



MEMORANDUM

TO: Mayor and City Council

FROM: Jerry Rusthoven, Assistant Director
Housing and Planning Department

DATE: September 17, 2021

RE: C14-2020-0143
12121 N. IH 35 Rezoning
District 1
Valid Petition

.....

A Valid Petition has been submitted in response to the rezoning request listed above, opposing rezoning of the property to anything other than the existing GR-CO zoning classification. The petition includes 34.63% of eligible signatures, meeting the 20% threshold.

If you have any questions about this item, please contact me at (512) 974-3207.

**Jerry Rusthoven, Assistant Director
Housing and Planning Department**

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

Case Number:
C14-2020-0143

PETITION

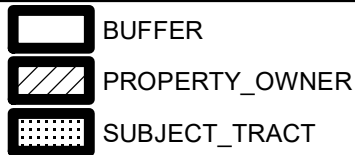
Date: 9/17/2021

Total Square Footage of Buffer: 746971.8786

Percentage of Square Footage Owned by Petitioners Within Buffer: 34.63%

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
0252261020	504 BOWERY TRL AUSTIN 78753	BOS EDWARD C & VICKI G	yes	7753.79	1.04%
0252261103	11909 NATURES BND 78753	BRENNAN AMY JANE &	yes	2429.57	0.33%
0252261011	11828 NATURES BND AUSTIN 78753	ESTES RYAN & LAUREN	yes	7600.59	1.02%
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0252230516	12101 N INTERSTATE HY 35 78753	DUPIUS INVESTMENTS LTD	no	66086.38	0.00%
0254230402	N INTERSTATE HY 35 78753	DUPIUS INVESTMENTS LTD	no	28212.65	0.00%
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0252261202	11820 BOWERY PL AUSTIN 78753	GORDON SARA	yes	11733.99	1.57%
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0252261106	11921 NATURES BND AUSTIN 78753	MAA JOSEPH	yes	1500.86	0.20%
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0251210402	12151 N INTERSTATE HY 35 78753	STRATEGIC HOUSING FINANCE CORP	no	52732.18	0.00%
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Total				590774.28	34.63%



Case#: C14-2020-0143



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.

$$1'' = 300'$$

The Austin City Council
c/o Heather Chaffin
Zoning Case Manager
City Land Development Services

Re: **CASE NUMBER C14-2020-0143; 12121 N. IH 35**

Dear Mayor and Council Members:

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 multi-family classification.

The reasons for our protest are:

1. The increased in traffic which will be generated by automobiles from the planned 330-unit apartment complex. Access to and from the property being zoned is limited to the north bound frontage road of IH 35. Returning traffic from the north will almost exclusively have to drive along Nature's Bend and Bowery Trail, which currently serve as residential collector streets for The Springs of Walnut Creek neighborhood, a 108-lot residential community. **The staff report states that mobility and connectivity options in the area are below average.**
2. Contrary to the staff report, MF-4 zoning for the subject tract is not consistent with approved and existing residential densities. **While the staff report shows the zoning of the Springs as SF-6, the Springs consists solely of detached single-family homes meeting the requirements of SF-4 zoning.** The only MF-4 zoned property in the area is at the southeast corner of IH 35 and Yeager Lane.
3. The subject tract is elevated above and backs up to houses along Nature's Bend and Bowery Trail. The apartments will be looking directly down into the back yards of these houses, stripping all of these residents of any semblance of privacy in their backyards.

35.57

For these reasons we the undersigned, consisting of 1 % of the property within 200-feet of the subject tract, respectfully urge you to deny the requested zoning.

PETITION

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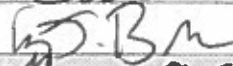


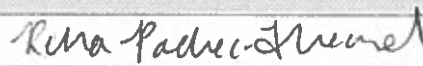





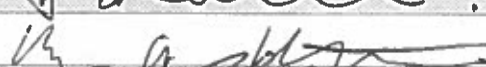



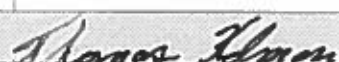
The following Owners whose signatures appear below object to any change of zoning of the property located at 12121 N IH 35.

Total Square Footage of Buffer:

746971.8786

Percentage of Square Footage Owned by Petitioners Within Buffer:

79.09%

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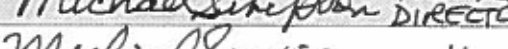



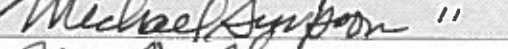


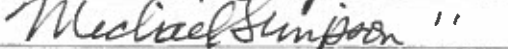

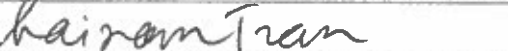
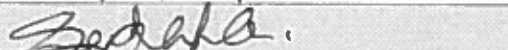


