/20/2018

Contact Name: Grace Kramer

Phone Number: 512-928-4990

PETITION

Date: 8/20/2018

File Number: C14-2018-0077

Address of Rezoning Request: 7712 FM 969 Rd, Austin, TX 78724 (22.84 acres)

To: Austin City Council

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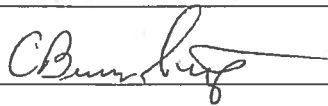
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Since our neighborhood does not contain any of the MF-4 zoning criteria, we are against the idea of potentially having a complex of 4-story apartments, with up to 54 units per acre, 25 feet from our adjoining properties. This rezoning would have a potential detrimental effect on our neighborhood's current single-family property values, would cause additional cut-through automobile traffic on our "minor street" neighborhoods, and would cause additional pedestrians walking along FM 969 without any bus routes. This is a safe rural-modern-suburban single-family neighborhood, and we feel that the proposed rezoning is not appropriate at this time.

Summary:

We understand the value of property ownership in this area and are not against development by the new property owners. We are against the rezoning of a large tract of currently undeveloped land, which is not in line with approximately 188 neighbors affected by this change. In addition, environmental water studies and gentrification studies on the effect to long-term residence should be done. Please note that this rezoning application and use of property is NOT for Austin SMART Housing development.

[PLEASE USE BLACK INK WHEN SIGNING PETITION]

SIGNATURE	PRINTED NAME	ADDRESS
	C. Bruce Simpson	7803 FM 969 Austin, TX 78724

Date Filed: 8/20/2018

Contact Name: Grace Kramer

Phone Number: 512-928-4990

PETITION

Date: _____

File Number: C14-2018-0077

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Since our neighborhood does not contain any of the MF-4 zoning criteria, we are against the idea of potentially having a complex of 4-story apartments, with up to 54 units per acre, 25 feet from our adjoining properties. This rezoning would have a potential detrimental effect on our neighborhood's current single-family property values, would cause additional cut-through automobile traffic on our "minor street" neighborhoods, and would cause additional pedestrians walking along FM 969 without any bus routes. This is a safe rural-modern-suburban single-family neighborhood, and we feel that the proposed rezoning is not appropriate at this time.

Summary:

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[PLEASE USE BLACK INK WHEN SIGNING PETITION]

SIGNATURE	PRINTED NAME	ADDRESS
	James Coggeshall	5341 Saddle Hills Dr

Date Filed: 08/26/18

Contact Name: Chuck Oerter

Phone Number: 512-293-5987

PETITION

Date: 08/31/2018

File Number: C14-2018-0077

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1. Regarding the re-surveying of the 22.84 acres:

This 22.84 acres is currently SF-2 zoning, Single Family Residence (Standard Lot) district, which is in line with what the large majority of the neighboring properties are zoned. An SF-2 district is 'intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.'

We are against the change from two tracts of 6.47 acres and 16.37 acres to two tracts of 10.4 acres and 12.44 acres. There is adequate property with lower 6.47 acres adjacent to FM 969 for SF-2 development or potential rezoning to allow business development and access from FM 969. The upper 16.37 acres includes a large spring-fed pond, adequate property for SF-2 development, and road access is provided to this tract from FM 969. No change is warranted.

2. Regarding the proposed rezoning of the upper tract:

The proposed SF-6 zoning is a Townhouse and Condo Residence district 'intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.' Maximum building height is 35 feet (2 story).

We do not think that 'a transition from single-family to multifamily use is appropriate.' As mentioned, a large majority of the neighboring properties are currently occupied by single-family properties with many residents and property owners of over 30 years. Many established neighbors have large lots, many with acreage, and have maintained a sense of "simple country living" for years. Gentrification may occur for these long-term property owners. Further, the rezoning proposal does not show access from FM 969 is being provided to this upper 12.44 acres. In fact, there is mention in the original rezoning application that access might be gained to this property from Agave through the Meadows at Trinity Crossing (Sendero Hills) neighborhood, which would provide the 'access from minor residential streets' (Sendero Hills Parkway and Ava Lane). Also, this property contains a large spring-fed pond fed from springs from adjoining properties, with no environmental study of the impact of development to this watershed.

