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
## PETITION

**Case Number:** C14-2021-0150  
**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.

<table>
<thead>
<tr>
<th>TCAD ID</th>
<th>Address</th>
<th>Owner</th>
<th>Signature</th>
<th>Petition Area</th>
<th>Precent</th>
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</thead>
<tbody>
<tr>
<td>0422150120</td>
<td>1905 KEILBAR LN 78745</td>
<td>1905 KEILBAR LLC</td>
<td>no</td>
<td>36292.85</td>
<td>0.00%</td>
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<td>0422150121</td>
<td>1903 KEILBAR LN 78745</td>
<td>1905 KEILBAR LLC</td>
<td>no</td>
<td>25169.30</td>
<td>0.00%</td>
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<td>7509 MANCHACA LLC</td>
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<tr>
<td>0419190101</td>
<td>2000 MALVERNHILL DR AUSTIN 78745</td>
<td>ALEXANDER BOBBY G</td>
<td>yes</td>
<td>6997.84</td>
<td>2.32%</td>
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<tr>
<td>0419190158</td>
<td>7507 HELECHO CT AUSTIN 78745</td>
<td>CARDENAS RUDOLPH JR</td>
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<td>3.03%</td>
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<td>0422150130</td>
<td>1806 KEILBAR LN AUSTIN 78745</td>
<td>CONOVER WILLIAM CARL</td>
<td>no</td>
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<td>0419190157</td>
<td>7601 HELECHO CT 78745</td>
<td>CROW SEAN</td>
<td>yes</td>
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<td>0419190162</td>
<td>2001 LEAR LN 78745</td>
<td>FENCL GEORGE</td>
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<td>FURTHER STILL CONSTRUCTION LLC</td>
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<td>0419190155</td>
<td>7605 HELECHO CT AUSTIN 78745</td>
<td>OLSEN-LANDIS CAROLYN ANNE &amp;</td>
<td>yes</td>
<td>1449.16</td>
<td>0.48%</td>
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<tr>
<td>0419190156</td>
<td>7603 HELECHO CT AUSTIN 78745</td>
<td>REYES JOHN P &amp; LORENZA C</td>
<td>yes</td>
<td>19558.44</td>
<td>6.47%</td>
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<td>0420150126</td>
<td>7415 MENCHACA RD AUSTIN 78745</td>
<td>SOUTHWEST BAPTIST CHURCH</td>
<td>no</td>
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<td>0.00%</td>
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<tr>
<td>0419190159</td>
<td>7505 HELECHO CT 78745</td>
<td>THOMPSON JAMES LEROY &amp; SHERRY</td>
<td>no</td>
<td>9732.38</td>
<td>0.00%</td>
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<td>0422150131</td>
<td>1900 KEILBAR LN AUSTIN 78745</td>
<td>WALKER JANICE LOUISE</td>
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<td>0422150129</td>
<td>1804 KEILBAR LN AUSTIN 78745</td>
<td>WILLIAMS JARED RANDALL</td>
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<td>7971.69</td>
<td>2.64%</td>
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<td>0419190160</td>
<td>7503 HELECHO CT AUSTIN 78745</td>
<td>WILLIAMS MICHELLE R</td>
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<td>422150501</td>
<td>7709 MENCHACA RD AUSTIN 78745</td>
<td>STINSON OAKS COMMUNITY</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>280139.74</strong></td>
<td><strong>20.47%</strong></td>
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</tbody>
</table>
**PETITION**

**Date:** 10-31-21  
**File Number:** C14-2021-0150

**Address of Rezoning Request:**
- 1902 Keilbar Ln
- 7603/7615 Nueces 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)**

<table>
<thead>
<tr>
<th>Signature</th>
<th>Printed Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edith O'Clair</td>
<td>Esther Calewes</td>
<td>1503 Helotes Ave TX 78216</td>
</tr>
<tr>
<td>John Reyes</td>
<td>Ashley Calewes</td>
<td>7603 Helotes</td>
</tr>
<tr>
<td>Lorenzo Reyes</td>
<td>Roberto Arroyo</td>
<td>2000 Main St 1100 78745</td>
</tr>
<tr>
<td>Jared R. Williams</td>
<td>Jared R. Williams</td>
<td>1804 Keilbar Ln</td>
</tr>
</tbody>
</table>

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**Date:** 10-31-21  
**Contact Name:** Eugene Sutton  
**Phone Number:** 512-527-4424
PETITION

Date: 10-31-21
File Number: C 14-2021-0150

Address of Rezoning Request:

1902 Keilber Ln
7603-1615 Memorial 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 ME-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, two member neighborhood with integrity lessen traffic impact and to avoid drainage issues in S. Boggy Creek

Michelle Williams
7503 Hlecko

Date: 10-31-21
Contact Name: Eugene Sutton
Phone Number: 512-527-4424
PETITION

Date: 10-31-21
File Number: C14-2021-0150

Address of
Rezoning Request: 1902 Keilbahn
7603 Mendocino Rd
7510 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

1

We are requesting 10 units, separate single family, single story to maintain neighborhood integrity, lessen traffic impact, and to avoid drainage issues with 6 String Creek

2

Carol Olson-Landis  Carolyn A. Olson-Landis  7603 Hecker
3

Stephen N. Olson-Landis  Stephen N. Olson-Landis  7603 Hecker

Date: 10-31-21
Contact Name: Eugene Sutton
Phone Number: 512-527-4424
PETITION

Date: 10-31-21
File Number: C14-2021-0150

Address of
Rezoning Request: 1902 Keilbar
7603 17515 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 MP-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 Helchoct

Date: 10-31-21
Contact Name: Eugene Sutton
Phone Number: 512-527-4424