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HPD

## MEMORANDUM

**TO:** Mayor and City Council

**FROM:** Jerry Rusthoven, Chief Zoning Officer  
Housing and Planning Department

**DATE:** April 4, 2022

**SUBJECT:** C14-2022-0004 – 1501 Damon Rd  
(District 5)  
Petition

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One signature has been removed in response to the petition for the above-referenced rezoning case. The petition now includes 12.61% of eligible signatures, and no longer meets the 20% threshold for a valid petition. Updated petition materials and comment response forms are attached.

In addition, the Applicant and Neighborhood have reached agreement to prohibit duplex residential use on the Property, as outlined in the attached correspondence.

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

Case Number:  
**C14-2022-0004**

## PETITION

Date: 4/4/2022

Total Square Footage of Buffer: 223422.6387

Percentage of Square Footage Owned by Petitioners Within Buffer: 12.61%

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
0424151603	7708 ALBERT RD 78745	1322 DITTMAR LLC	no	100394.48	0.00%
0422150306	1507 DAMON RD AUSTIN 78745	BEAL PATRICIA R	yes	8577.96	3.84%
0422150302	1504 DAMON RD 78745	CANTU LEE G & MARIA LOUISA	no	12525.25	0.00%
0422150308	1503 DAMON RD AUSTIN 78745	DAVIS PATRICIA WATTS	no	15643.80	0.00%
0422130201	7605 ALBERT RD AUSTIN 78745	HENSON MARK LYNN	no	30552.27	0.00%
0422150303	1508 DAMON RD 78745	HUFF BRIAN R & MARGARGET	no	6292.82	0.00%
0422150301	1500 DAMON RD 78745	KITWIT TRUST THE	no	26658.45	0.00%
0422130106	7606 ALBERT RD 78745	PUTNAM KYLE	no	326.17	0.00%
0422150307	1505 DAMON RD AUSTIN 78745	SUTTON EUGENE E & RENEE J F	yes	19600.32	8.77%
<b>Total</b>				<b>220571.52</b>	<b>12.61%</b>

4-1-22

To: Wendy Rhoades  
From: Mark Henson  
Ref: C14-2022-0004

This is Mark Henson as I mentioned in earlier I did not understand the verbiage of ADU versus Duplex. I am in support of having a duplex at 1501 Damon st. Austin, Texas 78745. Please remove my name from the petition for an ADU.

A handwritten signature in black ink, appearing to be 'MH', with a long horizontal line extending to the right.

Thank you  
Mark Henson  
512-789-4079

**From:**  
**To:** [Rhoades, Wendy](#)  
**Cc:**  
**Subject:** RE: 1501 Damon agreement  
**Date:** Monday, April 4, 2022 1:33:31 PM

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\*\*\* External Email - Exercise Caution \*\*\*

I agree Wendy if you want to submit for the record.

Thanks,

Cody Carr

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**From:** Karen  
**Sent:** Monday, April 4, 2022 1:32 PM  
**To:** Rhoades, Wendy <[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)>  
**Cc:** Cody Carr; Eugene Sutton; Ruth Lauer  
**Subject:** 1501 Damon agreement

Hi Wendy

We met with Cody Carr and have reached an agreement on the property (1501 Damon) for SF-3-CO which would limit development of the property to a two family residence (a single family residence in addition to an accessory dwelling unit). We also agree to work with Mr. Carr in supporting him regarding procedures on the removal of the chapel building. Can you confirm that the agenda will reflect this agreement as a consent agenda for City Council on April 7? Thank you for your help!

Karen Fernandez

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