3. Regarding the proposed rezoning of the lower tract:

The GR zoning is a Community Commercial district 'intended for office and commercial uses serving neighborhood and community needs, with access from major traffic ways.' This GR zoning for the existing lower 6.47 acres may be appropriate for FM 969 access and for the neighborhood. However, GR-MU zoning category with the MU zoning attachment allows "mixed use" for the proposed larger 10.4 acres This means everything from GR is permitted, plus residential uses (including multifamily).

We are against the addition of the MU zoning to this lower tract. When you add -MU attachment to a base zoning district (GR, etc.), it adds residential as a permitted use. GR zoning district doesn't have an official limit on number of residential units because usually residential use is not allowed. The MU zoning site development regulations are: Maximum building height is 60 feet, which usually mean 4-stories, depending on some design issues; front setback is 10 feet; rear and interior setback is zero feet or 25 feet wherever it is adjacent to single family property; maximum impervious cover can be 80%; and maximum building cover can be 75%.

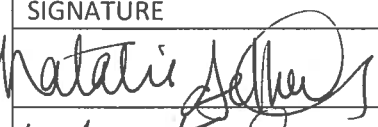
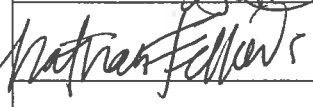
With -MU zoning attachment, the housing density can be comparable to MF-4 zoning density. Here is the definition for MF-4 zoning: 'Multifamily residence moderate - high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.'

Since our neighborhood does not contain any of the MF-4 zoning criteria, we are against the idea of potentially having a complex of 4-story apartments, with up to 54 units per acre, 25 feet from our adjoining properties. This rezoning would have a potential detrimental effect on our neighborhood's current single-family property values, would cause additional cut-through automobile traffic on our "minor street" neighborhoods, and would cause additional pedestrians walking along FM 969 without any bus routes. This is a safe rural-modern-suburban single-family neighborhood, and we feel that the proposed rezoning is not appropriate at this time.

Summary:

We understand the value of property ownership in this area and are not against development by the new property owners. We are against the rezoning of a large tract of currently undeveloped land, which is not in line with approximately 188 neighbors affected by this change. In addition, environmental water studies and gentrification studies on the effect to long-term residence should be done. Please note that this rezoning application and use of property is NOT for Austin SMART Housing development.

[PLEASE USE BLACK INK WHEN SIGNING PETITION]

SIGNATURE	PRINTED NAME	ADDRESS
	NATALIE FELLOWS	5744 RENDERO HILLS
	NATHAN FELLOWS	5744 RENDERO HILLS

Date Filed: _____

Contact Name: Chuck Oerter

Phone Number: 512-293-5987

PETITION

Date: 9/1/18

File Number: C14-2018-0077

Address of Rezoning Request: 7712 FM 969 Rd, Austin, TX 78724 (22.84 acres)

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-2 (Single Family Residence) district at this time.

The application for rezoning was submitted by the new property owner Mr. Saqib Ali, Damac Real Estate Investment Group, Spring, Texas. The property is currently shown on Travis County Appraisal District as two tracts – 6.47 acres (lower tract) and 16.3672 acres (upper tract), all currently SF-2 Zoning. The rezoning request is to split the property into two tracts and rezone as follows: SF-6 Zoning (Townhouse, Condo) for the upper 12.44 acres and GR-MU Zoning (Community Commercial-Mixed Use) for the lower 10.4 acres, with access to and from FM 969.

Reasons for protest:

1. Regarding the re-surveying of the 22.84 acres:

This 22.84 acres is currently SF-2 zoning, Single Family Residence (Standard Lot) district, which is in line with what the large majority of the neighboring properties are zoned. An SF-2 district is 'intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.'