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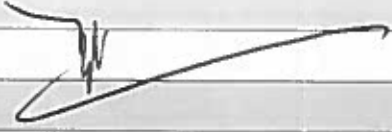
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0252261103	11909 NATURES BND 78753	BRENNAN AMY JANE &		2429.57	0.33%
0252261011	11828 NATURES BND AUSTIN 78753	ESTES RYAN & LAUREN		7600.59	1.02%
0252261019	508 BOWERY TRL AUSTIN 78753	BUI MARIE THANH-THAO & NATHANIEL DIEP	<i>marieBui</i>	7760.16	1.04%
0254260201	500 VFW RD 78753	CAPITAL CITY VFW POST #8787		158593.10	21.23%
0252261220	701 CLEAR STREAM XING 78753	DRISCOLL DANIEL B & RENA E PACHECO-THEARD &		6920.07	0.93%
0252230516	12101 N INTERSTATE HY 35 78753	DUPIUS INVESTMENTS LTD		66086.38	8.85%
0254230402	N INTERSTATE HY 35 78753	DUPIUS INVESTMENTS LTD		28212.65	3.78%
0252261009	11904 NATURES BND AUSTIN 78753	FRAZIER KARLA		7582.58	1.02%
0252261210	505 BOWERY TRL AUSTIN 78753	GALLAGHER REILLY & ALICE ROLISON		5215.90	0.70%
0252261212	513 BOWERY TRL 78753	GARCIA BRYAN JEFFREY &		2456.44	0.33%
0252261214	521 BOWERY TRL AUSTIN 78753	GLEASON COBY & HOLLY		2725.29	0.36%
0252261202	11820 BOWERY PL AUSTIN 78753	GORDON SARA	<i>Sara Gordon</i>	11733.99	1.57%
0252261104	11913 NATURES BND AUSTIN 78753	GRECO JEFFERY A		2435.69	0.33%
0252261105	11917 NATURES BND 78753	GURUMURTHI SUDHANVA &	<i>Sudhanva Gurumurthi</i>	2225.68	0.30%
0252261101	11901 NATURES BND 78753	HARTSOOK KEN & CIARA	<i>Ken Hartsook</i>	4454.10	0.60%
0252261004	11920 NATURES BND AUSTIN 78753	HASKELL THOMAS	<i>Thomas Haskell</i>	7500.26	1.00%
0252261102	11905 NATURES BND AUSTIN 78753	HAWTHORNE DAVID	<i>David Hawthorne</i>	2420.54	0.32%
0252261013	11824 NATURES BND AUSTIN 78753	HUYNH TYLER & NICOLE TRAN		7612.29	1.02%
0252261018	512 BOWERY TRL AUSTIN 78753	IMMONGAULT OLGA FELICITE		7766.68	1.04%
0252261010	11900 NATURES BND AUSTIN 78753	KELMAN THOMAS		7591.59	1.02%

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0252261016	520 BOWERY TRL 78753	LEO CAP VENTURES LLC	<i>Jonathan F</i>	8007.36	1.07%
0252261106	11921 NATURES BND AUSTIN 78753	MAA JOSEPH	<i>Joseph Maa</i>	1500.86	0.20%
0252261002	11928 NATURES BND 78753	MAI TUAN XUAN & LOAN T PHAM		3051.45	0.41%
0252261213	517 BOWERY TRL AUSTIN 78753	MCDOLE SUE NELL		2447.42	0.33%
0252261211	509 BOWERY TRL 78753	MERY DONNA A & KERIM A		2464.29	0.33%
0252261017	516 BOWERY TRL AUSTIN 78753	PINA MICHAEL & JENNIFER B		7773.29	1.04%
0252261014	11820 NATURES BND AUSTIN 78753	RIVERA ANA		7621.38	1.02%
0252261021	500 BOWERY TRL AUSTIN 78753	SARAI JASDIP & NAVDEEP GILL	<i>Jasdeep Sarai</i>	9029.06	1.21%
0252261022	424 BOWERY TRL AUSTIN 78753	SISODA SURIYA & CHUTIMA THANGSRI	<i>Chutima Thangsri</i>	10505.47	1.41%
0252230901	BOWERY TRL 78753	SPRINGS OF WALNUT CREEK HOA INC		2720.34	0.36%
0252261201	401 BOWERY TRL 78753	SPRINGS OF WALNUT CREEK HOA INC		28462.97	3.81%
0252261005	NATURES BND 78753	SPRINGS OF WALNUT CREEK HOA INC		2418.84	0.32%
0252261012	NATURES BND 78753	SPRINGS OF WALNUT CREEK HOA INC		2281.97	0.31%
0252261301	NATURES BND 78753	SPRINGS OF WALNUT CREEK HOA INC		3834.05	0.51%
0252261219	11811 NATURES BND 78753	SPRINGS OF WALNUT CREEK HOA INC		2797.82	0.37%
0252261023	400 BOWERY TRL 78753	SPRINGS OF WALNUT CREEK HOA INC		45666.38	6.11%
0252261015	524 NATURES BND 78753	SPRINGS OF WALNUT CREEK HOA INC		10104.74	1.35%
0251210402	12151 N INTERSTATE HY 35 78753	STRATEGIC HOUSING FINANCE CORP		52732.18	7.06%
0252261006	11916 NATURES BND AUSTIN 78753	TRAN HAI NAM & HANH K PHAM		8107.05	1.09%
0252261003	11924 NATURES BND 78753	VANGALA SRILATHA		7032.00	0.94%
0252261007	11912 NATURES BND AUSTIN 78753	VU ANDY & NHU NGUYEN	<i>Andy Vu</i>	7564.52	1.01%
0252261008	11908 NATURES BND 78753	VU DUC NGOC &	<i>Vu Due Ngoc</i>	7573.47	1.01%