We are against the change from two tracts of 6.47 acres and 16.37 acres to two tracts of 10.4 acres and 12.44 acres. There is adequate property with lower 6.47 acres adjacent to FM 969 for SF-2 development or potential rezoning to allow business development and access from FM 969. The upper 16.37 acres includes a large spring-fed pond, adequate property for SF-2 development, and road access is provided to this tract from FM 969. No change is warranted.

2. Regarding the proposed rezoning of the upper tract:

The proposed SF-6 zoning is a Townhouse and Condo Residence district 'intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.' Maximum building height is 35 feet (2 story).

We do not think that 'a transition from single-family to multifamily use is appropriate.' As mentioned, a large majority of the neighboring properties are currently occupied by single-family properties with many residents and property owners of over 30 years. Many established neighbors have large lots, many with acreage, and have maintained a sense of "simple country living" for years. Gentrification may occur for these long-term property owners. Further, the rezoning proposal does not show access from FM 969 is being provided to this upper 12.44 acres. In fact, there is mention in the original rezoning application that access might be gained to this property from Agave through the Meadows at Trinity Crossing (Sendero Hills) neighborhood, which would provide the 'access from minor residential streets' (Sendero Hills Parkway and Ava Lane). Also, this property contains a large spring-fed pond fed from springs from adjoining properties, with no environmental study of the impact of development to this watershed.

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We are against the addition of the MU zoning to this lower tract. When you add -MU attachment to a base zoning district (GR, etc.), it adds residential as a permitted use. GR zoning district doesn't have an official limit on number of residential units because usually residential use is not allowed. The MU zoning site development regulations are: Maximum building height is 60 feet, which usually mean 4-stories, depending on some design issues; front setback is 10 feet; rear and interior setback is zero feet or 25 feet wherever it is adjacent to single family property; maximum impervious cover can be 80%; and maximum building cover can be 75%.

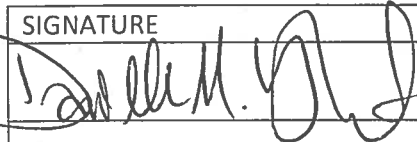
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Since our neighborhood does not contain any of the MF-4 zoning criteria, we are against the idea of potentially having a complex of 4-story apartments, with up to 54 units per acre, 25 feet from our adjoining properties. This rezoning would have a potential detrimental effect on our neighborhood's current single-family property values, would cause additional cut-through automobile traffic on our "minor street" neighborhoods, and would cause additional pedestrians walking along FM 969 without any bus routes. This is a safe rural-modern-suburban single-family neighborhood, and we feel that the proposed rezoning is not appropriate at this time.

Summary:

We understand the value of property ownership in this area and are not against development by the new property owners. We are against the rezoning of a large tract of currently undeveloped land, which is not in line with approximately 188 neighbors affected by this change. In addition, environmental water studies and gentrification studies on the effect to long-term residence should be done. Please note that this rezoning application and use of property is NOT for Austin SMART Housing development.

[PLEASE USE BLACK INK WHEN SIGNING PETITION]

SIGNATURE	PRINTED NAME	ADDRESS
	DANIELLE WRIGHT	5345 SENDERO HILLS PARKWAY

Date Filed: 08-31-18

Contact Name: Chuck Oerter

Phone Number: 512-293-5987

PETITION

Date: _____

File Number: C14-2018-0077

Address of Rezoning Request: 7712 FM 969 Rd, Austin, TX 78724 (22.84 acres)

To: Austin City Council

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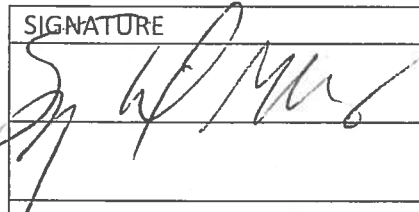
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Since our neighborhood does not contain any of the MF-4 zoning criteria, we are against the idea of potentially having a complex of 4-story apartments, with up to 54 units per acre, 25 feet from our adjoining properties. This rezoning would have a potential detrimental effect on our neighborhood's current single-family property values, would cause additional cut-through automobile traffic on our "minor street" neighborhoods, and would cause additional pedestrians walking along FM 969 without any bus routes. This is a safe rural-modern-suburban single-family neighborhood, and we feel that the proposed rezoning is not appropriate at this time.

Summary:

We understand the value of property ownership in this area and are not against development by the new property owners. We are against the rezoning of a large tract of currently undeveloped land, which is not in line with approximately 188 neighbors affected by this change. In addition, environmental water studies and gentrification studies on the effect to long-term residence should be done. Please note that this rezoning application and use of property is NOT for Austin SMART Housing development.

[PLEASE USE BLACK INK WHEN SIGNING PETITION]

SIGNATURE	PRINTED NAME	ADDRESS
	Sybil Miller	5338 Sendero Hills

Plewig
Austin
TX
78724

Date Filed: _____

Contact Name: Chuck Oerter

Phone Number: 512-293-5987

Updated Version #1

Case Number:
C14-2018-0077**PETITION**Date: **10/25/2018**

Total Square Footage of Buffer: 1115395.797

Percentage of Square Footage Owned by Petitioners Within Buffer: 15.74%

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
0213330514	7405 ANNETTE CV 78724	AGAVE SENDERO INVESTMENTS LTD	no	492.89	0.00%
0213330512	7321 ANNETTE CV 78724	AGAVE SENDERO INVESTMENTS LTD	no	389.80	0.00%
0213330502	7416 AVA LN 78724	AGAVE SENDERO INVESTMENTS LTD	no	34570.02	0.00%
0213330619	7409 AVA LN 78724	AGAVE SENDERO INVESTMENTS LTD	no	31745.77	0.00%
0213330511	7317 ANNETTE CV 78724	AGAVE SENDERO INVESTMENTS LTD	no	1116.96	0.00%
0213330618	7401 AVA LN 78724	BAXTER WILLIAM & MARTHA DRAYTON	no	4765.46	0.00%
0211330106	7608 F M RD 969 78724	BENITEZ JOSE GONZALEZ & AMELIA SOLIS ROSAS	no	18285.33	0.00%
0210310148	4708 ROGERS LN 78724	BROWN YOLANDA T	no	126032.01	0.00%
0211330110	5214 ROGERS LN 78724	CALHOUN CLARENCE	no	21152.15	0.00%
0211330109	5216 ROGERS LN 78724	CALHOUN MARGIE	yes	13292.87	1.19%
0213330615	5341 SENDERO HILLS PKWY 78724	COGGESHALL JAMES LOWELL	yes	11241.83	1.01%
0210310112	7711 W ROGERS LN 78724	CRESPO MILDRED R & GAYLE L SWEETLAND	no	2903.90	0.00%
0213330608	5313 SENDERO HILLS PKWY 78724	DUNN KENNETH N	no	10352.41	0.00%
0210310132	5300 ROGERS LN 78724	ERB MELANIE	no	25820.60	0.00%
0213330610	5321 SENDERO HILLS PKWY 78724	FISCHER STEVEN D & MARIE A	no	10213.74	0.00%
0211330107	7900 F M RD 969 78724	FUDGE DAVID GEORGE	no	9280.48	0.00%
0211330306	7801 F M RD 969 78724	GABALA CORPORATION	no	24195.58	0.00%
0213330613	5333 SENDERO HILLS PKWY 78724	GLAVAN JAMES	yes	10162.68	0.91%
0213330510	7313 ANNETTE CV 78724	GRAHAM MADISON REID & FLOY ELIZABETH ALTHAUS	no	489.12	0.00%
0211330414	NIXON LN 78725	GYRO PLUS LLC	no	27369.84	0.00%
0211330413	F M RD 969 78725	GYRO PLUS LLC	no	4013.18	0.00%
0211330415	5106 NIXON LN 78725	GYRO PLUS LLC	no	1145.67	0.00%
0213330503	7412 AVA LN 78724	HACKETT JO ANN & JOHN HUEHNERGARD	no	9086.74	0.00%
0213330607	5309 SENDERO HILLS PKWY 78724	HARRISON BERNARD MITCHELL & MICHAEL E HITE	no	8087.36	0.00%
0211330311	7901 F M RD 969 78724	HAUSE JANET	no	22770.39	0.00%
0210310150	ROGERS LN 78724	HITCHCOCK MRS STONEWALL ETAL % LANEILLA ATWILL	no	24831.97	0.00%
0210310125	5400 ROGERS LN 78724	HITCHCOCK H M JR & LYNDIA GAYLE	yes	26829.57	2.41%
0210310130	5318 ROGERS LN 78724	HYINK PARKER THOMAS & AMY ANN	yes	23591.36	2.12%
0210310139	7604 F M RD 969 78724	IGLESIA CAMINO DEL REY OF AUSTIN INC	no	191648.84	0.00%
0211330108	5222 ROGERS LN 78724	JACKSON MARY	no	16867.70	0.00%
0211330103	5208 ROGERS LN 78724	KLEIHEGE MELISSA K	no	15012.55	0.00%
0211330104	5206 ROGERS LN 78724	KLEIHEGE MELISSA K	no	10120.22	0.00%
0210310129	5414 ROGERS LN 78724	KRAMER M ANDY & E GRACE E GRACE KRAMER	yes	77347.01	6.93%
0213330605	5301 SENDERO HILLS PKWY 78724	LUCAS SHELLEY W	no	54.70	0.00%
0213330505	7404 AVA LN 78724	OERTER CHARLES H & LINDA D BARTOS	yes	1207.54	0.11%
0211330101	F M RD 969 78724	ROOHI JOOHI INC	no	38915.71	0.00%
0211330102	5210 ROGERS LN 78724	SCHWOEBLE JOHN FLETCHER % DEBRA K HECKLER (C/S)	no	14866.73	0.00%
0211330304	7803 F M RD 969 78725	SIMPSON CARL BRUCE & JEANETTE JEANETTE SUSAN SIMPSON	no	30450.71	0.00%
0211330105	7904 F M RD 969 78724	SOUTHARD RANDI	no	25705.77	0.00%
0210310127	5414 B ROGERS LN 78724	STEAPLES ONETA FAY ETAL	no	83357.40	0.00%
0213330612	5329 SENDERO HILLS PKWY 78724	STEPNOSKI ROBERT R & LORI R	no	10466.39	0.00%
0213330617	5349 SENDERO HILLS PKWY 78724	TERLIZZI JOHN J	no	12480.45	0.00%
0213330606	5305 SENDERO HILLS PKWY 78724	TEXAS INTOWNHOMES LLC	no	4284.49	0.00%
0213330609	5317 SENDERO HILLS PKWY 78724	TEXAS INTOWNHOMES LLC	no	10183.49	0.00%
0213330614	5337 SENDERO HILLS PKWY 78724	THOMPSON JESSICA M	no	10944.79	0.00%
0213330611	5325 SENDERO HILLS PKWY 78724	TUTOR BRETT	no	10337.59	0.00%
0213330504	7408 AVA LN 78724	WORTH JOSEPH R & JENNIFER M	no	5955.03	0.00%
0213330616	5345 SENDERO HILLS PKWY 78724	WRIGHT DANIELLE MYREE	yes	11839.01	1.06%
Total				1086275.79	15.74%

We request to remove our petition for
Case # C14H-2018-0077 at
7712 FM 969 Austin Tx

Signature	Printed Name	Address
<i>C. Bruce Simpson</i>	<i>C. Bruce Simpson</i>	<i>7803 Fm 969, Austin TX</i>
<i>Orleta Steaples</i>	<i>Orleta Steaples</i>	<i>5414 B Rogers Austin TX 78743</i>

Received
10/25/2018
H. Chaffin

Case Number:
C14-2018-0077

PETITION

updated Version #2
Date: 10/29/2018

Total Square Footage of Buffer: 1115395.797
Percentage of Square Footage Owned by Petitioners Within Buffer: 23.21%

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.

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0213330607	5309 SENDERO HILLS PKWY 78724	HARRISON BERNARD MITCHELL & MICHAEL E HITE	no	8087.36	0.00%
0211330311	7901 F M RD 969 78724	HAUSE JANET	no	22770.39	0.00%
0210310150	ROGERS LN 78724	HITCHCOCK MRS STONEWALL ETAL % LANEILLA ATWILL	no	24831.97	0.00%
0210310125	5400 ROGERS LN 78724	HITCHCOK H M JR & LYNDIA GAYLE	yes	26829.57	2.41%
0210310130	5318 ROGERS LN 78724	HYINK PARKER THOMAS & AMY ANN	yes	23591.36	2.12%
0210310139	7604 F M RD 969 78724	IGLESIA CAMINO DEL REY OF AUSTIN INC	no	191648.84	0.00%
0211330108	5222 ROGERS LN 78724	JACKSON MARY	no	16867.70	0.00%
0211330103	5208 ROGERS LN 78724	KLEIHEGE MELISSA K	no	15012.55	0.00%
0211330104	5206 ROGERS LN 78724	KLEIHEGE MELISSA K	no	10120.22	0.00%
0210310129	5414 ROGERS LN 78724	KRAMER M ANDY & E GRACE E GRACE KRAMER	yes	77347.01	6.93%
0213330605	5301 SENDERO HILLS PKWY 78724	LUCAS SHELLEY W	no	54.70	0.00%
0213330505	7404 AVA LN 78724	OERTER CHARLES H & LINDA D BARTOS	yes	1207.54	0.11%
0211330101	F M RD 969 78724	ROOHI JOOHI INC	no	38915.71	0.00%
0211330102	5210 ROGERS LN 78724	SCHWOEBLE JOHN FLETCHER % DEBRA K HECKLER (C/S)	no	14866.73	0.00%
0211330304	7803 F M RD 969 78725	SIMPSON CARL BRUCE & JEANETTE JEANETTE SUSAN SIMPSON	no	30450.71	0.00%
0211330105	7904 F M RD 969 78724	SOUTHARD RANDI	no	25705.77	0.00%
0210310127	5414 B ROGERS LN 78724	STEAPLES ONETA FAY ETAL	yes	83357.40	7.47%
0213330612	5329 SENDERO HILLS PKWY 78724	STEPNOSKI ROBERT R & LORI R	no	10466.39	0.00%
0213330617	5349 SENDERO HILLS PKWY 78724	TERLIZZI JOHN J	no	12480.45	0.00%
0213330606	5305 SENDERO HILLS PKWY 78724	TEXAS INTOWNHOMES LLC	no	4284.49	0.00%
0213330609	5317 SENDERO HILLS PKWY 78724	TEXAS INTOWNHOMES LLC	no	10183.49	0.00%
0213330614	5337 SENDERO HILLS PKWY 78724	THOMPSON JESSICA M	no	10944.79	0.00%
0213330611	5325 SENDERO HILLS PKWY 78724	TUTOR BRETT	no	10337.59	0.00%
0213330504	7408 AVA LN 78724	WORTH JOSEPH R & JENNIFER M	no	5955.03	0.00%
0213330616	5345 SENDERO HILLS PKWY 78724	WRIGHT DANIELLE MYREE	yes	11839.01	1.06%
Total				1086275.79	23.21%

October 29, 2018

Please put my name back onto the valid petition request dated August 20, 2018, in opposition to the rezoning at 7712 FM 969. I hereby remove my signature from the petition dated October 25, 2018.



Oneta Steaples

5415-B Rogers Lane

Austin Texas 78724